

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, March 19, 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 (via telephone) Michael Richter, Councilmember Stacey Haws, Councilmember
City Employees:	Steve Brooks, City Administrator/Attorney Cody Cardon, Business Administrator Shawn Douglas, Public Works Director Brandon Cooper, Community Development Director Rich Taylor, Community Services Director Casey Warren, Police Chief Jared Sholly, Fire Chief Michelle Marigoni, City Recorder
Visitors:	Colleen Henstra Cody Taylor Brent Kenley Landon Brenkman & family Dustin Farnsworth & family Miranda Rizzi Rich Steiner Taber Cope

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 – Brandon Cooper

Invocation – Stacey Haws

Public Comment

Mayor Mitchell invited members of the public to speak. There were no public comments.

Presentations and Reports

Mayor's Report

Mayor Mitchell reported the following:

- A RAMP Grant was awarded to Riverdale City to help replace the bleachers at the Community Center.
- The YCC is planning to ask for donations.
- The Lions Club spaghetti dinner fundraiser is April 19th.
- The Three Gates Trail was awarded a grant via the WFRC for an impact study.

Swearing In – Officers Brenkman and Farnsworth

Officers Brenkman and Farnsworth were introduced by Chief Warren and given the Oath of Office by Michelle Marigoni, City Recorder.

City Administration Report

a. Department Reports February

b. March Anniversaries Employee Recognition

Miranda Rizzi from the Senior Center was recognized for 10 years of service and presented with an award.

c. Staffing Authorization Plans

d. Community Development Report

Consent Items

1. Consideration to approve meeting minutes from:

February 6, 2024 Council Work Session
February 6, 2024 Council Meeting
February 20, 2024 Council Work Session
February 20, 2024 Council Meeting

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

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

2. Consideration to appoint Colleen Henstra to the Planning Commission.

Mayor Mitchell asked Colleen Henstra to introduce herself.

MOTION: Councilmember Haws moved to appoint Colleen Henstra to the Planning Commission. Councilmember Richter seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

Action Items

1. Consideration to approve Schneider's Riverside Golf Course Amended Site Plan request, located at 5460 South Weber Drive, Riverdale Utah 84405, as requested by Riverside Golf Course and North Shore Excavation.

The request was made by Riverside Golf Course and Northshore Excavation. Mr. Cooper, Community Development Director, provided an overview of the project. The proposed amendment involves adding a parking lot adjacent to the existing one on the approximately 100-acre golf course site. The area is zoned A-1, with the golf course primarily in the O-1 Zone. The site was previously occupied by a demolished home, and preparations for paving are underway. The review process included considerations such as drainage, appropriateness of land use, and utilities. The Planning Commission, on March 12th, found the proposal in conformance with the general plan, land use ordinance, and city code, recommending approval subject to resolving stormwater management concerns. The project's progress was satisfactory, and Mayor Mitchell noted the positive implications of expanding parking facilities for the golf course.

Motion: Councilmember Richter moved to approve Schneider's Riverside Golf Course Amended Site Plan request, located at 5460 South Weber Drive, Riverdale Utah 84405, as requested by Riverside Golf Course and North Shore Excavation subject to staff recommendations.

Second: Councilmember Haws

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

Motion passes unanimously.

2. Consideration of Ordinance #979 for Take 5 Small Subdivision request, located at approximately 4023 South Riverdale Road, Riverdale, Utah 84405, as requested by Reeve and Associates and Blue Lube, LLC.

This request was made by Ren Associates and Blue Lube LLC. Mr. Cooper highlighted that the site plan for the two existing buildings had previously been approved, constructed, and completed. The current proposal seeks to subdivide the single lot on which the buildings were constructed into two parcels: the Take Five parcel and the Fizz parcel. The review process involved assessing various factors such as drainage easements, utility easements, stormwater management, and landscaping. The proposed subdivision necessitates shared access and utilities between the two parcels. Concerns regarding landscaping disturbance were noted, with plans for enforcement to address the issue. The Planning Commission found the proposal compliant with the city code, subject to addressing comments related to the reciprocal easement agreement, which have since been resolved. Staff recommended approval, pending finalization of the plat and necessary signatures for recordation.

Motion: Councilmember Richter moved to approve Ordinance #979 for Take 5 Small Subdivision request, located at approximately 4023 South Riverdale Road, as requested by Reeve and Associates and Blue Lube, LLC, subject to recommendations of staff and Planning Commission.

Second: Councilmember Haws

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

Motion passes unanimously.

3. Consideration of Resolution #2024-05 awarding a bid for the 2024 Roadway Crack Seal Project to Rock Ridge Construction.

Mr. Douglas, speaking on behalf of the office, expressed gratitude to the mayor and council members. He noted that Rock Ridge Construction, although not previously contracted by the city, had undergone thorough vetting and demonstrated capability to fulfill the project requirements. Mr. Douglas highlighted that the company had meticulously reviewed each item in the bid and possessed the necessary equipment for the task. He assured the council that the city's inspector would oversee the project to ensure quality control. While acknowledging the presence of new contractors, Mr. Douglas expressed confidence in Rock Ridge Construction's ability to execute the job effectively and recommended approval of the bid.

Motion: Councilmember Haws moved to approve Resolution #2024-05 awarding a bid for the 2024 Roadway Crack Seal Project to Rock Ridge Construction in an amount not to exceed \$43,543.50.

Second: Councilmember Richter

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

4. Consideration of Resolution #2024-06 accepting the Annual Municipal Wastewater Report.

Mr. Douglas acknowledged the annual occurrence of discussions regarding sewer system maintenance. He emphasized the critical importance of maintaining the sewer system to prevent disruptions and inconveniences to residents' lives. He highlighted the need for zero backups in the sewer system, expressing satisfaction with recent progress in this regard. However, he raised concerns about the current service provider, which has announced its cessation of operations in Utah. While the city had already begun transitioning to another company for stormwater services, there may be challenges in finding a replacement for sewer system maintenance. Mr. Douglas expressed hope that the new company would be able to fill the void effectively. He invited questions from the council regarding the sewer system or any related matters.

Council members inquired about the projected capital improvements and the absence of specific amounts in certain sections of the report. Mr. Douglas clarified that due to the completeness of the existing system, future projects would focus mainly on operation, maintenance, and occasional line replacements. He explained the city's reliance on Central Weber for treatment capacity, with the city primarily responsible for collection. The discussion underscored the unique aspects of the city's sewer system and its coordination with centralized treatment facilities.

Motion: Councilmember Haws moved to approve Resolution #2024-06 accepting the Annual Municipal Wastewater Report.

Second: Councilmember Richter

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

5. Discussion concerning implementing a City Survey.

Mr. Brooks initiated a discussion on implementing a city survey, a concept the mayor had expressed interest in. He provided historical context, noting that previous surveys had been labor-intensive but acknowledged that modern electronic methods had simplified the process. Mr. Brooks consulted with neighboring cities like Washington Terrace and South Ogden, the latter being particularly advanced in survey implementation, utilizing Qualtrics software. He outlined the potential advantages of electronic surveys, including cost-effectiveness and the ability to gather feedback quickly and easily from residents interested in city affairs. However, he also raised concerns about the representativeness of survey responses and the potential for bias. Council members engaged in a thoughtful discussion, acknowledging both the benefits and limitations of surveys in informing decision-making. They emphasized the importance of considering survey results alongside other sources of information and expertise. Ultimately, there was consensus to explore the possibility of conducting a city survey further and incorporating it into future budget discussions.

Comments

The discussion shifted to the trail and its alignment through private property, specifically concerning a section near apartment developments. Mr. Brooks and Mr. Douglas clarified that the trail's current location was chosen strategically, but plans for its alignment might change as development progresses. They explained that negotiations with property owners facilitated the trail's construction and that the intention was always for it to eventually move closer to the river. The conversation emphasized the importance of maintaining the trail, with assurances from the developers that they value it as an amenity. Concerns about the disc golf course encroaching on private property were discussed, and the terms of the development agreement, which allotted land for the trail's construction, were clarified.

Budget Planning Session

The budget planning session began with Cody Cardon introducing the agenda item for budget planning. He mentioned the postponement of a Senior Housing presentation due to scheduling conflicts and the absence of Fred Philpot, who was supposed to provide a survey on the senior center but couldn't attend. Mr. Cardon stressed the importance of council feedback on strategic objectives and grants to guide the budgetary process effectively. He then presented an overview of the budget, with department heads providing insights into their respective areas. Mr. Cardon and Mr. Brooks emphasized the importance of including staff in the process and encouraged council members to ask questions.

During the financial review portion of the meeting, an overview of the current financial status of the city was provided. It was highlighted that 59% of the year had passed, and a breakdown of general fund revenues and expenditures was presented. Overall, the city was performing well financially, with some departments slightly over budget due to frontloaded expenses or staffing changes. The use of ARPA (American Rescue Plan Act) funds, particularly for infrastructure projects, was discussed, with approximately \$129,000 remaining. Sales tax revenues were analyzed, showing a slight decrease compared to the previous year, possibly attributed to inflation impacting consumer spending. Questions were raised about specific revenue categories, such as intergovernmental revenues and fines and forfeitures. Additionally, Enterprise funds were discussed, with explanations provided for changes in revenues and expenditures. Mr. Cardon suggested providing stipends for electronic devices provided to council members. The need to replace aging Chromebooks was mentioned, prompting a suggestion to provide stipends instead of city-provided devices, which was met with agreement from council members. Finally, the Capital Improvement Plan for the current year and proposed budget for 2025 were briefly reviewed.

Concerns were raised about broken windowpanes in the building, requiring the allocation of \$30,000 for replacements to ensure safety and prevent further damage. Additionally, the replacement of old exterior doors to improve insulation and comfort for court staff was proposed. City Administration did not have major budget requests, Community Development and Community Services departments presented their budget requests, including funding for residential furnace replacements and equipment purchases. The availability of grants, such as those from the RAMP (Recreation, Arts, Museums, and Parks) program, was noted, with suggestions to leverage council guidance for future grant applications. Discussions also touched on the disparity in grant funding received compared to other entities and potential initiatives for future grant applications.

Regarding staffing, the stability in staffing over the past few years was acknowledged, expressing gratitude for the retention of employees amidst broader challenges in the labor market.

The council discussed plans for the replacement of the playground at Lower Riverdale Park, noting the importance of soliciting input from council members and residents regarding desired features and accessibility considerations. Multiple proposals from different vendors are expected to be presented for review.

In terms of infrastructure projects:

Street Projects: It was noted that a street project on 5050 going from 1150 into Golden Spike Park is planned. Additionally, there are plans for a chip seal project and the installation of new storm drain boxes on 1150 and a new section of storm drain through Golden Spike Park.

Water Line Project: Efforts are being made to complete the water line to the south of the city, with challenges arising from negotiations with the railroad regarding passage under the train tracks.

Surface Treatment on Trails: Crack seal filling and surface treatment on the trail from the city to the south are scheduled for implementation in the coming month.

The council also addressed concerns raised by residents regarding curb and gutter replacement. It was explained that the city offers a 50/50 program for curb replacement, and replacements are typically coordinated with street overlay projects to optimize cost-effectiveness.

Regarding law enforcement and public safety, the council recognized the importance of maintaining public safety and expressed appreciation for the efforts of law enforcement in ensuring a clean and safe environment. Discussion ensued regarding recruitment challenges and strategies for retaining quality personnel in the face of competition from neighboring cities.

The meeting concluded with a reaffirmation of the city's commitment to prioritizing resident needs and providing exceptional services. The council emphasized the importance of continued support for staff and ongoing efforts to address infrastructure and community concerns.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. There was no second to this motion.

Councilmember Stevens moved to adjourn the meeting and Councilmember Haws seconded the motion. The meeting was adjourned at 8:45 p.m.

Date Approved: 4/16/2024