

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 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 Brandon Cooper, Community Development Director Casey Warren, Police Chief Shawn Douglas, Public Works Director Michelle Marigoni, City Recorder
Excused:	
Visitors:	Russell Haight Shalee Nay Steve Robinson Blake Robinson

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 – Anne Hansen

Invocation – Steve Brooks

Public Comment

Mayor Mitchell invited members of the public to speak. There was no public comment.

Presentations and Reports

Mayor's Report

Central Weber Sewer District will hold a Truth in Taxation hearing on August 19, 2024, at 6pm to increase tax revenue. Concerns may be directed to CWSD.

Mayor Mitchell shared his experience riding along with a police officer on a Friday night, which was both eye-opening and enlightening. It was a valuable experience that highlighted the professionalism and compassion of the officers, even though the night was relatively calm. He recommended the ride-along to others to gain a better understanding of the police's daily responsibilities. He plans to ride along with the fire department soon.

City Administration Report

a. Department Reports June

b. July Anniversaries Employee Recognition

Sergeant Wright – 21 years

Steve Whetton – 10 years

Shalee Nay – 5 years – Chief Warren spoke about Ms. Nay, highlighting her work in evidence management, case management, reports, and TAC. She has raised the bar by improving evidence and video documentation, enhancing the department's image. Shalee is known for her kindness, consideration, and constant willingness to help others, all while maintaining a positive attitude and never complaining.

c. Staffing Authorization Plans

d. Community Development Report

Tesla's contractor should be finished by the end of July, with a possible grand opening in August.
Chuck E Cheese is hoping to open September 5.
Kia & Honda improvements are being completed.

Consent Items

1. **Consideration to approve meeting minutes from:**
June 4, 2024 Council Work Session
June 4, 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 Richter seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

Action Items

1. **Consideration of Resolution 2024-24 renewing a contract with Robinson Waste for garbage and recycling services.**

Mr. Douglas explained this is an annual renewal and noted that Steve Robinson continues to do a great job. Steve and Blake Robinson thanked councilors for the opportunity and gave updates. Purchased Recycled Earth property and reopened it for construction and demolition waste transfer. Plan to open the recycle center in August. Started construction for a new MSW transfer station.

Councilor Haws noted that some residents have been asking about dumpsters for cleanup. The spring and fall cleanup have been implemented instead of providing dumpsters.

Mr. Robinson went over driver surveys, emphasizing their high rate of compliance.

Motion: Councilmember Arnold moved to approve Resolution 2024-24 renewing a contract with Robinson Waste for garbage and recycling services.

Second: Councilmember Stevens

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

Motion passes unanimously.

2. **Consideration of Resolution 2024-25 approving an interlocal agreement for building inspection coverage.**

Mr. Cooper explained this was an interlocal agreement with Weber County in response to a new state law mandating response times for building inspection applications. This law requires cities to provide a list of at least three inspection entities if they cannot perform inspections within three days.

Riverdale currently has two entities, Shums Coda and WC3. The agreement with Weber County adds them as a third option, allowing mutual use of inspection services between the two parties. If either Riverdale or Weber County cannot meet the three-day requirement, the other party can be called upon to perform the inspection.

The agreement also specifies a billing rate of \$85 plus mileage reimbursement. This arrangement ensures compliance with state law and addresses a potential issue, though it is noted that Riverdale usually meets inspection deadlines effectively.

Motion: Councilmember Richter moved to approve Resolution 2024-25 approving an interlocal agreement for building inspection coverage.

Second: Councilmember Hansen

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

Motion passes unanimously.

3. Consideration to approve Final Site Plan request for Panera Bread Restaurant, located at approximately 4122 South Riverdale Road, Riverdale Utah 84405, as requested by Perigee Consulting and Panera Bread Group.

Mr. Cooper introduced Russell from Perigee Consulting, who was available to answer any detailed questions.

The site, formerly occupied by John Paras Furniture, is approximately 1.19 acres. The proposed plan includes a 3,800 sq. ft. Panera Bread with site improvements and drive-through lanes. The plan features 51 parking stalls, exceeding the required 38, and includes a drive-through with two lanes: one for regular orders and one for rapid pickups.

The site will include a reciprocal easement and access alley for connection to the nearby Starbucks. Significant considerations include a retaining wall up to 89 feet high on the east and south sides and necessary water and sewer connections. A median will be added to ensure proper access to Riverdale Road.

The Planning Commission recommended approval of the site plan, subject to standard conditions, including obtaining necessary permits, stormwater management, and resolving outstanding water purchase issues.

Councilor Hansen inquired about capping off the culinary water, noting it wasn't explicitly mentioned in the plan but was confirmed by Russell that it would be addressed.

Motion: Councilmember Arnold moved to approve the final site plan request for Panera Bread Restaurant as requested by Perigee Consulting and Panera Bread Group.

Second: Councilmember Hansen

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

Motion passes unanimously.

Comments

The central sewer fee will increase by about \$1 per month. A public hearing on this will be held on August 19 at 6:00 p.m.

Graffiti on the sound barrier wall will be addressed. Responsibilities vary by property type, with city properties handled by Public Works.

The Old Glory Days event was well-received, with notable appreciation for the fireworks display and overall execution.

The Utah League of Cities and Towns conference is on September 4-5 in Salt Lake City. A legislative dinner at the Weber County Fair is on August 9.

Plans are underway to upgrade council meeting equipment, potentially including larger TVs or individual monitors.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Richter seconded the motion. The meeting was adjourned at 7:06 p.m.

Date Approved: 8/6/2024