

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, April 16, 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 Anne Hansen, Councilmember Michael Richter, Councilmember Stacey Haws, Councilmember
City Employees:	Steve Brooks, City Administrator/Attorney (via Webex) Cody Cardon, Business Administrator Brandon Cooper, Community Development Director Casey Warren, Police Chief Michelle Marigoni, City Recorder
Visitors:	Brandie McDonald Mandi White Gypsi Nutt Elmer Acevedo Michelle Haggerty Rylee Weight Sarah Haggerty Sierra Jensen Sophie Hansen Brianna Ahlstrom Miriam Roper Khloie White Abrianna Zamora Ashley Windey Hardy Mckenzie White

Welcome & Roll Call

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

Pledge of Allegiance – Alan Arnold

Invocation – Anne Hansen

Public Comment

Mayor Mitchell invited members of the public to speak.

Khloie White, 12 years old, spoke about her best friend, Paige, who passed away at 11 years of age after a hoverboard accident. She said Paige loved to play at Golden Spike Park, and Khloie had started a fundraiser for a memorial bench in the park to have a place to remember Paige. Paige's family and all of the youth she suggested it to, agreed. She has been working with Public Works to get a bench installed and will be installed on June 7th, 2024. She invited Riverdale to come run or walk and asked for consideration to waive the special event fee of \$125.00 and help with the insurance requirement. The park will be cleaned up by the youth before the fun run fundraiser.

Presentations and Reports

Mayor's Report

ULCT Conference April 17-19 in St. George
Friday April 19 – Lions Club spaghetti dinner. Mayor talked about Lions Club.

5600 South Project Update – UDOT – Brandie McDonald

Bonneville Communities That Care (CTC) – LeAnn Povey, Bonneville Students

Mr. Brooks thanked LeAnn Povey for her contribution to the CTC program, as she plans to retire.

City Administration Report

- a. **Department Reports March**
- b. **April Anniversaries Employee Recognition** – Paul Flaig – 41 Years, Chief Warren – 20 Years, Angie Pierce – 8 Years, Sgt. Vasquez – 6 Years.
- c. **Staffing Authorization Plans**
- d. **Community Development Report**

Consent Items

1. Consideration to approve meeting minutes from:

March 19, 2024 Council Work Session
March 19, 2024 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. There were none.

MOTION: Councilmember Arnold moved to approve the meeting minutes. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

Action Items

1. Consideration of Ordinance #980 amending Riverdale City Code Title 1, Chapter 7: Officers and Employees to clarify employment rights for certain employees.

Mr. Brooks mentioned a lawsuit filed in another city, which led to an individual making claims to certain rights they weren't entitled to. As a result, the city is making efforts to update its statutes to align with state statutes and prevent similar issues in the future. Mr. Brooks recommended approving the updates to ensure compliance.

Motion: Councilmember Arnold moved to approve Ordinance #980 amending Riverdale City Code Title 1, Chapter 7: Officers and Employees to clarify employment rights for certain employees.

Second: Councilmember Richter

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

Motion passes unanimously.

2. Consideration of Ordinance #981 amending Riverdale City Code Title 2, Chapter 6: Design Review Committee to allow additional alternative members for the Design Review Committee.

Mr. Brooks explained the purpose of amending the ordinance was to allow additional alternative members for the Design Review Committee. The proposal intends to prevent delays in project timelines by ensuring a sufficient quorum at meetings. Two alternates are proposed, the Public Works assistant director and the city recorder, both familiar with such matters. Mr. Brooks recommended approving the amendment to assist the Design Review Committee in its tasks.

Motion: Councilmember Arnold moved to approve Ordinance #981 amending Riverdale City Code Title 2, Chapter 6: Design Review Committee to allow additional alternative members for the Design Review Committee. Seconded by Councilmember Richter

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

Motion passes unanimously.

3. Discussion and consideration of amending employee health insurance benefits.

Mr. Cardon gave an overview of the current employee health insurance benefits. It was noted that Riverdale City currently employs an 80/20 split for health insurance costs. He presented data showing that many other entities provide more generous health insurance benefits, with some covering 100% of the costs for employees. There have been concerns about the competitiveness of Riverdale City's benefits package and its impact on recruitment and retention.

Mr. Cardon noted the proposed change to a 90/10 split would result in an estimated financial impact of about \$82,000. There was brief discussion about other benefits offered by Riverdale City, such as 401(k) matching and incentives for high deductible health plans.

Councilor Arnold expressed concerns about the overall financial situation of the city, particularly in light of upcoming 2030 budget shortfalls. Councilors Haws and Hansen questioned whether a change to insurance premium split was the best expenditure for improving employee benefits.

There was recognition of the importance of employee morale and compensation, but also a desire to balance employee benefits with fiscal responsibility to the residents.

Council members requested information on trends in benefits offerings among other municipalities to understand if the proposed change was in line with industry standards.

Motion: Councilmember Hansen moved to table the item to talk about it during the budget process.

Second: Councilmember Arnold

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

The item will be tabled for a future meeting.

4. Discussion and presentation – Public Infrastructure Districts (PID).

Mr. Cooper presented information on Public Infrastructure Districts (PIDs) as a tool for financing public infrastructure projects. He noted that many cities struggle to provide desired services solely through taxation and that PIDs offer a means to finance projects that the market may not otherwise support. He emphasized the collaboration between cities, private entities, and developers in utilizing PIDs for infrastructure development.

Senate Bill 228 in 2019 empowered cities and counties to establish PIDs under Utah Code 17d, providing a mechanism for financing infrastructure projects that might otherwise be challenging to undertake. While Tax Increment Finance (TIF) has been prevalent in Utah, PIDs offer additional options for financing infrastructure improvements. PIDs operate as independent entities, issuing their own debt and assessing property owners within the district.

The presentation outlined the process of creating and governing PIDs. Potential uses of PIDs were discussed, including incentivizing housing and commercial developments, as well as regional infrastructure projects. The financing mechanism involves issuing limited tax bonds, with assessments on properties within the district covering the bond repayment.

There was consideration given to how PIDs align with other financing tools like RDAs and TIFs, with the potential for overlapping use of tax increment revenues. The conversation highlighted the advantages of PIDs, including offloading the financial burden from taxpayers onto property owners within the district.

Questions were raised about the tax implications for property owners and corporations, with clarification provided regarding deductibility and limits on tax deductions. The discussion concluded with an acknowledgment of the potential benefits of PIDs, particularly in cases like America First's project, where a single landowner with substantial financial resources could bear the burden of infrastructure financing. There was support for exploring PIDs further as a viable financing option for specific infrastructure projects.

5. Discussion and possible action regarding YCC Service Agreement proposal.

Mayor Mitchell reported that Your Community Connection (YCC) reached out to partner financially, requesting funds annually from each city in the county based on population. This would be approximately \$5200 for Riverdale City. They provide services assisting the Police Department with issues like domestic violence cases. Questions arose regarding the necessity of employing a victim advocate versus utilizing YCC's services, the statutory requirements for training, and the frequency of the training. Councilors expressed varying opinions, with some highlighting the value of YCC's services and others questioning the city's obligation to fund such social programs. Concerns were raised about the county's contribution and the reliance on city funding for these programs. The Mayor and councilors agreed to gather more information before making a decision, including reaching out to other mayors for their perspectives and clarifying the county's involvement. There was a consensus to seek more information before inviting the YCC director for a presentation.

6. Discussion regarding road projects.

The discussion on road projects included considerations for possible funding avenues and project prioritization. Various potential projects were discussed, including addressing road issues like curb and gutters and the installation of islands on Riverdale Road mandated by UDOT. The eligibility of certain projects for grants, particularly those involving roads not owned by the city, was discussed along with the potential removal of roundabouts and the need for traffic studies. Ideas were also floated about using funds for road improvements near the fire station and addressing parking concerns. Mayor Mitchell noted the disparity in road funding compared to other cities and emphasized the need to keep an eye out for funding opportunities while prioritizing projects that benefit the community.

Comments

Mr. Brooks reported the West Bench RDA had been triggered and that the Purin lawsuit was dismissed, which was unexpected but beneficial for the city. Councilor Hansen brought up Truth in Taxation, and addressing it more often was briefly discussed.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Hansen seconded the motion. The meeting was adjourned at 8:05 p.m.

Date Approved: 5/7/2024