

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 17, 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
Mike Eggett, Community Development
Shawn Douglas, Public Works Director
Rich Taylor, Community Services Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Jackie Manning, City Recorder

Visitors: Shaun Young Amy Ann Spiers Doug Spiers
Susette Demar Kurtis Ellis Grant Ellis
Ryan Ellis Elisabeth Ellis Camee Ellis
Tamra Ellis Sharisti Hales Ron Hales
David Leahy Chuck Kerkvliet Steve Robinson

A. Welcome & Roll Call

The City Council meeting began at 6:02 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Councilmembers and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember 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 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. There were no public comments.

E. Presentations and Reports

1. Mayors Report

Mayor Searle thanked all the volunteers and city staff members for their efforts in conducting Old Glory Days. The El Pollo Loco restaurant grand opening will be on July 23, 2018.

a. Outstanding Citizens Award - Camee Ellis

Mayor Searle recognized Camee Ellis for her continuous efforts in preserving the history of Riverdale by publishing a history book. Mayor Searle presented Ms. Ellis with the Outstanding Citizens Award.

Ms. Ellis presented 3 canvass photographs and had 3 of her children read a brief history relating to the picture. The pictures will be displayed at the Riverdale City Civic Center.

The Mayor and Council expressed deep gratitude and appreciation for all of Ms. Ellis's hard work. It was noted the book is still available for sale.

2. City Administration Report

Mr. Worthen summarized the administration report which outlines staff anniversaries, full time employee (fte)

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 expressed gratitude for Rich Taylor, the Community Services Director, for his hard work in orchestrating the Old Glory Days celebration. Mr. Worthen noted the fte staffing was below, because the City will not be replacing the Business Administrator position.

Mayor Searle, Mr. Worthen, and Scott Brenkman, the Police Chief, recognized Officer Lynn Wright for his 15 years of service to Riverdale City. Officer Wright was presented a service award.

3. Landslide Update

Mr. Worthen noted the newly posted pictures on the Utah Geographical Survey (UGS) website. There is nothing new of significance to report at this time.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: July 3, 2018 Work Session and Regular Meeting.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. There were no changes requested.

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

2. Consideration to appoint a new Planning Commissioner, Amy Ann Spiers, to complete a planning commission vacancy until January 31, 2021.

Mayor Searle stated Amy Ann Spiers has agreed to serve as a planning commissioner and invited her to introduce herself. Ms. Spiers stated she has lived in Riverdale for 15 years, and is a full time real estate agent. She provided a brief history of her family and expressed her appreciation for fire fighters, police officers and emergency responders.

MOTION: Councilmember Arnold moved to approve the appointment of Amy Ann Spiers to complete a planning commission vacancy term until January 31, 2021. Councilmember Mitchell seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

3. Consideration to set a public hearing for August 7, 2018, to receive and consider public comment(s) regarding an ordinance amending the Riverdale Municipal Code, Title 3, by adopting a new chapter, establishing food truck business regulations.

There were no questions regarding this item.

MOTION: Councilmember Mitchell moved to approve the third consent item as proposed, consideration to set a public hearing for August 7, 2018, to receive and consider public comment(s) regarding an ordinance amending the Riverdale Municipal Code, Title 3, by adopting a new chapter, establishing food truck business regulations. Councilmember Stevens seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

~~**4. Consideration to set a public hearing for August 21, 2018, to receive and consider public comment(s) regarding the implementation of franchise tax.**~~ This item was removed from the agenda.

G. Action Items

1. a. Public Hearing: to receive and consider public comments, in accordance with Utah Code 10-5-17 and 10-6-135, regarding the nonreciprocal interfund activity transfer of resources utilized by the General Fund and provided by the Water Fund.

Mayor Searle summarized the executive summary which explained:

To measure accountability, our City uses several separate funds. A fund is a fiscal and accounting entity with self-balancing set of accounts segregated for the purpose of carrying on specific activities for attaining certain objectives in accordance with regulations, restrictions, or limitations. Our City is in reality a combination of several distinctly different fiscal and accounting entities, each having a separate set of accounts and functioning independently. We are required by Utah Code and governmental accounting standards for services provided by a utility enterprise fund to another fund to

estimate or calculate the value of said services at the same rate as other similar customers of the utility. The City has calculated and estimated the value of water utility services utilized by its General Fund to be \$80,000 for fiscal year 2019. This nonreciprocal interfund transfer amount is comprised of water utilization at all City buildings, other facilities, and exterior watering of parks and other City owned property. Utah Code 10-5-107 and 10-6-135 requires that the City hold a public hearing and notify all utility customers before an interfund transfer is made. This hearing fulfills that requirement. Mr. Worthen noted two date errors in the proposed resolution, such as the public hearing date and the pass date, both dates should be July 17, 2018.

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

There were no comments.

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

b. Consideration of Resolution 2018-18, accepting the results of the nonreciprocal interfund activity transfer of resources utilized by the General Fund and provided by the Water Fund.

MOTION: Councilmember Arnold moved to approve Resolution 2018-18, accepting the results of the nonreciprocal interfund activity transfer of resources utilized by the General Fund and provided by the Water Fund, subject to the dates being corrected on the Resolution. Councilmember Hansen 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 the motion.

2. Consideration of Resolution 2018-19, multiple amendments to Title 1 Chapter 12, Consolidated Fee Schedule.

Mr. Worthen summarized the executive summary which explained:

Various departments have asked for revisions to the Consolidated Fee Schedule in order to comply or conform to, either new state law changes, recent local code changes or need.

It is common practice that we occasionally revise the fee schedule in order to provide notice to the citizens of the City's fees that we charge in order to maintain the services that we do without placing a heavy burden on the general population.

Councilmember Arnold explained the fee increases, are due to the service and material cost increase.

MOTION: Councilmember Arnold moved to approve Resolution 2018-19, multiple amendments to Title 1 Chapter 12, Consolidated Fee Schedule. Councilmember Ellis 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 the motion.

3. Consideration of Resolution 2018-20, renewal of an Agreement between Riverdale City and Robinson Waste Services for Solid Waste Collection.

Shawn Douglas, the Public Works Director, summarized the executive summary which explained:

Robinson Waste currently provides Garbage and Recycling for residences in Riverdale. They also provide the spring and fall cleanup. The curb side spring and fall cleanup has been well received by the residents. They also provide the city with emergency services when there is a need for it. They are always more than willing to provide additional services. The proposed rates include increases based on the increased rates charged by Weber County. There is a small increase for Robinson Waste of \$.15 per can. The rates are first can \$10.17, additional cans \$2.42 each and recycle cans \$2.60. Due to the unpredictable nature of recycling at this time the city will continue to pay the tipping fee for the actual tonnage of recycle material delivered to the disposal facility. Mr. Douglas felt Robinson Waste provided excellent service and recommended approval. Mr. Douglas discussed the cost of the garbage trucks and explained the ongoing maintenance on the vehicles. There was a brief discussion regarding Robinson Wastes customer service auditing practices which entails ensuring the drivers are not missing cans, or knocking over cans while they pick up.

There was a brief discussion regarding the curbside spring and fall pick up with an emphasis on success and positive responses received by the residents.

MOTION: Councilmember Hansen moved to approve Resolution 2018-20, renewal of an Agreement between Riverdale City and Robinson Waste Services for Solid Waste Collection. Councilmember Arnold 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 the motion.

4. Consideration of Ordinance 900, approval of final site plan and amended subdivision plat for Brook Haven Office Building #3 (Brook Haven PUD Subdivision), property located approximately 4919 South 1500 West, Riverdale, Utah 84405; requested by Rockworks Land, LLC.

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

Rockworks Land Company, as represented by Shaun Young, has applied for a Preliminary Site Plan and Amended Subdivision Plat review of a new three floor office building located at approximately 4919 South 1500 West Riverdale Road in a Regional Commercial (C-3) zone. This site plan is being proposed for development on property that is adjacent to other existing Brook Haven Office Buildings and currently owned by Rockworks Land, LLC. A public hearing is not required to consider this Site Plan and Amended Plat proposal. This site plan and amended plat proposal received Preliminary Approval from the Planning Commission on June 26, 2018. Following this meeting, on July 10, 2018, the Planning Commission recommended City Council approval of the Site Plan and Amended Plat proposal for the Brook Haven Office Building #3. This project is now up for final approval consideration by the City Council. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Brook Haven Office Building #3 site plan and amended plat proposal, approve the proposed site plan and amended plat with any requested modifications, or not approve the Brook Haven Office Building #3 site plan and amended plat. If final approval is provided, then the applicant could move forward in finalizing the mylar, recording the plat, and commencing preconstruction activities for the project.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan and Subdivision Plat review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Regional Commercial Zones (C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on property located between Interstate 15 and 1500 West (also in the West Bench RDA area of the City) on property currently owned by Rockworks Land, LLC. The property is in a C-3 zone and the requested use of multi-use office space is a permitted use in this zone.

Attached with this executive summary is a document entitled "Final Site Plan and Amended Plat Review – Brook Haven Office Building #3 (Brook Haven – A PUD Subdivision)"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, the Fire Inspector, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

As previously noted, on July 10, 2018, this project received a favorable recommendation for City Council approval of both the site plan proposal and the amended plat proposal. Additionally, a Design Review Committee for this site proposal was held on June 29, 2018, wherein the Committee approved the submitted elevation renderings, landscaping, and signage proposals for this site.

If final approval is provided, then the applicant could move forward in finalizing the mylar, recording the plat, and commencing preconstruction activities for the project.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Councilmember Ellis asked how many employees were anticipated. Shaun Young, the applicant, estimated 30-40 employees, but noted they would not all be there at the same time every day. It was noted two of the floors were currently unoccupied.

MOTION: Councilmember Arnold moved to approve Ordinance 900, approval of final site plan and amended subdivision plat for Brook Haven Office Building #3 (Brook Haven PUD Subdivision), property located approximately 4919 South 1500 West,

Council Regular Meeting, July 17, 2018

Riverdale, Utah 84405; requested by Rockworks Land, LLC, subject to the concerns of the Public Works Director, Shawn Douglas, being addressed. Councilmember Hansen seconded the motion.

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

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

H. Discretionary Items

Councilmember Ellis expressed appreciation for sod that was added in the Lion's Centennial Park. There was a brief discussion related to injured fire fighters. Fire Chief Sholly noted he could only report what was already publicly released.

Mr. Worthen informed the Council of the upcoming video streaming of the City Council meetings which will begin on August 7, 2018. Mr. Worthen also informed the Council of many upcoming ordinance changes related to Title 3. There will be a joint City Council meeting between the Riverdale, Washington Terrace, and South Ogden City Councils to discuss the results of the recent study conducted by Zion's National Bank regarding the feasibility of establishing a fire district. The meeting is anticipated to begin at 7:00 p.m. at the Washington Terrace Public Works Building. The materials are forthcoming. It was noted the public is welcome to attend this meeting, but there will not be any public comment portion for this meeting.

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 6:57 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: August 7, 2018