

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **March 22, 2006** at 6:00 pm at the Riverdale Civic Center, 4600 South Weber River Drive, Riverdale.

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
Lynn Fortie, Business Administrator
Lynn Moulding, Public Works Director
Steve Brooks, City Attorney
Jan Ukena, City Planner
Michelle Douglas, Deputy Recorder
Dave Hansen, Riverdale Police Lieutenant
Curtis Jones, Riverdale Police Sergeant
Scott Brenkman, Riverdale Police Sergeant
Bonnie Jones, Riverdale Police Department
Jean Knight Todd Howard Colton Weeks
Matthew Miller Forrest Howard Stephen Miller
Stacia Haws

Mayor Burrows called the meeting to order and welcomed those present. Mayor Burrows especially welcomed Troop 187 from the Riverdale 8th ward and had them introduce themselves and their troop leader. Mr. Hansen offered the Pledge of Allegiance. Mayor Burrows then read a quote regarding the Enabling Act of 1802; which was made into law on April 30, 1802 by the Seventh Congress of the United States. Mayor Burrow's quote was followed by a Moment of Silence.

Open Communications

Stacia Haws

Ms. Stacia Haws was present at the meeting to represent Bonneville High School and the PTSA. Ms. Haws indicated they have noticed in previous years, the City has donated \$500 to their graduation night, and they were wondering if the City would continue its support for their graduation night for an alcohol free night. Mayor Burrow said the City has supported the school in the past, and he believes it is a worthwhile thing. He informed Ms. Haws if she would have the principal write a letter to the City, they would look at the item formally and approve the expenditure.

Mayor's Report

Mayor Burrows reported that Mr. Stan Hadden still servers on the City's Mosquito Abatement Board, and Mr. Hadden presented the City with the Weber County Abatement Districts' Fifty-Ninth Annual Report (2005) along with a cover letter, which read:

Attached please find the Weber Mosquito Abatement District, Fifty-Ninth Annual Report for the year 2005. The report includes Board Members, Staff, and a wealth of

information concerning the activities, methods and cost, intended to reduce the mosquito population within Weber County, and the City of Riverdale. Since the introduction of the West Nile virus, this control has become essential, rather than a method of pesky pest reduction, and the efforts of this group has proven to be the best in the State.

Resolution No. 7-2006 Honoring Wally M. Knight

Mayor Burrows noted for those of you that may not know, one of our great citizens of Riverdale passed away recently, Wally Marion Knight. Mayor Burrows went on to say Mr. Knight did not like accolades or commotion made about him; however, he felt because of the amount of contributions Mr. Knight has made to the City of Riverdale, it would only be right and fitting that we honor him with a Resolution.

Mayor Burrows proceeded to read the Resolution. He noted that Mr. Wally Knight's family was in attendance and he appreciated them being here and presented the Resolution to Mrs. Wally Knight and his family members.

City Administrator's Report

Department Information

Mr. Hansen indicated that he had a few items he would like to discuss; however, he would like to take a few minutes to bring up Bonnie Jones, the City Code Enforcement/Animal Control Officer. Mr. Hansen noted that Ms. Jones deals with our citizens out on the front lines, and we are pleased with Ms. Jones' work. He went on to say sometimes in this work, people are hard pressed with the residents, their neighbors, as well as the Council. Mr. Hansen said we would like to thank Ms. Jones for her hard work. Mayor Jones and Mr. Hansen presented Ms. Jones with an "on the spot award" at this time.

Ms. Jones stated that she appreciated the Council and that she loves Riverdale City. She went on to say she felt special she was asked to help keep the City beautiful, and she will keep working hard to accomplish what she has been asked to do.

Mr. Hansen said he has a couple of other items and major projects he would like to address. He explained he received an interesting phone call from the Assessors Office in regards to the Senior Center because the facility has apartments attached. It is being questioned if we should be assessed and taxed on the apartments. Mr. Hansen stated it is his position that it is in the RDA, it is not for profit, and it is in the Tax Commission projection.

Discussion followed regarding the 550 West Area. Mrs. Hansen advised the Council he received a letter from The Boyer Company and they are moving forward with their development and it would bring us to some type of a developer's agreement. In addition, we have engaged in the services for an appraiser.

In regards to the West Bench Area; UP&L will be coming forth on the April 18, 2006 meeting.

Mr. Hansen noted during strategic planning the idea for steering committee members for community service projects was discussed. He explained that would be coming forth this evening for suggestions on that committee.

Mr. Hansen pointed out the 300 West project is under way, and he believes there is a possible meeting with the owners of the toll road. It was clarified that the meeting is tomorrow (March 23, 2006) at 3:00 p.m.

Mr. Hansen reported that Mr. Moulding, Mr. Daily and himself met with UDOT regarding the I-15 north project and they presented some preliminary information pertaining to sound walls; however, they are waiting for more details. Councilor Peterson pointed out they have already started along Parker Drive. Mr. Hansen indicated that they asked for a cross-section of what it would be and look like; he noted there are some issues.

Discussion followed regarding tax issues. Mr. Hansen informed the Council the City employees had its quarterly training last week and they talked about the impacts of the sales tax issues.

Mr. Hansen said he believes the City could proactively grow out of the situation where it could be capped. He went on to say he took the formula that the City would fall under being 50 percent point of sales and 50 percent population. He noted the City's population has diminished and it will probably continue to diminish. He went on to say he did a bit of calculations, put together a target of break-even, and came up with a break-even point. He stated that break-even point is \$800,000,000 in sales. He pointed out the bottom numbers in green is fiscal years 2002, 2005 and right now we are in fiscal year 2006, and we are at \$627,000,000 in retail sales. He said to look at \$180,000,000 in growth and how long it will take us to do that, they need to think of how the City can increase store sales and bring in new store sales.

Mr. Hansen said when we look at \$180,000,000 we want to grow and you can look at various options: a big-box retailer could bring in \$90,000,000 in sales; however the odds of bringing in that are not that great. If the City had a successful furniture store, we are talking about \$50,000,000 a year. A good car dealership could bring in \$50,000,000 to \$60,000,000 a year. Mr. Hansen informed the Council the City has prospects; however if you think of that in those terms, some of those we make pickup and some we may not.

Mr. Hansen referred to the "yellow book" that comes to the City from the State Tax Commission. He explained it is a report the City gets from the Tax Commission and it was significant when they look at how healthy the City's retail commercial is.

Mr. Hansen explained what the table represents is the top 56 geographical taxable sales by major city that are required to file monthly reports. He went on to say they thought they should look at it and evaluate it. What they did was divide it per outlet and got an average dollar amount. He noted when you look at the month of December, by far the healthiest month of our business, there is no reason we should not be able to market this.

Mr. Hansen said we may not be able to market to a large, big-box retailer; however, if someone wants to locate somewhere, the information is right here. Mr. Hansen added they took the State's information and complied it; you can see the strength of our retail sales.

Mr. Hansen informed the Council that Mr. Daily, Mrs. Ukena and himself would use this information whenever they could. He noted when retailers are looking to locate, they use marketing information, traffic counts and so forth. He indicated that this is very positive and optimistic; this is a very robust retail area.

Mayor Burrows said the City would have to market itself and that is part of the outgrowth they will have to do. This will make us more marketable. He noted the road-widening project for Riverdale Road could be in 2007, 2008, or clear back to 2009 depending on the I-15 project. He went on to say they think they can market the West Bench area as well.

Councilor Peterson stated the legislators are putting us in this corner. We have to commercialize our City, and they are taking away from other cities. He said that makes them happy and that makes him unhappy that we have to rely on commercial. He pointed out that other cities very high on residential and low on commercial, get the benefit from us, and make us have to commercialize our City even more.

Councilor Jenkins stated no doubt these types of numbers retailers notice; however, it is remarkable to see these numbers and we have done nothing to make this happen. No sales tax incentives, nothing.

Mayor Burrows clarified for the residents in attendance. The City is not going to commercialize everything. Commercial will be kept within the commercial corridor.

Mr. Hansen pointed out to Mayor Burrows that Ms. Haws did submit a couple of letters with her request for the City to donate \$500 to Bonneville's graduation night. He would suggest that the Council not have her come back. Mayor Burrows indicated that the policy the City has in place is it will only recognize a letter from the principal of the school. He noted that the City does have funds in the budget for Partnering in Education. He said if the Council would like to do that with a provision that would be acceptable to him.

Motion Councilor Gibby moved to approve the Partners in Education in the amount of \$500 for Bonneville High School for a drug free night for their graduation night pending receipt of a letter from the principal. Councilor Peterson seconded the motion

Discussion followed the motion. Councilor Haws indicated he would like to disclose this particular item is a conflict of interest for him, Stacia Haws is his daughter. However, the graduation night for an alcohol/drug free night is a good event.

Call the question:

Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; Councilor Haws, Yes; and Councilor Jenkins, Yes. The motion passed unanimously.

Consent Items

Approval of Minutes

Mayor Burrows reported the City Council has before them the minutes of the Work Session and Regular Meeting Minutes of March 7, 2006. There was one minor amendment pointed out prior to the meeting (regarding the 300 West Update).

Report on Condition of the Treasury - as of February 28, 2006

Mr. Fortie highlighted the major items that occurred during the month of February. Mr. Fortie indicated the General Fund was larger than usual because of the tax revenue coming in due to December sales; in addition, this is the time of year the City receives business license fees. Mr. Fortie explained the RDA paid the City \$134,438 for the senior facility. Finally, he referred to Capital Projects and noted that Fire Services purchased their breathing air system from L. N. Curtis in the amount of \$30,569.

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

Technology and costs associated to recording public meetings

Mr. Lynn Fortie presented the Council with what he found to be a fairly easy way to record the meetings in the City Council Chambers. He indicated he had been recording the meeting since it had started. He informed the Council the laptop computer he is utilizing is hooked into to the microphone jack and all they would need to purchase is the software. He noted the Microsoft software is approximately \$85. He explained he did find some good free software; however, it is not as good as the Microsoft software.

Mr. Fortie went on to explain, upstairs in the conference room, he would suggest a multi-directional microphone and that would cost approximately \$50 to \$100.

Discussion followed media files on the City's website. Mr. Forties informed the Council that he has looked into placing files out onto the website, and he believes they would utilize a windows media file; however, the only concern is space. He noted the audio files take up a lot of space and it would be under the Council's control of how long the meetings last.

Councilor Gibby suggested the City could put a media file for a meeting on the website for seven to 10 days at a time.

Councilor Peterson inquired how much space a meeting would take up. Mr. Fortie indicated he did not remember what those numbers are right now. He said they figured they could store several three hour meetings. Mayor Burrows pointed out after so long, they could archive the media files. Mr. Fortie suggested or they could pay more money and get more space.

Mr. Fortie proceeded to give the Council a presentation on how the recording and the computer would work together. He pointed out when an individual types something on the computer; it places a marker next to the text and links it to that point in the recording.

Mr. Hansen inquired if the media file were placed on the City's website, would other individuals be able to see the markers and be able to utilize them. Mr. Fortie explained the sound file is separate than the "markers and links". He went on to explain only the sound file would go out onto the website.

Mayor Burrows questioned if the agenda was on the website, would an individual be able to pick an item on the agenda and have it go to the place on the sound file.

Mr. Fortie said he thought about that and how much it would cost to license every machine. It would cost \$85 for each machine. If the Council wants each computer to have the capability of marked text and the separate sound file, they would have to license each computer. Councilor Griffiths noted maybe there would be some type of group rate.

Councilor Haws inquired if an individual could save just a portion of a recording. Mr. Fortie informed the Council this software is not an audio editing sound file. Councilor Haws said he was thinking when the Council is provided with Planning Commission minutes, they could just be provided with that portion of the meeting.

Councilor Griffiths pointed out with this software, Staff would be able to copy and paste them into Word, Excel, etc.

There appeared to be consensus to move ahead in the direction Mr. Fortie was heading in regards to technology and costs associated to recording public meetings

Facilities Maintenance Position for Public Works

Public Works Director Lynn Moulding was present at the meeting to discuss the proposed creation of a position within the City's Public Works Department utilizing a vacate position and moving duties around doing building maintenance.

Mr. Moulding referred to the proposed organizational chart, which depicted the proposed change. He noted under the existing Public Works' organizational chart under Parks, they do not have a lead worker where on the other side under Public Works they do.

Mr. Moulding said it has made things a little uncomfortable at times when they didn't have enough personnel to justify that. Mr. Moulding explained he didn't put a name there for a reason, so as not to make it appear that position was already filled. He went on to say they have tried to establish how much the individual does that job and it is approximately 20 hours. Mr. Moulding explained he could have told that individual this is what I want you to do. However, he felt that was not the best thing to do; to tell the individual it was "other duties as assigned". He added that there is an individual doing those duties now.

Councilor Haw inquired, am I to assume the building maintenance is not being done now. Mr. Hansen explained those duties are not being done by Public Works and not being done in a timely fashion,

Councilor Jenkins questioned if the individual handling their regular duties among "other duties", and has there been a feeling of being left to doing other menial tasks without knowing technical

skills. It was noted this individual would not be working on an air conditional unit; it would be hammer and screw driver type skills. Mr. Moulding noted like some other job skills, they could move forward where they could be a level 1, level 2 or level 3. He said at a level 3, they could be able to work on an air conditioning unit.

Councilor Gibby asked if this individual would maintain all of the City's building, which would be maintenance such as repair and custodial?

Councilor Haws inquired if the creation of this position would move the responsibilities from one department to another. It was explained that it would. Councilor Haws questioned if that would be a good thing; he said he would think that building maintenance should come under facilities.

Mayor Burrows explained there are other positions that are split between departments. Mr. Hansen said talking about custodial and maintenance, the City keeps a crew on full time, year-round. There are projects when you need a crew to work on a particular item. He went on to say, organizationally, we have a person that is responsible for it now and is used in other capacities and with other projects out of necessity; projects have not been addressed and have been postponed. Mr. Hansen stated administratively and organizationally we have a department that lends itself to be able to provide support year-round that may not be busy and has demonstrated a willingness to help. In addition, when the Public Works Inspector moved over to the Building Department; he has continued doing the public works inspections as well.

Mr. Hansen said they think they can better maintain the City's buildings and assets by realigning or coordinating with vendors to do technical work we cannot do ourselves. He stated he believes it is a good fit. He went on to explain Mr. Fortie and Mr. Moulding have talked about it and we are at a point to draw a line where we can. He reiterated that some things have not been accomplished, and he thinks it is a good idea to have this employee focus on this and foster an organizational benefit that we work together in different departments.

Councilor Jenkins said in talking about the crew leader, the range salary went from \$2,626 to \$3,797; she inquired if that difference is annually? It was indicated it would be. Councilor Jenkins pointed out in the notes, where Staff is discussing there could be some crossover for landscaping at the Senior Center; is that an RDA issue or is that a part of the seniors because most of the landscaping is out in the back. Mr. Hansen indicated the current individual working on the leasing and apartment preparation for releasing would keep those responsibilities.

Councilor Jenkins questioned if Staff has looked at the possibility of the individual doing the building maintenance and the City having a custodial contract. Mr. Hansen explained they have considered that. He informed the Council the City has two part-time employees at the community center and one full-time employee and to outsource custodial work is a consideration. However, it would be a big difference in cost. Mr. Hansen said without getting into personal performance, this seems to be a way to employ others in another department. Staff believes we can easily do this within the budget.

Mr. Hansen noted the senior center being in an RDA area, more money would be able to fall to the bottom line if we are not paying to mow the lawn and plow the parking lot. The RDA facility can

continue to pay for those things that need to be done. He went on to say, I think it's a thing "you take a saving where you can".

Councilor Peterson asked for clarification on the position. He said it sounds as though you are bringing someone else on; is it additional work or is it temporary? Mr. Moulding explained when the Public Works inspector went to Community Development, he came a half a person short and it is hard to fill that position; and other things are not getting done during the busy part of the year. He added he thought this would be a good way to get things done, pick up the other duties, and free up the other individual.

Mayor Burrows stated he believes this is the most prudent way to get things accomplished.

Councilor Jenkins questioned if they should first look at their budget when they get it done; she asked wouldn't it be more prudent to do that first. She said she would rather look at it fiscally and have a greater feeling of what a custodial contract would cost the City. In the mean time, back fill the position with a part-time employee so she could see those numbers.

Mayor Burrows said they have two options: one, move ahead with the proposed plan or two, consider the proposed plan during budget time.

Councilor Haw inquired why the proposed position is coming up at this time. Is it because it is the busy time for Public Works; and during budget time, it would be July by that time.

Mr. Hansen said that is a good portion of it. He went on to say, in organizational dynamics there are cut backs, and we have other departments. I have a department that tries to scrape by and pickup what has been lying on the table; and I think we can pick up some of the work that has been postponed. In addition, I am concerned when departments try to work together. Mr. Hansen informed the Council they could have hired another position without bringing this to the Council; however, they did not. Mr. Hansen stated they do not think this is an expendable position, and he believes it is a mutual agreement to look into custodial contracts; that could easily be looked into.

Motion: Councilor Gibby moved to modify the Public Works' organizational chart and approve the facilities maintenance position. Councilor Peterson seconded the motion.

Discussion followed regarding the motion. Councilor Haws clarified they would be approving a new job description. Mr. Hansen explained they would revise the job description to include the other duties and define how much work the individual would do in facilities and in parks. Councilor Haws inquired if the job description would come back to the Council. Mr. Hansen informed the Council it would come back to the Council the next meeting and then they would open the position.

Call the Question

Councilor Griffiths, Yes; Councilor Gibby, Yes; Councilor Haws, No; Councilor Jenkins, No; and Councilor Peterson, Yes. The motion passed three votes in favor to two.

Discussion regarding road failure on River Park Drive

Public Works Director Lynn Moulding addressed the Council regarding the road failure on River Park Drive. He informed the Council just before Christmas he notice cracks in the payment behind Wal-Mart and over the next couple of days, he noticed the cracks had multiplied approximately 10-fold. Mr. Moulding stated it became obvious the City had a problem.

Mr. Moulding explained to the Council he had some testing done and several things were discovered. The testing revealed the sub-based under the road was not properly done and water was getting under the base causing excess moisture. In addition, the test showed there was a problem with fine (small) materials; and the roadbase does not meet the specifications of the road. Mr. Moulding went on to report the test also found the roadbase was not 10-inches; it averaged less than 8-inches.

Councilor Gibby inquired if Gilson Engineering should have caught that during construction of the road. Mr. Moulding indicated that he wanted to say yes; however, he has a hard time saying that. He explained we were told to let the developer build the road to specifications and to their engineer's standards, which was 10-inches. He stated their engineer indicated it was built to their standards.

Mr. Moulding stated unfortunately, we have had a drought for several years, and if we had not; the problem would have come about earlier. Mr. Moulding indicated to the Council he feels responsible that it was not caught earlier; however, he was told not to ruffle feathers due to the fact the City was just coming out of a lawsuit. He went on to say I am not even sure the road was built to specifications; we did not even get the specification until all the landscaping was installed.

Mayor Burrows informed the Council Mr. Brooks is looking into the ramifications, and they believe they have recourse. He reiterated, they believe there are legal ramifications that need to be looked into.

Councilor Jenkins said, I guess what it may come down to is when we saw the specifications and the inspection of the road. Mr. Moulding pointed out the City did not build the road. Councilor Jenkins noted in her mind, when the City adopted the road, did we have the criteria for the road and did it meet the standards? Mr. Moulding said I don't know if we had the specifications. Mayor Burrows added, when we adopted the road, all you could see was the asphalt.

Councilor Gibby questioned what it would cost to fix the road. Mr. Moulding indicated it would cost approximately one-half million dollars or they could just repair the drive surface.

Councilor Griffiths suggested in the future they should have a procedure in place to assign an inspector to make sure the standards are being met and hopefully things would be done correctly. Mr. Moulding indicated that may have been done. He noted he has a file; however, he does not have any tests on the road, and he cannot tell when the tests were completed.

Mr. Hansen explained the City does have a process for Public Works inspections and the City does inspect its projects. Mr. Moulding indicated in the future, if the City builds a road, his recommendation would be that the City not allows a developer to build the road.

Councilor Gibby expressed concern as this road becomes more traveled, it would become more trouble. Mr. Moulding indicated that a road like River Park Drive should last 20 years, and they should be able to squeak out an additional 10 years with good maintenance.

It was inquired what a partial fix of River Park Drive would cost. Mr. Moulding informed the Council a partial fix of road would cost approximately \$200,000 to \$250,000.

Councilor Haws clarified that the RDA is holding money against the developer for the road in question; he inquired if those are legal issues. Mayor Burrows explained they want to confirm that; this is a potential failure of the road. In addition, the City had some punch list issues and Mr. Moulding clued Mr. Fortie in on those before we sent them any more money. Mayor Burrows added we need them to do some more things. Furthermore, we need Mr. Brooks to look into this legally and look at remedies for a full-fix or partial-fix of the road.

Mr. Hansen noted the discussion this evening is not here to fix the problem; they are here to bring it to the Council's attention. In addition, they have just held back approximately \$325,000.

Councilor Griffiths pointed out the City will also have an impact with heavy trucks utilizing the road. He questioned if the City should fix the problem prior to the Riverdale Road widening or should they wait and fix it afterward.

Councilor Haws noted the moisture content on the 2x2 was significantly higher than the core samples. Mr. Moulding explained they did that test in a wet spot; then they did core tests, which they did randomly. That is why you see some lowering of the samples. He added there was a snow event when they did the 2x2 event.

Councilor Haws pointed out the other thing is the roadbase specifications; he said the "CBR" numbers look really bad. Mr. Moulding agreed; they are bad. That is why the road is failing.

Bids and Award of Contract for Project #398 - Restroom Facility - Weber River

Public Works Director Lynn Moulding addressed the Council regarding the bids and award of the contract for Project #398, Restroom Facility on the Weber River Trail. He informed the Council they had a bid opening on Thursday, March 9, 2006, and they only received two bids.

Mr. Moulding explained the lowest, responsible bidder was Kevin Nelson Construction and this particular contractor has done work for the City in the past.

Councilor Jenkins referred to the financial, and she noted that it says it is within the budget; however, the City has already spent \$12,000 on the project. She questioned if that has been taken into account. Mr. Moulding explained it was determined we needed to get power to the site even though we did not know what the bid amount would be for the restroom. Mr. Hansen added if we pay the \$48,375 for the construction portion, we will need to look to the capital projects budget. He noted the City can do it, it is just a note that we had to spend some money to start the project.

Mr. Moulding informed the Council getting the power that far helps the City getting power further. The power is not only for the restroom. The \$12,000 included a junction box and the connection.

Motion Councilor Gibby moved to approve awarding the bid and awarding the contract to Kevin Nelson Construction for Project #398, Restroom Facility - Weber River, in the amount of \$48,375 as proposed. Councilor Haws seconded the motion.

Discussion followed regarding the motion. Councilor Peterson noted that he came in late on this project, and he is not in favor of a restroom on the trail. Councilor Jenkins said with Councilor Peterson not having the full-scale idea of a restroom on the trail, with the kayak park and the City not planning for parking or a restroom in that area; the fact is the City can provide this amenity, and we cannot be short sighted on this amenity.

Call the Question

Councilor Gibby, Yes; Councilor Haws, Yes; Councilor Jenkins, Yes; Councilor Peterson, No; and Councilor Griffiths, Yes. The motion passed four votes in favor to one.

Bids and Award of Contract for Project #399 - Storm Drain Channel Upgrade & Sewer Replacement on 4375 South at 950 West

Public Works Director Lynn Moulding addressed the Council regarding the bids and award of the contract for Project #399, Storm Drain Channel Upgrade and Sewer Replacement on 4375 South at 950 West. He informed the Council they had a bid opening on Friday, March 10, 2006, and they received three bids.

Mr. Moulding informed the Council that the bid for the sewer replacement is in the Misty Hollow Subdivision.

Discussion followed regarding the storm drain channel upgrade. Mr. Moulding explained the settling basin is a means for the City to be able to flush out the storm drain which has not been flushed out since the early 1980's.

Mr. Moulding discussed the dynamics of the project. He explained the project would begin behind some of the homes in the "Woods" area and move across the lawns, which they would replace. He noted if they stayed with the existing ditch, it would have cost more money. At the structure, they will install a valve, which they will be able to clean out when they need to do so; from the structure, it will go to the Weber River.

Mr. Moulding stated it would allow the City to clean the storm drain. He explained the City has a flooding problem up on 700 West, and they have tried to alleviate the problem; however, the pipe is totally submerged in water. He reiterated it would allow the City to clean out the pipe when they need to; and if they are really fast, they would be able to get down there and open the valve to prevent flooding on 700 West. It was inquired if it would hurt or help the duck ponds. Mr. Moulding noted that it wouldn't do either.

Councilor Jenkins inquired if there was an error on Poulsen Construction's bid. She asked this because their bid was so much higher than the others; she questioned if there was a reason this bid was so much higher. Mr. Moulding noted that Lyndon Jones made an error on item number 8; they

put in .01 cents for their unit price. Mr. Moulding referred back to Poulsen Construction, he pointed out their bid was way out there - way beyond the engineer's estimate.

Mr. Moulding said AAA Excavation Construction was the closet bid to the engineer's estimate. He added that Mr. Nelson did some checking into AAA Excavation Construction and they are a new company; however, they seem to be okay.

Motion Councilor Gibby moved to approve awarding the bid and awarding the contract to AAA Excavation Construction for Project #399, Strom Drain Channel Upgrade and Sewer Replacement, in the amount of \$64,405 as proposed. Councilor Peterson seconded the motion.

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

Welcome to Riverdale City Signs

Mayor Burrows stated for the record additional information may be forth coming. He went on to say the issue of "Welcome to Riverdale City Signage" has been going on for some time and this is more information so during the budget process we may be able to rank and prioritize the placement of signs.

City Planner, Mrs. Ukena, addressed the City Council. She presented the Council with the first sign Young Electric provided the City; however, after that presentation, Mr. Daily indicated to her the ideas of the Council had changed. She went on to say at this point, she does not know if the City Council wants her to bring in some different ideas.

Councilor Peterson inquired if this was all Mrs. Ukena had. Mrs. Ukena explained she had three different sign companies provide the City with ideas. Mrs. Ukena inquired if the Council wanted her to go and get different ideas.

Councilor Haws noted at one point, they were provided with a type of sign, and the City Council refined it and refined it to the point that the previous City Council said they were close to what they wanted.

Mrs. Ukena explained the sign the previous City Council wanted was the sign with the rocks and the water feature; however, they were not sure about spending \$26,000 so they asked Young Electric to go back and modify the sign. She referred to another sign, which was similar to the sign with water that has the City's logo with rocks without the actual water. Mrs. Ukena informed the Council they could put the signs anywhere - big or small.

Mrs. Ukena indicated her question is, do you want me to go out and get different designs. She explained that Mr. Daily said he had some different ideas that he could present; however, he did not share those ideas with her. Mr. Hansen indicated that Mr. Daily's idea is to wait and take action after the budget is adopted.

Mrs. Ukena suggested that she thought it would be a good idea to prepare a location for a sign on 300 West while the road is tore up. She inquired how much room there is at the top of the road

where Riverdale City and Washington Terrace come together. Mr. Moulding said the area might be 10 to 12 feet wide.

Mayor Burrows indicated that he told Mr. Daily to work with Mrs. Ukena and if there are other proposals, we have the time to do smaller signs. He stated there is not a time constraint to do the larger sign on the property that was donated to the City.

Councilor Gibby expressed if they have several sizes to choose from, he likes the rock sign, and his preference is to save the larger sign for Riverdale Road.

Councilor Jenkins said in going back to strategic planning, it had more to do with the new City Council members not knowing if they wanted to spend the money on the signs. Councilor Peterson indicated that it is nice to see the designs; they are nice. However, it is an expenditure of money, and he believes there are more pragmatic things that could be done. He stated there is not much that could be done to move him to be in favor of the signs especially with what the legislation has done to the City. He noted that is just his opinion.

Mayor Burrows explained what happened when the City did their study with the Herridge Group and the City did their marketing plan, the one thing they indicated was the City needed a "branding" that is recognizable and that recognizable logo should mark some locations of the City.

Mr. Hansen indicated that administratively, they have spent a lot of staff time chasing a moving target. He said we came to a point where they were asked to bring the issue to strategic planning so at strategic planning Staff prepared all the work, came prepared with a map of different locations, and a budgeted amount of money. He expressed that Staff is trying to satisfy the Council with what they have asked Staff to do. He went on to say, then a few Council members were not a part of what was asked to be done, and Staff was asked to bring it back to another City Council meeting. Mr. Hansen stated Staff is content if you are not in favor of the signage now; however, he pointed out that Staff has spent a lot of valuable time chasing a moving target and it is on the agenda this evening because of strategic planning.

Mr. Hansen questioned the Council; do we want to move forward or do we not want to move forward with the City signage?

Councilor Jenkins pointed out that they all come to this table with different opinions. She said they need to look at maintenance, upkeep and how durable the signs would be. She went on to say Staff has been dedicated and Young Electric has worked with the City. She expressed there is a sentiment out there that a lot of cities do things at Christmas and Riverdale does not. She stated she would hate to just back off now.

Councilor Jenkins said she would prefer the more modest sign and perhaps a bigger sign on Riverdale Road only. She indicated that she likes the rock sign. It was questioned how much the smaller rock sign cost. Mrs. Ukena indicated that the smaller rock sign cost approximately \$6,000 for an unlit sign and approximately \$9,600 for the lit sign. It was mentioned a good location for one of the smaller signs would be the roundabout at 4400 South and Cozy Dale. Mayor Burrows noted there is no power at that location.

Mrs. Ukena stated she agreed with Councilor Jenkins. She pointed out that Riverdale City does not market itself and we need to market Riverdale City. Councilor Jenkins added the City needs to have a charm. She indicated that the City is hard-line.

Mr. Moulding informed the Council if they wanted power at the Cozy Dale roundabout, there is conduit under the road to accommodate power at that site.

Councilor Gibby indicated that he went to Anchorage, AK, and he would go back in a minute. He noted that the City was absolutely gorgeous. He explained the City had flowers, flower beds and hanging flower baskets. He said the City has never done anything, and we need to start somewhere. He expressed those things affect him; he loves beauty. He stated he would rather spend his money where there is a feeling of hominess.

Councilor Griffiths stated the one brand the City has is its water tanks. He said that is the key outstanding identifier of Riverdale. He went on to say it is amazing what some of the other cities have done to beautify them. It was his opinion that it would not hurt to do something with Riverdale City's water tanks; it is one of the City's biggest branding items.

Councilor Peterson acknowledged that he was coming across as very anti-sign; however, he believes there is something the City can do for its residents other than the non-residents. He suggested that the Council do something to make the neighborhoods more inviting as you enter the neighborhoods. An idea such as that is a Riverdale neighborhood zone. Councilor Peterson stated we want to keep quality residents in the City. He added it is money we could spend here or there and his focus is on building neighborhoods. Councilor Peterson noted that he understands branding very well. He went on to say if they would like to spend some time later to discuss the item so he could put together some more coherent thoughts, he believes there are other avenues to make the neighborhoods more appealing.

Mayor Burrows said there were a number of people that approached him when Roy City put up their sign at the City's boarder, and they asked why Riverdale City did not do something like that. He went on to say it looks nice and this is our City. Mayor Burrows expressed the signage does not have to be outlandish and extravagant.

It was noted that Riverdale is Riverdale, not Ogden City; and people are proud of where they live.

Break

The City Council took an involuntary break at 8:26 p.m. due to a fire in the building. The City Council was unable to reconvene in the Council Chambers and had to move its meeting into the Police Department's Conference Room located at 4580 South Weber River Drive, Riverdale. It should be noted that between the time of 8:26 p.m. and 9:08 p.m. no official business took place.

The City Council meeting officially reconvened at 9:08 p.m.

Discussion moved forward again regarding the "Welcome to Riverdale Signs". Mr. Hansen said as Staff, we need to know if there is enough consensus regarding the signs. Should we move forward

but put it on the back burner or should we move forward. Mr. Hansen reminded the Council they have \$30,000 budgeted for the signage.

Councilor Peterson clarified if Mr. Hansen was looking for complete consensus. Mayor Burrows said it is a vote of three to two. Councilor Gibby indicated he was okay with spending \$10,000 for a couple of low-level signs. Mr. Hansen stated he was looking more for an okay to move forward. If we have three that say move forward in some fashion or no, don't move forward at all.

Mayor Burrows asked for those in favor of spending \$30,000 for the Welcome to Riverdale Signs to show their support by indicating such: ***Councilor Gibby, Councilor Griffiths and Councilor Jenkins signified they were in favor of such action.***

It was questioned if the Council wanted to see additional looks or what they would spend on the signs. Councilor Gibby stated he believes they have seen enough; the sign is close enough. He went on to say then they could look at their budget parameters and determine where they could place the signs.

Mayor Burrows asked for those in favor of the Young Electric sign and looking at the budget parameters and determining where the signs could be placed to show their support by indicating such: ***Councilor Gibby, Councilor Jenkins, Council Haws, and Councilor Griffiths signified they were in favor of such action.***

Councilor Gibby pointed out they could not afford to put signs on all the entrances to the City. He suggested that they come back with refinement of costs on the smaller signs. Mrs. Ukena inquired if the Council wanted the lit or unlit signs. Mayor Burrows stated he liked the lighting. Mrs. Ukena informed the Council she would come back with a cost for both.

Mayor Burrows suggested that they look at putting two smaller signs at 300 West and the Cozy Dale roundabout. Councilor Gibby added that he would also like to see the City place a sign at the I-84 entrance to the City on Riverdale Road. Mayor Burrows noted it may not be safe to put a sign in the roundabout; however, it could be in the Cozy Dale area. Councilor Gibby reiterated his interest in having a sign at the I-84 entrance to the City. ***There appeared to be consensus to have two smaller signs placed at 300 West and the Cozy Dale roundabout.***

Suggestions for community center steering committee members

Mayor Burrows discussed the makeup of the steering committee for the community center, and what he thought would be appropriate from what came about at strategic planning. He suggested that each Council member bring forth two names and the Council could select from that pool of names. He said from that pool of names they could create an adhoc committee, which would look at the design of the building and see what we need to do. Mayor Burrows stated the community needs to be involved, and he asked that the Council suggest names of people that utilize the building.

Councilor Gibby said if we need a sports complex, then we need people that play sports; however, there are people that like music and they would want other things. He stated his preference is someone that utilizes the building and to involve the Youth Council.

Mayor Burrows explained they first put it in the newsletter, but they only had one person respond. Councilor Jenkins pointed out that article came out in December and people were probably busy with the holiday season.

Councilor Jenkins said since we all live in different areas, are we talking about the arts and entertainment as well. Councilor Gibby stated he was thinking of the Reimschuessel family. He went on to say if they want any flavor in the community center, they need to involve those types of individuals. It was noted they are looking for a variety of people to be on the steering committee.

It was suggested that the individuals that were asked to be involved, call the community center by next Friday (March 31, 2006), all of the name would come back to this body and they would hope to have the information back to the Council by the next meeting (April 4, 2006). It was suggested that it might be a good idea if the specific individuals put down their main interests too.

Motion Councilor Gibby moved to recess the regular City Council Meeting in favor of convening the Riverdale City Redevelopment Agency Board Meeting. Councilor Jenkins seconded the motion. The motion passed unanimously. The meeting recessed at approximately 10:11 p.m.

The regular City Council Meeting reconvened at approximately 10:45 p.m.

Closed Executive Session

Mayor Burrows informed the Council members that he and Mr. Hansen told the City Recorder candidates the earliest they would discuss the appointment of the City Recorder position would be this evening. He noted that the position is open until filled. It was inquired if the City has received any other applications. Mr. Hansen said he received an application the other day but it wasn't anything serious.

Mayor Burrows indicated that he would recommend the Council consider moving forward with adjourning into a closed executive session for the purpose of discussing the character, professional competence, or physical or mental health of an individual pursuant to Utah Code 52-4-5(1)(a)(i) for the consideration of Human Resource matters pertaining to the appointment of City Recorder

Motion Councilor Jenkins moved to adjourn into a closed executive session for the sole purpose of discussing the character, professional competence, or physical or mental health of an individual pursuant to Utah Code 52-4-5(1)(a)(i) - for the consideration of Human Resource matters pertaining to the appointment of City Recorder. Councilor Peterson seconded the motion.

Roll call vote: Councilor Jenkins, Yes; Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; and Councilor Haws, No. The motion passed four votes in favor to one.

Minutes of the **Executive Session** of the **Riverdale City Council** held **March 22, 2006** at 11:48 p.m. at the Riverdale Police Conference Room, 4580 South Weber River Drive, Riverdale

Present: Mayor Bruce Burrows

Councilor Gibby

Larry Hansen
Steve Brooks

Councilor Griffiths
Councilor Haws
Councilor Jenkins
Councilor Peterson

Those present discussed the character, professional competence, or physical or mental health of an individual for the consideration of Human Resource matters pertaining to the appointment of City Recorder.

Motion Councilor Gibby moved to close the executive sessions and to reconvene the open City Council meeting. Councilor Peterson seconded the motion. The motion passed unanimously. The executive session closed at 12:10 p.m.

The Regular Meeting convened at 12:11 p.m.

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 12:12 p.m.

Attest:

Approved: April 4, 2006

Michelle Douglas, Deputy Recorder

Bruce Burrows, Mayor