

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, December 15, 2015, at 6:06 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
 - Brent Ellis, Councilor
 - Gary E. Griffiths, Councilor
 - Michael Staten, Councilor

 - City Employees:
 - Rodger Worthen, City Administrator
 - Steve Brooks, City Attorney
 - Mike Eggett, Community Development Director
 - Shawn Douglas, Public Works Director
 - Jared Sholly, Fire Chief
 - Jackie Manning, City Recorder
 - Various City Staff was present to receive anniversary recognition

 - Excused:
 - Lynn Fortie, Business Administrator
 - Dave Hansen, Police Chief

 - Visitors:

Charles Kerkvliet	Dave Leahy	Lori Fleming
Randy Koger	Matt Hennessy & Family	David Combe
Burke Sears	Craig A Woolston	Isaac Staten
Anthony Fazzio	Dallin Buck	Malach Mahoney
Tyler Peterson	Bret Felty	Terry Johnson
Paul Flase	Cody Deeter	

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilor Staten 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 decisions 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. There were no public comments made.

E. Presentations and Reports

1. Mayors Report.

The Mayor recognized Don Hunt and Mike Staten in their honorable service to the City both as Councilmembers and previous Planning Commissioners. The Mayor expressed respect for Don Hunt in his good judgement and the best interest he has displayed for Riverdale City. Mayor Searle discussed Mike Staten's assistance with all of the bike programs implemented throughout the city. He expressed appreciation for Councilor Staten sharing his knowledge and expertise as an engineer.

Mayor Searle and Mr. Worthen presented awards to the outgoing councilmembers, Councilor Hunt and Councilor Staten. Mayor Searle thanked Mr. Dave Leahy for taking pictures this evening. Mayor Searle stated Councilor Mitchell will begin a new term in January 2016 and congratulated him on the election.

Mayor Searle recognized the scouts in attendance and invited the senior scout to introduce himself and the rest of his troop. They are in attendance to get citizenship for a merit badge.

2. City Administrative Reports

Mr. Worthen recognized Lynn Fortie and acknowledged his service to the City. Mr. Fortie will be retiring at the end of this year. Mr. Worthen summarized the department reports and staff anniversaries as seen in the packet and invited questions. Mr. Worthen expressed appreciation to all the employees and their dedication and hard work to the City. Awards are presented to the City Staff every 5 years for their service to the City.

3. Presentation regarding services available to Riverdale City From Weber County.

Louis Cooper, Director of Environmental Help with Weber County, introduced his staff and briefly described their positions with Weber County.

Brian Benion, Health Officer and Executive Director for Weber-Morgan Health Department, stated his goal is to meet with each City and provide clarity on services available. He briefly discussed the local public health system and provided perspective for health achievements that have resulted in a higher life expectancy. He provided statistics comparing Riverdale City to the rest of Weber County. Information will be available regarding Mr. Benion's presentation upon request.

Lori Butters, Public Relations Director for Weber-Morgan Health Department, discussed ways to improve clean air and water. She provided flyers to the City to distribute to residents. She discussed the three main ways to assist in keeping the air clean: Drive less, reduce idling and maintain your vehicle. She encouraged everyone to participate in the upcoming competition in Weber County regarding cleaner air. The competition will begin in July of 2016. Information will be sent to the City.

4. Report on potential creation of a Real Estate Transaction Report.

Lori Fleming presented a real estate report for Riverdale City. She is a member of Northern Wasatch Realtors. This report has been presented in other communities and she felt it would be beneficial to Riverdale City. She discussed how the housing market directly impacts the City and overall development. She commented on the lack of developments in Riverdale.

She provided statistics regarding homes actively listed in Riverdale for 2015 compared to 2014. She discussed bank owned homes, short sales, and foreclosures. She discussed various averages of homes for sale in Riverdale in conjunction with the amount of time they are on the market. She provided recommendations to provide loan programs to incentivize first time buyers to Riverdale. She felt home owners take more pride in their homes versus renters. Specific information regarding this report is available upon request.

There was a brief discussion regarding the growing trend in people seeking larger apartments with recreation amenities.

F. Consent Items

1. Review of Meeting Minutes from November 17, 2015.

Mayor Searle asked for any changes to the regular and work session meeting minutes for the City Council Meeting held on November 17, 2015. There were no corrections requested.

2. Consideration of Meeting Schedule for 2016.

Mayor Searle invited discussion regarding the meeting schedule for 2016 City Council. It was noted that strategic planning meetings and joint planning meetings will be noticed according to state law.

MOTION: Councilor Staten moved to approve consent items as amended. Councilor Hunt seconded the motion. There was no discussion regarding this motion and all voted in favor.

G. Action Items

1. Consideration of Ordinance 873 Approval of creating subdivision, Pinecrest, approximately located 5445 S 600 W.

Mr. Eggett summarized an executive summary which explained:

David Combe has applied for a Small Subdivision review and approval of the proposed Pinecrest two-lot subdivision located at approximately 5433 South and 5445 South 600 West in an Agricultural A-1 zone. Small subdivision applications are governed by City Code 10-21-12 "Small Subdivisions; Special Provisions" when certain criteria have been met as part of the application. A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the City Council may consider a motion for approval of the proposed Pinecrest Subdivision, approval with additional comments and/or conditions, or not to consider approval of the proposed Pinecrest Subdivision with supporting findings of fact relative to this decision.

Councilor Hunt asked about the outstanding items. Mr. Combe stated he was not concerned with the outstanding items, as he has been meeting with Riverdale City Engineer and Reeves and Associates to resolve the issues. He is confident they will be resolved shortly.

MOTION: Councilor Hunt moved to approve Ordinance 873 approval of creating a small subdivision, Pinecrest, approximately located 5445 S 600 W, contingent upon resolving outstanding items. Councilor Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Hunt, Griffiths, Ellis, Mitchell and Staten all voted in favor. The motion passed unanimously.

2. Consideration of Ordinance 874 amending Title 8, Chapter 1, Section 7, to better clarify, define and implement sections of the city code concerning the use operation and responsibilities of private fire hydrants.

Fire Chief Sholly summarized and executive summary which explained:

Currently our city code lacks clarification on who is responsible for the operation and maintenance of private fire hydrants located within the city. Some private owners have incorrectly assumed that the city maintains and checks these. In order to better clarify the obligations and responsibilities of these private owners, I have proposed this amendment to the city code.

Testing, inspection, maintenance, and repair of private fire hydrants shall be the responsibility of the property owner. Private fire hydrants shall be maintained in an operable condition at all times. Testing, inspection, and maintenance of private fire hydrants shall be conducted on an annual basis and after each use. The annual maintenance shall include steps as outlined in National Fire Protection Association (NFPA) Standard 291 Recommended Practice for Fire-flow Testing and Marking of Hydrants. Property owners, their agents and tenants with private hydrants shall immediately contact the Riverdale Fire Department at: 801-394-7481 in the event a private hydrant is damaged, malfunctions, or is otherwise "out of order." The term "Immediately" means not more than 24 hours after a problem is noticed or should have been noticed in the exercise of reasonable care. Hydrants that are inoperable must be clearly marked or identified as "out-of-service." Repairs or other necessary efforts must be made to render the hydrant fully operational within ten (10) working days. All repair work shall be preapproved by the Riverdale City Public Works Department and inspected and approved by Riverdale City Public Works Department after repairs have been made. Additions, repairs, alterations and servicing shall comply with the approved standards set forth in NFPA 25. If the property owner fails to comply within the ten (10) working days a fine of not more than One Hundred Dollars (\$100.00) will be levied against the property owner each day the hydrant remains out of service.

Every five (5) years, a fire-flow test of the fire service main piping shall be conducted as outlined in National Fire Protection Association (NFPA) Standard 291 Recommended Practice for Fire-flow Testing and Marking of Hydrants. Fire-flow tests shall be conducted by a person trained in the procedures specified in NFPA 291 and the conducting of the test shall be coordinated with Riverdale City Public Works Department.

Written documentation of each of the above mentioned annual testing, inspection, and maintenance and the five (5) year fire-flow tests shall be provided to the Fire Department upon the completion.

Records:

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three (3) years and shall be submitted to the Fire Prevention Division of the Fire Department in a manner and format as prescribed by the fire code official within five (5) working days after the inspections, tests, and maintenance are completed.

Out of service:

The barrel and bonnet of all fire hydrants, post indicator valves (PIV's), post indicator valve assemblies (PIVA's) installed for future use, or existing hydrants that are placed out of service shall be clearly marked as "OUT OF SERVICE".

Costs to the city for the proposed code charges are minimal and would likely create a small amount of additional paperwork for my department but it does provide clarification to the private owner as to their responsibility and obligation to operate and maintain a functional fire hydrant that would be available in the event of a fire.

Chief Sholly confirmed there are over 200 privately owned fire hydrants that will need to be maintained by the respective business/property owner. Councilor Mitchell inquired about the amount of days each business/property owner will have to come into compliance. Chief Sholly confirmed 10 days. The majority of the 200 plus hydrants have already been tested and are in good service, which is why Chief Sholly felt now was a good time to make the transition into the new policy. Mr. Douglas, Public Works Director, confirmed there were only 4 fire hydrants currently out of order that would be directly impacted by the new fee schedule and ordinance.

There was a brief discussion regarding the potential liability of the City if the ordinance remains as is. There was a general consensus to move forward with the ordinance. It was noted this new proposal will properly mark out-of-order hydrants for first responders from surrounding cities as well.

MOTION: Councilor Ellis moved to approve Ordinance 874 amending Title 8, Chapter 1, Section 7, to better clarify, define and implement sections of the city code concerning the use operation and responsibilities of private fire hydrants.

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Councilor Griffiths seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Staten, Hunt, Griffiths, Ellis and Mitchell all voted in favor. The motion passed unanimously.

H. Discretionary Items

Mayor Searle asked if there were any discretionary items. Councilor Ellis thanked Councilor Hunt and Staten for their great service and efforts to Riverdale City, while serving as a member of the City Council. Mayor Searle invited Councilor Staten and Councilor Hunt to share their thoughts.

Councilor Staten expressed his happiness at being involved in active transportation. He discussed the various projects he helped develop as well as being able to work with City Staff to establish the best approach to maintain and establish an active transportation system.

Councilor Hunt discussed the privilege of serving with this City Council for 2 terms. He expressed what a wonderful experience it has been for him and felt everyone should take the opportunity to be more involved in their community. He felt serving on the Council allowed him the opportunity to be more aware of what is going on in Riverdale City. He stands behind the items he has voted on and discussed the difficult decisions the City Council is sometimes faced with. He stated he did what he felt was best for Riverdale City and the residents, and hoped his voting record would reflect that.

Mayor Searle expressed appreciation for both Councilor Hunt and Councilor Staten. They will be missed.

I. Adjournment.

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourned at 7:23 PM.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **January 5, 2016**