

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, June 17, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Alan Arnold, Councilmember / Mayor pro tem Bart Stevens, Councilmember Anne Hansen, Councilmember Michael Richter, Councilmember Stacey Haws, Councilmember
City Employees:	Steve Brooks, City Administrator/Attorney Cody Cardon, Business Administrator Casey Warren, Police Chief Brandon Cooper, Community Development Director Stacey Comeau, Human Resources Director Shawn Douglas, Public Works Director Rich Taylor, Community Services Director Michelle Marigoni, City Recorder
Excused:	Braden Mitchell, Mayor
Visitors:	Chuck Stauffer James Purin Julie Purin Deann and Matt (Farmer's market)

Welcome & Roll Call

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

Pledge of Allegiance – Casey Warren

Invocation – Steve Brooks

Public Comment

Councilmember Arnold invited members of the public to speak.

James Purin from Ogden spoke in opposition to Ordinance #995, amending Riverdale City Code Title 10, Chapter 8, regarding agricultural zones (A-1, A-2). He noted his property was annexed from Ogden City to Riverdale for development purposes, originally zoned M-1, but later changed to A-1. He expressed concern that the proposed amendment to A-1 zoning, particularly regarding cluster subdivisions, limits his property's development options. Purin mentioned ongoing discussions with Brandon Cooper since November 2024 about rezoning his property for residential use, including smaller lots for affordable housing. He was surprised by the proposed A-1 amendment, as it appeared to restrict options without prior discussion of rezoning. He emphasized the annexation was intended to provide services for development and requested the council consider this history.

Public comment was received in writing from one resident. The city recorder read the comment aloud as received by email [sic]:

Hello,

My name is Cassidee Anderson and I live in Riverdale. I am reaching out hopefully to the correct person regarding the idea of 2 developments that I feel would be useful and beneficial to Riverdale city. I would attend a city meeting however, I work the days and times they are held. So I have resorted to email. I hope my email reaches the appropriate person. I'd be more than happy to email anyone else I nah need to.

First being, I would like to see a gym built in Riverdale. More specifically a Vasa. We are forced to chose Clinton city or Ogden near 12th street daily which adds a lot of time to commute when this time and money could be funding our own city.

Second I would like to see more EV chargers. Ideally a few free ones or a Tesla supercharger. The nearest supercharger is in Farr West or Salt Lake City. This may need to reach Tesla as well but with their dealership in, it would be ideal to have a supercharger near. There are some cities around (Farmington city for example) that provide free slow chargers. That would be a very kind thing to see tax dollars go towards.

Thank you

No further public comments were received.

Presentations and Reports

1. Mayor's Report

2. City Administration Report

- a. Department Reports May
- b. June Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report

- Department Reports: Steve Brooks noted that May department head reports were included in the council packet. No questions were raised.
- Sales Tax Update: Year-to-date sales tax is slightly behind 2022 but ahead of 2023 and 2024. Despite a bank's forecast of lower sales in the coming year, trends remain encouraging.
- General Fund: At 90% through the fiscal year, general fund revenue is in good shape, with most departments at or below 92% of budgeted expenditures. Community Development and Community Services are slightly above due to current projects but are expected to stabilize.
- Employee Recognition: No anniversaries were noted, but Rich Taylor (11 years) and Michelle Marigoni (4 years) were recognized for their service.
- Staffing Updates: A new female police officer was hired, currently in field training. Police and Fire Department restructuring was noted, with swearing-in ceremonies planned for next month.
- Community Development Report: Brandon Cooper reported ongoing projects, including America First's hillside work, which is progressing well. A roundabout project faced a setback due to elevation issues with cement work, requiring replacement, but is back on track. Panera's target opening of early July is likely delayed, and Trader Joe's is projected for August, though their sales tax license lists December. No new development applications are pending. Regarding a gym, no inquiries have been received for the RC Willey building or other sites. The West Bench roundabout was fully replaced due to elevation issues, causing delays but not attributed to city fault.

Farmer's Market Proposal

Matthew, representing a group that runs farmer's markets in Syracuse, West Point, and Sunset, proposed restarting a farmer's market in Riverdale, following the previous operator's withdrawal. They anticipate 35 to 40 vendors weekly, larger than the prior market's 18 to 20 vendors. The proposed season is July to October, starting after the 4th of July. Parking concerns were raised due to the fire station lot being off-limits and increased crowds from new playground equipment and splash pad. The council noted a planned outdoor classroom in the area for next year, which may impact space. No action was required; the group was directed to work with city staff to finalize plans.

Consent Items

1. Consideration to approve meeting minutes from:

June 3, 2025 Council Work Session
June 3, 2025 Council Meeting

Mayor pro tem Arnold asked if there were any changes to the minutes.

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

Action Items

Councilor Arnold noted the amended the order of the agenda to allow items 5 and 6 (towing contract and ADA policy) to be addressed before the budget items.

1. Consideration of Resolution #2025-25 renewing an Exclusive Towing Agreement with Stauffer's Towing.

Chief Warren highlighted Stauffer's Towing's 15-year partnership, emphasizing their prompt service during traffic accidents and reliability for residents. Chuck, the point of contact, is available 24/7. Stauffer's supports city events, including parades, and provides vehicles for fire department extrication training. The agenda listed the resolution as #2025-24, but the correct number, #2025-25, was clarified.

Motion: Councilmember Haws moved to approve Resolution #2025-25 authorizing an exclusive towing agreement with Stauffer's Towing, amending the resolution number from #2025-24.

Second: Councilmember Stevens

There was no discussion on the motion.

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

2. Consideration of Resolution #2025-24 adding Personnel Policy 9-20 Americans with Disabilities Act (ADA) to the Personnel Policy Handbook.

Stacey Comeau noted the policy was added following an audit revealing its absence. It ensures reasonable accommodation, establishes a clear process for requests, and complies with federal and state laws. Councilmember Hansen proposed amendments, provided during the work session

Motion: Councilmember Richter moved to approve Resolution #2025-24 adding Personnel Policy 9-20 Americans with Disabilities Act (ADA) to the Personnel Policy Handbook with amendments provided in the work session.

Second: Councilmember Hansen

There was no discussion on the motion.

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

3. Public Hearing to receive and consider public comments regarding the following:

- a. Nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund.

MOTION: Councilmember Haws moved to open the public hearing. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor. The public hearing was open at 6:33 p.m.

No public comments were made.

MOTION: Councilmember Haws moved to close the public hearing. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor. The public hearing was closed at 6:33 p.m.

4. Consideration of Resolution #2025-21 approving the nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's water fund. The estimated value of these culinary water services is \$100,000.

Cody Cardon explained the resolution approves a \$100,000 transfer for water utilization by the General Fund. Councilmember Haws noted the importance of monitoring city water usage, referencing past issues with unmetered park water.

Motion: Councilmember Haws moved to approve Resolution #2025-21 approving the nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's water fund.

Second: Councilmember Richter

There was no discussion on the motion.

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

Motion passes unanimously.

5. Consideration of #2025-22 accepting Riverdale City's Certified Property Tax Rate as calculated by the Weber County Auditor.

Cody Cardon noted the certified tax rate was updated during the meeting due to Weber County's delayed revisions. He suggested the motion be made to accept the rate as reported, or the final rate determined by the county and state.

Motion: Councilmember Haws moved to approve Resolution #2025-22 adopting the tax rate of 0.001406 for FY2026, or the final rate determined by the county and state.

Second: Councilmember Stevens

There was no discussion on the motion.

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

6. Consideration of Resolution #2025-23 adopting the Riverdale City Budget for Fiscal Year 2026 (2025-2026)

The budget was adjusted to reflect the certified tax rate provided, with flexibility to align with the final rate.

Motion: Councilmember Haws moved to approve Resolution #2025-23 adopting the Riverdale City Budget for Fiscal Year 2026 (2025-2026), including salaries for Riverdale City employees, and revenues adjusted with the certified tax rate if necessary, based on the final certified tax rate.

Second: Councilmember Hansen

There was no discussion on the motion.

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

7. Consideration of Ordinance #995 amending Riverdale City Code Title 10, Chapter 8 – Agricultural Zones (A-1, A-2)

Mr. Cooper explained the ordinance aligns zoning with the general plan, removing cluster subdivisions from A-1 to prevent residential development in agricultural zones without rezoning. Cluster subdivisions require 25+ single-family units and 15 acres, with a minimum lot size of 27,000 square feet in A-1. The amendment removes incompatible uses (e.g., cemeteries, private parks) and adds "non-commercial" to corrals/stables in A-1. The Planning Commission unanimously recommended approval on June 10, 2025, with no public comment. Discussion addressed Mr. Purin's concerns, noting no pending applications and ongoing rezoning talks. Councilmember Stevens proposed removing "non-commercial" from corrals/stables, citing overreach for smaller lots.

Motion: Councilmember Haws moved to approve Ordinance #995 amending Riverdale City Code Title 10, Chapter 8 – Agricultural Zones (A-1, A-2) with an amendment to remove the word “non-commercial” from section 10-8-2.

Second: Councilmember Arnold

There was no discussion on the motion.

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

Passes 4 in favor and 1 opposed.

8. Discussion regarding July 1, 2025 City Council meeting.

Steve Brooks proposed canceling the meeting due to Old Glory Days events (Riverdale Band and movie in the park). The council agreed to cancel, with plans to wear city shirts at the events. A decision will be emailed if changes arise.

Comments

Mr. Brooks expressed appreciation for the council's support, noting the demanding budget season and upcoming staff training on July 16, 2025, where raises will be announced.

Adjournment

Having no further business to discuss, Councilmember Haws moved to adjourn the meeting. Councilmember Arnold seconded the motion. The meeting was adjourned at 7:14 p.m.

Date Approved: 7/15/2025