Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 21, 2026, 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 / Mayor pro tem Bart Stevens, Councilmember Anne Hansen, Councilmember Michael Richter, Councilmember Kent Anderson, Councilmember
	City Employees:	Steve Brooks, City Administrator/Attorney Brandon Cooper, Community Development Director Casey Warren, Police Chief Matthew Hennessy, Fire Chief Shawn Douglas, Public Works Director Stacey Comeau, Human Resources Michelle Marigoni, City Recorder
	Excused:	
	Visitors:	Todd Freeman Thatiam Falls Rachelle Robinson-Pierce

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 Council Members, City Staff, and members of the public.

Pledge of Allegiance – Michael Richter

Invocation – Kent Anderson

Public Comment

Mayor Mitchell invited members of the public to speak.

No public comments were received.

Presentations and Reports

1. **Mayor's Report**

   Mayor Mitchell invited Chief Hennessy to report on fire restrictions. The conditions are dry with high temperatures and low humidity. The initial fire restrictions from July 4th will be continued for the 24th holiday.

   There are two transfer stations: Weber County (run by Waste Management) and Ogden Transfer Station (run/owned by Robinson Waste). Riverdale residents can take trash to Ogden Transfer Station for a $20 fee. They are open on Saturdays.

2. **City Administration Report**

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

Steve Brooks reviewed the June department reports.

Employee recognition included Sgt. Ryne Schofield (10 years), Lynn Wright (23 years), Steve Whetton (12 years), Travis Dahle (9 years), Sherri Taylor-Brown (9 years), Shalee Nay (7 years), Cathy Dorius (2 years), and Justin Reese (1 year).

Brandon Cooper reported on Walmart 35th anniversary, Slick City Action Park (indoor slide park), EOS Gym tenant improvement is being done.

Consent Items

1. **Consideration to approve meeting minutes from:**

June 2, 2026 Council Meeting
June 16, 2026 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. Councilor Hansen had submitted corrections that were previously sent to council members.

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

Action Items

1. **Consideration of Resolution #2026-26 renewing a contract with Robinson Waste Services for garbage and recycling services.**

Mr. Douglas explained that Robinson Waste has been purchased by Republic but is still operating under their original name. The contract includes curbside spring and fall cleanups and Christmas tree pickup. A change needed to be made to show a two-year contract on the resolution.

Motion: Councilmember Arnold moved to approve Resolution #2026-26 renewing a contract with Robinson Waste Services for garbage and recycling services for two years.

Second: Councilmember Richter

Councilor Richter	Yes
Councilor Hansen	Yes
Councilor Stevens	Yes
Councilor Arnold	Yes
Councilor Anderson	Yes

Motion passed unanimously.

2. **Consideration of Resolution #2026-27 approving an Interlocal Cooperation Agreement for shared Heavy Rescue Team**

Chief Hennessy explained this is a renewal of the previous agreement for another five years.

Motion: Councilmember Arnold moved to approve Resolution #2026-27 approving an Interlocal Cooperation Agreement for shared Heavy Rescue Team.
Second: Councilmember Anderson

Councilor Anderson:	Yes
Councilor Stevens:	Yes
Councilor Richter:	Yes
Councilor Hansen:	Yes
Councilor Arnold:	Yes

Motion passed unanimously.

3. **Consideration of Resolution #2026-28 amending Personnel Policy Chapters 9 through 16.**

Stacey Comeau noted these updates were recommended by an employment attorney to align with state law. Updates to Chapters 1 through 8 were approved in a previous meeting.

Motion: Councilmember Arnold moved to approve Resolution #2026-28 amending Personnel Policy Chapters 9 through 16 as presented in the packet.

Second: Councilmember Richter

Councilor Hansen expressed concern regarding drug testing policies for non-safety positions; it was clarified that the policy follows state and federal statutes.

Councilor Hansen:	Yes
Councilor Arnold:	Yes
Councilor Anderson:	Yes
Councilor Richter:	Yes
Councilor Stevens:	Yes

Motion passed unanimously.

4. Consideration of Resolution #2026-29 authorizing the limited use of funds secured under the Financial Guarantee Agreement for the Coleman Vu Estates Subdivision

Community Development Director Brandon Cooper presented the request, noting that Riverdale City Code 10-21-6 requires a financial guarantee for all subdivision improvements. For the Coleman Vu Estates project, the developer (Gold Crest Homes) provided this via a letter of credit. Standard procedure, aligned with state law, dictates that funds are only released after improvements are inspected and completed to the city's satisfaction.

The developer requested a deviation from this policy to allow a premature release of a portion of the escrowed funds, specifically for phase three amenities like landscaping, pickleball courts, and playgrounds. The funds would be used to pay 50% deposits required by subcontractors to begin work. Mr. Cooper reported that staff recommended denial, as this would set a problematic precedent and effectively transform a "guarantee of improvement" into "construction financing," thereby increasing the city's risk. He also noted that some current subcontractors had reported pending payments for work already completed.

Thatiam Falls, representing Gold Crest Homes, stated the development was roughly 99% complete with phase one and 96% complete with phase two. He explained that because their capital was committed to the city bond, they lacked the liquidity to pay the substantial upfront deposits required for phase three amenities. Mr. Falls proposed an amendment to the existing agreement rather than a city-wide policy change, suggesting the city could verify the legitimacy of subcontractors before releasing deposit funds. He emphasized that without this release, the project completion would likely be delayed beyond the fall deadline.

Councilor Arnold questioned whether the Council even had the authority to grant such a request and warned that doing so would invite every future developer to ask for the same treatment. Councilor Anderson expressed discomfort with the proposal, noting it would require city staff to take on the additional, intensive roles of monitoring and evaluating subcontractor payments and schedules.

Councilor Stevens felt that the request suggested the developer was in a "financial pinch," making it even more vital for the city to maintain its full security until the work was finished. It was noted that the city was holding approximately $810,000, and the requested release was roughly $210,000.

Councilor Hansen acknowledged the developer's difficult position but stated that providing construction financing is not the purpose of these funds and the city should not assume that level of risk

Motion: Councilmember Hansen moved to deny the request
Second: Councilmember Anderson

Councilor Stevens	Yes
Councilor Anderson	Yes
Councilor Arnold	Yes
Councilor Hansen	Yes
Councilor Richter	Yes

Motion passed unanimously.

5. **Consideration of Resolution #2026-30 awarding a bid to Sky View Excavating & Grading for the 2026 Road Improvement Project, in an amount not to exceed $821,746.14**

Mr. Douglas recommended approval of Sky View for the project, which includes resurfacing 300 West and adding curb, gutter, and sidewalk to address drainage issues.

Motion: Councilmember Arnold moved to approve Resolution #2026-30 awarding a bid to Sky View Excavating & Grading for the 2026 Road Improvement Project, in an amount not to exceed $821,746.14.

Second: Councilmember Richter

Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Hansen:	Yes
Councilor Stevens:	Yes
Councilor Anderson:	Yes

Motion passed unanimously.

6. **Consideration of Resolution #2026-31 approving a professional services agreement with Civil Engineering Consultants, PLLC for city engineer services**

Mr. Cooper noted the contract was a two-year renewal with an updated fee schedule.

Motion: Councilmember Arnold moved to approve Resolution #2026-31 approving a professional services agreement with Civil Engineering Consultants, LLC for city engineer services, with the resolution corrected to PLLC.

Second: Councilmember Hansen

Councilor Hansen:	Yes
Councilor Stevens:	Yes
Councilor Anderson:	Yes
Councilor Arnold:	Yes
Councilor Richter:	Yes

Motion passed unanimously.

7. **Consideration of Resolution #2026-32 approving an agreement between Riverdale City and South Weber City for special rate discounts for qualifying residents of South Weber**

The agreement allows South Weber seniors to use the Riverdale Senior Center at a discounted rate. Councilor Richter stated section 2A needed modification to reflect the correct promotional fee.

Motion: Councilmember Arnold moved to approve Resolution #2026-32 approving an agreement between Riverdale City and South Weber City for special rate discounts for qualifying residents of South Weber to use the senior center, with the prices updated as discussed.

Second: Councilmember Richter

Councilor Richter	Yes
Councilor Arnold	Yes
Councilor Stevens	Yes
Councilor Anderson	Yes
Councilor Hansen	Yes

Motion passed unanimously.

8. **Motion to un-table and Consideration of Resolution #2026-23 approving a contract for City Administrator Contract**

Councilmember Arnold moved to un-table the item. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

Mr. Brooks noted the contract reverted to the version previously approved with specific directed changes, such as removing the option to revert to City Attorney. Councilor Arnold expressed reservations regarding the high salary for a combined position and the possible future loss of institutional knowledge.

Motion: Councilmember Hansen moved to approve Resolution #2026-23 approving a contract for City Administrator

Second: Councilmember Anderson

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

Motion passed with four in favor and one opposed.

Upcoming Events

- July 24 – Pioneer Day, city offices closed (Community Center open)
- July 28 – Swim Night
- August 12 – Swim Night
- August 18 – Combined City Council/Planning Commission Meeting (tentative)
- August 22 – Bonneville CTC 5k & Half Marathon

Comments

City Council

Councilor Hansen reported the senior picnic is August 21st and will feature an Elvis impersonator. Councilor Anderson mentioned an inquiry from Pink Box Donuts. Councilor Richter will take design feedback to the Development Review Committee. Councilor Stevens recalled the city's past denial of a Costco due to design standards.

City Staff

Chief Hennessy reported the Weber Fire Board unanimously approved the intent to annex Riverdale and Roy fire departments. Shawn Douglas reported June water conservation exceeded the 20% reduction goal. The city also qualified for an $18,000 state rebate for removing grass at Riverdale Park

Mayor

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Richter seconded the motion. The meeting was adjourned at 7:27 p.m.

Date Approved: 8/18/2026