

**Riverton City**  
**REGULAR CITY COUNCIL MEETING**  
**Minutes**  
**July 21, 2015**

**Riverton City Hall**  
**12830 South 1700 West**  
**Riverton, Utah 84065**

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**Attendance:**

Mayor William R. Applegarth

**Council Members:**

Council Member Brent Johnson  
Council Member Trent Staggs  
Council Member Sheldon Stewart  
Council Member Tricia Tingey  
Council Member Paul Wayman

**City Staff:**

Lance Blackwood, City Manager  
Virginia Loader, Recorder  
Ryan Carter, City Attorney  
Jason Lethbridge, Planning Manager  
Trace Robinson, Public Works Director  
Jeff Hawker, Asst. City Manager  
Sheril Garn, Parks & Public Services Director  
Lisa Dudley, Finance Director  
Rosie Rivera, Chief UPD Riverton Precinct  
Erik Sandstrom, UFA  
Angela Trammel, Communications Manager

**Citizens:** Michael Johnson, Wyoma Darlington, Terry Garn, Shane Hudson, Scott Hill, Al Leavitt, Tish Buroker, Rod Norton Family, Norma Bench, Jim Allfrey, Phil Staggs, Cade Bryant, Dan Mackay, Dennis Page, Phil & Judy Lloyd, Merrill & Mindy Olsen, Tanja Bernson, Dawn & Spencer Lords, Britney Walker, Todd Olsen, Trenton Nokes, Matt Busham, Jodi Busham, Brent Turner, Bill & Mar Jo Bahnholdt, Greg Donaldson, Rhett Tingey

The Riverton City Council held a **Danny R. Crump Fishing Pond Dedication**, which began at 5:00 p.m. on July 21, 2015, at the Riverton City Fishing Pond at the Old Farm Park located at 3250 West 13680 South Riverton, Utah.

**1. GENERAL BUSINESS**

**1. Call to Order and Roll Call**

[6:30:55 PM](#) Mayor Applegarth called the Riverton City Council Meeting to order at 6:30 p.m. and conducted a Roll Call. Council Members Johnson, Staggs, Stewart, Tingey, and Wayman were present.

**2. Pledge of Allegiance – Terry Garn**

### 3. Presentations/Reports

#### 1. Recognition of Boy Scout Troops – N/A

#### 2. Recognition of Rod Norton, Former Riverton Precinct Chief of Police Services

[6:32:22 PM](#) Mayor Applegarth recognized Rod Norton, former Riverton Precinct Chief, for his service to the City while serving as the Riverton Precinct Chief of Police. He also recognized Rod's wife Jody and their family and then presented Rod with a plaque and other gifts from the City.

### 4. Public Comments

[6:45:20 PM](#) Mayor Applegarth invited public comment.

[6:46:05 PM](#) Jim Allfrey reported that illegal activities were occurring on the walking trail near the Richmond Farms Subdivision located on 3600 West to Bangerter Highway. He said it had become a “test track” for off road vehicles and he asked for help with enforcement. He also said some youth had acquired building materials from the Richmond Homes development for construction of a club house on property that was soon to be dedicated to the City. Mayor Applegarth said that the club house would be torn down and Council Member Tingey said that she would like to see citations issued when necessary.

[6:49:39 PM](#) Merrill Olson spoke of traffic problems on Van Cott Peak Drive that only allows two choices to get in and out of their subdivision. He said Cedar Point Peak Drive was not being used because there are three speed bumps on it. He said he reported it on “Report a Problem” and nothing was done about it. He suggested a four way stop and speed bumps be installed to slow traffic down. He said the traffic problem was created by Riverton City; therefore, the City should help resolve the problem. [6:51:36 PM](#) Council Member Sheldon Stewart said that he and Trace Robinson had been working on the problem with traffic studies and that street does not warrant a four way stop sign. [6:52:31 PM](#) Mayor Applegarth repeated that the City's Traffic Engineering Department conducted traffic studies on that street, which did not warrant a four-way stop. [6:53:36 PM](#) Mr. Olson said that traffic speeds and traffic volume were the problems. [6:54:11 PM](#) The Mayor explained that it was a public street; therefore, traffic volume could not be controlled. He said the City's policy was to use other traffic calming devices rather than speed bumps because of emergency vehicles and for safety reasons. Mr. Olson then recommended that the speed bumps be removed from Cedar Point Drive.

[6:56:18 PM](#) Britney Walker said that she also lived on VanCott Drive and spoke of the traffic problems in that area and said she felt that the traffic studies were skewed and that drivers were more cautious when police officers were in the area. She said it felt like the City does not listen and the City does not care. She said she talked to Mr. Robinson several times and she felt that nothing was done. She asked why a four way stop could not be installed when there was another one close to that area. She suggested the speed bumps be removed from the other road or a four way stop be installed on VanCott Drive. She said that a child would be hit sooner or later and that something needed to be done. [6:58:56 PM](#) Council Member Sheldon Stewart asked that Ms. Walker contact him to address the problem and to work on solutions.

[7:00:27 PM](#) Chuck Ball spoke of increased traffic problems due to the increased number of high density housing being built within Riverton City. He said that 13400 South had become a high speed road, with the worst offenders being the police department. He suggested that a stop sign be installed at 2200 West as a means to slow traffic down. He then requested action rather than verbiage be put towards traffic calming.

[7:04:12 PM](#) There being no further comments, Mayor Applegarth closed the Public Comment period.

## 2. PUBLIC HEARINGS

### 1. **Public Hearing - Regarding the City's intent not to charge itself for any Riverton provided utility services (Culinary Water, Secondary Water, Sanitation, and Stormwater) used for municipal purposes**

[7:04:20 PM](#) Mayor Applegarth explained that Utah Code 10-6-135 required the City to notify all utility customers of its intent to not charge City departments for their utility services, which was sent to all utility customers with their July 2015 utility bills. The following non-cash transfers (amounts are approximated) for FY 2016 were as follows:

- \$100,000 from the Culinary Water enterprise fund to the General Fund
- \$ 20,000 from the Secondary Water enterprise fund to the General Fund
- \$ 30,000 from the Stormwater enterprise fund to the General Fund
- \$ 6,000 from the Stormwater enterprise fund to the Culinary Water Fund
- \$ 2,250 from the Stormwater enterprise fund to the Secondary Water Fund

[7:05:43 PM](#) Mayor Applegarth opened a Public Hearing and called for public comment.

[7:05:52 PM](#) Judy Lloyd asked if the City was not going to bill each department, where would the money come from to pay for the services; and, if City departments had plenty of water, what would be their incentive to conserve? She said that parks required a lot of water and asked where the money would come from to pay for watering the parks.

[7:07:21 PM](#) Mayor Applegarth explained that the City carefully monitors the consumption of water and it would be paid for out of the revenue in the water enterprise fund. He further explained that the transfer process had been done over the years but the City just began sending the notice two years ago when the State Auditor said that the public needed to be informed of the non-cash transfers.

[7:13:22 PM](#) Kenneth Baylor asked which council or staff member investigated the state ordinance that allowed the City to do this.

[7:14:00 PM](#) Lisa Dudley explained that she met with the State Auditor's office and reviewed the notice and the budget with them and they agreed that it was correct. She said the City's independent auditors had also reviewed the budget and the notice, this being the third fiscal year, and they said the City was in compliance with the State Code.

Kenneth Baylor said that through his investigation of the ordinance it was used for City owned and operated utilities, which the City was paying itself, but if the City was buying their water from Jordan Valley Water Conservancy District (JVWCD) it was not allowed. Mayor Applegarth said he would have the City Attorney and the Finance Director look into that to ensure compliance with the State Code.

Mr. Baylor asked how the citizens would know that the City had people that would watch the budget as closely as had been done in the past. Mayor Applegarth said that the City had the finest Finance Director and Finance Department in the State, which ran a very effective and efficient financial program.

[7:17:14 PM](#) City Manager Lance Blackwood explained that the State Auditor required the City to disclose that the City uses water but they were not charging themselves for it. He said it had been disclosed as entries in the budget but as a non-cash issue, the City did have to pay the Jordan Valley Conservancy District, and the City did have to meter all their use, even if it were for City use.

Mr. Baylor asked why the JVWCD cost to the City was going to be passed on to the residents.

[7:19:29 PM](#) Sheldon Stewart commented about the process.

[7:21:29 PM](#) Mayor Applegarth also commented.

[7:21:39 PM](#) Lisa Dudley explained that the notice showed that there was a transfer and they were recording a non-cash transfer from each of the utility funds in to the receiving fund, so for this year in the budget it nets in and out showing a zero. She said there was a transfer in, which was included in the budget that was adopted on June 16, showing a non-reciprocal, non-cash transfer from the Culinary Water Fund into the General Fund, from the Secondary Water Fund into the General Fund, from the Stormwater Fund into the General Fund, and for all the different funds that used City utilities. The budget also showed the out for those funds, so it was a net to zero to each fund but it was recorded and it was required. She said the State Auditor required it and 2015 was the third fiscal year that the citizens were notified; however, she said that practice of the City had not changed since she had been in the Finance Department.

Mr. Baylor asked if the Council had already decided on the transfers.

[7:23:01 PM](#) Mayor said that Council decided on the transfers when they passed the budget and he said he felt it was the most efficient and effective way to budget.

[7:23:35 PM](#) Lisa Dudley said that the transfers had been adopted in the budget but no transfers would be made until after the public hearing; and, if the Council changed their mind, there would not be a transfer made this year.

[7:23:57 PM](#) There being no further comments, Mayor Applegarth closed the Public Hearing.

**Resolution No. 15-56 – Adopting Non-Reciprocal Utilities Transaction for Fiscal Year 2015-2016**

[7:24:01 PM](#) Council Member Trent Staggs **MOVED to approve Resolution No. 15-56 - Adopting Non-Reciprocal Utilities Transaction for Fiscal Year 2015-2016**. Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; [7:24:29 PM](#) Council Member Trent Staggs commented on the accounting process and how the Council had previously discussed the possibility of moving 16 City owned properties from using culinary water to using secondary water. [7:26:35 PM](#) Council Member Paul Wayman commented that the City was very mindful of their water usage and they were thinking of ways to reduce culinary water use on City properties. Mayor Applegarth then called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

### 3. DISCUSSION/ACTION ITEMS – N/A

### 4. CONSENT AGENDA

Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** N/A
2. **Bond Releases:**
  1. Midas Creek (Court) Minor Subdivision – 90% Performance
3. **Resolution No. 15-57** - Declaring identified property of Riverton City as surplus  
– *Craig Calvert, Purchasing Manager*
4. **Resolution No. 15-58** – Ratifying the contract issued to Revize LLC to design, develop and implement a new City Website – *Craig Calvert, Purchasing Manager*

Council Member Tricia Tingey **MOVED the City Council approve the Consent Agenda**. Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

### 5. STAFF REPORTS – N/A

### 6. ELECTED OFFICIAL REPORTS

**Mayor Bill Applegarth** – No Report

**Council Member Brent Johnson** – said he was pleased with the use of the Riverton Park. He thanked Parks & Public Services Director Sheril Garn and her staff and Chief Rivera and her staff for their support and efforts spent on a successful Town Days.

**Council Member Trent Staggs** – [7:30:47 PM](#) reported that he had a resident meeting regarding Lampton View Drive and Reeves Lane regarding traffic study counts and speeds. He also reported that there had been some criminal activity behind the Walmart Store. He also spoke of a service project at the Peggy Green Park. He reported that the UPD Board approved a budget with a 3.2% increase, and the SLVLESA Board approved their budget. He then expressed appreciation to Rod Norton for his service to Riverton City. He also thanked staff for the

successful Town Days. Mr. Staggs then spoke of follow up for a Landscape Ordinance on August 18<sup>th</sup>.

**Council Member Sheldon Stewart** - [7:34:31 PM](#) reported on a landscaping violation at a residence in his area and road resealing on Spring Azure. He then expressed his appreciation to Rod Norton.

**Council Member Tricia Tingey** – [7:36:22 PM](#) said she would like citations issued for violations on the Midas Creek trail. She said that she had received calls regarding the Town Days carnival and several residents requested that the carnival stay at the location behind City Hall in the future. [7:38:08 PM](#) Mayor Applegarth said that Town Days and other events would be reviewed in a Work Session on August 25<sup>th</sup>. She then expressed her appreciation to Rod Norton and thanked him for being much more than a Chief to her family and she said he pulled her family through some rough times.

**Council Member Paul Wayman** – [7:39:14 PM](#) spoke positively about Pickle Ball and the use of the Riverton Park.

## 7. UPCOMING MEETINGS

[7:39:50 PM](#) Mayor Applegarth reviewed the following upcoming meetings:

1. August 04, 2015 – Regular City Council Meeting – 6:30 p.m.
2. August 18, 2015 – Regular City Council Meeting – 6:30 p.m.
3. August 25, 2015 – Regular City Council Meeting – 6:30 p.m.

[7:40:02 PM](#) **Council Member Trent Staggs** clarified that, although there was an increase in the cost for UPD, they were not projecting a rate increase; the rate increase would be accommodated through new growth and fund balance.

## 8. Presentation of proposed Western Commercial District – CenterCal Properties, LLC

[7:40:35 PM](#) Mayor Applegarth announced that Riverton City Days would be held at Station Park in Farmington, Utah, August 13<sup>th</sup> through the 16<sup>th</sup> for residents to visit the development to get the feel of what was being proposed for Riverton City.

[7:42:10 PM](#) Dan Mackay, Suburban Land Reserve, spoke of the business relationship between Riverton City, Suburban Land Reserve and CenterCal Properties, LLC. He then introduced Fred Bruning, the CEO of CenterCal Properties, LLC.

[7:44:55 PM](#) Fred Bruning, CEO CenterCal Properties, LLC, presented plans and information for an 85 acre commercial development, Mountain View Place at Riverton, to be built on 13400 South between Bangarter and the Mountain View Corridor. He presented a video on the proposed development and showed other locations with like developments.

[8:00:26 PM](#) Brent Johnson commented on the proposed project.

[8:02:08 PM](#) Mayor Applegarth then commented on the proposed project and invited all to stay

after the meeting and ask questions of the Council Members, Staff, and/or Mr. Bruning.

## 9. ADJOURN

**8:02:16 PM** Council Member Council Member Tricia Tingey **MOVED the City Council adjourn.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.** The Regular City Council Meeting adjourned at 8:02 p.m.

**Approved:** CC 09-22-15