

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, May 7, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Braden Mitchell, Mayor Alan Arnold, Councilmember Bart Stevens, Councilmember (via Webex) Anne Hansen, Councilmember Mike Richter, Councilmember Stacey Haws, Councilmember
City Employees:	Steve Brooks, City Administrator/Attorney Brandon Cooper, Community Development Director Shawn Douglas, Public Works Director Jared Sholly, Fire Chief Casey Warren, Police Chief (via Webex) Mike McNeely, Assistant Police Chief Michelle Marigoni, City Recorder
Excused:	
Visitors:	Kent Anderson Fred Philpot (via Webex) Thatium Falls Joe Garlan Lisa Smith Cynthia Benson Kent Hill James Packard

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

Pledge of Allegiance

Mayor Mitchell invited Cody Cardon to lead the Pledge of Allegiance.

Invocation

Mayor Mitchell offered the invocation.

Public Comment

Mayor Mitchell 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, noting no action will be taken during public comment. There was none.

Presentations and Reports

Mayor's Report

Riverdale was awarded two RAMP EZ Grants for the Riverdale band and the Halloween carnival.

The mayor of Plain City has asked to have WHS come to a meeting.

City Council Assignment Reports

Special Recognition – Mayor Mitchell

Mayor Mitchell recognized Michelle Marigoni, City Recorder, for obtaining the Utah Clerks Certification from SUU and invited Lisa Smith from DMWRA to present.

RDA Presentation – Fred Philpot

Mr. Philpot with LRB presented about senior center feasibility and suggested rental rates.

A. Consent Items

1. Consideration to approve meeting minutes from:

April 16, 2024 Council Work Session
April 16, 2024 Council Meeting

Councilor Hansen suggested one change to the minutes which clarified a sentence regarding employee benefits.

MOTION: Councilmember Arnold moved to approve the meeting minutes with Councilmember Hansen's suggested change. Councilmember Richter seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

B. Action Items

1. Consideration to approve Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.

Brandon Cooper, Community Development, explained the project had been previously approved in 2017 but had not been fully constructed. The proposed amendments included building new service bays and addressing concerns about the discharge from the wash bay. The updated plan included the installation of a sidewalk and on-site retention measures to meet state and local code requirements. Mr. Cooper reviewed building plans and codes and reported it had received a favorable recommendation from the Planning Commission. Concerns about the discharge from the wash bay were addressed, with plans in place for containment and treatment. The council confirmed that the sidewalk would be made of concrete and inquired about the project's timeline, which was contingent on approval for mobilizing the contractor.

MOTION: Councilor Arnold moved to approve the Site Plan Amendment request for Wasatch Kia Dealership as requested by H&P Investments.

SECOND: Councilor Hansen

Mayor Mitchell noted that a special PC meeting had been held for this project to help the Cutrubuses meet their schedules.

ROLL CALL VOTE:	Councilor Hansen:	Yes
	Councilor Richter:	Yes
	Councilor Haws:	Yes
	Councilor Arnold:	Yes
	Councilor Stevens:	Yes

The motion passed unanimously.

2. Consideration of Resolution 2024-07 approving an amended Development Agreement between Riverdale City and GCH Riverdale I, LLC as requested by Gold Crest Homes.

Mr. Cooper reviewed the development agreement for Coleman Vu Estates, a project previously approved in 2023. The proposed amendments focused on project enhancements, residential design standards, water dedication, and miscellaneous cleanup items. Changes included converting the dog park area into a dog-friendly space, altering the location of athletic courts, and adjusting landscaping elements to reduce water usage. Additionally, there were modifications to masonry requirements for exterior home surfaces and updates to on-site improvement plans, including phasing details. The council discussed the timeline for the project and clarified procedural questions regarding approval deadlines and demolition procedures. The developer confirmed that demolition would occur in one phase, addressing concerns about site cleanup. Overall, staff considered the proposed changes to align with the original intent of the project approval and recommended approval of the development agreement amendments.

MOTION: Councilor Arnold moved to approve Resolution 2024-07 for the amended Development Agreement between Riverdale City and GCH Riverdale I, LLC as requested by Gold Crest Homes.

SECOND: Councilor Haws

ROLL CALL VOTE:	Councilor Haws:	Yes
	Councilor Richter:	Yes
	Councilor Stevens:	Yes
	Councilor Hansen:	Yes

Councilor Arnold: Yes

The motion passed unanimously.

3. Consideration of Resolution 2024-08 awarding a bid for the 2024 Roadway Chip Seal Project in an amount not to exceed \$443,743.64.

Mr. Douglas noted that areas had been crack sealed or were in the process of crack sealing, and the next step would be to apply a chip seal with a fog coat. He expressed confidence in the selected company based on past experiences and anticipated satisfactory results.

MOTION: Councilor Arnold moved to approve Resolution 2024-08 awarding a bid for the 2024 Roadway Chip Seal Project in an amount not to exceed \$443,743.64

SECOND: Councilor Richter

ROLL CALL VOTE:

Councilor Stevens:	Yes
Councilor Hansen:	Yes
Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Haws:	Yes

The motion passed unanimously.

4. Consideration of Resolution 2024-09 authorizing the continuation of the pick-up contribution for public safety and firefighter Tier II employee retirement contributions to the Utah Retirement System and a contribution to a 401k for non-public safety/firefighter Tier II participants.

Mr. Cardon explained that when Tier II was initially created, the Utah Retirement System (URS) did not anticipate that the contribution amount would surpass the allowable limit. However, in 2020, the contribution limit was exceeded for Public Safety employees, prompting the city to either have employees make that contribution or for the city to pick it up.

The previous resolution was presented to the council, stating that if approved, the city would be bound to pick up the contribution for the foreseeable future. The contribution rate had increased from 2.27% to 2.59%, and now, starting July 1st, it was anticipated to reach 4.73%. URS requested a resolution reflecting this new contribution rate.

Councilor Hansen inquired about the cost associated with the increase, which was estimated to be about \$62,000 for the year, subject to change depending on employee turnover. Councilor Haws sought clarification on the binding nature of the contribution rate, which was affirmed until any future changes were made.

There was a discussion about fairness in contributions between public safety and regular employees, with concerns raised about the discrepancy in contribution rates. The reasoning behind including all Tier II employees in the pickup contribution was explained as an attempt to maintain fairness, considering the differences in benefits between Tier I and Tier II employees.

Further discussions touched upon the differences in benefits between public safety and regular employees, as well as the legislative history behind Tier I and Tier II classifications. Councilor Arnold expressed concerns about increasing benefits without addressing other issues within the municipal government, such as staffing levels.

The council deliberated on the resolution's implications for both public safety and regular employees, considering fairness and financial sustainability.

Mr. Brooks expressed frustration with the perception that the staff were not actively trying to save money for Riverdale. He highlighted efforts to consolidate positions and streamline operations to reduce costs, emphasizing the multiple responsibilities shouldered by city staff. He argued that while the council may perceive a lack of effort in cost-saving measures, the reality is quite the opposite.

He explained the challenges faced by the fire department, especially regarding staffing and resource allocation. He defended the city's decisions to prioritize safety and operational efficiency, even if it meant making difficult choices such as reducing ambulance services.

Councilor Arnold agreed but explained the need for clearer communication and education regarding budgetary decisions. He expressed a desire for more transparency and understanding of the city's financial situation to make informed decisions as a council member.

Mayor Mitchell provided reassurance about the city's financial stability, citing excess funds saved since 2005 and current revenue projections. He acknowledged the council's concerns and reiterated the importance of preparing for future uncertainties, such as changes in sales tax revenue and economic conditions.

Mayor Mitchell expressed understanding of Councilor Arnold's concerns and acknowledged that the discussion might have been more effective if certain information had been presented earlier. He highlighted the positive financial moves made by the city in recent years, attributing them to factors like the interest rate environment and revenue from franchise taxes. Mayor Mitchell also encouraged open communication with Mr. Cardon and other city officials, emphasizing their willingness to address questions and concerns.

Mr. Cardon reiterated the importance of dialogue and explained some of the challenges faced by city employees in navigating complex financial and legislative landscapes. He clarified the necessity of certain budgetary decisions, such as the 4.73% increase, and again provided estimates of its cost.

Overall, the discussion underscored the complex challenges faced in balancing budgetary constraints with the city's needs and responsibilities, and the requirement of collaborative effort between city officials and council members to ensure responsible financial management while supporting employees and the community.

It was decided that this item would be addressed after the tentative budget review. Council took a five-minute recess and then moved on to the tentative budget review.

5. Tentative Budget Review of departments, funds, and RDA by department heads and administration.

Mr. Cardon went over the tentative budget in detail, highlighting revenues and requested expenditure changes to each departmental budget.

After seeing the detailed budget, Councilor Arnold suggested adding the 90/10 back into the budget and be un-tabled for discussion. Councilor Haws felt the change may not have a big impact on recruitment.

Changes to be made before the final budget included adjusting the URS to 3.29% for regular Tier 2 employees and 4.73% for public safety, adding roof replacement for the community center and fire station, and implementing the 90/10 plan.

Mr. Cardon noted that the final budget adoption is scheduled for June 18th, 2024.

A discussion ensued regarding Truth and Taxation, as a decision needs to be made by June 18th. There is a possibility to hold a hearing in September 2024 or the following year, depending on the council's preference. Council members were encouraged to consider their stance on Truth and Taxation, keeping in mind the potential timing of the election and budget discussions.

The discussion returned to agenda item 4: Consideration of Resolution 2024-09 authorizing the continuation of the pick-up contribution for public safety and firefighter Tier II employee retirement contributions to the Utah Retirement System and a contribution to a 401k for non-public safety/firefighter Tier II participants.

MOTION: Councilor Hansen moved to approve Resolution 2024-09 authorizing a 4.73 percent pick-up contribution for public safety and firefighter Tier II employee retirement contributions to the Utah Retirement System, and a 3.9 percent contribution to a 401k for non-public safety/firefighter Tier II participants.

SECOND: Councilor Arnold

ROLL CALL VOTE:

Councilor Richter:	Yes
Councilor Hansen:	Yes
Councilor Stevens:	No
Councilor Haws:	Yes
Councilor Arnold:	Yes

The motion passed 4 to 1.

6. Consideration of Resolution 2024-10 adopting the Riverdale City tentative budget for Fiscal Year 2025.

MOTION: Councilor Haws moved to approve Resolution 2024-10 adopting the Riverdale City tentative budget for Fiscal Year 2025, including amendments as discussed.

SECOND: Councilor Arnold

ROLL CALL VOTE:

Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Haws:	Yes
Councilor Stevens:	Yes
Councilor Hansen:	Yes

The motion passed unanimously.

H. Comments

Councilor Arnold relayed a request from the mobile home park regarding the care of the fence area. Residents mentioned an increase in mice and snakes and requested the city to mow a path along the fence to help combat the issue.

Council members requested additional charts and information, particularly related to sales tax and current fund balances. They also expressed interest in having reports or handouts to share Riverdale's story and financial situation with legislators or others.

There was discussion about the importance of showcasing Riverdale's policing efforts, especially along Riverdale Road, compared to neighboring areas like Pleasant View. The emphasis was on demonstrating the impact of police presence rather than just focusing on budget numbers.

Councilor Haws mentioned specific dates for swim nights: May 29th, June 11th, July 2nd, July 30th, and August 31st.

There was a brief comment about a conversation with the West Haven mayor regarding the new Walmart and the need for police presence, highlighting the importance of having adequate policing resources.

I. Adjournment

MOTION: Having no further business to discuss, Councilmember Arnold moved to adjourn. The motion was seconded by Councilmember Hansen and all voted in favor. The meeting was adjourned at 9:44 p.m.

Date Approved: 5/21/2024