

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, May 15, 2018, 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
Alan Arnold, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused:

Visitors: Chuck Kerkvliet Lori Abbott Jeff Abbott
Bonnie Jones Larry Bourhuis Dee Hansen
There were many present who did not sign in. Ernie Willmore

A. Welcome & Roll Call

The City Council meeting began at 6:00 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 Fire Chief Sholly 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. Public Comment

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. No action will be taken during public comment.

Charles Kerkvliet, a Riverdale resident, read a letter for the record:

"Good evening, Mayor and Council Members,

I am directing these comments to you who have received at least one vote from me over the years. Now I am asking for your help getting a few things done. I do want to thank Councilmen Mitchell for getting the service flags on the Veterans Memorial replaced they were deplorable. The overall condition of the Memorial and the entrance to the city building should never be neglected and need attention as it does now.

Years ago when the Memorial was built I had suggested that a line item be added to the budget for the care and upkeep of the Veterans Memorial. I suggested there was an organization (Turn Community Services) a company caring for individuals with disabilities that could do the required upkeep for the city at reasonable cost and would provide job coaches to insure the tasks are completed satisfactorily. The previous administration elected not to do this.

It is my opinion at the present time the memorial and the entrance to the city building are being neglected. There is a need to keep it looking good every day, not just before Memorial and Veterans Day.

Here are a few of the discrepancies noted:

1. The islands have white streaks below the tiles. This should be cleaned by someone that knows how to clean concrete. This might be the same people that clean the graffiti within the city.
2. The bricks on the surface of the plaza in several places are crumbling, cracking, chipping causing a safety hazard and need to be replaced, swept down and then washed.
3. There is a need to pull weeds within the shrubs and from between the bricks on the plaza.
4. The tiles and the pictures along with the Boot and Helmet need to be wiped down.

5. The tiles on the island need to be coated with Skin So Soft for protection.
6. The flag poles on the pentagon need to be repainted.

I do not want to complain but I do not want to be embarrassed by the condition of Veterans Memorial either.

Please help me make Riverdale City beautiful again.

Charles Kerkvliet
Riverdale Citizen
*address not included**

Mayor Searle thanked Mr. Kerkvliet for his comments.

E. Presentations and Reports

1. Mayors Report

Mayor Searle complimented the Riverdale City Fire Chief for his efforts in the recent fire prevention training hosted at the fire station.

2. Police Officer Swearing In and Recognition

Police Chief, Scott Brenkman, gave an introduction to the newest member of the police department Gerardo Vazquez "Waldo", who will be replacing retiring Police Officer Trent Thompson. Chief Brenkman felt Waldo would be an asset to Riverdale City. The City Recorder swore in Police Officer Vazquez. The Councilmembers all welcomed Police Officer Vazquez.

Chief Brenkman thanked Police Officer Trent Thompson for all his years of dedication and service to the police force, 20 years which were spent at Riverdale City. Chief Brenkman read Police Officer Thompsons resignation letter which thanked his fellow officers for their service and sacrifice. Chief Brenkman discussed the continuous reliability, education and service Police Officer Thompson displayed throughout his career and emphasized he will be missed.

Several Councilmembers and the Mayor expressed gratitude for Police Officer Thompson and wished him well.

3. Landslide Update

Rodger Worthen, the City Administrator, provided an update regarding the landslide located in Riverdale City. He stated the northern evacuated home measured less than 10 feet from the garage. The landslide continues to be active.

May 1, 2018 – Mr. Worthen responded to an email from a resident who lives across the street from the evacuated homes regarding questions pertaining to the potential road closure of 600 West in anticipation of the landslide progression. In Mr. Worthen's response he explained any road closures would be determined at the advice of the UGS geologists and the City Engineer. At this point in time, there is no clear determination as to whether that road will ever be closed as the landslide progression continues to be unpredictable.

Utah Geological Survey (UGS) is scheduled to come take measurements in the landslide area on May 17, 2018. The UGS has the piezometer data on the UGS website. The data may need to have some adjustments due to some piezometer reading errors.

May 8, 2018 – Mr. Worthen had a conversation with John Metzker, regarding geological imaging services. His company collects data for slide measurement for the purpose of trying to mitigate landslides. The services would be thousands and thousands of dollars.

May 9, 2018 - Mr. Worthen sent information to America First Federal Credit Union (AFFCU) regarding an inquiry received from a demolition contractor who indicated he was possibly going to demolish the homes. AFFCU did not have any information regarding the demolition. Removal of the homes would be difficult due to the distance from the landslide.

May 10, 2018 – Mr. Worthen noted the water discharge from the landslide appears to more clear.

May 14, 2018 – Mr. Worthen spoke to a resident who was attempting to sell her home, but due to the property appraisal, this buyer could not get an FHA loan for the resident's home.

May 15, 2018 – Mr. Worthen had a conversation with Ben Erickson, with UGS, regarding the piezometer data.

4. City Administration Report

Mr. Worthen summarized the administration report which outlines staff anniversaries, full time employee allocation, community development (i.e. new businesses coming into the community or existing business remodels), individual staff monthly progress reports, and the condition of the treasury. Mr. Worthen highlighted the staff report from the police department and noted their hard work.

Mayor Searle, Police Chief Brenkman, and Mr. Worthen presented an award to Bonnie, the animal control officer, for her 20 years of service. Councilmember Arnold and Councilmember Ellis thanked Bonnie for all her hard work and commitment to Riverdale City.

F. Consent Items

1. Review of meeting minutes for the City Council Work Session and Regular Meeting minutes held on May 1, 2018.

Mayor Searle invited any corrections or comments for the City Council Work Session and Regular Meeting minutes held on May 1, 2018. There were no requested changes.

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

G. Action Items

1. Consideration of Ordinance 897, Creation of the Greenhill Apartment at Riverdale Subdivision Plat and Amended Site Plan approval, property located approximately 4189 South 300 West, Riverdale, Utah; requested by Riverdale Apartment Partners.

Mike Eggett, in Community Development, summarized the executive summary which explained:

Riverdale Apartment Partners has applied for a Multiple-Family Residential Small Subdivision (three lots) and Amended Site Plan review and approval for apartment building additions to the Greenhill at Riverdale Apartments property located at approximately 4189 South 300 West in a Multiple-Family Residential R-5 zone. On April 10, 2018, the Planning Commission reviewed the submittal and forwarded a favorable recommendation to the City Council to approve the proposed subdivision plat and amended site plan for Greenhill at Riverdale, with the understanding that all outstanding staff concerns be resolved prior to being reviewed by the City Council. Outstanding issues of note have since be resolved by the applicant to the satisfaction of city staff regarding project concerns. As a point of information associated with this request, on September 19, 2017, this project came before the City Council and, at the conclusion of the discussion, the City Council approved the originally proposed Final Site Plan and Plat. A public hearing is not required to consider this proposed site plan and plat.

Should this proposal receive approval from the City Council, the applicant could move forward in recording the plat and commencing construction activities for the new apartment structures on these properties.

Title 10 Ordinance Guidelines (Code Reference)

This Development/Residential Subdivision Amended Site Plan and Plat review is regulated under City Code 10-21 "Subdivisions" and City Code 10-9F "Multiple-Family Residential Zone (R-5)". This proposal is also affected by City Codes 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and other various development standards found within the City Code.

The petitioner's properties are currently listed in the County Records under the ownership of Riverdale Apartment Partners. These properties have been maintained as multiple-family residential apartments and associated service buildings for many years.

Last Fall, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. Thereafter, on September 19, 2017, the City Council approved the original site plan and plat design for the Greenhill Apartments building addition and one lot plat for this project proposal.

Additionally, the Greenhill Apartments applicants provided a conditional use application for the proposed building additions that is required for any development of more than 49 units within an R-5 zone. On September 12, 2017, the conditional use permit was approved by the Planning Commission for the proposed Greenhill Apartment Building Additions and the 30 new units (and associated facilities) therein.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The City Council should discuss these summaries and any noted project concerns.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and, although this project proposal is not a commercial project, it would be complimentary to the regional commercial uses in this area of the City.

Councilmember Stevens asked the applicant to explain the purpose of the requested amended site plan. Ernie Willmore, the applicant, explained this amendment is to accommodate a requirement of the finance lender. Mr. Willmore discussed construction loan requirements.

MOTION: Councilmember Arnold moved to approve Ordinance 897, Creation of the Greenhill Apartment at Riverdale Subdivision Plat and Amended Site Plan approval, property located approximately 4189 South 300 West, Riverdale, Utah; requested by Riverdale Apartment Partners. Councilmember Ellis seconded the motion.

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

ROLL CALL VOTE: Councilmembers Ellis, Mitchell, Arnold, Hansen and Stevens all voted in favor of Ordinance 897.

2. Consideration of Ordinance 898, Creation of the Abbott Subdivision and Plat Approval, property located approximately 5676 South Weber Drive, Riverdale, Utah; requested by Jeff and Lori Abbott.

Mike Eggett, in Community Development, summarized the executive summary which explained:

Jeff and Lori Abbott have applied for a Residential Small Subdivision Site Plan and Plat review and approval for the Abbott Subdivision proposed development located at approximately 5676 S. South Weber Drive in the Agricultural (A-1) zone. On March 27, 2018, this subdivision proposal was presented to the Planning Commission, wherein the Planning Commission recommended City Council approval of the subdivision with the understanding that outstanding staff concerns would be addressed and that UDOT would approve lot access to South Weber Drive. The proposed subdivision site plan and plat is now before the City Council for consideration to approve the proposed small subdivision plan and plat. A public hearing will not be required to consider this proposed subdivision. Should this proposal receive approval by the City Council, then the plat would be recorded with Weber County and home construction could commence on the proposed development lot.

Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Site Plan and Plat review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner's properties are currently listed in the County Records under the ownership of the Ernest Schneiter Jr Trust Agreement. These properties are undeveloped and have been maintained as agricultural properties or otherwise unused land for many years. Lori Abbott is a relative of Ernest Schneiter and the Trust overseeing this property and will be the owner of the one acre (40,000 sf) new parcel on this property. The remainder will continue under the ownership of the Trust for the time being.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The City Council should discuss these summaries and any noted Planning Commission and/or staff concerns.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Agricultural" and this proposed project complies with this proposed land use.

There was no additional discussion regarding this item.

MOTION: Councilmember Hansen moved to approve Ordinance 898, Creation of the Abbott Subdivision and Plat Approval, property located approximately 5676 South Weber Drive, Riverdale, Utah; requested by Jeff and Lori Abbott, subject to the applicant addressing all outstanding staff comments and requirements, specifically the engineer comments. Councilmember Arnold seconded the motion.

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

ROLL CALL VOTE: Councilmembers Mitchell, Arnold, Hansen, Stevens and Ellis all voted in favor of 898.

3. Consideration of Resolution 2018-10, an Agreement between Riverdale City and Gold Cross Services for Ambulance Billing services.

Jared Sholly, the Fire Chief, summarized the executive summary which explained:

Riverdale City Fire Department is requesting to change from First Professional Services Corporation, to Gold Cross Services, Inc. for the purpose of ambulance billing. Currently we are being charged 9% percent of our generated revenues with First Professional. Gold Cross will provide the same service, additional monthly reporting and some improved customer service features for 5.5%.

This change will not only save the city 3.5% on \$200,000 plus in revenue, but there have also been identified opportunities for increasing our collection rate with Gold Cross through collection and efficiency improvements.

This would be a four (4) year contract between Riverdale City and Gold Cross Services, Inc.

Councilmember Ellis expressed appreciation for Chief Sholly regarding his efforts in fixing the ambulance billing.

MOTION: Councilmember Arnold moved to approve Resolution 2018-10, an Agreement between Riverdale City and Gold Cross Services for Ambulance Billing services. Councilmember Mitchell seconded the motion.

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

ROLL CALL VOTE: Councilmembers Arnold, Hansen, Stevens, Ellis and Mitchell all voted in favor of 2018-10.

4. Consideration of Resolution 2018-11, adopting the Mutual Aide Agreement Renewal between all Weber County Fire Departments.

Jared Sholly, the Fire Chief, summarized the executive summary which explained:

This is a five (5) year agreement; The Fire Department of each party agrees to respond to structure fires and fire-service-related emergencies within the geographical area of a requesting party. Mutual aid will be requested through the incident commander of the local jurisdiction. All requests will be sent through the Weber County Dispatch Center for the most appropriate units to be dispatched to the incident.

In case of an injury or death of a firefighter, that firefighter will be considered a "Line of Duty Death"; no different if the incident occurred within that department's normal jurisdiction and will receive all benefits.

All other legalities and responsibilities are further laid out within the attached contract for the Council to review.

There was no discussion regarding this item.

MOTION: Councilmember Arnold moved to approve Resolution 2018-11, adopting the Mutual Aide Agreement Renewal between all Weber County Fire Departments. Councilmember Stevens seconded the motion.

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

ROLL CALL VOTE: Councilmembers Hansen, Stevens, Ellis, Mitchell and Arnold all voted in favor of 2018-11.

H. Discretionary Items

Councilmember Ellis complimented the fire department for their informative fire prevention training recently conducted at the Riverdale Fire Station.

Councilmember Arnold referred to a letter, written by Kristen Arnold, that was included in the public comment portion of the packet relating to the importance of beautifying Riverdale City. Councilmember Arnold stated Mrs. Arnold asked that the public works department be complimented regarding their additional efforts recently made on roundabouts.

I. Adjournment.

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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 6:57 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: June 5, 2018