



**RICHMOND CITY CORPORATION
90 SOUTH 100 WEST
RICHMOND, UTAH 84333**

AGENDA

Public Notice is given that the Richmond City Council will meet in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, on **Thursday, September 18, 2025**. The meeting will begin at 6:30 PM.

Welcome and Opening Ceremonies by Daryl Black.

1. Approval of the city council meeting minutes from August 19 & 21, 2025.
2. Discussion and possible vote on Ordinance 2025-11, an Ordinance rezoning Cache County Parcel Number 09-051-0018 from RLD (Residential Low Density) to RMD (Residential Medium Density). The parcel is located at 396 West Main and is 0.61 acres.
3. Update and discussion on the sanitary sewer system of the city.
4. Staff reports and monthly financial review
5. Council Member and Mayor Reports
6. Closed Meeting to hold a strategy session to discuss a project proposal and the purchase, exchange or lease of real property. Utah Code Annotated 52-4-205 (1) (d).

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Office at (435) 258-2092, at least 3 days before the date of the meeting.

RICHMOND CITY COUNCIL

AUGUST 19, 2025

A special meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Tuesday, August 19, 2025. The meeting began at 7:30 P.M.; Mayor Paul J. Erickson was in the chair. The opening remarks were made by Mayor Erickson.

The following Council Members were in attendance: Lyle Bair, Amber Ervin, Joel Draxler, and Daryl Black.

Bryce Wood was excused.

City Administrator HollyJo Karren, Karyn Tejan, Melissa Titensor and City Recorder Justin Lewis were also in attendance.

VISITORS: Jeff Young, Craig Harris, Fran Schumann, Cindy Smith

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM JULY 15, 2025

A motion to approve the July 15, 2025 city council meeting minutes was made by Lyle, seconded by Joel and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Black

No Vote: None

Absent: Wood

CANVASS THE ELECTION RESULTS OF THE AUGUST 12, 2025 PRIMARY ELECTION.

JUSTIN: The primary election was held on Tuesday, August 12, 2025. The number of candidates for the 2-year council seat were reduced from three to two. The results are as follows:

City Council – 2 Year Term

Kayleen Bell	162
Chase Westwood	133
Fran Schumann	201
Total Votes Cast:	496

Total Registered Voters:	1,682
Total Ballots Cast:	515
Voting Percentage:	30.62%

JUSTIN: Kayleen Bell and Fran Schumann were selected to move onto the General Election in November where one of them will be elected to start serving as a council member in January 2025. We would like to thank the Cache County Clerk’s office for their assistance with the election. They are always professional and great to work with. We have been asked many times why the mayoral seat and two four-year city council seats were not involved in the primary election. If the number of candidates does not exceed twice the number of seats available then a primary election is not required. For the four-year council seats there are four candidates and for the mayoral seat there are two candidates.

A motion to certify the results of August 12, 2025 Primary Election was made by Lyle, seconded by Amber and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Black

No Vote: None

Absent: Wood

MAYOR: What is the impact of mail in voting?

JUSTIN: The percentage of voter turnout will always be higher than in-person voting. We actually had quite a high turnout for a primary election. The turnout for the general election will be even higher with more seats on the ballot. The cost of a vote by mail election is more than in-person voting. All 1,682 registered voters would be sent a ballot whether they choose to vote or not is up to them. Vote by mail ballots typically arrive about three weeks before the election date so it gives the resident an opportunity to find out information on the candidates or other items on the ballot.

MAYOR: Where does local in-person voting take place?

JUSTIN: At the Cache County Fairgrounds in Logan. There were some people who voted in-person. During the last election cycle there were many people who did in-person voting as they have concerns about lost ballots and voter fraud. From a city perspective, we will host the election how the state tells us to do it and right now it is mandatory it is done vote by mail and that is how we will proceed.

MAYOR: Voting by mail is easy, simple and good. I am a fan of it.

COUNCIL MEMBER REPORTS

LYLE: The engineered sewer plans for the new sewer line by the MBR Plant are almost complete. It will go out to bid once complete.

AMBER: I will not be able to attend this week's property tax hearing. The Park Bench distributed just under 1,400 food pantry items in July. There were 155 visitors to the food pantry in July. There were 72 volunteer hours and almost 100 lunches. I have gratitude for those helping in the kitchen. The seniors have opinions and tell us what they think. They are quick to let us know what they want and don't want. A few seniors have recently had some accidents such as falls that have hurt hips and knees. We have been able to visit some of them. We are trying to check on them. They are in a fragile state of life. There is going to be a concert held in September during one of the luncheons. The Halloween Carnival will be held on Friday, October 3rd. The anniversary celebration of The Park Bench will be in November. Here are my thoughts on the upcoming tax hearing. A lot of people have contacted me. There are a lot of concerns about the increase. All of us would be paying more. It is very hard on the senior population. They want to know where their money is going. There is always an uptick in food pantry needs when finances tighten. I am glad we have this option for them. For many seniors the hot meal we provide during the week is the only hot meal they get. We are wanting to grow the program and add another meal each week. I appreciate having a balanced budget. Planning is needed. I think if the rate, as proposed, is adopted, we set aside those funds to use to build pickle ball courts. It has been a high desire of the residents for several years. The comments I see on social media ask where are the funds going. My biggest concern is if we don't do an increase now we will have to do an even larger increase later. If the council supports the request I would advocate for pickle ball courts for the entire community to use. We will have a food manager certification by a staff member very soon. I found out after talking to the Bear River Health Department we don't have to have a special food permit for the City Party where we already have permits for here. We will all need to wear aprons, hats and gloves. Those are all mandatory.

JOEL: The planning commission did not meet in August but will be meeting in September.

DARYL: I have talked to several people about the city filing for the water rights for the water coming out of the MBR Plant. No documents in this regard can be found anywhere. We have 40 years, where we are a municipality, to get this taken care of but need to get it resolved. We filed in 2011 for the water right. Long term we need to have a discussion about hooking new subdivisions onto the irrigation system. Are we going to have a discussion with the city council on the community building remodel? Is the project going to be engineered? Who is doing this?

HOLLY: Right now we just have a simple drawing. We will need to get a draft created and final plans will have to be engineered.

MAYOR: The council will review this again at a later date.

HOLLY: Tonight the tour and review of the plans were just the first step.

MAYOR: The council will need to approve the project long term.

STAFF REPORTS AND MONTHLY FINANCIAL REVIEW

JUSTIN: Several years ago some concrete walls attached to the fire station were removed. The walls on the east were to help hold up a dirt berm. We have not been able to find a contractor to fix the four damaged areas to the building from when the walls were removed. Melissa was able to find a contractor and the building has been repaired. The city party will be held on Friday, September 12th with free rides at 5:00 P.M., free dinner at 6:00 P.M. and a free fireworks show to end the evening. The cemetery contract for July through December in the amount of \$37,595 has been paid. The Rocky Mountain Power Foundation donated \$5,000 towards the continued renovation of the Relief Society building and the funds have been received. The city pays the vast majority of the insurance general liability, property and automobile premium in July of each year which is the premium for July through June of the following year; therefore, that line item is almost fully expensed already. We paid the Cache County Sheriff's Office \$5,625 for animal control service for July through December and \$33,656 for police protection for July through December. In July, one water dedication payment for \$5,000 was received and impact fee revenue for water was \$34,014 and sewer was \$22,515. The next planning commission meeting will be held on Tuesday, September 2nd and the September council meeting on Thursday, September 18th.

MAYOR: Are there still firefighters in the fire station during the day?

HOLLY: Yes, Monday through Friday from 7:00 A.M. to 7:00 P.M.

MAYOR: Are all of the impact fees for the Richmond Village for the entire project paid? Does the clubhouse have its own connection?

HOLLY: Yes. All of the zoning clearances have been issued and paid. The clubhouse has its own water and sewer connection.

JOEL: Can I get an update on the personnel manual changes?

JUSTIN: I have found some links from other cities that have city managers and city administrators. I will send you those links to review at your convenience. The plan is to review what others are doing and then draft what is best for Richmond. I don't think anyone has a perfect section of code but I think there are good items in several places that we can use as a reference.

JOEL: Is legal counsel involved in this?

JUSTIN: Seth will review any proposed changes and the council will be involved in the draft as well as the final approval.

MAYOR: When I talked to Seth he has some other recommended changes as well. We have no statement in our code about what type of government we are. We need to add a statement we are mayor/city council form of government. We also need to clarify with our employees which ones are affected by the legislation regarding wage updates/increases.

JUSTIN: If you will recall in June, there was a public hearing and vote of the council on wage updates for the council, mayor, city administrator, library director and city recorder. Department heads and in some cases assistant department heads are included as well. This still applies if, for example, you have a Public Works Manager which is basically the same as a Public Works Director.

HOLLY: We are working with Mineral HR. I did our first trial run with them recently. They do a test for the city of where we think we stand and where we really stand on HR (Human Resources) related issues. They offer several modules. Long term the staff will be required to do some testing similar to what we already require for IT security. Topics will be on things such as sexual harassment. Safety will be included as well. The council will be able to review these modules.

MAYOR: This is part of the service offered by our health care provider Select Health. It is a free service offered to us.

HOLLY: We have been working with our representatives from the Moreton Agency as well on this. Things I thought we were compliant on, I have learned we are not compliant on and some changes need to be made. We are not a little city anymore and the staff is growing. We need to expand our human resources knowledge base. Five of the seven hubs in the system are now complete.

MAYOR: Holly will start her HR training in November and it lasts for eleven weeks. Monthly updates to the city council will be provided moving forward.

HOLLY: The theatre presentation of Elephant and Piggies in a Play was a success. Thanks to Tina Ernstrom and her team. Some of the city staff and city council attended and it was great to be involved. It was fun to see little kids from the community involved. I want to see this continue and grow long term. I am passionate about seeing this through. Over 100 people attended each showing. There were attendees from the city and outside of the city. The staff helped out as well. The fog seal has been completed on the roads which were chip sealed. The striping is

currently being worked on. The areas which were recently fog sealed cannot be striped until seven days or after from when the fog seal was applied. Sidewalk projects for this fiscal year will start soon. I will let the council know the areas which will be completed this year. We have two new crossing guards for this year. The sheriff's office is going to help monitor traffic during school time for the next couple of weeks, especially along the highway. Dave Cavanaugh has completed the emergency preparedness plan. Legal counsel has reviewed it and offered their suggestions. Those changes have been made. It will eventually come to the council for review and approval. We appreciate the countless hours spent by Dave on this project. We received the \$5,000 grant from the Rocky Mountain Power Foundation for improvements to the Relief Society building. Another donor is willing to contribute \$3,000 towards the project as well. We could replace the windows and trim with the donations as well as about \$2,000-\$3,000 in funds from the city. There are a few unknowns on the project so it is hard to get an exact cost.

MAYOR: Is the \$3,000 contingent on the city participating in the project as well?

HOLLY: Yes. If the city will fund the difference the donor will donate \$3,000.

DARYL: I thought siding was the next project?

HOLLY: We obtained a bid for windows and trim.

MAYOR: When do the funds need to be spent by?

JUSTIN: The end of the fiscal year.

MAYOR: Are you willing to fund the extra \$3,000 or so?

AMBER: I don't object. We just had a new roof put on the building. It is hard to walk away from the project. It is a good long-term investment in the building.

DARYL: What is the situation on the siding?

HOLLY: The only contractor we could find who would bid siding for the building was TK Hooley Construction. Other contractors will not bid the project as they said there are too many unknowns with the building.

DARYL: Why do the window and trim project?

HOLLY: It is on the list of projects to complete and the only one we could obtain bids on at this time.

JUSTIN: The biggest issue is approximately the bottom five feet of the building. It is rotting and rotten in most places. It is soft and there is an unknown of what will be found if it is taken apart. There is no going back once the project is opened up and starts. We are looking for options and right now have not found any that we can afford or consider.

MAYOR: Can you provide an update on Spartan and the Park Community Center?

HOLLY: They are remodeling two classrooms west of the city council room. Long term they want to rent space in the north end of the Park Community Center as well. We have others who want to rent space there as well after The Park Bench relocates to the Community Building.

DARYL: They are taking over the gym?

HOLLY: No, they will utilize two classrooms of which one of them right now has their workout equipment in it.

MAYOR: Their workout equipment is being moved to a room in the north end of the building long term.

HOLLY: It could be a couple of years before they want to rent more space in the north end where they are going to utilize these other two rooms in the south end now.

MAYOR'S REPORT

MAYOR: We met at the Community Building before this meeting to review the proposed renovation plan. What are the next steps in the process?

KARYN TEJAN: We will go to the contractor who drafted the plans and ask the questions the council had from tonight's tour based on your recommended changes. We will obtain some additional bids after the plans are engineered and completed. Once we have updated drawings, we will bring them to the council for review and how we want to move forward with the project.

MAYOR: All of the improvements for this project are on the interior?

KARYN: Yes.

DARYL: Why didn't we have Jay Bair prepare the drawings?

AMBER: Eddie Crookston, Spartan's contractor, has a draftsman on staff and they were willing to create a draft plan to review.

MAYOR: Bryan Tolbert's wage has been increased to a yearly salary of \$100,000 per year now he has his sewer certifications and it will increase to \$110,000 per year on January 1st. He is on salary with no overtime or wage increase, including cost of living adjustments, until the Fiscal Year 2027 budget. Bryan is coming before the city council in September to give an update on the state of the MBR Plant. He will talk about compliance and provide some other information. He will also discuss a maintenance plan.

HOLLY: Weston and Bryan are working together to create the presentation for the council.

MAYOR: Bryan attends our monthly engineering meeting. We will present our sewer upgrade project to the state in October. Daryl, please let the irrigation company know that Aimee Johnson is amazing to work with and how she has simplified their billing and ways to pay has been great. I talked to a reporter from The Herald Journal about the upcoming property tax hearing. He did not include all of my comments in the article. All cities are facing rising costs and a workforce that is growing and costs more. Good employees cost more. As long as we must be compliant, we need the best talent we can find. The reporter asked what we would do if the increase is not approved. I don't think we would feel it short term but we would long term. Brady Christensen is my insurance agent. I just received my home and auto insurance renewal. The cost of my home to insure has increased dramatically. Even increasing my deductible substantially still results in a 14% increase. We recently negotiated at the bank with our health insurance provider and it still resulted in a 9% increase. The fact is costs are rising. Our proposal is around 13% and that is painful as well. The school district is requesting a massive increase. Costs do not go down in the modern world. If we don't approve an increase this year then next year, if everything stays equal, we will probably be looking at a 26% increase and more the year after if we don't make any changes. Some cities are less than us and some cities are more than us as proposed this year. The property value index is increasing. My point is that it is our responsibility to be as effective as possible in the services we provide but that doesn't mean it will be as cheap as possible as well. We need to provide the best services we can. We had to make some recent salary adjustments. John Harris has worked for the city for around 18 months and had a better offer elsewhere. We cannot lose him so we made a small salary adjustment. We love our staff and what they do. There is a price to keep them. My mom is a senior and her social security increase is less than 3% per year if I recall correctly. An increase is difficult to do. The problem is that doing nothing now will result in a big increase long term. We could do nothing this year and be fine but the long-term impact will result in a larger increase. The property tax hearing and vote of the council will be on Thursday, August 21st at 6:30 P.M.

A motion to adjourn was made by Amber, seconded by Lyle, and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Black

No Vote: None

Absent: Wood

Adjournment at 8:27 P.M.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

The regular meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Thursday, August 21, 2025. The meeting began at 6:30 P.M.; Mayor Paul J. Erickson was in the chair. The opening remarks were made by Lyle Bair.

The following Council Members were in attendance: Lyle Bair, Joel Draxler, Bryce Wood and Daryl Black.

Amber Ervin was excused.

City Administrator HollyJo Karren, Karyn Tejan, and City Recorder Justin Lewis were also in attendance.

VISITORS: Ronald Natali, Craig Harris, John Harris, Coleen Fenton, Todd Smith, Wyman Satchel, Terrie Wierenga, Stuart Smith, Jeff Young, Cindy Allen, Tyrell Hester, Damon Hester, Carter Hester, Jay Bair, Fran Schumann, John Whitney, Christopher Lusk, Krista Lusk, Kevin Stallard, Tad Spiekerman, Jon Schumann

PUBLIC HEARING TO DISCUSS THE PROPOSED INCREASE IN PROPERTY TAX REVENUE FOR THE CITY. THE RICHMOND CITY TAX ON A \$471,000 RESIDENCE WOULD INCREASE FROM \$253.09 TO \$287.55, WHICH IS \$34.46 PER YEAR. THE RICHMOND CITY TAX ON A \$471,000 BUSINESS WOULD INCREASE FROM \$460.17 TO \$522.81, WHICH IS \$62.64 PER YEAR. IF APPROVED, THE CITY WOULD INCREASE ITS PROPERTY TAX REVENUE BY 13.52% ABOVE LAST YEAR'S PROPERTY TAX BUDGETED REVENUE EXCLUDING ELIGIBLE NEW GROWTH. IF THE PROPOSED BUDGET IS APPROVED, THE CITY WOULD RECEIVE AN ADDITIONAL \$50,286 IN PROPERTY TAX REVENUE PER YEAR.

MAYOR: Before we go to the public hearing, I have asked Justin to provide some background information on tonight's discussion.

JUSTIN: The entity certified tax revenue as calculated by the county would be \$369,394. The amount proposed by the city is \$419,680 or an increase of \$50,286. The request is to keep the same property tax rate in place, 0.001110, as was in place in 2023 and 2024. The intent of the city council is to have smaller increases year by year to stop from having to have a large increase in the future. If the same rate is adopted this year as last year and the property valuation of the parcel stays the same, the property owner would pay the same amount to Richmond City on the Richmond City portion only. The amount calculated for the city takes 55% of the assessed value and multiplies it by the rate approved by the city council to determine the amount of property tax revenue received by the city. Businesses are taxed at 100% of the assessed value. If the council approves this increase it will be to help keep up with rising costs due to inflation, major equipment purchases and capital improvement projects. New legislation requires this meeting to be broadcast and questions accepted from those attending online. The intent this evening is to allow those in attendance to speak first and then one by one bring those who are online and have questions to be able to ask them.

A motion to close the regular council meeting and open the public hearing was made by Bryce, seconded by Lyle and the vote was unanimous.

Yes Vote: Bair, Draxler, Wood, Black

No Vote: None

Absent: Ervin

The public hearing opened at 6:40 P.M.

JEFF YOUNG: I am a resident of the city. I was involved in the original concept to hold the same rate year after year when I was serving. Mayor Erickson explained the purpose for doing this at the last city council meeting on Tuesday. The city has very few sources of revenue. When I was serving the property tax rate had not been adjusted for approximately 40 years. We were faced with a General Fund that barely balanced. We didn't have any extra funds. It was very difficult. We knew that eventually more sales tax revenue would come as more businesses opened. We needed to address property tax revenue. It is hard to do a large increase every few years. Each year, if the same

Richmond City Council Meeting Minutes, August 21, 2025

rate is kept in place, the increase would be smaller. The entire intent behind keeping the same rate year after year is to keep from having a larger increase later. I support holding the same rate year after year. I don't want to see the city get in a position where a large increase is needed later. I want to avoid seeing a 200% or 300% increase later on. The community has supported this request in the past. The request we have for the council tonight is what happens with the extra funds which are collected. It is the obligation of the council to handle the funds carefully and with respect. It is a tough decision but it is the right decision. The Park Bench budget is around \$80,000 per year. Without doing something like holding the same rate in place year after year The Park Bench doesn't exist.

TERRIE WIERENGA: I am a resident. I served when holding the same rate in place was discussed. I understand the concept. The value of my property has increased four of the last five years. Many of us are on a fixed or limited income, especially those on social security only. We are taxed on social security. The \$50,000 proposed increase is just for the existing properties that are already built. You are getting more new homes all the time and revenue from them. Many new homes have been built since last year. Maybe you only consider doing half of the proposed increase this year. I read in an article today that many of the northern communities parcels were reassessed this year. What are the extra funds being used for? Are they being used for salary and stipend increases, boulders along the roads and other projects? Let us know the path of where the funds are going. How much of this increase is being sent to the Capital Improvement Fund which isn't discussed much.

KEVIN STALLARD: I am not a resident of the city but I operate a business here. Stop using the word revenue. It is a tax. The problem with this is it is like putting a gun to our head. If someone cannot pay it, the person can be removed from their home. I am staunchly against property tax. I say to eliminate property tax. Find other ways to bring in the funds. We cannot force our customers to pay more if we own a business. We have to produce a product people want to buy. There are more choices tonight than yes or no. Nebulous things are happening with the funds. There is a notion the government is being wasteful with the funds. People knew this was happening. DOGE proved it is happening in the federal government. Our instincts told us what the government was doing was wrong and we could see it. We have choices. I strongly encourage you to eliminate property tax.

JOHN WHITNEY: I am totally against this increase. I am a FedEx delivery driver. I see an increase in new homes. There are more people here. A ton more money is coming in with the building going on. There is building permit and other revenue being received. I don't understand the concept you are talking about. I don't know why my house is paid off but I have to rent it from the government because I pay property tax. I bought it fair and square and I have to rent it every dam year. Stop raising taxes. You want to raise it more and suck more blood out of us.

RON NATALI: I am a resident. Between your tax increase and the increase by the county and school district you just ate up my cost-of-living increase plus some. I am now in the negative because of tax increases. In California, properties are valued differently than here. It takes a 2/3 vote of the people to increase property tax revenue there.

CHRISTOPHER LUSK: I have been a resident for four years. I am an electrician by trade. I have told some of those I work with what the impact fees and other fees were when I built here and they told me Richmond is the most expensive in the valley. There are other revenue streams to consider. I am the only provider for my family. I have to work harder and more to bring in extra income to pay things like this.

CRAIG HARRIS: I have lived here for 75 years. I have paid taxes for 75 years. I have owned my home for 40 years. I still pay taxes yearly. I have to rent my house because of the taxes I pay. It is the truth. Tax increases have happened in the valley forever. I pay property tax on the buildings and farm. I have paid on the dairy for over 50 years. I have not had a chance to review the numbers yet. I attended local schools. If you have to have an increase, I would suggest 6-6.5% and see how this year goes. It will go up again in the future. If you do 13% this year and 13% next year that is 26% in two years. Do some this year such as 6.75%. I love Richmond. I have dedicated my life to Richmond. I am involved in Black & White Days as you know. I have been involved for over 50 years. I started in 1972. I love this town and what goes on here. We need to keep it viable and successful.

STUART SMITH: I have lived here for 50 plus years. I am not for or against this increase. We might be the highest taxed little city in the state. I have seen an increase year after year for many years. I remember the large increase. The city has improved. We are getting a better tax base. There is not much tax base here; mainly Maverik and Lee's Marketplace. We don't get a lot from the businesses. There is not a lot of retail here, there is more wholesale. What are you spending the increase on? I see new street signs and curb and gutter. I see a lot of what it is being used for.

Richmond City Council Meeting Minutes, August 21, 2025

Make the city better. That is what I want and it needs to be better. I have paid taxes from the start and that is fine. Use the funds appropriately.

A motion to close the public hearing and reopen the regular city council meeting was made by Bryce, seconded by Joel and the vote was unanimous.

Yes Vote: Bair, Draxler, Wood, Black

No Vote: None

Absent: Ervin

The public hearing closed at 7:00 P.M.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 2025-05, A RESOLUTION SETTING THE REAL AND PERSONAL PROPERTY TAX RATE.

MAYOR: What happens with the rate if the revenue amount is changed?

JUSTIN: The rate diminishes for any amount approved under \$419,680.

MAYOR: Amber shared her thoughts for this evening and I will share them where she is not in attendance. I would like to hear from all of the council first.

DARYL: I pay taxes like everyone else. I hate it. I grew up in an area where there wasn't any property tax revenue. There was a county tax but not a city tax. There was no support to incorporate. They have nothing there now. They had a nice park by a church. The neighbors helped pay for it. The person who maintained it charged \$200 per year. He is now done. They cannot get any volunteers to help. There is an advantage to having some tax collected. They received a donated building when a school closed. The air conditioning broke and they couldn't fix it because they didn't have any money. Some windows were broken in the building and they didn't have any money to fix them. We need to have some. There are expenses in what we do. The average value of a property in Richmond is \$471,000 which results in an increase of \$34 if approved. There is inflation to deal with. There were many years the city didn't do an increase and keep up with inflation. Our number one request is pickle ball courts. The minimum bid we received was \$60,000 and that is redoing an existing court and that doesn't take into account maintenance. The bid we received to renovate the Community Building to relocate The Park Bench is \$230,000. We need \$95,000 after the grant we received to pay for it. We did a walkthrough of the building and noticed the flashing is rotting, the brick is damaged and the roof might need repairs. We need to fix the outside before we fix the inside. The Relief Society building got a new roof for \$13,000. A grant paid for part of it but the city paid the remaining \$7,000. The building is considered a historic structure. To replace the windows and trim cost over \$10,000. The Rocky Mountain Power Foundation donated \$5,000, an anonymous donor is willing to donate \$3,000 but that still leaves the city to pay several thousand dollars to complete the project. The building needs siding. We cannot get a bid for it due to the condition of the building. The bottom five feet or so of the building is rotten. There are approximately 36 furnaces in all of the city buildings. We have to replace at least two per year for a couple of thousand dollars each. We spent approximately \$388,000 on membranes for the sewer plant in the last fiscal year. Maintenance costs at the sewer plant were approximately \$78,000 and that doesn't include any equipment purchases which were made. If we don't have any emergencies we can probably float along without an increase. If we lose the generator at the sewer plant it costs \$700,000 to replace it. We are not wasting money. We are doing what we can with what we have. If you have ideas please share them with us. I don't like paying taxes. We have nice parks. We are trying to rent the parks and spaces we have to generate extra revenue. We raised the rate to rent the city buildings and people cannot stand it and are upset and continually complain. It takes money to run the city. I would like to hold the same rate in place and next year consider not doing as much if possible.

BRYCE: I own my house and pay the same increase as everyone else. I had a conversation on this topic today. They were talking about the mayor and council as a whole. It is easy to lose sight of the volunteers in the city. We are your neighbors and we are doing the best we can. We put in a lot of hours for not much in return. We are trying to be good stewards. We want to thrive. I have three kids in the local schools. Safety is high on the priority list for me. Sidewalks and curb and gutter is a safety issue and important. We have basic maintenance that is needed because stuff breaks. The residents expect amenities. People want to live here. People want to move here. I want to take care of our kids and make the community shine. Taxes are a bitter pill to swallow. My place is not the greatest looking. If we hold the same rate in place, it will allow us to have some resources if we have an emergency. The sewer plant is going to need very costly improvements soon. We need to have funds set aside as there are some things if they break that could hurt us financially.

Richmond City Council Meeting Minutes, August 21, 2025

JOEL: When Daryl speaks it is worth listening. He touched on many of the topics I was going to mention. Increasing taxes is a burden. I get an annual review at work and seven of the last ten years I have requested a bigger raise than proposed because costs are increasing. I understand those on a fixed income and the seniors. I am on a fixed income as well. I only get paid so much and then get a small increase each year. I could get additional work. When I was younger, we didn't have any money and I worked three jobs. I don't have to now. It is hard to have to work harder to pay taxes. I understand where people are coming from. I don't like paying taxes. Stuart, I did a random sample of five local cities and the percentage we pay of our overall taxes is the highest of the five. The ones I sampled show 7%, 11%, 13%, and 13%. Fourteen percent of what you pay comes to Richmond City. The most complaints I have received in the last 1 ½ years is about roads and sidewalks. People expect a certain standard. Roads and sidewalks are expensive. I would love to hear ideas about getting additional income. We have some resources and we try and capitalize and make money on those to help offset our expenses. It is expensive to run the city. I appreciate the previous work Terrie has done and her opinion. You always put a lot of thought into it. I am glad we have a rainy-day fund. We have some enormous expenses coming next year and down the road. We are going to need approximately nine to twelve million dollars in the next ten years for sewer plant improvements. If we don't have the funds on hand, we will have to increase the utility rate to pay for it. I would rather have it on hand than have to borrow it. I always want to pay cash and not borrow funds when possible. I am very happy where we are at financially. I could do less than the proposed 13% but I am not on board with doing zero. The worry I have is about the future. I was looking at my tax statement and the county is proposing a large increase. I would rather pay \$35 per year than have to come up with approximately \$20,000 in Millville to hook onto their new sewer system being installed throughout the entire city.

LYLE: Wellington proposed to increase their property tax revenue by about 223% or so. We don't want to get forced into a Wellington type situation. I am not saying to hold the rate or not hold it the same. I think holding the rate has sound logic. We have managed our money now and in the past. I don't like paying increases as well. If we pay local taxes we see the benefit of it. Growth does help increase revenue and cash coming in. When we get new growth, the new home brings in property tax revenue and utility fees. The property tax rate diminishes year over year when property valuations increase unless the city council makes a change. We collect impact fees to help offset new water and sewer infrastructure projects. Impact fees pay for new infrastructure. We want to continue to improve the city. We have been improving our sidewalks over the last decade. The main comments I receive are about pickle ball courts and sidewalks. If we don't do anything we can go back to the point where we didn't do anything with sidewalks for decades. Shopping locally helps us. We get a percentage of the sales tax paid. If you purchase something out of the city, they get the sales tax revenue we don't. As sales tax revenue increases, we can look at other options. We need more business revenue. I am torn right now. I will support the community members who don't support this proposal.

MAYOR: Taxes are not fun. We collect impact fees so new homes pay their part because if they don't the entire community will. The system has to be expanded. Every new home will pay property tax. We have funds in our sewer fund right now. Within the next couple of years they will most likely be gone because of some large projects. We are in the process of bidding on a pipe upsizing project right now. The project is because of growth; we need more capacity in the system. I am estimating right now the project will cost around \$300,000 to \$500,000. If we don't have funds in the Enterprise Fund to pay the cost then we will have to take the funds from the General Fund. Saying our finances are nebulous is inaccurate. They are discussed in detail monthly. I invite you to attend our city council meetings and hear the finance report each month. We don't have nebulous expenses. Amber said she would support the increase if it was used for a public improvement project such as pickle ball courts.

LYLE: The budget is balanced right now. There is growth in the city. People want improvements such as sidewalks and pickle ball courts. If we don't want to do things like that, we can stay the status quo and do nothing which is fine.

DARYL: I had been thinking about adopting the proposed rate this year and then seeing if we could do less next year. I am going to change my thought process and propose we do 10% this year rather than 13%.

A motion to adopt Resolution 2025-05, a Resolution setting the real and personal property tax rate, amending the proposed tax revenue from \$419,680 to \$406,333 was made by Daryl, seconded by Bryce and the motion passed by a vote of 3-1.

Yes Vote: Draxler, Wood, Black
No Vote: Bair
Absent: Ervin

Richmond City Council Meeting Minutes, August 21, 2025

A motion to adjourn was made by Bryce, seconded by Lyle, and the vote was unanimous.

Yes Vote: Bair, Draxler, Wood, Black

No Vote: None

Absent: Ervin

Adjournment at 7:29 P.M.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

ORDINANCE NO 2025-11

AN ORDINANCE AMENDING THE ZONING MAP OF RICHMOND CITY.

BE IT ORDAINED by the City Council of Richmond City, Utah as follows:

That certain map or maps entitled "Zoning map of Richmond City, Utah" is hereby amended and the following described properties are hereby rezoned from RLD (Residential Low Density) to RMD (Residential Medium Density).

Approximate Property Location: 396 West Main

Cache County Parcel Number: 09-051-0018

BEG AT SW COR LOT 4 BLK 50 PLAT A RICHMOND FARM SVY, N 243.5 FT E 111 FT S 243.5 FT W 111 FT TO BEG SE/4 SEC 27 T 14N R1E 0.61 AC SUBJ TO LIFE ESTATE (FOR OCCUPANCY OF MOBILE HOME) IN FAVOR OF TERRY GRIGGS & SUANN DAY (ENT 1185090)

Approximately 0.61 Acres

APPROVED by the Richmond City Council this 18th day of September, 2025.

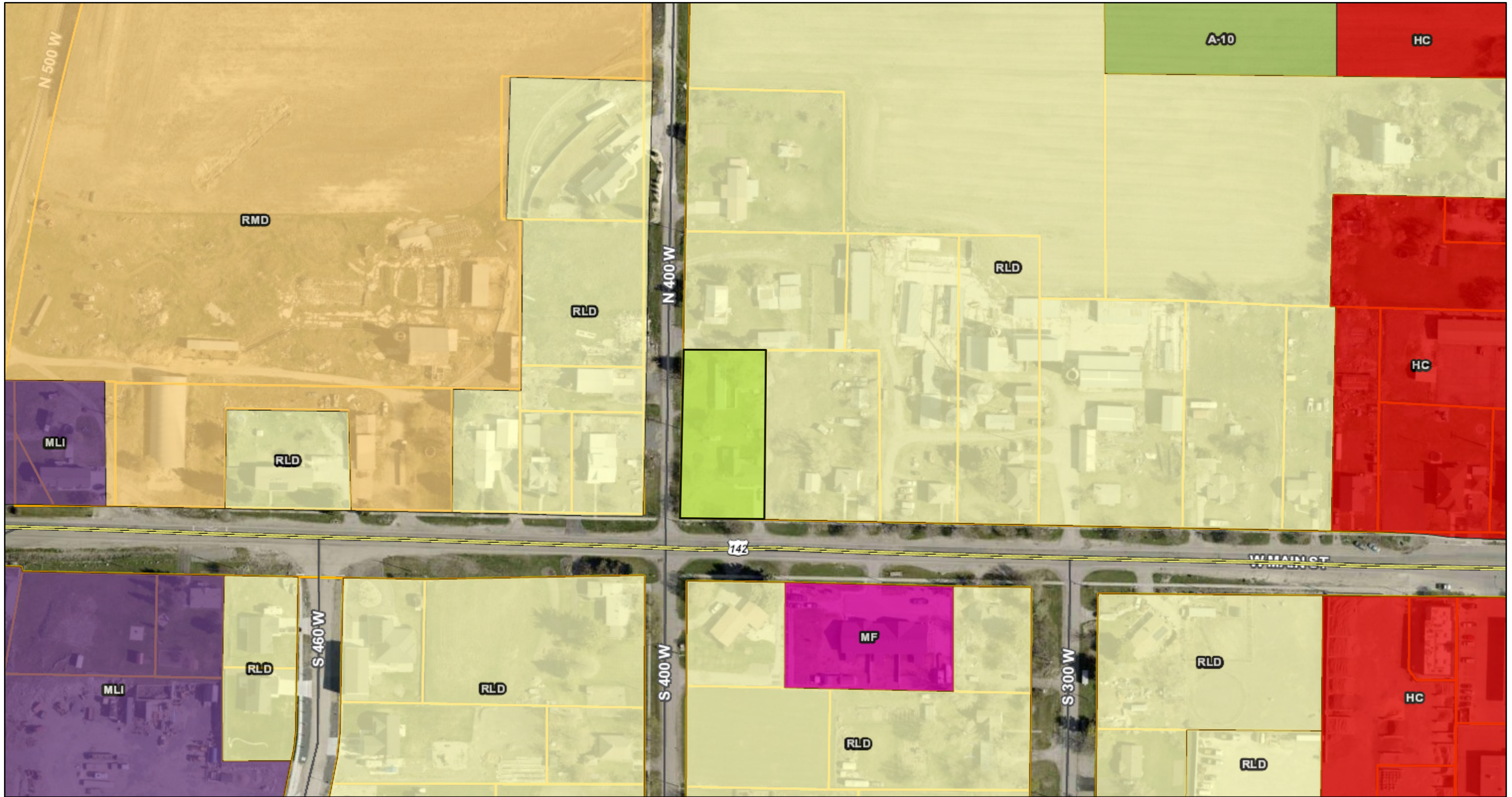
RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

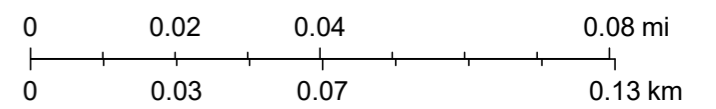
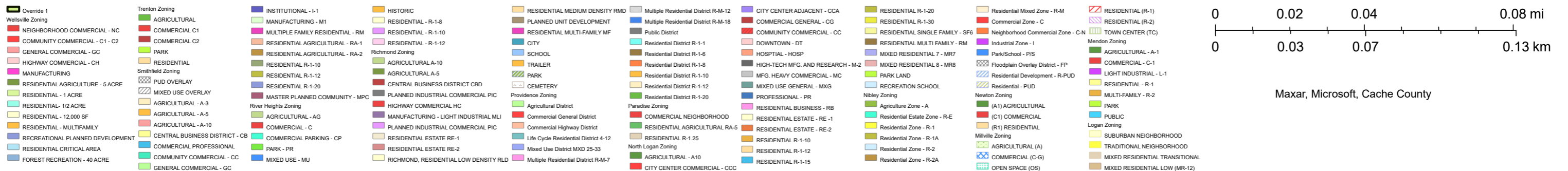
Justin B. Lewis, City Recorder

ArcGIS Web Map



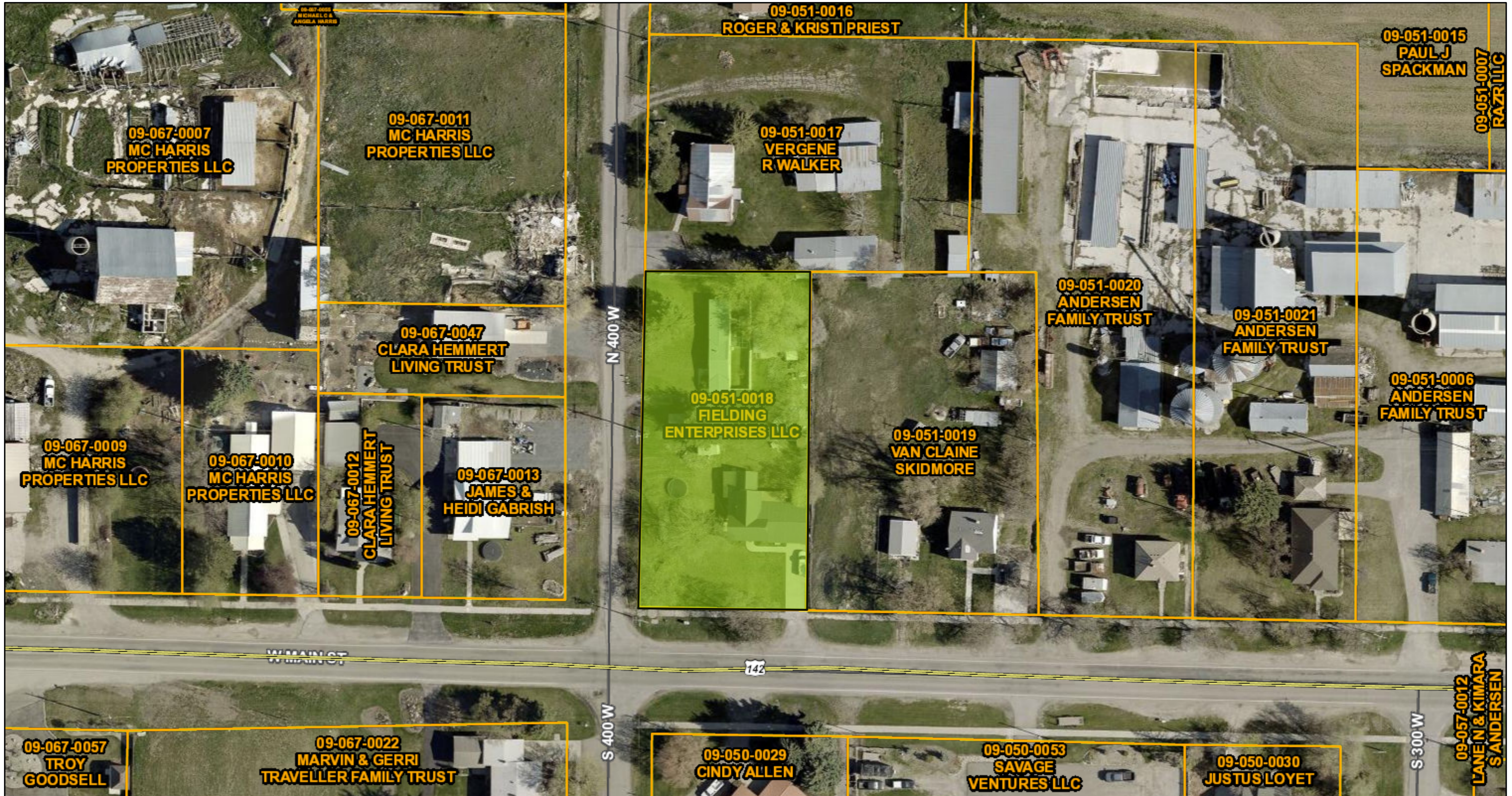
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Maxar, Microsoft, Cache County

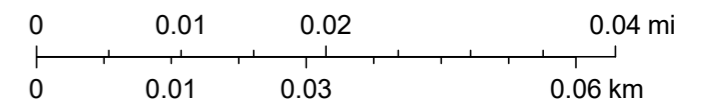
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- Override 1
- Gravel
- Dirt
- Private
- Asphalt
- Municipal Boundaries
- County Boundary
- Cache Parcels



Maxar, Microsoft