

RICHMOND CITY COUNCIL

AUGUST 14, 2018

The regular meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah, on Tuesday, August 14, 2018. The meeting began at 7:00 P.M.; Mayor Jeffrey Young was in the Chair. The opening remarks were made by Lyle Bair.

The following Council members were in attendance: Paul Erickson, Tucker Thatcher, Cheryl Peck and Lyle Bair.

Kelly Crafts was excused.

City Administrator Jeremy Kimpton, City Engineer Darek Kimball, City Recorder Justin Lewis, Librarian Lora Smith, and City Treasurer Christine Purser were also in attendance.

VISITORS: Terrie Wierenga, Amy Jensen, Kade Smith, Raymond Smith, Gale Alvey, Kwin Willis, Breanne Young, Jay Bair, Cordell Johnson, Dillan Bergeson, Claudia Christensen, Robert Christensen, Lane Anderson, Scott Pratt, Kenlee Brown, Len Gilman, Geraldine Hansen, Sid Hansen, Suzanne Dent, LeAnne Haslam, Ken Haslam, Mignon Going, Rod Going, Keith Mikesell, Maureen Mikesell, Lee Anderson, David Cavanaugh, Ashlee Bair, Troy Hooley, Krista Hooley

APPROVAL OF CITY COUNCIL MEETING MINUTES FROM JULY 10, 2018

A motion to approve the July 10, 2018, City Council meeting minutes was made by Lyle, seconded by Cheryl, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair

No Vote: None

Absent: Crafts

DEPUTY'S REPORT

DEPUTY ROBERT BERGSJO: We are working on the city party for next month. I am not aware of any other concerns.

MAYOR: School will be starting a week from tomorrow.

DEPUTY BERGSJO: We will do our standard crosswalk enforcement. The community will see our presence.

MAYOR: We have three crossing guards. One on the highway at Maverik, one at 100 West Main, and one at 100 North 100 West. I am not aware of any specific issues. We might add some parking signs on 100 North at a later date. We will see how it works first. We have added a new drop off and pick up zone on 100 North from State Street to 100 West. The school is trying to notify parents about this change. The area will be painted before school starts. We are hoping to keep parents from parking on 100 North from 100 West to 200 West and on 100 West from 100 North to Main Street.

PAUL: With the new drop off and pick up area, children will never have to walk in the road. They can be on a sidewalk all the way from drop off until entering the school. There is quite a distance to walk in some cases, but they will have a safe area to walk on.

MAYOR: We want traffic flow to be from State Street on 100 North going west. We are not going to install any signs unless we have a problem. I will have Kelly contact you about the city party.

DEPUTY BERGSJO: We will definitely be in attendance with multiple items. I have been working on having something really special. Last year we had the canine unit. Two years ago we had life flight. This year I am trying to see if we can get the bomb tech guys. They could possibly do a robotics demonstration if their schedule allows. I have not been able to confirm their schedule, but I am working on it. We will have all of our standard items as well.

PAUL: Thanks for patrolling the cemetery grounds. It is working. There is less traffic at odd hours now.

MAYOR: We appreciate your service and what the entire department does for the city.

GALE ALVEY: Do you live in the city?

DEPUTY BERGSJO: No. Myself and Officer Tyson Nielsen are the Star Deputies assigned to the city. Other officers who work in the department reside in the city.

TUCKER: We have great coverage in the city.

MAYOR: We will be talking about some very positive changes that will be happening between the city and the sheriff's office over the next year.

BUSINESS LICENSE

MENDING WAYS COUNSELING

KWIN WILLIS: I am a counselor.

MAYOR: Are you working out of your home?

KWIN: I am renting a room in the basement of the Cache Valley Cabinets and Tops building. I just moved to this area from Springville, Utah. I am still transitioning from there to here. I am in the process of finishing my PHD at Brigham Young University. I attended Utah State University as well. I reside in Franklin, Idaho. My specialty is working with people who have marriage, anxiety and depression problems. Long term, I want to offer the premiere counseling service north of Logan. I want to be able to offer every counseling service that is offered in Logan.

MAYOR: What are your hours of operation?

KWIN: Monday through Friday from 8:00 A.M. to 8:00 P.M. I will schedule appointments during those hours. Most meetings will be in the evening after people get off of work. I am also working with Utah State University Family Services as well as LDS Family Services. I want to help suffering children and families. I am not aware of any other counselors between Logan and Preston.

A motion to approve the business license request for Mending Ways Counseling (Kwin Willis) was made by Tucker, seconded by Cheryl and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair

No Vote: None

Absent: Crafts

COUNCIL MEMBER REPORTS

CHERYL: Kayla Robison and Kayleen Bell are willing to serve on the library board. The board feels they would be a good addition.

A motion to appoint Kayla Robinson and Kayleen Bell to the Richmond City Library Board was made by Paul, seconded by Tucker, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair

No Vote: None

Absent: Crafts

PAUL: Jeremy, have we ordered any salt for winter? Do we have any left from last winter?

JEREMY: There is some leftover but not enough for this winter. We might have enough for the first few storms. We are looking at some options other than the blue salt.

MAYOR: I support looking into other options. We have used the blue salt for two years. It is more expensive than other options. We wanted to try it out, but I don't know if the additional cost is justified.

JEREMY: It costs about \$12 more per ton. I am considering going to a mix of sand and salt with sand being about 20%. There is not any sand used with the blue salt.

MAYOR: Is anyone else using the blue salt?

JUSTIN: I believe we are the only city in the valley using it right now.

PAUL: Has the sander that was damaged last winter been repaired?

JEREMY: The sander is fine, but we need to replace the snowplow. The blue salt is rock salt with an additive added. The blue salt has a lower melting point than other salt. The blue salt will melt ice at 19 degrees Fahrenheit. The blue salt is better for low temperatures.

PAUL: I support going back to a sand and salt mix.

MAYOR: What is the opinion of the staff?

PAUL: I have talked to Shane, and he is fine making the switch.

LYLE: A couple of the sports committee members have resigned. If you know of anyone who would be willing to help, let me know. They help make teams, schedules, and work with other communities on the sports programs.

MAYOR: How many volunteers do we need?

LYLE: We need at least two to keep the sports program growing and strong.

MAYOR: Basketball is overseen by the Smithfield Rec Center. Baseball is overseen and handled in the city. Soccer is run by Northern Utah United in conjunction with the city. The board members who just resigned are the original board members from when the board was created. They have served for over five years. We need help. Baseball is done locally and will go away if we don't get some help. We run that program ourselves. We have advertised a need for service, and so far, nobody has responded.

LYLE: There are five board members, and three have resigned.

MAYOR'S REPORT

MAYOR: I want to give an update on the trail system on 300 East. The city received two grants totaling \$105,000. The trail would be eight feet wide. The roadway on 300 East is narrow and a lot of people drive and walk on that road. A trail or sidewalk is needed. We have a dilemma. The project was planned over two phases. One of the conditions of one of the two grants is both phase one and two of the trail must be completed. We did not want to do from 300 East Main south to the horse arena at this time. The problem is one of the two grants requires it to be completed, or the grant funding will not be paid to the city. We are still looking at some options. There will be future city council meetings to discuss this project. We are considering cement or other hard surfaces. We also considered chip sealing the trail. A lot of people walk on 300 East. The safe routes to school program also includes 300 East.

PRESENTATION ON THE PROPOSED PROPERTY TAX INCREASE

MAYOR: The presentation is virtually the same presentation made in February at the State of the City address. This is a hard discussion. Nobody wants to pay more. I wanted everyone to be aware we were considering this, so I mentioned it in February during the State of the City. This has not been a quick decision. We have talked about this all year long.

SLIDE 2

HOW IS PROPERTY TAX DISTRIBUTED IN RICHMOND?

- Richmond City 8.46%
- Richmond Cemetery Maintenance District 2.27%
- Cache County General Fund 14.87%
- Cache County School District 55.43%
- Statewide School Levy 13.33%
- Charter School Levy 0.42%
- Cache County Health Fund 0.99%
- Multi County Assessing & Collecting 0.09%
- Cache County Assessing & Collecting 3.47%
- Cache County Mosquito Abatement District 0.67%

MAYOR: The city currently collects 8.46% of the total property tax paid by residents of the city. The proposal we are considering is only dealing with the city portion, not any of the other items. My intent is to present some information for you to review. We want to hear your input during the public hearing. We will not answer your questions during the public hearing but will listen to everyone and then respond during the discussion portion of the meeting. We want comments to be no longer than two minutes per person. We want everyone to have a chance to speak, and then we can answer your questions. Did all of you know the amount we receive annually is based off of a rate set in the past? The city receives basically the same amount every year even if new homes are built each year. The system works where the city receives property tax based on property valuation times the property tax rate. I was not aware years ago that new growth did not add to our tax base. Justin, what do we currently receive?

JUSTIN: Last year we received approximately \$110,000. If the council does not make any changes this year, the city will receive approximately \$114,000. The difference being from property valuation increases and land coming out of green belt.

SLIDE 4

PROPERTY TAX RATE 2012 – 2017

2012	0.001137
2013	0.001129
2014	0.001122
2015	0.001103
2016	0.001015
2017	0.000995

MAYOR: The amount paid to the city each year per household is decreasing. The total tax bill is increasing but what everyone pays to the city is decreasing. The property tax rate for the city has not been changed since 1978.

SLIDE 5

	2012	2013	2014	2015	2016	2017
Richmond City	111.27	110.49	109.80	107.95	108.19	106.06
Cache County School District			625.26	628.10	694.54	694.97
Statewide School Levy			138.87	169.89	178.54	167.13
Chart School Levy						5.33
Cache County General Fund			174.79	173.32	190.48	186.43
Cache County Health Fund			13.70	13.60	14.18	12.36
Cache County A&C			43.55	43.16	45.30	43.49
Multi County A&C			1.27	1.17	1.17	1.07
Cache Mosquito District			8.61	8.42	8.74	8.42
Richmond Cemetery District			12.72	12.82	28.67	28.46

Note: Value Reassessed in 2016

MAYOR: I called the county and asked them for property tax notices on my home from 2012 through 2017. In 2012, I paid \$111.27 to the city. In 2017, I paid \$106.06 to the city. My home was reassessed in 2016. The trend is the amount paid to the city is going down. The city is receiving the same amount each year, but each home is paying less because of growth. The more people move into the city, the less existing households pay to the city. I don't like the system. It is flawed. The more people who move in, the more we need to collect to offer existing services. The State of Utah created this system. As you will see, education totals about 70% of the total paid. Not one person I have talked to knows how the system works. Everyone thinks growth adds property tax to the city.

SLIDE 6

PROPERTY TAX RATE INFORMATION 2017

Total Property Tax Rate

1.	Lewiston	0.002288
2.	Logan	0.002116
3.	Cornish	0.002111
4.	Mendon	0.001908
5.	Cache County	0.001865
6.	Nibley	0.001667
7.	North Logan	0.001617
8.	Clarkston	0.001605
9.	Hyrum	0.001431

10.	Smithfield	0.001424
11.	Providence	0.001351
12.	Paradise	0.001226
13.	Newton	0.001176
14.	River Heights	0.001102
15.	Hyde Park	0.001065
16.	Wellsville	0.001007
17.	RICHMOND	0.000995
18.	Trenton	0.000750
19.	Amalga	0.000741
20.	Millville	0.000593

MAYOR: We have the 17th lowest property tax rate in the valley. We are not judging what we are doing based on our rate compared to others, but we wanted to know where we are at. As proposed, the increase would be about \$80 per year for the average home or about \$7.00 per month. Each home will be a little different based on the valuation. When people see a rate increase of 74%, it scares them.

SLIDE 9

WHAT DOES HOLDING THE PROPERTY TAX RATE MEAN?

- In, 1997, the property tax rate was 0.001584
- In 2017, the property tax rate was 0.000995
- Had the rate been held at 0.001584, the property tax amount collected by the city in 2018 would be \$202,759

MAYOR: This is a concept we should do in the future. It would require a public hearing each year just like tonight. It would give us the opportunity to keep the tax rate from decreasing each year. Growth would add additional revenue. Right now we are receiving about \$110,000 per year. If the rate from 1997 had been held the same until now, we would actually be collecting more than we are proposing this evening. Holding the rate is effective. Growth would have added additional funds. The residents would have to agree on this concept. I am often asked by residents the following question: Why am I paying for new growth? Everyone's tax bill is increasing each year. Everyone thinks they are paying more to the city each year. Had the rate been held since 1997, growth would have paid for itself all these years. We have considered many options. We need to adjust the rate to the correct amount and then consider holding it there in the future. The rate continues to go down each year. We need a reasonable rate and then need to keep it the same moving forward. The newest subdivision in town has about 42 new homes. If I calculated correctly, 32 of those homes have ties to families living in Richmond. Most of our growth is from existing families. Right now, the current residents are paying for growth. We are also providing an opportunity for our kids to come home.

TUCKER: Taxing the residents is something we take very seriously. We have considered making a change for a long time. We feel this is a good proposal. We want to know what you think about it. You have elected us, and we want to serve the community well. We are the stewards of the city and must keep it running. We take taxing very seriously. We want to do this in a responsible way.

PAUL: If the proposal is adopted this evening, our property tax rate would go from 17th lowest to 9th. That is not factoring in the other eight entities who are considering increasing their rate as well.

MAYOR: Richmond has high impact fees for water and sewer. Some of the highest in the valley. We are well aware of what is charged and how it compares to other local communities. We have a new sewer system that must be paid for.

TERRIE WIERENGA: It was built in 2011.

MAYOR: We have a new water tank and well project. The two projects combined cost over \$11,000,000.

PAUL: People are confused on what impact fees pay for. We can only use those funds for specific projects. Right now the funds are being used to pay the debt service on the water tank and sewer plant. None of the impact fee funds collected can be used in the general fund.

MAYOR: The State of Utah recommended three water rate increases to pay for the new well and tank project. We implemented two of them and worked really hard to not have to implement the third one. We had to resolve issues with what our sewer system was dumping into the Cub River. We had to resolve the problem or get fined. We were

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forced to make changes. Logan City is now dealing with the same problem. They are building a new plant and going to pass along the cost of the plant to the residents as well as the six outlying communities who utilize the system. Everyone is increasing their rate not just Richmond. Richmond's sewer permit came due before Logan's, so we had to deal with it first.

LEE ANDERSON: How much capacity is left in the sewer plant?

MAYOR: Great question. The council struggled when determining the size of the plant to build. We did not want to go too big or too small.

PAUL: About 50% of the capacity of the plant is being used.

JEREMY: The capacity of the plant increased when Lower's Food went off of our system and onto their own private system.

PAUL: Last year when there was major runoff from the snow melting, we had a period of two to three weeks where the plant was overflowing. Troy Hooley is running our MBR plant. We have added around 100 new homes since the plant was built. We can expand the existing plant if needed. We are fine with what we have right now.

MAYOR: How the amount of property tax the city receives is calculated is very misunderstood. We need to maintain our rate for new growth. Property values will increase over time. We need to have a sustainable rate in place. I want to see growth add to our yearly allocation. This is a hard topic. We all live here; we pay the same amount as everyone else. We are your neighbors, and you are our friends. This is a hard topic to tackle. I want to be open and discuss what we are doing. We want new ideas. I think holding the rate long term is a good option. New growth needs to add additional revenue.

PAUL: Tucker, give an update on this building and how we paid for the renovations.

TUCKER: We are fortunate to have this building. This building did not cost us anything. The school district gave us this building. It was a good deal for a growing community. We have had some costs. We had to make a new council room. We used to own the home located just north of the community building. We rented out the home for years. Last year, we did some home improvements and sold it. The proceeds from the sale of the home were used to pay for the remodeling costs of this building. Thanks to a previous council for having the foresight to purchase the home for future expansion and growth. We have interest in renting out rooms in this building and the community building. Head Start will rent a portion of this building. We have had some other inquiries as well. The Cache County Sheriff's Office is considering moving into this building. There is a cost to all of our buildings. We had to reroof the fire station last year. The library is being band aided. A new roof is needed. We have buildings that need to be maintained. Some of the proposed increase will help pay for the operating costs of the buildings. We need funds for the fire station and other buildings as well. We were lucky to get this building for free.

PAUL: The work done in this building was done by city employees. We paid the labor out of our existing budget. Troy, how long did it take to build this room?

TROY HOOLEY: Two solid weeks.

PAUL: We also renovated the offices for Jeremy and Chris. We did not have to pay a contractor to do the work. Troy, how much building experience do you have?

TROY: Over 25 years.

PAUL: We are happy to have Troy as an employee and not to have to pay a contractor. Small projects cost us less because our employees can do them. One factor we considered when hiring Troy was his building experience. Troy is also an EMT and firefighter. Jeremy is doing a great job. He took over after Marlowe retired. Jeremy previously worked for Franklin as their city manager. Jeremy understands water and sewer. I talk to Jeremy all the time about what is going on in the city. He is very well versed in how the city needs to run. Our overall payroll was down in 2017 compared to 2016. We have not filled some positions. I am not sure how long that will last. Robert Bair and Shane Lewis work in our public works department. Buildings are expensive to maintain. Over the last few years, roof repairs on the community building cost over \$40,000. One question we often get asked is: What are we going to do with the community building? Right now it is not being used. It is something we need to address. Right now, we are not fixing things until they break. We need to do a better job of maintaining items. Over the last two years, we have approximately 47 new connections. Connections pay a monthly utility fee to the enterprise funds. All items such as street repair and maintenance, snow plowing, salt, mowing, parks maintenance and other items come out of the general fund.

MAYOR: Our current general fund budget is \$1,346,722. The State of Utah recommends having one year of reserve equaling the amount of one fiscal year's expenses on hand. Right now we have just over \$385,000 in our capital projects fund. I have heard people say previous councils and mayors have just delayed this and passed the buck down to us, and that is not correct. I will argue with anyone saying this. The fact is we have gone 40 years making it work with what we have. I want to commend previous council members and mayors for what they did. I have worked for the city for almost 12 years and watched people give a lot to the city. I know myself and the current

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council can do things better. We have a lot of people donating time to the city, and it is appreciated. We all know that when you voted for us, you put your trust in us to make the right decisions. I think 95% of the time you support what we are trying to accomplish. We know the residents hold us to a certain standard. You don't think about what is happening in the city because you expect us to do our jobs. We will be replaced when our terms expire, and we will support those who replace us. We do not think we have neglected the city. There have been a lot of important decisions made in the last ten years. I know the sewer system discussion in the 1970's was very controversial. The last council and mayor dealt with major water and sewer projects. We are an isolated town. We cannot attach to other cities for services. We are independent in what we do.

PAUL: Mayor, please let everyone know what is happening with the sheriff's office.

MAYOR: I want everyone to know we pay cash for projects. The only loans we have are large capital improvement projects in the water and sewer fund. We have paid cash for everything else. Vehicles are paid for when purchased. What was done to this building and other buildings was paid for as we went. We want to do things responsibly. We want to continue doing this in the future as well. We are a stronger city when we don't have loans. Everyone on the council feels this is the right thing to do. We will continue to do this. A future council and mayor might think differently. We want to be out of debt as much as possible. We contract for police protection and animal control. When I came on the council, we paid about \$20,000 per year, and last year we paid \$23,000. This year we will pay \$30,000. Smithfield is a larger community, but their police department budget alone is almost \$1,000,000.

JUSTIN: And our total general fund budget is just over \$1,300,000.

MAYOR: We cannot continue to pay so little to the sheriff's office. I have talked with them. We have agreed we need to pay more over time. Our call volume is going up yearly. We have not paid more for their services. We are going to work on creating an office for them in this building. When complete, they would consider this their northern precinct. They would have a couple of different offices and have a supervisor located in this building. We would put money into renovating the building for them, and in turn, they would not increase the amount of our contract.

PAUL: The primary benefit would be the city would then basically have 24-hour coverage. The presence of the department would increase in the city. We are thrilled as a council about this possibility. It might cost us \$70,000 to renovate the building for them, but we will continue to pay \$30,000 per year. We would not have to pay any additional funds for them to operate out of this building.

KEITH MIKESELL: How many officers live in the city?

GALE ALVEY: I know of at least two.

TUCKER: We have two star deputies assigned to the city.

GALE: What is the city's affiliation with the cemetery? I was chairman for nine years, and at that time, I was appointed by the county.

MAYOR: That is still the case.

GALE: Do city employees do the work up there?

MAYOR: That is correct. The cemetery district contracts with the city and pays their portion of the employee wages. The district also pays a portion of Chris's wage. The district is independent of the city. Most people think it is part of the city. We receive all of the calls and complaints since people do not know. The shared cost agreement works well for the city and the district.

GALE: When I was involved, we figured long term we would need more room to expand. We purchased the land to the north. It cost \$1,000 per acre and included six water shares.

PAUL: That is correct as the land was purchased from my father.

GALE: I see one of the sections is starting to be developed.

MAYOR: We are grateful you had the foresight to purchase it. We needed it to expand. The area is just starting to be used. It took a lot of planning from decades ago to get to this point.

TUCKER: We get a monthly report from the sheriff's office. The total hours spent in the city in the last year is 2,163. That equates to around \$10 per hour when they are in town. They are generous to the city in the contract we have with them.

PAUL: They average about six hours per day in the city.

MAYOR: We will be taking notes and answering questions after the public hearing, so don't think we are not listening.

KENLEE BROWN: How will the rate be determined?

MAYOR: We reviewed our reserve, and it is low. One new block of asphalt road costs in the range of \$100,000 to \$150,000. We try and maintain our roads, but we have not replaced any in a long time. We want to build a reserve. The state recommends budgeting 5% per year to go into the reserve. If we did that, it would be about \$60,000 per

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year. We want to budget about 3% to 5% per year going into the reserve. Five percent would be a lot for a city of our size. Our goal this year is \$30,000. Infrastructure is expensive. If a line breaks, we have to fix it.

PAUL: We receive Class "C" Road funds in the amount of about \$120,000 per year. The majority of our road work is done with chip sealing done through our interlocal agreement with the county. I think we would pay 80% to 90% more if we had to contract with a private contractor for the same work. We mainly do chip sealing and not the replacement of roads. Contractors cutting into the roads is a problem. It creates a long term problem. Norton Thurgood is our road specialist. He does an annual report on every road in the city. Class "C" Road funds come from the gas tax we pay every time we fill up our vehicles. The last section of new road we did was on 300 East from 300 North to 500 North. With the two subdivisions in the area and the ski resort something had to be done with the road. The project cost around \$140,000 for two new blocks of road. The project was paid for with Class "C" Road funds over two fiscal years. Without additional revenue, we would have to bond for future improvements since we do not have the funds on hand. We cannot and do not want to bond for road improvements. Every year, we have a budget for the needs of the city. We were able to purchase a new pickup truck on the state contract for under \$30,000. We can provide day to day services with our current budget. Our aging infrastructure is a problem. There are many capital improvements which should be done. We recently did new roofs on the fire station and post office. They had a big cost. We want to be able to have a reserve to be proactive and have funds for future repairs. We need to fix items before they break.

CLAUDIA CHRISTENSEN: If the rate is held in future years, will I pay more money?

MAYOR: If the rate stays the same and the value of your home increases you will pay more.

CHERYL: Right now, it is an unknown each year what you will pay. You don't know the value until the county finalizes it, and the rate is not set until the city finalizes it.

PAUL: The total value of the property in the city is around \$128,000,000. The county then takes that property value total times our current rate of 0.000995 to calculate the amount of property tax we will receive. If the proposed rate is adopted, the value will then be multiplied by 0.001562 which is a 74% increase. If the value of real estate goes up and the rate stays the same, the city will get more funds. Currently, the formula is basically a fixed amount. If the value goes up, the rate goes down.

MAYOR: What is our current rate?

JUSTIN: Last year we received approximately \$110,000. This year we would receive \$114,000 if the rate is not changed.

MAYOR: The thought is to take the rate to collect \$200,000 per year, and then hold the rate at that level. Growth would then increase the overall total received by the city. We are trying to plan now and into the future. A couple of comments regarding the public hearing: Everyone needs to be respectful. You can have an opinion and that is fine but be respectful. Comments should last no longer than two minutes. During the public hearing the council and myself will be taking notes to answer your questions afterward.

The council took a temporary break at 8:25 P.M.

The council meeting was reconvened at 8:34 P.M.

PUBLIC HEARING, NO SOONER THAN 7:30 P.M., FOR THE PURPOSE OF DISCUSSING THE PROPOSED PROPERTY TAX INCREASE. THE PROPERTY TAX ON A \$210,073 RESIDENCE WOULD INCREASE FROM \$103.29 TO \$180.52 WHICH IS \$77.23 PER YEAR. THE PROPERTY TAX ON A \$210,073 BUSINESS WOULD INCREASE FROM \$187.81 TO \$328.23 WHICH IS \$140.42 PER YEAR.

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

Yes Vote: Erickson, Thatcher, Peck

No Vote: None

Absent: Bair, Crafts

The public hearing opened at 8:35 P.M.

CLAUDIA CHRISTENSEN: I realize the city has costs. I think the city unconstitutionally burdens the residents. The sewer system is illegal. We had a sewer issue this summer that was not our fault. The city improperly connected the sewer line at our property. We had to dig up the entire road and pay the cost. Then we had to pay a \$500 road cut

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fee to the city as well as repair the road. It took four weeks to get the issue repaired. Contractors do not trust the city. We talked to 12 contractors before someone would help us. It cost us \$16,000 to repair the rock that crushed our sewer line. You are putting a lot of costs on the backs of the residents. I am not excited about this increase.

TERRIE WIERENGA: I support the increase. I looked at what has been done with property tax for years. Our portion of the pie keeps getting smaller. I agree with holding the rate. We need to add to our reserve. We need more funding than we are currently collecting. The fact is the population has doubled since the last increase. The cost of services is increasing. Employee hours needed have gone down due to restructuring. We are at the end of the road. We were at this same spot with the sewer fund in 2003. We knew we had to do something with the sewer system. Then not long after, the state notified us of fire flow issues in the water system. Property tax was not increased because of the large increases to the monthly water and sewer utility fee. I did not support raising the property tax rate at that time because of the large increases to the utility fees. I am on a fixed income, and this increase hurts. This increase is not as bad as the utility bill increases were.

TUCKER: Do you support holding the rate in the future?

TERRIE: Definitely. I have worked for the federal, state, and local government my entire life. I know how the system works.

Council Member Lyle Bair returned to the meeting.

TERRIE: Our revenue needs to increase. We don't have an economic base. We have a small population. Smithfield is three times larger and can distribute their payments over more units.

ROD GOING: Smithfield increased their rate about 179%. I know a previous council member at the Smithfield public hearing got up and apologized for not dealing with this issue in the past. I support this increase. I especially support holding the rate in the future.

KEITH MIKESELL: I will commend the council on some items. I know you are looking at a 74% increase. I am ashamed more people are not here tonight. The increase is not acceptable. The amount of the increase must be reduced. I think you have done a good job, but we are asking you to do a better job.

SUZANNE DENT: I think you should consider a smaller amount this year and then a raise again next year if needed. You have a good plan, but it needs to be done over time.

SID HANSEN: I agree with Suzanne's comments. I have a question. Does there have to be an increase in order to freeze the rate for the future? Is that the plan so the city will get more money?

PAUL: The amount we get will stay about the same if we don't do anything. If the rate is held then new growth will add to the amount we receive.

LEN GILMAN: I love the city. I have lived in several communities. I have watched the growth pattern and seen what is happening there. I have a concern about holding the rate in the future. There is no guarantee you will hold the rate tomorrow or down the road. I understand growth. We hear about growth all the time. We are always threatened with the fear of not having services if the increase is not passed. I know other cities have done it. I understand growth. I understand expenses are increasing. Services must be there. Don't open the door for growth.

AMY JENSEN: I like having the 17th lowest property tax rate in the valley. I think we can still be at that number. Our impact fees are high. Our city bill is high. Now, taxes will be high as well. Someone mentioned if the city bill is high, usually the tax rate is low. If this is passed, our city bill will be high and so will our tax rate. Impact fees are always going up. Why do we have to be the most expensive city? There is nothing wrong with being 17 out of 20. It might get too expensive to live here.

GERALDINE HANSEN: Thank you for serving. Does it really matter what we have to say? Is the rate going up no matter what? When you do a project such as reroofing a building, do you get three or four bids? Do you use the lowest bid? Is there going to be a splash pad now because there is more money? I don't understand the discussion

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about adding sidewalk. I was under the impression sidewalk was the homeowner's responsibility. There are random sidewalks all throughout town. Are you thinking they will connect long term? Some will never connect.

PAUL: I am one of those properties you speak of. New homes are required to have sidewalk in front of them.

GERALDINE: I don't want a sidewalk in my yard. Are you going to move the library into this building? It is costing the city to have the old city office building. I don't know what is spent for trucks and other equipment.

SCOTT PRATT: I appreciate your service. This is a difficult thing. I understand an increase has not been done for 40 years. I am fascinated as I sit here and listen tonight. There are a lot of things I am not familiar with. I have a lot of questions. In general, I think I support the proposal. Costs are going up. Fixed revenue does not work. The idea of doing this process yearly is expensive, and maybe that is how you are justifying the new fee. I know my county tax pays for some emergency services. How much is paid to the city by the county each year? In the future, I would like to see the budget of this building. If you are going to spend \$500,000 for roof repairs and other improvements, I think it needs to be included in the reason you are proposing to increase taxes. I think part of your justification is this building. This building could lead to an open checkbook. I have a concern about doing this process every year, and I am not in favor of it. It is tedious to have the same discussion year after year.

CORDELL JOHNSON: I understand what you are going through as I served on the council. I will provide some background information for everyone in attendance. I was appointed as a council member in 1992. I filled that seat for 3 ½ years and then was elected to two more terms and served an additional eight years. My first assignment was water and sewer. My first sewer bill in 1973 was \$7.50 per month. I found out no progress was being made on the sewer loans and only interest was being paid. The city was in arrears at that time. I was part of the council that raised the monthly rate to \$10.00 per month, and it lasted for one year. Then the rate was increased to \$15.00 per month. Two years later it was raised to \$20.00 per month. From there, it has continually gone up. I am not ashamed of what is proposed this evening. Something should have probably been done all along. I appreciate your willingness to research and do what needs to be done. My only complaint is about police protection. The sheriff's office has their own agenda. They are mainly around for family disturbances. I would like to see them monitor the traffic on my corner. I want to see them get off the highway and up into the city. I don't have any children living at my house, but they are at homes surrounding my place. They need to be more hands on and personal with the residents. I would like to see the status of the reserve talked about more by the council, even if you just talk about it once per year. It would be good to let everyone know how we are doing. Bottom line the reason the Boston Tea Party happened for a 4% increase in the tax was because the citizens did not have any input or say in the tax. You have invited us here and our willing to discuss our concerns. I am not ashamed to pay \$50 or \$60 more per year. I wish we would have done incremental increases over time. I understand why the water and sewer rates were increased dramatically. We are fortunate we are ahead of the curve and not behind. Other cities are not. The cities attached to the Logan City sewer system will pay the price. The sewer system has been a big undertaking for this city in the past. An increase in property values is good for the city and each of us. Water and sewer service are added values. I approve of this proposal. I would like to see the reserve fund increased annually.

KENLEE BROWN: I am opposed to taxes. Taxes are a way to control the people. I understand costs go up. I never get a raise. I get further behind each year, but I find a way to make it work. The city is not responsible to provide some services. Black & White Days and the city party are not needed. The costs of those things add up. I thought new homes added additional tax to the city. I don't want the existing tax amount to go up. Long term, you will get more money if you hold the current rate. I am not excited about a tax increase.

ROBERT CHRISTENSEN: Work needs to be done to the library. What about the old city office building? What is going to be done with it? You keep saying you got this building for a good price, but you will have to pay to maintain it. I think the school district got a good deal in not having to tear it down. It would be expensive to tear down and haul away. I understand the kitchen in this building was rebuilt for Black & White Days. I might be misinformed. I realize taxes go up yearly. The county goes up yearly. We pay more for school taxes than anything else. I don't see a 75% tax increase being needed. I don't agree with 75%. I am irritated about the road and sewer problem at my house. I was not treated well by the city staff. I asked for information and never got it. I was left to figure it out on my own. It took a long time to find a contractor to do the work. We went to every contractor we could find, and my family finally found someone to do it. Nobody wanted to dig 15 feet down into the ground. Then I had to pay a \$500 road cut fee to the city. I am upset about that fee.

KENLEE: In regards to holding and evaluating the rate yearly. This could lead to yearly increases. You could do increases forever. Holding the rate long term means holding the rate and not changing it.

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

Yes Vote: Erickson, Thatcher, Peck, Bair

No Vote: None

Absent: Crafts

The public hearing closed at 9:10 P.M.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 2018-01, A RESOLUTION ADOPTING THE PROPERTY TAX RATE.

MAYOR: I would like to thank everyone for attending. It is hard to get people to talk. There is a high chance you are talking to a friend, neighbor, or someone you associate with at church. There is a chance of being offended, and we all live here and want to be friends. This is complicated. I wish I could say the city has never had a problem. I wish I could say I would not change any of my past decisions. I know I can improve. We understand this decision affects everyone. Our decisions affect everyone around us. I respect anyone who attends these meetings. We have over 800 households and around 3,000 people in the city. Only around 15 of you attended if we don't include the scout troops. I hope you are thankful you attended and were part of the process. I have heard from people who hold the rate concept opens the door for future increases; it does. We are governed by State of Utah rules. If you want to keep the same rate each year, you must go through this process. The council will decide if this is something they want to do in the future. Even with the hold the rate concept, each household would go up a few dollars each year. Valuations will cause the amount paid to increase.

PAUL: Property valuations can increase the amount owed significantly.

JUSTIN: The process is the same each year whether the rate is held or increased. Until the state changes the law, this will be the process.

BREANNE YOUNG: Are the other cities that currently hold the rate successful?

MAYOR: Lewiston holds the rate yearly. They walked me through their process. They have very little sales tax there. They don't have many ways to change their revenue. They have held their rate for many many years. They have a very high rate. They do not want to increase their rate. They set the rate many years ago and have held it there. Future councils and mayors could change the rate.

CHERYL: That is the case for each entity every single year.

PAUL: My term is over at the end of 2019. You can apply to run in the election next June. I expect each of you to hold me responsible while I serve. I will be holding the mayor and council responsible when I am no longer serving. It is not a perfect system.

CHERYL: No matter what happens tonight, everything can change in the future.

LEN GILMAN: Once the property tax process becomes common, it is much easier to make increases.

PAUL: We have gone 40 years without increasing our property tax rate. Our biggest increase in revenue has been from sales tax. A booming economy is a huge plus for us. We collect about 1/6 of the sales tax on items sold in the city. Lee's Marketplace wants to build here in the future. Some cities actually pay for development. They have the funds to do it. We don't. We have made what we have work for 40 years. This community will not let the council run amuck.

LYLE: I know we are talking a 74% increase, but if we don't do something now, we might have to do 200% or 400% later on. We need to consider what is best now and long term for the city.

MAYOR: I have heard a lot of comments about the 74% increase. Does it really need to be that high? Can it be less? Yes, it can be less. We had not corrected the rate from decreasing for many years. The reality is adjustments are tough. We know what we are working with. We have plow truck and other big expenses we need to deal with. We are trying to rotate our equipment. We have kept some of it until it broke and could not be repaired any longer trying to save money. We have to collect a minimum of \$160,000 in property tax revenue to break even in our current budget. If we did \$160,000, nothing would be going into the reserve. We can do less than the proposed increase. We can remove saving funds from the budget. I think it is time to do the entire increase. By decreasing the amount you are talking about, a cost increase of \$5 per month versus \$8 per month. We need to build a reserve. We

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are responsible for the city. I understand a tax increase as it effects all of us. I think this is the right option. I know 74% seems high.

SCOTT PRATT: You have not talked about what you will do with the 74% increase in the budget.

MAYOR: We can easily provide you a copy of the budget, or you can see it on the state website as well.

TERRIE WIERENGA: All of our notices are published on the Utah Public Notice website as well as the website of the city.

SCOTT: Have you allocated the funds from the property tax increase in the current budget?

MAYOR: It is state law of how we account for it. Justin can explain.

JUSTIN: Every city and town in the county must notify the Cache County Clerk's Office in February of each year whether or not they are going to increase the property tax rate. The proposed amount is then included in the new budget. The budget must be approved no later than June 22nd. If the increase is approved, then the council will allocate the expense as part of the budget process at a later date. If the increase is denied or modified, the budget is modified to the approved amount by the council. The council has to hold a public hearing to make any changes to the budget. Traditionally, we amend the budget in January, May, and June of each year.

MAYOR: I don't want anyone to think the council had their mind made up before this meeting. We have presented you with information. We did not come up with a random number. We have been talking about this for months and months. We support the increase, or we would not be presenting it. We want to hear from the residents. The amount of the increase needs to be allocated if approved. The state does this process differently than I would do. Including the proposal in the budget is misleading.

SCOTT: Is there a plan if the revenue increases to \$200,000?

MAYOR: Yes.

JUSTIN: If the proposal is approved, the funds are not available to immediately spend. The council will have to decide at a later date where they want the funds allocated.

KENLEE BROWN: You can get rid of the contract for police presence. It is not like they won't respond to a call.

JUSTIN: That is not correct. They would respond to 911 calls, but they would not respond to other calls or be in the city if the contract was not in place. We pay them to be here.

MAYOR: Like it or not, we have a highway that has a lot of traffic. Drugs are constantly going up and down the highway.

SCOTT: How much does the county pay the city for fire and EMS service?

LYLE: We receive approximately \$4,700 per year from the county for our fire department. Every so many years they will send us new equipment for the fire station. The county does not pay anything for the EMS program. The city pays all other costs of these programs from the general fund.

SCOTT: Aren't we paying the sheriff's office through our county tax?

MAYOR: The sheriff's office does get funding from the county through the property tax each of us pays to the county.

SCOTT: What services are provided to the city?

MAYOR: We ask for additional services such as patrol. It is a balance to find the right amount of time to have them in the city. The less presence we have in the city, the more problems we have. I am sure we can contact the sheriff's office and ask them where their revenue comes from.

PAUL: The county does not provide many services to us. They provide 911 service as well as S.W.A.T. and a couple of other items. We do get a benefit from our interlocal agreement with the county. If we did not have the road agreement in place, we would pay twice as much.

CLAUDIA CHRISTENSEN: What is going to happen to the old city office building? You could sell it and make some revenue.

TUCKER: We want to generate additional revenue. We could possibly rent it out. Selling it would be the last option.

PAUL: We still rent the building almost every Saturday night, but it only generates \$100 at a time. There is a lot of history in that building.

MAYOR: I want to rent out that building. I have met with four different groups who had an interest. I talked to a medical company and an exercise company. We want to rent rooms in this building as well. We have put together a simple rental agreement for people wanting to rent this building. We are open to options.

CLAUDIA CHRISTENSEN: The sewer and water rates are going up. Residents are paying for their own sewer repairs. The residents are paying for road cuts as well as to fix the road. You are making money here and there.

MAYOR: The water and sewer funds are totally separate from the general fund. We need enough revenue to function. Residents are responsible to pay to maintain and repair their private lateral. The city takes care of the main line. I had to pay to repair my personal sewer line.

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CLAUDIA: We had to pay \$15,000.

MAYOR: In town, the utilities do not run on the same side of the road. Water runs on one side and sewer on the other side. Depending on what problem you have, you will see a benefit or a detriment depending on which service it is. You will either have to go through the road, or the main line will be right in front of your property.

ROBERT CHRISTENSEN: In 2015, you changed your city ordinance retroactively.

MAYOR: I was on the council in 2015 when the road cut fee was implemented.

PAUL: We understand you paid a high cost for the repair.

MAYOR: I hear sidewalk concerns daily. The process is not perfect. We want to make the process better. Some things do not go as intended. Some ordinances have to be changed. The process can always be made better.

CLAUDIA: We are already paying enough in taxes.

MAYOR: The council has the option to go lower than the proposal.

KEITH MIKESELL: Your challenge is to do it.

MAYOR: If we lower the proposal, we lower the amount going into our reserve.

KEITH: You can do incremental increases over time.

MAYOR: I want to avoid that. If we were holding the rate yearly we would not be having to do this large increase. I want to get the rate to the appropriate level and then maintain it. I want to do what Lewiston is doing. If we don't hold the rate I will be concerned long term.

KEITH: I understand what you are saying.

PAUL: Kenlee, in response to your questions regarding city celebrations: A lot of the items are donated for the city party such as the meat and ice cream. Casper's Ice Cream and Lower's Food are good to the city. We pay for the corn and tomatoes and other items. I do not think we are extravagant. We have a police presence here, and I don't think it is bad. This building has a nice kitchen. There are many items the school left we don't even know how to operate in the kitchen. There are some good things in that kitchen we did not pay for. We will rent out the gym long term. I am not sure about the kitchen. It is a liability to rent it out. There is no desire from the council to renovate the kitchen. We use the cooler during Black & White Days. We don't have the money to or want to remodel the kitchen.

DAREK: In fact, we brought the old stoves from the community building to here, so we did not have to spend money to buy new ones. They functioned for what we needed them for.

MAYOR: I disagree with the comments about getting rid of the city party and Black & White Days. We need to involve the community. Most other cities do nothing together. They lose their sense of community. It is who we are and what we do. I had never been to Black & White Days until I moved here when I got married.

TUCKER: Len, did you move here because of things like this?

LEN GILMAN: Yes.

CLAUDIA: I have talked to people in Lewiston. They have very strict zoning rules to keep people out, and they want to keep it that way.

ROD GOING: We can control what the city council does by how we vote on Election Day. We need to attend planning commission and city council meetings. The residents cannot control what goes on when less than 10% of the city is involved. If you want to participate, you need to be involved. Just don't complain. Get your hands dirty. Get involved. There are some great people you will meet when serving.

PAUL: We have not talked about RAPZ tax. There was a mention about a splash pad. We have received a lot of RAPZ tax over the years to pay for city projects and projects at the Cub River Sports Complex. We did the hamburger stand, gazebo at the park, remodel of the park pavilions, the nature park bathroom, the purchase of the old Texaco service station property, and the portable bleachers all with RAPZ tax funding. I know there are other projects I am forgetting. We purchased the land where the Texaco station was and paid to raze the building with RAPZ tax funds. The State of Utah had some funding to remove the old gas tanks and haul them away. We did not pay anything in regards to the fuel tank removal. Eventually, that corner will be part of the city park when we have funds to do the work. I am envious of the skate park in Smithfield. A skate park would get used here. We have done many improvements in town with RAPZ tax funding. I would estimate we have received at least \$300,000 to \$400,000 in RAPZ tax funding. In that particular case, taxation has really helped the city.

MAYOR: I was over the parks and recreation program of the city when I served on the council. The number one request, without question, was a splash pad. No other request was even close.

KEITH: Have you asked the county for some of the Fee in Lieu tax they receive?

TERRIE: We automatically receive it right now each month.

JUSTIN: We receive approximately \$13,000 per year.

TERRIE: The county does not have a pool of money where we can make requests for them to fund projects other than RAPZ tax funding.

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CORDELL JOHNSON: Macey's has a large store in Providence. Providence City is receiving a lot of revenue from sales tax, and they still have a high property tax rate. Just because a city has a good tax base does not mean they will have a low property tax rate.

CHRIS: According to the Bureau of Labor, prices have increased 397% from 1974 to 2017.

ROBERT: You need to consider those on fixed incomes.

MAYOR: We understand. In general, almost everyone is on a fixed income.

KEITH: Any idea what the percentage of people in the city are retired?

MAYOR: I don't know.

TERRIE: In the 2013 general plan, you can find that number from that period of time.

LYLE: We recently retired a 1986 pickup of the city. It had many problems and could not pass a county emission test as well. We are wearing out our trucks.

JUSTIN: Someone mentioned there is a high cost to go through this process each year. I have not seen the final numbers, but this process is done in conjunction with the county. The invoices I have seen so far total around \$200 or less. The county does the majority of the work in this process.

MAYOR: Cordell mentioned giving a yearly update on the reserve fund. That is a great idea.

JUSTIN: This is not something that is hidden. The council reviews the financial statement each month, and we can easily discuss this specific item every month if needed.

MAYOR: Thankfully, we had some money in reserve in the past. It was used to help pay for the water rights that are being used to put water in the new Cherry Creek tank. Because of past decisions and being frugal, we do not have water issues. Previous councils and mayors put the city in a good position.

MAUREEN MIKESSELL: When is the city going to offer online billpay?

JUSTIN: We are currently in the testing phase, as we just installed the software. I hope it is available to the residents in the next two to three months.

MAYOR: It has been requested for many years, and we are getting it put in place.

CHERYL: Another advantage to this building is we have a fiber connection. A big reason the sheriff's office wants to be in this building is because of the fiber connection. We get a reduced monthly rate on the fee as well.

MAYOR: A private entity would pay around \$2,500 a month for the fiber connection. We pay a few hundred dollars a month.

CLAUDIA: This is just another building the city has to maintain.

CORDELL: I have lived here for 45 years, and I like to say I love to come home to the city.

PAUL: I have been listening to people. I don't want to increase the rate to \$200,000. I would support an increase in the 50% range which is in the range of \$160,000 to \$170,000 per year. I think maybe even in the \$150,000 to \$160,000 range. I understand our needs. I have listened to the residents talking about incremental increases. I want to settle at a lower number than proposed. It is not what we want, but it is what the people who have commented want.

A motion to adopt Resolution 2018-01, amending the property rate to generate \$160,000 in annual revenue was made by Paul.

Note: There was not a second on the motion, so the motion died and was not voted on.

TUCKER: I don't want to do this increase again. I am willing to back down a little bit from \$200,000, but \$160,000 is low. I want to consider \$175,000. If we back off too much, we will be doing a large increase again in a couple of years. We need to get to a good level. I think the appropriate range is \$175,000 to \$200,000. I do want to hold the rate in the future. I would think at \$175,000, we would be fine for an extended period of time.

LYLE: I am concerned if we don't do enough now, we will be increasing the rate again in four or five years. Too much of an increase is not fair. I think it is fair to come down from \$200,000. I would hope we could hold the new rate for 15 to 20 years.

MAYOR: It might be a generational thing, but I don't understand saving \$2.00 per month per household so the city will not have a proper reserve. It does not make sense.

LYLE: I agree.

JUSTIN: One thing to consider is that right now the economy is booming. Sales tax has never been higher. When the economy slows, we will receive less sales tax. Sales tax is a volatile tax. Property tax is a fixed tax.

TERRIE: Our reserve is critical. We have a fault line running right through town. If we have an earthquake, we won't have any funds to pay for repairs. Two years ago, we had a very large amount of snowfall. Some cities could not afford to clear their roads. Then, they had to deal with flooding as well. The county is still repairing roads which

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had flooding problems. I am on a fixed income. I am adjusting to being retired. I support Jeff's comments about the difference only being \$2.00 per month, so implement the entire increase. I realize most people are focusing on the 74% number. The entire increase, if approved, is not even \$8.00 per month to the average household. I would rather pay the full amount now than cut the increase back to \$5.00 or \$6.00 per month and have to raise the rate again in two years. Tariffs will increase the cost of all of the products we buy. Grocery prices are already increasing. Transportation and freight costs are rising. The economy will bust at some point. We need to bite the bullet and do the entire increase now. We need to get our reserve to at least \$500,000. The finances of the city were scary in 2008 when the economy crashed. Maverik was closed for a year while building their new store. We have a small economic base that is hard to rely on.

CHERYL: When talking actual numbers, the 74% increase is not that much. We are not talking big numbers. I understand it will effect some households more than others.

PAUL: Will saving \$40,000 a year really accomplish much?

CHERYL: It is not a huge increase as proposed and will help the city.

PAUL: I am concerned for those on a fixed income. My mom is one of them.

CHERYL: I am not on a fixed income and don't know what we will have from month to month. Fixed incomes are not bad.

PAUL: I am trying to listen to what everyone has said and be fair to everyone.

TUCKER: If approved, we are not even talking \$8.00 per month to the average home.

LYLE: Basically, it is one fast food meal per month.

CHERYL: I would support \$175,000.

TUCKER: I would support \$175,000 or a little over it.

JUSTIN: The average household would increase the following amounts based on what the council chooses to adopt:

\$200,000	\$77.23, average increase per year
195,000	72.72
190,000	68.21
185,000	63.69
180,000	59.18
175,000	54.67

A motion to adopt Resolution 2018-01, amending the general fund property tax rate to generate \$175,000 was made by Paul, seconded by Cheryl, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair

No Vote: None

Absent: Crafts

MAYOR: I recommend we hold the rate in the future. I liked our discussion tonight. Thanks to everyone who attended. This increase affects us all. I am glad we were able to meet and discuss it.

A motion to adjourn and pay bills was made by Paul, seconded by Tucker, and the vote was unanimous.

Yes Vote: Erickson, Thatcher, Peck, Bair

No Vote: None

Absent: Crafts

Adjournment at 10:13 P.M.

RICHMOND CITY CORPORATION

Jeffrey D. Young, Mayor

ATTEST:

Justin B. Lewis, City Recorder