

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 21, 2015, at 6:00 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** City Council: Norm Searle, Mayor  
Don Hunt, Councilor  
Braden Mitchell, Councilor  
Michael Staten, Councilor  
Brent Ellis, Councilor  
Gary E. Griffiths, Councilor

City Employees: Rodger Worthen, City Administrator  
Steve Brooks, City Attorney  
Dave Hansen, Police Chief  
Lynn Fortie, Business Administrator  
Mike Eggett, Community Development Director  
Jackie Manning, City Recorder  
Rich Taylor, Community Services Director  
Randy Koger, Code Enforcement

Visitors: Charles Kerkvliet Lloyd High  
David Leahy Lucille Kelly

**A. Meeting Called to Order**

Mayor Searle called the meeting to order at 6:01 PM and welcomed all in attendance, including all Council Members. He stated for the record all Councilor's were in attendance.

**B. Pledge of Allegiance**

Mayor Searle invited Councilor Mitchell to lead the Pledge of Allegiance.

**C. Moment of Silence**

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decision this evening.

**D. Open Communications**

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

Charles Kerkvliet, 859 W 4300 South in Riverdale, Utah, stated the private contractor [Cole Mountain Properties] made an improvement on the water leakage at the round-about [located approximately 950 West River Park Drive], but it appears to be leaking somewhere else as it is still muddy. The Mayor invited Mr. Douglas from Public Works to comment. Mr. Douglas stated the area is a split ownership situation. The owner, Cole Mountain Properties, owns the two outsides of River Park Drive. Riverdale City has purchased the property located to the east, but it is still tied into their sprinkler system. Mr. Douglas stated he inspected the fix to ensure it was properly completed. He stated there may be some standing water due to the hard base and elevation, but the original leak was fixed. Mr. Kerkvliet stated it is a mosquito trap due to the standing water. He recommended a different solution.

Mr. Kerkvliet stated the western bleachers at the Golden Spike Park has bent foot rests. He expressed concerns regarding children continuing to damage and bend the bench. He stated the eastern bleachers [located at Golden Spike Park] are fiber glass and the gel coat is worn through and could potentially cause slivers. He recommended adding additional gel coat to prevent slivers. He continued to discuss Golden Spike Park. He stated the handicap access near the parking lot entrance is easily blocked by parked cars. He has been forced to find alternative access through neighbor's driveways to enter the sidewalk. He recommended painting stripes near the handicap location to help identify the handicap parking more clearly. He stated both handicap locations are missing the traction bumps. He didn't feel they should be exempt from the traction bumps.

Lloyd High 1050 W 5100 South in Riverdale, Utah, expressed gratitude to the City Council and Mayor for listening to his concerns regarding the mobile homes. He discussed the selling and renting of mobile homes without business license. He compared the purchasing, renting, and selling of mobile homes without a business license similar to him selling marijuana to children with epilepsy. He discussed the Manufactured Home Construction and Safety Standards as set by HUD.

Mr. High stated there is currently construction with large open areas and open excavations with children playing nearby. He stated this excavation could fit 5 or 6 cadavers. He referred to an ordinance in the Riverdale Code that pertains to excavations.

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He proposed that the City establish an ordinance whereby if the homes do not meet the standards by a licensed contractor that the mobile home should not be allowed to sell. He discussed some of the complications he has seen such as: dry wall, black mold and seeping roofs. He discussed the side effects of suffering from black mold. He felt these homes were sold under fraudulent circumstances.

Mr. High handed out information to the city staff and council regarding Senate Bill 190. He stated this bill allows owners of mobile homes to receive free legal counsel through the University of Utah. He stated the purpose is to establish an ordinance within the City to allow a licensed building inspector to inspect these mobile homes. He proposed asking the University of Utah to draft the language for his proposed ordinance.

Mr. High discussed the Green River Ordinance. He felt Riverdale City could implement a similar ordinance pertaining to mobile homes built prior to 1976 which would require a licensed building official to inspect the homes before they can be sold, rented or moved.

Councilor Griffiths stated HUD has a website where people can file complaints for HUD violations. He asked Mr. High if he had filed a complaint with HUD. Mr. High stated he had not because he wanted to review the laws with the University of Utah first. Councilor Griffiths recommended Mr. High contact HUD because they would be able to implement fines for violation and enforce state regulations.

Mayor Searle thanked Mr. High for bringing resources to the council. He stated they may be limited to writing a new ordinance for private property. Mr. High stated he will ask the University of Utah if it is possible for cities to write ordinances for mobile home parks on private property.

Mr. High stated he is looking into the RDA for grants available for city parks.

Dave Leahy, 864 W 4300 South, Utah reminded the City the flags need to be half staffed for the 5 marines that were killed. This is required until the 25<sup>th</sup> of July. Mayor Searle thanked Mr. Leahy for the reminder.

Mayor Searle stated he was asked to read a letter from Laurie Taylor. Ms. Taylor uses the trails quite often and recently misplaced a bag of gems, stones, and crystals. As a result she drafted some ideas where people could put a lost and found drop box along the trail. Ms. Taylor admits in the letter that she is unsure how much this will cost the city to implement, but she just wanted to share her thoughts. She referred to her various social media posts regarding her misplacement of gems. She suggested they put drop box along the trails for items found on the trail, (i.e. shoes, cell phones, etc.). She felt the drop boxes could be checked monthly by the Public Works Department. She suggested informing the public about the drop box by word of mouth, City Newsletter, and a sign along the trail to help people know where items could be claimed. She suggested any unclaimed items be sold at a surplus auction. She stated if this idea is not feasible she understands, but she felt a drop box would encourage people to do the right thing and return items that do not belong to them. Mayor Searle asked staff to look into this idea. He discussed the option of a single drop box.

### **E. Presentations and Reports**

#### **1. Mayors Report:**

Mayor Searle stated At Home, the new business, is looking to open the 30<sup>th</sup> of July with the grand opening August 8<sup>th</sup>. Advanced Auto parts will be in the old Nickelcade building and they are looking to open August 29<sup>th</sup>. They currently have a location in 32<sup>nd</sup> and Wall Ave in Ogden. He learned that this is the biggest auto parts company in North America.

#### **2. City Administration Report:**

Mr. Worthen welcomed the new City Recorder. He recognized Randy Kroger in his hard work as the City Code Enforcement Officer and as the Fire Inspector. Mr. Kroger takes a lot of time in helping people to become compliant with the City Code. He thanked Randy for his 25 years of service and presented him an award. Mr. Worthen recognized. Mayor Searle also expressed gratitude to Randy for his service.

Mr. Worthen reviewed the additional staff anniversaries as seen in the packet.

#### **3. K9 Retirement for Brooke:**

Mayor Searle invited the police department to speak about Brooke. Deputy Brinkman stated when she was originally purchased they were told she would not make the cut as a K9 dog. Officer Clark has worked countless hours of training to help her become certified. She has assisted the officers in drug busts and achieved great accomplishments. During her service, Brooke has found narcotics and various drugs with a street value equivalent to 142 thousand dollars. She has been used to find and recover evidence and has been an excellent PR Dog where she has done City wide demonstrations. She will be missed by the police department. Deputy Brinkman expressed appreciation to Officer Clark, who has been Brooke's handler, trainer, and caretaker for the past 7 years. Deputy Brinkman expressed appreciation to Brooke and Officer Clark for their service. Mayor Searle excused Chief Hansen for not being here, because he is on vacation. Mayor Searle expressed best wishes to Brooke and Officer Clarke.

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### F. Consent Items

#### 1. Meeting Minutes:

May 5, 2015 Regular and Work Session  
June 16, 2015 Regular and Work Session  
June 23, 2015 Special City Council

Mayor Searle asked for any additional changes to the City Council Work Session & Regular Meeting Minutes for the following dates: May 5, 2015, June 16, 2015, and June 23, 2015. There were minor changes to the meeting minutes for the May 5, 2015 Regular Meeting, as discussed in the work session, which have been corrected.

#### 2. Appointment of Poll Workers and Poll Location for 2015 Election.

Mayor Searle named the proposed appointed poll workers and the proposed location for the upcoming election.

#### 3. Bid Approval, 2015 Street Projects

Mayor Searle invited Public Works Director, Shawn Douglas to speak regarding this item. Mr. Douglas stated this is a budgeted item for Class C roads. They have worked with the contractors before. Councilor Staten inquired about the type of gravel that will be used for the project. Mr. Douglas stated they will be using the light weight chip. The hope is that it will be more efficient during snow plow season and will shave off, versus chip off. This has been used successfully in other areas. The chip would be similar in size to a Class A chip, but would be softer and not quite as heavy. They have reviewed side by side comparisons in other cities and feel this will do well. There will also have a protective coating over top. There was a discussion regarding the various projects this chip is used in conjunction with.

**MOTION:** Councilor Hunt moved to approve the consent items including the City Council Meeting Minutes, as amended. Councilor Griffiths seconded the motion. Councilor Hunt asked if they should clarify an amount in the motion. He recommended not to exceed 200 thousand to Advanced Paving Construction and his recommendation was so moved.

Mayor Searle invited discussion regarding the motion. There was no additional discussion.

**CALL THE QUESTION:** Councilor Hunt, Councilor Mitchell, Councilor Staten, Councilor Ellis, Councilor Griffiths all voted in favor. The motion passed unanimously.

### G. Action Items

#### 1. Fleet Purchase Agreement:

Deputy Brinkman summarized a staff memo as seen in the packet. He discussed the vehicle purchase in the previously approved budget in the amount of \$181,324. They are ready to purchase the vehicles and are seeking the approval of the City Council. Councilor Ellis asked where the vehicles will be purchased to which Deputy Brinkman replied through the state. Deputy Brinkman stated sometimes Ford will match state bid. When the old vehicles are sold the funds go back into the vehicle budget.

**MOTION:** Councilor Mitchell moved to approve the action items, in the amount of \$181,324. Councilor Hunt seconded the motion.

Mayor Searle invited discussion regarding the motion. There was no discussion.

**CALL THE QUESTION:** Councilor Hunt, Councilor Mitchell, Councilor Staten, Councilor Ellis, Councilor Griffiths all voted in favor.

### H. Discretionary Items

Councilor Staten expressed appreciation for officers who keep the city safe and discussed the difficulties the officers face, such as suicides and murders. Councilor Mitchell stated one of his neighbors got a ticket from our code enforcement officer. He stated Randy is a good guy and felt it was a reminder of the balance city government needs to hold. He expressed appreciation to Randy Kroger for his diligence in enforcing the code.

### I. Adjourn

Councilor Ellis made a motion to adjourn the Regular Session of City Council Meeting. Councilor Mitchell seconded the motion; all voted in favor. The Council adjourned the Regular Meeting at 6:47 PM.

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Norm Searle, Mayor

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Jackie Manning, City Recorder

Date Approved: **August 4, 2015**