

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **January 17, 2006** at 6:00 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present: Bruce Burrows, Mayor
 David Gibby, Councilor
 Gary Griffiths, Councilor
 Stacey Haws, Councilor
 Shelly Jenkins, Councilor
 Doug Peterson, Councilor

Others Present: Larry Hansen, City Administrator
 Randy Daily, Community Development Director
 Lynn Fortie, Business Administrator
 Wayne Hoaldrige, Public Safety Administrator
 Doug Illum, Fire Chief
 Steve Brooks, City Attorney
 Jan Ukena, City Planner
 Cindi Mansell, City Recorder

Don Farr
Phillip Jensen
David Spatafore
Brandy Lee, Standard-Examiner

Mayor Burrows called the meeting to order and welcomed those present. Councilor Jenkins offered the Pledge of Allegiance. Mayor Burrows then read a quote by John Adams; followed by a Moment of Silence.

Mayor's Report

Mayor Burrows reported that tomorrow is Elected Officials' Day at the State Legislature; and encouraged attendance. He referenced the Strategic Planning information and encouraged the Council to fill out the appropriate reservation information and return it to Mrs. Limburg.

Mayor Burrows then read a letter from Gavin Michael Donaldson into the official record. He reminded the Council that Wilson Construction Company had approached the City in regards to construction of a home for a handicapped young man. He stated Riverdale City was able to waive approximately \$1500 in building permit fees; and this letter is in appreciation from Gavin and his parents, Dan and Mandy Donaldson. Mayor Burrows stated the City was happy to be able to participate in such a worthwhile project.

Mayor Burrows introduced and welcomed Brandy Lee from the Standard Examiner.

City Administrator's Report

Department Information

Mr. Hansen referenced the information packet with summary reports by department for the month of December, 2005. He stated he hopes to ensure understanding of the report purpose, and encouraged the City Council to contact staff with any questions or requests for clarification.

Councilor Jenkins referenced the Business License listing; and specifically, the Edward Jones Investment Firm address listed being within South Ogden rather than Riverdale. Mr. Daily stated he would investigate to determine whether or not the business is actually located within Riverdale, and may just have a different contact address. It was later determined that this is a contact address given by an individual making application for a vendor/solicitor license within Riverdale City.

Employee Recognition

Mr. Hansen explained the Employee Recognition practice involves 5-year intervals of service recognition. He stated the report illustrates everyone with an anniversary in the month of January; however, certificates and awards are given for 5-year increments. Mayor Burrows and Mr. Hansen then honored Wayne Hoaldrige, Public Safety, 15 years.

Consent Items

Approval of Minutes

Mayor Burrows reported the City Council has before them the minutes of the Strategic Planning Meeting of February 19, 2005; Oath of Office from January 3, 2006; and Regular Meeting Minutes of January 3, 2006. There were no amendments necessary; however, Ms. Mansell did apologize for the delay in realizing the City Council had yet to approve the Strategic Planning minutes from the previous year.

Report on Condition of the Treasury - as of November & December, 2005

Mr. Fortie highlighted the major items that occurred during the months of November and December. He discussed General Fund expenditures in streets for roadway construction in the Cottonwood Subdivision. He addressed Capital Projects expenditures to Gilson for engineering on the roundabouts; along with several other expenditures for Golden Spike Park, Central Weber Sewer, and Weber Basin.

Mr. Fortie stated \$288,000 in revenues were received into the General Fund from property taxes. He stated \$35,000 in grant funding was received; of which, the majority is relative to the Fire Department. He further discussed RDA tax increment and expenditures to Kier Corp. for the Senior Center.

Notification of Public Hearing - Justice Court Judge Salary Amendment

Mr. Fortie explained to comply with Utah State law, Riverdale City is required to publish notification of Public Hearing scheduled for February 7, 2006. He stated the purpose is to provide amendment to Title 1, Chapter 7(F), Section 6, Justice Court Judge wage.

Motion: Councilor Haws moved to approve the Common Consent items as proposed. Councilor Gibby seconded the motion. The motion passed unanimously.

Resolution #1-2006 amending the FY2005-2006 Budget

Public Hearing

Mr. Fortie explained there is the need to amend the FY2005-2006 budget to include grant funding acquired by the Fire Department in the amount of \$38,998. He stated the budget will require amendment on both the revenue and expenditure side. Mr. Fortie stated the funding is to be utilized for urban search and rescue, training equipment, etc.

Mayor Burrows explained a public hearing is necessary to receive comments from the citizens of Riverdale concerning the proposed budget amendments. He then opened the public hearing for public comment at approximately 6:34 p.m. He affirmed proof of publication.

Motion There being no public comment, Councilor Haws moved to close the Public Hearing at 6:35 p.m. Councilor Jenkins seconded the motion. The motion passed unanimously.

Councilor Haws inquired if the grant funding had been anticipated. Chief Illum explained it was not anticipated, and was actually reimbursement from Weber County through the State of Utah through FEMA through Homeland Security. He stated the actual approval or reimbursement amount was unknown at budget time, and the department will continue to receive periodic reimbursements. Chief Illum explained participants in this grant may not be aware until the 2006 grant is awarded to FEMA. Discussion followed regarding how to determine funding allocation, with Mr. Fortie stating this is reimbursement on funds already spent and will be placed back into where the funds have been drawn from.

Councilor Jenkins inquired as to the increase in overtime and wages, with Chief Illum stating funding was not allocated in the budget to send full-time firefighters to this training class.

Motion: Councilor Gibby moved to adopt Resolution #1-2006 amending the Budget for Fiscal Year 2006 (July 1, 2005 - June 30, 2006) as proposed. The motion was seconded by Councilor Peterson.

Roll call vote: Councilor Haws, Yes; Councilor Jenkins, Yes; Councilor Peterson, Yes; Councilor Griffiths, Yes; and Councilor Gibby, Yes. The motion passed unanimously.

Civic Center Entry & Lobby Retile

Mr. Fortie explained the Council had budgeted \$10,000 to address update on the Civic Center tiling. He stated the expanded areas would actually include the front vestibule and foyer, stairs, court foyer and vestibule. He stated the bid ended up being more than budget, with the lowest bid in the amount of \$15,236.50 being based upon a tile price of \$3.50 per square foot. Mr. Fortie discussed an appropriate allowance for tile selection, stating labor and tear out has been included in the bids.

Councilor Jenkins discussed aesthetics of the entire building, and inquired as to consideration to upgrade the entire foyer of this older building. She discussed the need to match the tile to any upgrades; which could include wallpaper/paint, counter-tops, furniture, etc. Mr. Hansen stated that staff can only operate as determined by funding appropriated. Councilor Jenkins stated she does not feel these improvements would have to be costly, and she feels this relatively-dated facility could stand for improvement. Mayor Burrows stated he would not disagree, but does not feel additional improvements to be relative to the tile bids at hand and should be provided separate consideration. Mr. Hansen stated staff would be happy to coordinate an upgrade. Councilor Jenkins suggested sending out an RFP for bid to include all upgrades and materials.

Motion: Councilor Peterson moved to approve the bids for the Civic Center Tile Project as presented; and to provide for award of the contract to Miconi Tile in the amount of \$15,236.50. Seconded by Councilor Jenkins.

Discussion followed regarding types of tile, size of tile, and costs. Further discussion followed regarding information on the bid companies as well. Councilor Jenkins discussed the need for a game plan to match all improvement components, and offered comparison to coordination of the Senior Center project. Mr. Hansen stated staff can return with a color pallet prior to proceeding in any purchase.

Roll call vote: Councilor Jenkins, Yes; Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; and Councilor Haws, Yes. The motion passed unanimously.

Motion: Councilor Jenkins requested that staff proceed in looking at bids to incorporate work to be done and coordinated with the tile areas. Seconded by Councilor Gibby. The motion passed unanimously.

Ordinance #651 amending Title 10, Chapter 27, Section 3, FIRM Maps

Mr. Daily explained there is the need for ordinance approval to adopt the Flood Insurance Study and FIRM Maps dated December 16, 2005. He stated the Planning Commission has conducted a Public Hearing on January 10, 2006; and has forwarded a positive recommendation to the City Council to adopt the new FEMA Flood Insurance Rate Maps (FIRM) as proposed. Discussion followed regarding boundary changes, with Mr. Daily stating there are none. He clarified these maps are updating the 1985 versions.

Motion: Councilor Haws moved to adopt Ordinance #651 amending Title 10, Chapter 27, Section 3, adopting the Flood Insurance Study and FIRM Maps dated December 16, 2005. The motion was seconded by Councilor Peterson.

Roll call vote: Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; Councilor Haws, Yes; and Councilor Jenkins, Yes. The motion passed unanimously.

RDA Board Meeting

At this time, Mayor Burrows proposed to recess the City Council in favor of the RDA meeting agenda.

Motion Councilor Gibby moved to adjourn from the regular City Council meeting and reconvene as the Redevelopment Agency Board at approximately 6:56 p.m. Seconded by Councilor Jenkins. The motion passed unanimously.

Regular Council meeting reconvened at 7:55 p.m.

Ruby River Plaza - Use & Site Plan Amendment

Mrs. Ukena explained there is the need for Council consideration of the Reception Center use as well as Ruby River Plaza Phase II Site Plan Amendment. She stated staff will then bring back a preliminary that will involve all other issues to come forth. She explained Phase 1 and 2 were originally approved with three pad sites, and they are proposing to remove two pad sites and have one remaining with 20,000 square feet and located further from the non-buildable hillside area. She discussed the protective hillside area, stating with this buffer she is not sure noise will even be an issue. She stated, however, this could become part of the development agreement for this project.

Mrs. Ukena explained the original development agreement will remain; and a new separate one prepared solely for the purpose of this development. She explained the Council has already seen the reception center rendering, as it was originally proposed to be constructed on the West Bench. She stated staff feels this is a great area for this type of use and will create a new and exciting concept.

Councilor Jenkins discussed the pad site moving more to the center of the development, and inquired if it will now be visible from Riverdale Road. Theron Burton, petitioner, stated it will be partially (but not entirely) visible. He stated there will be signage on Riverdale Road in the form of the Ruby River Plaza listing.

Mr. Daily explained there are residents to the north of this property and they would be considered in the development relative to screening, protection, etc. He stated these types of issues will all be part of the preliminary and development agreement; and the only action necessary at this time is for consideration of the use and amended site plan.

Councilor Haws inquired as to the area southwest of the parking lot, and whether there is enough space to install another pad. Mr. Daily referenced the steep hillside and wooded area, stating it would remain natural. He further discussed revegetation and relandscaping of the area, stating the petitioner intends on beautiful landscaping. He stated the entire hill will be utilized to capture the water problems and utilize for beautification.

Councilor Peterson discussed the Highland and Cherry Drive area, stating there are some residents who called his attention to the drain being too small for running water. He stated during heavy rain, water tends to flow up over the curb, down the yards and hillside. He stated although unsure of the relevancy, he could actually see grooves in the hillside where

the water had run down. Mrs. Ukena explained the petitioner is looking to manage the hillside and utilize this water. She stated this is natural springs and not storm water runoff; however, staff will determine water issues. Mr. Burton explained that these issues were addressed in the previous site plan; and this request is only to approve the building location.

Motion Councilor Jenkins moved to approve the reception center use and Ruby River Plaza II site plan amendment by eliminating three pad sites into one and located further from the non-buildable hillside area as proposed. Seconded by Councilor Peterson. The motion passed unanimously.

Resolution #2-2006 approving Amended Agreement with ULGT

Mr. Brooks explained there has been a change in state law concerning workers compensation coverage since the original agreement entered into with Utah Local Governments Trust (ULGT). He stated the amended version also drops the specific number of required board members from each entity.

Motion: Councilor Haws moved to adopt Resolution #2-2006 approving and entering into an amended and restated agreement concerning the creation, function and composition of the Utah Local Governments Trust. The motion was seconded by Councilor Gibby.

Roll call vote: Councilor Gibby, Yes; Councilor Haws, Yes; Councilor Jenkins, Yes; Councilor Peterson, Yes; and Councilor Griffiths, Yes. The motion passed unanimously.

Ordinance #652 providing for legal description amendment - Riverdale Road Area

Mr. Brooks explained when the Riverdale Road RDA Area legal description was initially drafted and adopted by Ordinance #642, two properties were listed by name and not legal description. He stated Weber County has now requested this be amended in order to establish proper tax records on the properties.

Motion: Councilor Haws moved to adopt Ordinance #652 amending Ordinance #642 by amending the legal description of the Amended Project Area in the Amended Project Area Plan entitled "Riverdale Road Neighborhood Development Plan, Final Amended Project Area Plan, August 28, 1989, as amended January 11, 2005". The motion was seconded by Councilor Gibby.

Roll call vote: Councilor Haws, Yes; Councilor Jenkins, Yes; Councilor Peterson, Yes; Councilor Griffiths, Yes; and Councilor Gibby, Yes. The motion passed unanimously.

Lobbying Status & Update

Mr. David Spatafore addressed the Mayor and City Council. He stated there is much to be accomplished in the next 43 days of the Legislature. He stated he is representing several cities, all with the same concerns with sales tax distribution and RDA areas. He stated he

feels Senate Bill 35 is misguided and pursued by those who are searching for a solution by creating a bigger problem in eliminating the hold harmless provision and sales tax distribution formula as generated in 1983.

Mr. Spatafore explained he helped draft the original bill, which was the right thing to do. He stated at the time, there was commitment by everyone on both sides of the distribution formula. He stated the cornerstone of that agreement is that local governments were in the battle of raising revenue and providing services with each other and no government was richer than another and that no government should ever lose money. He stated he still feels the original act was in everyone's best interest.

Discussion followed regarding the issues involved. Mr. Spatafore encouraged talking to Roger Tew and Lincoln Shurtz because they have worked hard to get those extra years into the hold harmless and should be commended in that regard. He further discussed the need to continue to talk about the Riverdale story.

The Council discussed the difference between Riverdale daytime population versus citizen population, along with a number of communities who have this same issue. Mr. Spatafore explained once you bring in one factor for one community, those who are similarly seated will want the same sort of treatment. Councilor Peterson discussed the need to strategize numbers and figures, and disparity between inflation and current numbers of public safety costs per capita. Further discussion followed regarding the need to show the true impact of taking care of these non-city residents.

The Mayor and City Council thanked Mr. Spatafore for this information and update.

Closed Executive Session

Mayor Burrows asked for a motion to go into an executive session pursuant to Utah Code Annotated §52-4-5(1)(a)(i) for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

Motion Councilor Peterson moved to enter into Closed Executive Session for purpose of discussing the character, professional competence, or physical or mental health of an individual pursuant to Utah Code Annotated §52-4-5(1)(a)(i). Councilor Gibby seconded the motion.

Roll call vote: Councilor Jenkins, Yes; Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; and Councilor Haws, Yes. The motion passed unanimously.

Minutes of the **Executive Session** of the **Riverdale City Council** held **January 17, 2006** at 9:04 p.m. at the Riverdale Civic Center.

Present:	Mayor Bruce Burrows	Councilor Gibby
	Larry Hansen	Councilor Griffiths
	Stevin Brooks	Councilor Haws
	Cindi Mansell	Councilor Jenkins

Councilor Peterson

Those present discussed the character, professional competence, or physical or mental health of an individual.

Motion Councilor Peterson moved to close the executive sessions and to reconvene the open City Council meeting. Councilor Jenkins seconded the motion. The motion passed unanimously.

The Regular Meeting convened at 9:27 p.m.

Resolution #3-2006 adopting amendments to the Riverdale City Personnel Policy

Mr. Hansen addressed the need to adopt amendment to the Riverdale City Personnel Policy regarding military leave.

Motion: Councilor Gibby moved to adopt Resolution #3-2006 adopting amendments to the Riverdale City Personnel Policy regarding military leave as proposed. The motion was seconded by Councilor Peterson.

Roll call vote: Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; Councilor Haws, Yes; and Councilor Jenkins, Yes. The motion passed unanimously.

With no further business to come before the Council at this time, Councilor Gibby moved to adjourn the meeting. Councilor Peterson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:28 p.m.

Attest:

Approved: February 7, 2006

Cindi Mansell, City Recorder

Bruce Burrows, Mayor