



**RIVERDALE CITY COUNCIL AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY FEBRUARY 3, 2015**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **February 3, 2015** at 6:00 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Mayor  
Don Hunt, Councilor  
Braden Mitchell, Councilor  
Michael Staten, Councilor  
Brent Ellis, Councilor  
Gary Griffiths, Councilor

Others Present: Rodger Worthen, City Administrator; Michael Eggett, Community Development Director; Roger Bodily, Fire Chief; Steve Brooks, City Attorney; Dave Hansen, Police Chief; Ember Herrick, City Recorder and eight members of the public including Mark Adams, Weston Saunders, Jared Johnson, Craig Bielik, Alex Miller, Stephen Miller, Makayla Orr, David Leahy and Charles Kerkvliet.

**A. Welcome & Roll Call**

Mayor Searle called the meeting to order and welcomed all in attendance including all Council members. Scout Alex Miller introduced himself saying he is with Troop 187 and working on his Citizenship in the Community and Communications merit badges.

**B. Pledge of Allegiance**

Councilor Hunt led the Pledge of Allegiance.

**C. Moment of Silence**

Mayor Searle called for a moment of silence when he asked everyone to remember our police officers, fire fighters, and U.S. military service members.

**D. Open Communications**

Mayor Searle invited any member of the public with questions or concerns to address the Council and none were noted.

**E. Presentations and Reports**

Fire Chief Roger Bodily thanked the Mayor and Council for appropriating funds for the Riverdale Fire Station remodel project and said he wants to update them on the construction progress. According to Chief Bodily, phase one of the new addition is nearing completion, the walls are painted and carpet is scheduled for next week. He said a special mix has been ordered so that the rock exterior on the new addition will match the original building. Chief Bodily invited the Mayor and Council to take a tour of the new addition at their convenience.

Chief Bodily said the project has run into some unforeseen expenses and will likely exceed the \$450,000 budgeted amount for the project. He said there was a \$4,000 cost to move a power service lateral and meter base and a \$700 expense to move a natural gas line, both were located in the footprint of the new addition. Chief Bodily said another unforeseen cost was identified when the site was excavated they found old construction waste including carpet, wood, metal, cement, and asphalt which had to be removed before the foundation could be poured. He said phase two will involve the removal of the existing bedrooms but won't begin until phase one is complete.

Chief Bodily said the budget for CEC Engineering on this project was \$14,020 but that amount has also been exceeded by \$3,000, to date. He said because the project is over budget he has postponed purchasing some light fixtures and furniture until the next fiscal year. According to Chief Bodily, in other cities where he has worked he has asked for a contingency fund to cover unforeseen expenses on projects and he said in retrospect he wishes he had done this for the fire station remodel project.

Councilor Griffiths asked Chief Bodily to respond to a comment in the Riverdale City Citizen Survey 2014 Report on page 24 item 11 which reads: "The current Mayor and Council concern me because they seem to be unduly influenced by 'the squeaky wheel'. I think remodeling a fire station for half a million dollars for a dept. that goes on an average of 2 medical calls a day is a poor use of taxpayer dollars. The Council needs to research issues more before rubber stamping every proposal." Councilor Griffiths said he voted in favor of the remodel expenditure because he felt the building was in desperate need of an upgrade after Chief Bodily identified safety concerns and compliance issues associated with the existing building. Chief Bodily said in his opinion the bedrooms in the fire station weren't built to code and they are too small with five bedrooms within a 500 square foot area. He said firefighters work 48 hour shifts and cook and sleep at the fire station so it needs to feel like home. Mayor Searle said when the fire station was built in 1998 it wasn't designed for a fulltime fire department and the bedrooms were added when the department expanded. According to Chief Bodily, there were other health safety issues like the need for a new exhaust system in the truck bay so that firefighters don't smell diesel exhaust in the building. Councilor Griffiths said there were also privacy issues and Chief Bodily said the new addition has a separate locker room and restroom to accommodate a female fire fighter, if Riverdale were to hire one in the future and has deadbolts on the bedroom doors.

Councilor Hunt said when he was measuring the Riverdale Fire Station to give Chief Bodily a bid for new flooring he felt the remodel was necessary and he said he has visited many fire stations in the surrounding communities and this project is not as extravagant as other cities. Chief Bodily said he wanted to bring the building up to current fire code standards and for the improvements to look nice and not cheap.

City Administrator Rodger Worthen said a change order for the additional remodel costs will be around \$8,000 to \$10,000 and will subject to Council approval at a future meeting.

## **F. Consent Items**

Mayor Searle asked if there were any changes to the previous meeting minutes and none were noted.

**Motion:** Councilor Hunt moved to approve the consent items. Councilor Mitchell seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

**Call the Question:** The motion passed unanimously.

## **G. Action Items**

- 1. Consideration of a recommendation from the Planning Commission for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South**

Mayor Searle said the only item on tonight's agenda is consideration of a favorable recommendation from the Planning Commission for a Conditional Use Permit application to modify an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South. Community Development Director Michael Eggett said the petitioner Weston Saunders with Saunders Outdoor Advertising is present along with Jared Johnson with Yesco and Mark Adams and Craig Bielik with Ogden Regional Medical Center (ORMC). Mr. Eggett said the Planning Commission reviewed the sign request at their meeting on January 27, 2015 and forwarded a unanimous favorable recommendation for the Council's consideration tonight. Mr. Eggett said a copy of the application, the specifications for the billboard's conversion to an electronic sign, and a draft of the meeting minutes from the Planning Commission discussion were all included in the packet. Mr. Saunders said this change of use will allow a standard billboard recently approved for conversion to a partial electronic sign to become full digital to accommodate a three year lease with ORMC. Councilor Ellis asked what will happen to the billboard after the contract expires and Mr. Saunders said ORMC will have the option to renew for an additional three years or the sign company will sale ad time to other advertisers. Councilor Griffiths asked what images will be displayed for ORMC and Mr. Saunders said the sign will be similar to electronic billboards in Layton and North Salt Lake and he referred Council to the three layout images included in the packet and said the sign will also display average ER wait times updated continually through an RSS feed to the sign.

Councilor Ellis asked if the billboards are monitored so that if the dimmer is malfunctioning or there are other problems with the sign it can be addressed quickly. Mr. Saunders said Mr. Eggett explained to him that historically the Council has addressed an ongoing dimming problem with an electronic sign of a local business negatively impacting one Riverdale residential community. Mr. Saunders passed around his iPad with a display of the signs monitored around the clock by his company, Yesco, and their clients. He said the digital technology his company will be utilizing for their proposed billboard is different and will not cause light pollution bleed into the adjacent Roy neighborhood. Councilor Mitchell disclosed that he previously worked for ORMC and

still has some family members who work for the hospital. He said his biggest concern with digital sign conversions is how they will impact residential neighborhoods and he said he believes the location of this sign will have a minimal impact on homes so he supports it and Councilor Hunt agreed. Councilor Mitchell said he would not be in favor of billboards converting to electronic signs in other areas of the city where they could negatively impact residential zones. Mr. Saunders said his company wants to be a good neighbor in Riverdale and he is proud of the good working relationship he has developed with Mr. Eggett.

Councilor Hunt asked if Riverdale's electronic sign ordinance will be amended in the future and Mr. Eggett said after two Planning Commission discussions a draft with proposed amendments to the sign ordinance is ready for a public hearing on February 24, 2015. There were no additional comments or questions.

**Motion:** Councilor Ellis moved to approve a request for a Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South. Councilor Hunt seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

**Call the Question:** The motion passed unanimously.

#### **H. Discretionary Items**

Mayor Searle asked for any discretionary items and Councilor Ellis asked about scheduling a CERT training after the new addition is completed and Chief Bodily said he will plan on it. There were no additional discretionary items.

#### **I. Adjournment:**

With no further business to come before the Council at this time Councilor Mitchell moved to adjourn the meeting. Councilor Staten seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 6:32 p.m.

Approved: March 3, 2015

Attest:

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Norm Searle, Mayor

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Ember Herrick, City Recorder