

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 18, 2017, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Gary E. Griffiths, Councilmember
Alan Arnold, Councilmember—left the meeting at 7:18 p.m.
Cody Hansen, Councilmember

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Mike Eggett, Community Development
Scott Brenkman, Police Chief
Shawn Douglas, Public Works Director
Jeff Woody, Building Official
Jackie Manning, City Recorder

Excused:

Visitors: Michael Staten Tory Stauffer
Jason Watterson Brandon Peterson Dee Hansen

A. Welcome & Roll Call

The City Council meeting began at 6:06 p.m. 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 Councilmember Ellis 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 comments made.

E. Presentations and Reports

1. Mayors Report

Mayor Searle discussed the progress made by resident, Camee Ellis, in her efforts to make a History of Riverdale picture book.

Mayor Searle stated he and the City Administrator, Rodger Worthen, attended a meeting regarding a water project for Bear River, hosted by Utah Rivers Council. Mayor Searle summarized the meeting and explained it emphasized the desire to raise the height of the Cutler Dam and emphasized water conservation.

2. City Administration Report

Mr. Worthen summarized the City Administration Report and invited questions. Councilmember Hansen asked for more information regarding the mentioned Utah Digital Summit Conference. Mr. Worthen explained the emphasis of the conference was to educate local government regarding cyber-attacks and to provide better protection for servers.

Councilmember Hansen asked about the ongoing meetings with South Ogden City in relation to the fire department consolidation. Mr. Worthen explained Fire Chief, Jared Sholly, has received a bid from the consulting company in the amount of \$18,000 to be divided among all the participating cities. He will follow up with Chief Sholly as information becomes available.

Councilmember Hansen asked about Weber County and the unincorporated islands. Steve Brooks, the City Attorney, explained he attended a meeting with Weber County where the unincorporated parcels were discussed and he explained to Weber County that Riverdale was not interested in annexing the unincorporated parcels to Riverdale City.

Mr. Worthen, Mayor Searle, and Police Chief, Scott Brenkman, presented awards to employees Jeff Woody and Sargent Brandon Peterson for their years of service to Riverdale City.

Mayor Searle informed the City Council of the upcoming grand opening for Hobby Lobby which is scheduled to open end of July.

3. TAP (Trust Accountability Program) Awarded to Riverdale City

Jason Watterson, the Loss Prevention Manager for the Utah Local Government Trust, discussed the Trust and Accountability Program and emphasized it is given to organizations who exercise safety precautions for employees and those in the community. He congratulated the City in their continued safety and prevention efforts.

F. Consent Items

1. Review of meeting minutes for the City Council Work Session and Regular Meeting minutes held on July 5, 2017.

Mayor Searle invited any corrections or comments for the City Council Work Session and Regular Meeting minutes held on July 5, 2017. There were no corrections requested.

2. Consideration to set a public hearing for August 1, 2017 to receive and consider comments regarding amending the Riverdale City Budget for Fiscal Year 2017-2018.

Mr. Worthen explained this budget amendment is to accommodate two items which will impact the Motor Pool Fund. The first being a John Deere Backhoe Vehicle and the second being repairs to the fire truck.

3. Consideration to set a public hearing for August 1, 2017 to receive and consider comments regarding culinary water utilized by the City's general operations and the corresponding nonreciprocal interfund transfer to the City's water enterprise fund.

Mr. Worthen explained this is a state requirement to inform the Riverdale rate payers of the City's water usage in relation to the water enterprise fund.

MOTION: Councilmember Mitchell moved to approve the consent items as proposed. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. a. Public Hearing: to receive and consider comments regarding declaring property surplus and to authorize City Staff to conduct a property exchange between Riverdale City and Riverdale Apartment Partners LLC, for property located at approximately 4200 South 300 West, Riverdale, Utah 84405.

Rodger Worthen, the City Administrator, summarized the executive summary which explained:

The City and Riverdale RDA currently share a common boundary line with Riverdale Apartment Partners LLC. The respective parties (City Staff & Riverdale Apartment Partners) have requested the City Council & RDA Board consider an exchange of 2,035 sq. feet of City/RDA land for 1,038 sq. feet owned by RAP LLC. In addition, the Riverdale Apartment Partners has offered to assume ownership of a difficult parcel of land adjacent 300 West Street ROW that historically has proved challenging for the City to maintain due to slope and vegetation issues. City staff is requesting authorization from the Council and the RDA board to execute this land exchange. The staff favorably recommends the proposed exchange established on the following benefits:

- The "bow-tie" exchange of land is the means to construct approximately 30 moderate-income housing units; essentially replacing nine housing units lost (removed) as a result of the project area development by the RDA. These additional housing options occur only via the exchange being proposed by both parties. This exchange promotes income targeted housing and improves available housing options in Riverdale in compliance with the Utah Community Reinvestment Agency Act code 17C-1-412.
- The 30 new apartment units would financially allow development of amenities within the Greenhill Estates apartments, such as gathering areas, fire pit, hot tub, meeting house..etc.
- The land exchange enhances an alignment with future road access from Riverdale Road south of the Farmers Insurance building.
- The City and RDA will see reduced costs in ongoing land maintenance.

Councilmember Griffiths asked if the apartment additions would meet the housing requirements for the RDA (Redevelopment Agency). Mr. Worthen confirmed it would.

Councilmember Mitchell asked if there needed to be a bidding process for the surplus property. Mr. Worthen and Mr.

Brooks discussed the land exchange process as defined by State Code. Mr. Brooks emphasized the main requirement was having the public hearing.

MOTION: Councilmember Ellis moved to open the public hearing. Councilmember Arnold seconded the motion; all voted in favor.

There were no comments made.

MOTION: Councilmember Arnold moved to close the public hearing. Councilmember Mitchell seconded the motion; all voted in favor.

b. Consideration of Resolution 2017-15 declaring property surplus and to authorize City Staff to conduct a property exchange between Riverdale City and Riverdale Apartment Partners LLC, for property located at approximately 4200 South 300 West, Riverdale, Utah 84405.

There was no additional discussion regarding this item.

MOTION: Councilmember Arnold moved to approve Resolution 2017-15, declaring property surplus and to authorize City Staff to conduct a property exchange between Riverdale City and Riverdale Apartment Partners LLC, for property located at approximately 4200 South 300 West, Riverdale, Utah 84405. Councilmember Griffiths seconded the motion.

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

ROLL CALL VOTE: Councilmembers Ellis, Mitchell, Arnold, Hansen and Griffiths all voted in favor of Resolution 2017-15.

2. a. Public Hearing: to receive and consider comments regarding declaring property surplus via bid process, for property located at approximately 1500 West Ritter Drive, Riverdale, Utah 84405.

Mr. Worthen summarized the executive summary which explained:

Since 2009 the City of Riverdale has owned two parcels of land approximately 1500 west Ritter drive that are remnants of the 1500 west street extension project. These parcels are surplus properties and have remained undeveloped. The City recently rezoned the parcels to residential R-1-8 zoning. Upon completion of the public hearing and per direction, the City staff is now requesting authorization from the Council to execute the sale of the parcels to the highest bidder to benefit the City and residents. A public hearing has been scheduled to gather input on the future sale of these lands. The City desires to recoup some of the original cost to acquire the land which in turn will benefit the City.

MOTION: Councilmember Arnold moved to open the public hearing. Councilmember Ellis seconded the motion; all voted in favor.

There were no comments made.

MOTION: Councilmember Mitchell moved to close the public hearing. Councilmember Arnold seconded the motion; all voted in favor.

b. Consideration of Resolution 2017-16 declaring property surplus via bid process, for property located at approximately 1500 West Ritter Drive, Riverdale, Utah 84405.

There was a discussion regarding the bid process for surplus property versus property exchange for surplus property, with an emphasis on which would be more beneficial to Riverdale City and the residents.

Mr. Brooks discussed the purpose of public hearings in relation to surplus property in conjunction with Resolution 2017-16. He noted the first step would be to declare property surplus with the public hearing, which frees the property to allow the City Council to make a decision for the best use of said property.

There was a discussion regarding the property owners and developers of the anticipated Coleman subdivision with an emphasis on timing of development. Mike Eggett, in Community Development, informed the City Councilmembers the Coleman subdivision process has begun and is in the application stage. He further explained the applicant has expressed interest in the city's parcel.

There was a discussion proposing a property exchange for the parcel with the property owners developing the Coleman property in lieu of bidding the property, with the understanding it be used to improve the road Ritter Drive.

MOTION: Councilmember Arnold moved to deny Resolution 2017-16, with direction this

item appears before the city council, with a different public hearing to provide better clarification to declare the surplus property with the potential of a property exchange.

There was a consensus among the City Councilmembers to do a property exchange with whomever develops the Coleman property subdivision in lieu of selling the property via bid process. Mr. Eggett asked the City Council if they were comfortable with the Coleman property owners/developers including the city parcel in their site plan drawings, and there was a consensus from the City Council to allow the developers to include the parcel in their site plan drawings.

MOTION CONTINUED: Councilmember Mitchell seconded the motion.

There was no further discussion regarding this motion.

ROLL CALL VOTE: Councilmembers Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor to deny Resolution 2017-16.

Councilmember Arnold was excused from the rest of the meeting at 7:18 p.m.

3. Consideration of Resolution 2017-17, an agreement with Stauffer's Towing for Non-Consent Vehicle Towing Services within Riverdale City.

Scott Brenkman, the Police Chief, summarized the executive summary which explained:

For years the city has had a contract in place to provide towing for tows requested by the police department. Stauffer's Towing has been the contracted provider and has provided excellent service to the police department and city. Stauffer's has the resources needed to handle any type of call and has always provided timely, efficient service to the city with very little complaint from the public. The current contract allows for two year extensions of the original contract which is the request being made. I recommend approval of the two year extension to Stauffer's Towing to provide all tows requested by the police department.

MOTION: Councilmember Hansen moved to approve Resolution 2017-17, an agreement with Stauffer's Towing for Non-Consent Vehicle Towing Services within Riverdale City. Councilmember Mitchell seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Councilmembers Hansen, Griffiths, Ellis and Mitchell all voted in favor of approving Resolution 2017-17.

4. Consideration of Resolution 2017-18, an Interlocal Agreement for Animal Shelter Services between Riverdale City and South Ogden City.

Chief Brenkman summarized the executive summary which explained:

Riverdale City has had an agreement with the South Ogden Shelter for years to shelter animals that animal control is unable to return to their owners. The agreement between South Ogden and Riverdale has been beneficial to the city in that the shelter is close for residents and animal control for pick ups and transports. The shelter also does everything within reason to return, relocate, or adopt all animals brought to the shelter. This agreement extends the contract for one year and will be renewed annually upon agreement between cities for the new contracted amount. The new yearly fee for 2017-2018 is \$15,691 which is a 2.6% increase adjusted according to the Wasatch Front Consumer Price Index, an increase of \$398 over last year. The new contracted amount is budgeted for the shelter and I recommend approval of this contract extension.

Councilmember Hansen asked for clarification regarding the interlocal agreement and Resolution 2017-18 regarding the term years of the agreement. Mr. Brooks explained it was a three year renewal with annual adjustments of the rates.

MOTION: Councilmember Ellis moved to approve Resolution 2017-18, an Interlocal Agreement for Animal Shelter services between Riverdale City and South Ogden City. Councilmember Hansen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Councilmembers Hansen, Griffiths, Ellis and Mitchell all voted in favor of approving Resolution 2017-18.

5. Consideration of Resolution 2017-19, an Interlocal Agreement for Graffiti Removal Services between Riverdale City and the Utah State Second District Juvenile Court.

Police Chief Brenkman summarized the executive summary which explained:

The Court has an established community service work program, administered and staffed by Court personnel and by volunteer and court-ordered community service workers. Riverdale City has had an agreement with the court for years to remove graffiti from property throughout the city. This agreement has been a benefit to the city and offers a cost effective way to remove graffiti. In the past the city has paid \$2000.00 a year for the agreement. This year the maximum amount set under the agreement is \$2000.00. However, work will be billed monthly at the rate of \$40.00 for work during the first hour and \$20 for each 30 minutes of work completed after the first hour, per crew and will be billed monthly by use. Crews consist of 6-8 youth volunteers and 1-2 deputy probation officers. This agreement has been a valuable resource to the city in the past, so Chief Brenkman recommended approval the agreement.

MOTION: Councilmember Mitchell moved to approve Resolution 2017-19, an Interlocal Agreement for Graffiti Removal services between Riverdale City and the Utah State Second District Juvenile Court. Councilmember Griffiths seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Councilmembers Griffiths, Ellis, Mitchell and Hansen all voted in favor of approving Resolution 2017-19.

H. Discretionary Items

There was a discussion regarding residential property disputes between neighbors with an emphasis on matters that are handled civilly versus matters in which the City should mitigate. Police Chief Brenkman discussed the duties and roles of the police department in relation to determining criminal crimes, which are based on the ability to prove intent.

Councilmember Griffiths expressed caution to City Councilmembers in responding to personal residential complaints, as the City Council is a recommending body versus an acting individual. Mr. Brooks agreed and further explained the roles of Councilmembers in relation to City matters. Mr. Brooks emphasized the efforts of City Staff in responding to all residents equally. He discussed the continued efforts of the police department in responding to residents' complaints. Mayor Searle discussed his efforts in listening to all residents and making sure their complaints are being addressed.

Councilmember Ellis expressed appreciation to the City Staff for providing pictures to Camee Ellis for the History of Riverdale book. He also explained he met with Mr. Douglas and the trail head markers should be posted along the Weber River Trail shortly.

There was a brief discussion regarding accurately crediting photographs for the anticipated History of Riverdale book. Councilmember Mitchell suggested contacting South Ogden City to see their approach in acquiring permission to use photographs in publications, as well as accurately citing/crediting the pictures.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 7:45 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **August 1, 2017**