



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 16, 2016**

5:30 p.m. – Work Session (City Council Conference Room)

No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Open Communications

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes.)

E. Presentations and Reports

1. Mayor's Report

2. [City Administration Report](#)

- a. Department Reports January
- b. February Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report
- e. Finance Report

F. Consent Items

1. [Review of meeting minutes from:](#)
January 19, 2016 City Council Work Session
January 19, 2016 City Council Regular Session

G. Action Items

1. [Consideration of Resolution 2016-2, Bid results for pedestrian/trail bridge structure over Interstate 15.](#)
Presenter: Shawn Douglas, Public Works Director
2. [Public Hearing: Consideration of Resolution 2016-3, Adjustment to Fire Budget for Fiscal Year 2015-2016](#)
Presenter: Jared Sholly, Fire Chief
3. [Consideration Resolution 2016-4, boundary line agreement between Riverdale City and Valley West, LLC.](#)
Presenter: Rodger Worth, City Administrator and Mike Eggett, Community Development

H. Discretionary Items

I. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 11th day of February, 2016 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on February 11, 2016. Jackie Manning, City Recorder.

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 16, 2016**

AGENDA ITEM: E2

SUBJECT: City Administration Report

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION:

- a. [Department Reports - January](#)
- b. [Anniversaries Employee Recognition - February](#)
- c. [Staffing Authorization Plan](#)
- d. [Community Development Report](#)
- e. [Fnance Report](#)

[BACK TO AGENDA](#)



Mayor & City Council Monthly Summary Report January 2016



City Administration:

1. Rodger Worthen:

- Held weekly update meetings with Community Dev Director and Mayor
- Planning and development meetings regarding RDA property on 550 West
- UTA bus stops on north end of Riverdale Road –installed the third one
- Meeting with City engineer on 4400 south bridge project
- Discussed possible creation of inter-local ambulance service with WT and South Ogden
- Newly Elected training by the ULCT and in house training.
- Bid authorization for 4400 south bridge structure.
- LPC meetings for the upcoming state legislative sessions
- Work with Riverdale Veterans members on showcasing flag
- Met with Jerry Benson and other UTA staff on proposition one money
- Mayor’s lunch with the school kids at Fire Dept.
- Design review meetings with Community Development.
- Held weekly staff meetings
- Discussed with staff options for Senior Center dishwashing needs
- Staff interviews
- Riverdale City Web Site review
- Held the Quarterly Weber/Ogden Chamber of Commerce breakfast at Comm Center
- Met with South Ogden and Washington Terrace City(s) on transportation issues
- Begin work with Councilor Mitchell on “clean-up” Riverdale event
- Responded to various Citizen requests for RDA loans, complaints, and assistance

2. Lynette Limburg:

- General customer service, information to the public, follow-up on information requests and support for administrative events.
- Prosecution –Prepared files and additional information in regard to prosecution process.
- Prepared paperwork & files for 76 pre-trials, 3 trials & 1 Suppression Hearing.
- Follow-up and filing of court dispositions after pre- trial or trial. .
- Record requests 13 GRAMA requests for police reports, videos and other miscellaneous city records.
- One Risk Management Meetings minutes and follow-up
- Community Development Department- 7 Building permits issued
- Building inspections scheduled and logged

3. Jackie Manning:

- Attended monthly DWMRA City Recorder Training
- Swearing in new City Council Members.
- Open Public Meetings Act Training
- Online GRAMA web base training
- Prepared City Council, RDA Board and Planning Commission, meeting agendas, packets, meeting minutes, and provided all legal notices and postings for meetings.
- Prepared and Sent business license renewal reminders.

- Answered general business license questions, processed applications, issued business licenses.
- Developed new tracking system for solicitors
- Daily filing, scanning, updating and tracking spreadsheets

Business Administration:

Cody Cardon: Routine phone & computer problem resolution. New virtual desktops for all employees utilizing thin clients. Routine management issues and resolution. Routine monthly accounting and issues.

Stacey Comeau / HR:

New Hires: None

Terminations: Lynn Fortie Business Administrator

1/11/16 Attended NUHRA Board Meeting

1/21/16 NUHRA Training Luncheon

Prepared and distributed W-2's

Started wage survey

Chris Stone:

- Took pictures of the City Council and swearing in of Council members.
- Set up for the Ogden Weber Chamber of Commerce meeting.
- Many opportunities to remove snow from the sidewalks of the Civic Center, Police Station, and Senior Center.
- Attended "Lunch with the Mayor" event on the 22nd. Took pictures of students, created picture sheets, and delivered them to the schools.
- Set up and take down for City Council and Planning Commission meetings.
- Various updates to the city website and social media sites.
- Completed the City newsletter for February.
- Completed the employee newsletter for February.

Community Services

Rich Taylor:

- Organized, set-up, and attended Ogden/Weber Chamber meeting
- Held initial Live Fit meeting
- Began planning and organizing the Live Fit program
- Applied for an EZ Ramp Grant for archery equipment
- Began planning and recruiting volunteers for Old Glory Days
- Attended Legislative Day with the Riverdale Youth City Council
- Discussed with staff and Rodger with options for Senior Center dishwashing needs
- Reserved summer swim nights at the Roy Aquatic Center

Fire Department:

- Conducted a part-time firefighter testing process at the end of the month. We had twenty-three applicants for two positions. The testing consisted of an application process, medical scenario and a critical thinking/firefighter survival scenario. This process easily revealed our top candidates. We have made tentative offers to Benjamin Williams and Lynnsey Fisher for the positions open. They will be taking the physical agility part this month to complete the process.
- Conducted firefighter survival training at Riverdale Fire Department, with Roy City Fire Department participating as well.
- Open applications for the position of Fire Captain, had eight internal applicants.
- Conducted our monthly fire department staff meeting.
- Sent additional numbers out to City Managers and Fire Chiefs of So. Ogden, Riverdale and Washington Terrace for Ambulance cost sharing opportunities.
- Started gathering costs of the upcoming Spillman impact to Riverdale City.
- Fire Department assisted with the tragic event on I-84 with the cattle truck roll over. Submitting for cost recovery of unit standby, manpower, back-fill, equipment damaged or broken and supplies used. Heavy Rescue 41 was on this call for six hours; I was on the call for almost two hours.

Selected three firefighters to participate in the regular part-time shift coverage. These firefighters will be assigned a crew and will work five scheduled 24-hour shifts, each month with that same crew. This will assist with consistency in staffing, training, scheduling, and development. This will officially start in February.

Police Department:

PATROL

Officers responded to a report of a fight in the area of 5100 S. 1200 W. on New Year's day at 03:00 hours in the morning. It was reported by several neighbors that a physical fight was going on outside. They located two individuals who had injuries, but both refused to cooperate and say what had happened. Both also said they did not wish to pursue charges. It appears that a party got out of hand and a fight ensued between several individuals. Charges of disorderly conduct will most likely be filed against both people due to the alarm it caused to the neighbors.

Officers responded to Walmart on a retail theft. They arrested a female and began transporting her to the jail; while in route to the jail, Officer Thompson stopped and then requested medical to respond because the suspect was acting strange. He then proceeded back to the jail after she was cleared by medical. At the jail it was discovered that she had attempted to place multiple items up her buttocks including prescription pills and drug owe sheets. The items were removed and she was booked into jail.

Officers responded to In & Out Burger on an alarm at 03:00 hours in the morning. Upon arrival they found a food delivery driver on scene, however, he had not activated the alarm. They checked the interior of the business and found an individual inside a bathroom stall. The male refused to exit the stall and would not respond to officers. He appeared to be digging in his waistband. Officer Tomlinson kicked the stall door open and ordered the male to show his hands and get down on the ground. The male refused continuing to reach into the inside of his pants. Officers took the male down to the ground where a struggle ensued, he was eventually handcuffed. The suspect is transient and inside his pants was a large BB gun that appeared to be a real gun, along with a knife and drug paraphernalia. The suspect claimed to have entered the closed business through an open door; however officers found that he had broken in by forcing a door open. He was charged with numerous crimes.

Officers responded to the 4050 S. block of 650 W. on a disturbance. The girlfriend stated her boyfriend was following her as she walked away from the residence and was yelling at her and calling her names. Officers are familiar with the suspect and knew he had a misdemeanor warrant for his arrest. Officers arrived and the male suspect had gone back home. Officers attempted to contact him. He had locked himself inside a room in the residence and refused to come out and screamed at officers to leave. No crime had occurred today and after some time of trying to get him to cooperate; they left the residence without being able to arrest him for the warrant. Officers will continue to watch for the suspect to arrest him for the warrant.

Officers responded to the trailer park at 5100 S. 1050 W. on report of a female who was found deceased inside a residence. They arrived and found that the female was found hanging inside the residence. This case is still being investigated, but it appears to be a suicide at this time.

Officers received reports of a female being beaten up by a male in the area of 671 W. 4400 S. They were unable to find the people involved, but after contacting people in the area they determined the male and female had

gone inside a trailer. They refused to come to the door, so officers wrote a search warrant in order to enter the residence to check on the female who was being beaten. They entered the residence and found both the suspect and female victim. The victim had numerous injuries and was taken to the hospital to be evaluated for other injuries. A second search warrant was written and served because of drugs that were observed in plain view inside the trailer. The suspect was booked into jail for aggravated kidnapping, domestic violence assault with substantial injury and other drug related charges.

Officers responded to the 5600 S. block of 1150 W. on an assault. It was reported that a male hit another male in the head with a hammer. Officers arrived on scene and located the injured victim who was bleeding from the head from being struck with the hammer. The suspect was still on scene and was taken into custody. While he was being led out of the house the complainant punched him. The victim went to the hospital for treatment and the suspect was booked into jail for aggravated assault.

Investigations

Protective Order Violation- Detective Pippin conducted follow up on a report of a protective order violation. The complainant advised the suspect violated the protective order by contacting her through face book. The case was submitted to the County Attorney's Office to be screened.

Theft by Deception: Detective Pippin conducted follow up on a report of Theft by Deception. A friend gave another friend \$500 cash, an XBOX, and a Sony Surround Sound to use to post bail for her boyfriend. The friend didn't use the money or items to post bail for her boyfriend. The suspect wouldn't respond to phone calls and avoided the complainant after taking the items. Text messages were received documenting what the friend was supposed to do with the cash and property. The suspect was summonsed for Theft by Deception.

Drug Court: Detective Peterson assisted in transporting a prisoner from Drug Court to the Weber County Jail.

Rape/Domestic Violence: Detective Pippin conducted follow up on a reported DV assault and Rape. The victim reported she was held against her will, raped, and beaten. The victim had injuries to her face where the suspect bit her. The suspect was located in Salt Lake City. SLC police were on scene looking to question the suspect on other charges. The suspect barricaded himself and police had to use bean bag rounds to subdue the suspect because he was armed with a knife. After completing interviews, Detective Pippin was able to obtain enough evidence to charge the suspect with DV assault.

Theft: Detective Peterson conducted follow up to a theft at Wal-Mart. The suspect stole items and returned them for cash. The suspect confessed and was charged with theft.

Credit Card Fraud: The victim reported a fraudulent credit card account was set up in her maiden name and used. It was discovered that the victim's daughter and husband were the suspects using the fraudulent credit card. Detective Peterson interviewed the daughter and her husband. They both subsequently confessed to using the credit card fraudulently. Both suspects were charged with credit card fraud.

Stolen Vehicle: The victim reported his truck was stolen. It was discovered that an acquaintance stole his truck. Detective Pippin located the suspect and the truck. The case is being screened for theft of a vehicle.

Drug Possession: While searching for a robbery suspect that was reported at 7-11, Detective Peterson and Lt. Warren located an individual hiding behind Shopko. The subject was not the robbery suspect but he was found to be in possession of methamphetamine and drug paraphernalia. The subject will be summonsed on drug charges.

Robbery: Jamba Juice was robbed at gun point by a male concealing his face. The robber subsequently robbed several other stores throughout Northern Utah over the course of a month. Detective Pippin worked with other detectives and developed a lead on a suspect. Detective Pippin located the suspect's vehicle at a motel in Ogden. Detective Pippin set up a team of detectives to conduct surveillance on the suspect in an attempt to apprehend the suspect when he returned to the vehicle to leave. The Suspect left and was apprehended by Detective Pippin, Lt Warren and several other detectives during a felony traffic stop. Lt Warren drafted a search warrant for the motel room and suspect vehicle to recover evidence. Detective Pippin interviewed the female accomplice. The suspect confessed to committing the robberies and was booked into WCCF for Robbery and gun charges.

Kidnapping/Aggravated DV Assault: Riverdale Patrol Officers responded to a report of a female being beaten and kidnapped. While standing in the middle of the road. Officers responded to the area and were able to track the suspect and victims foot prints in the snow to a nearby residence. Police knocked on the door but nobody answered. A search warrant was drafted to enter the home. Detective Pippin and Lt. Warren responded to assist. Police executed the warrant and located the suspect and victim barricaded in the bathroom. Police took the suspect into custody and assisted the victim. The victim was beaten severely and sustained serious bodily injuries. The victim was interviewed by Lt Warren. She stated she was a girlfriend of the suspect. She stated she was held against her will and was afraid for her life if she attempted to leave. Detective Pippin interviewed the suspect. He made admissions to assaulting the victim but denied holding her against her will. The suspect was booked into WCCF for aggravated assault and kidnapping. The victim was given assistance through the YCC.

During the month of January investigations received 46 new cases to investigate, closed 36 cases and made 10 arrest.

Public Works Department:

- Continued work with FEMA.
- Continued Remote Read Meter Project.
- Continued 4400 S Trail Project.
- Continued new well investigative work.
- Continued Storm Water Outlet project work.
- Continued work on 4400 S pocket park reconstruction.
- Removed Christmas Decorations.
- Started work on Street Overlay Projects.
- Started Civic Center Door Project.

Community Development Department:

- America First Credit Union: Final inspection
- McDonald's: Re-inspection
- Goodwood Barbecue: Sign inspection
- Utah Military Academy: Final inspection
- Ken Garff Nissan: Final solar system inspection
- New City HVAC: Building inspection
- ARS Recovery Services: Four-way inspection
- Roberts Fresh Hair: Final inspection
- Zuppa's: Gas line inspection
- Union Pacific Rail Road: Power to panel inspection
- Home inspections for various projects on residential lots
- Meetings with contractors relative to new projects and rebuilds/remodels
- Fire inspections and fire checks for businesses
- Notification and assistance regarding fire code violation/issues for local business
- Conceptual Review Meeting: Verizon cell tower concepts or additions
- Design Review Committee Meeting: Wendy's remodel and rebuild
- Meeting with Valley West LLC future owners and contractors
- Meetings with H&P Investments team
- Meeting with Cameron Cooke regarding Boyer office building
- Meeting with Dan Bridenstine regarding Valley West Apartments
- Meetings with Dee Hansen to discuss RDA strategies
- Meeting with Eric Jensen re: Knowlton General contractors strategies
- Meeting with Lorri Thurgood and Nick Thurgood
- Meeting with Cody Deeter and Rob Sant – Lewis Young Robertson and Burningham
- Meeting with residents to discuss code enforcement concerns
- Meetings with Fire Chief regarding Fire Department matters
- Economic development opportunities update and discussion meetings
- Fire Marshall training and Winter Fire School attendance by department member
- Utah Fire Marshall Association meeting attendance by department member
- License and permits training attendance by department member
- Newly elected members training attendance by department member
- Legislative Policy Committee meetings attendance by department member
- Ogden Weber Chamber Commerce meeting attendance by department member
-

Fire Inspection / Code Enforcement Report: **attached**

Legal Services Department:

Steve Brooks:

- Resolutions/Ordinances work–
- Legal work concerning - Fire issues, Bidding, Newly elected, GRAMA, Records requests, Bingo, Special events, Handicap parking, Anderson, Bidding, Panhandling
- Legal research/review –
- Legal Department meetings/work –
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Public records requests/Court/Court screenings/Court filings/Annual reviews
- Formal training attended- Newly elected
- RSAC- Drug Court -
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

253 Total traffic cases	YTD 2080 (Jul. 2015 to June. 2016)	
0 DUI	123 Moving violations	0 FTA
0 Reckless/DUI red.	93 Non-moving violations	0 Other
33 License violations	4 Parking	

52 Total Misdemeanor cases	YTD 441 (Jul. 2015 to June. 2016)		
1 Assault	0 Ill. sale Alc.	1 Dom. Animal	8 Dom. violence
13 Theft	0 Other liq. viol.	0 Wildlife	15 Other
misd./infrac			
0 FTA	14 Contr. subst vio.	0 Parks/rec.	
0 Public intox	0 Bad checks	0 Planning zon./Fire/Health	

250 Total cases disposed of this month

2025 Total number of cases disposed of for the year (July 1, 2015 to June. 2016)

305 Total offenses this month

2516 Total offenses for year (July 1, 2015 to June. 2016)

Small Claims Total number of cases for the year (Jan. 2015 to Dec. 2015) -- Filed=70
Settled/Dismissed=51 Default=1

3 Cases filed	1 Trials
7 Settled/dismissed	0 Default judgment

# CITATIONS BY AGENCY	YTD (Jul. 2015 to June. 2016)	
Riverdale City	154	1145
UHP	84	752

MISC.	YTD (July 2015 to Jun. 2016)	
Total Revenue collected	\$50,428.54	\$ 378,732.49
Revenue Retained	\$32,437.12	\$ 253,352.82
Warrant Revenue	\$24,591.00	\$ 256,114.00
Issued warrants	33	376
Recalled warrants	66	504

RSAC MONTHLY REPORT

26 participants	208 drug tests given	2 walked away/warrants issued
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0	orientations	4	in jail/violations	1	ordered to inpatient	
2	new participant		8	positive UA's/tests/dilutes	0	other
0	graduates	2	incentive gifts			
1	terminated/quit		11	spice tests given		

Alumni attended MADD meeting in SLC

Site Address	Case #	Case Date	Code	Status	Description
4978 S 1050 W	683	2/11/2016	41-1a-414	SENT TO COURT	Parking privileges for persons with disabilities.

Violations

Violation Status	Notes
003. Sent to court	

Site Address	Case #	Case Date	Code	Status	Description
1150 W 4400 S	682	2/9/2016	41-1a-414	SENT TO COURT	Parking privileges for persons with disabilities.

Violations

Violation Status	Notes
003. Sent to court	PARKED IN

Site Address	Case #	Case Date	Code	Status	Description
4848 S 900 W	681	2/8/2016	41-1a-414	SENT TO COURT	Parking privileges for persons with disabilities.

Site Address	Case #	Case Date	Code	Status	Description
1197 W 5500 S	680	2/8/2016	snow and ice obstructing the sidewalk.	CLOSED	Snow and ice obstructing the sidewalk.

Violations

Violation Status	Notes
002: Closed	

003. Sent to court

Site Address	Case #	Case Date	Code	Status	Description
999 w Riverdale Road	674	1/27/2016	41-1a-414	SENT TO COURT	Parking privileges for persons with disabilities.

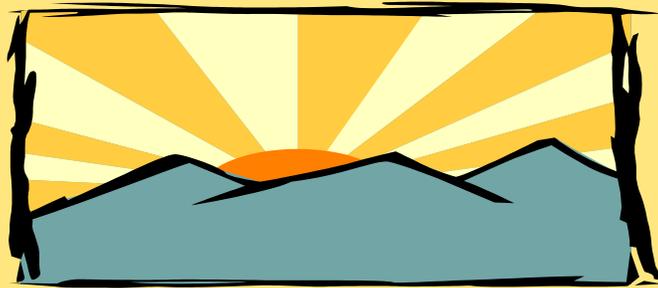
Violations

Violation Status	Notes
003. Sent to court	

Total Records: 10

FIRE INSPECTIONS

Inspection Date Scheduled	Occupancy Name	Inspection Inspector Full Name	Inspection Shift	Inspection Passed
1/11/2016	INTEGRITY CHRISTIAN FELLOWSHIP	Randy Koger	FI41	No
1/12/2016	Burchs Trees	Randy Koger	FI41	Yes
1/13/2016	New City HVAC	Randy Koger	FI41	No
1/19/2016	Equip Auto	Randy Koger	FI41	Yes
1/21/2016	New City HVAC	Randy Koger	FI41	Yes
2/4/2016	OLIVE GARDEN ITALIAN RESTAURANT 1595	Randy Koger	FI41	Yes
2/9/2016	MY BUSINESS	David Ermer	C	Yes



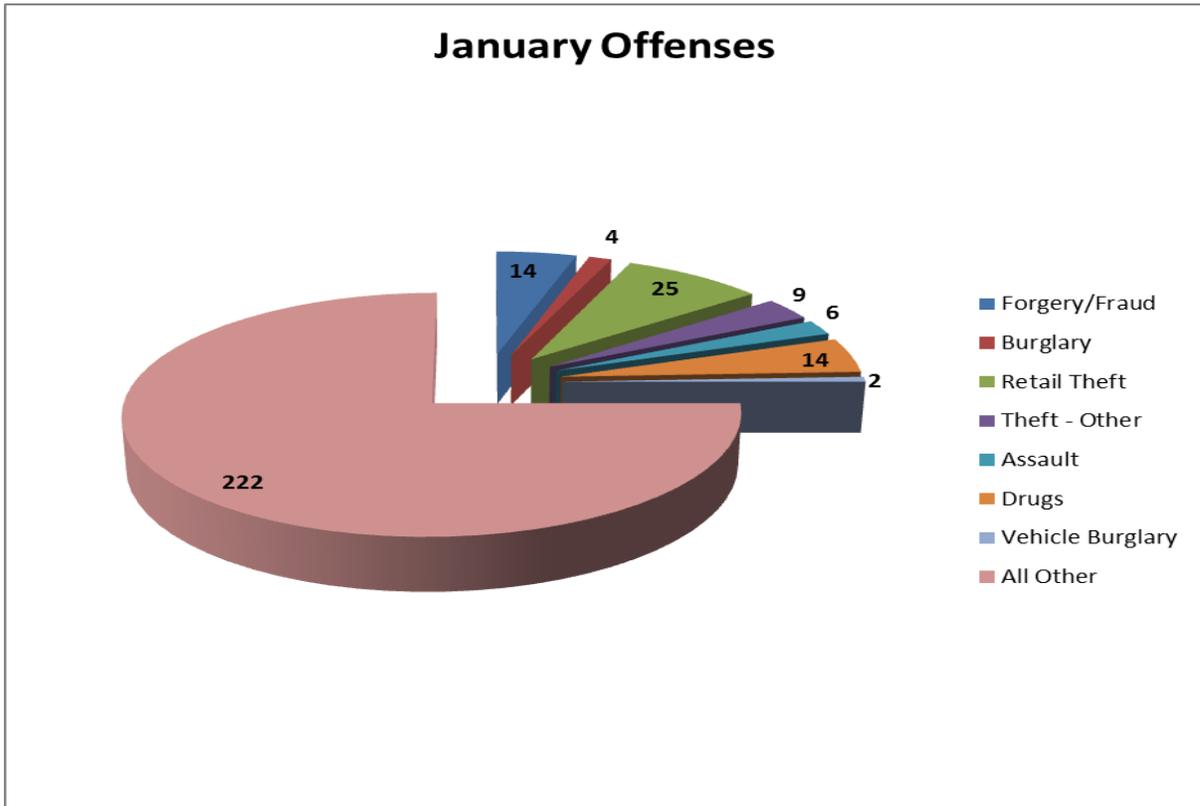
**Riverdale Substance
Abuse Court**

**Personally invites you to our
Graduation**

**Thursday, March 17, 2016
12:30 pm
Riverdale Justice Court
4600 S Weber River Drive
Riverdale, Utah 84405**

RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

January 2016
Report #13-1

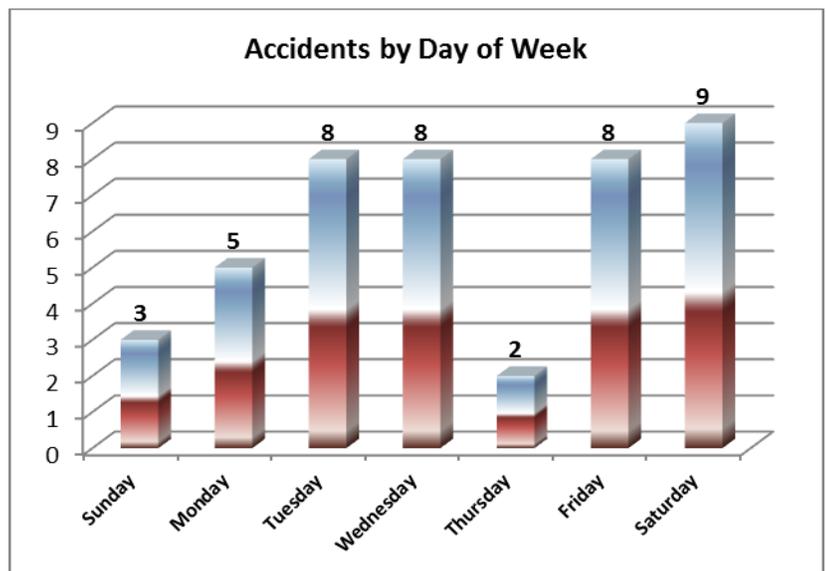


OFFENSES

There were **15** forgery/fraud cases reported throughout the month of January. There were **6** assaults, **13** Family Offenses, and **14** complaints involving drugs. There were **25** retail theft complaints reported in January, and **9** cases of theft from persons. There were **222** case reports generated for citizen assists, traffic control, warrant service, civil cases, lost property complaints, disorderly conduct, juvenile problems, and reported suspicious activity.

TRAFFIC ACCIDENTS

January traffic accidents included **11** non-serious accidents which involved minor damage, no injuries, and were not reported to the State. There were **32** accidents reported to the State due to damage totals, and/or injuries. Officers made **1** DUI arrest, and also issued citations for **71** moving violations, and **158** non moving violations.



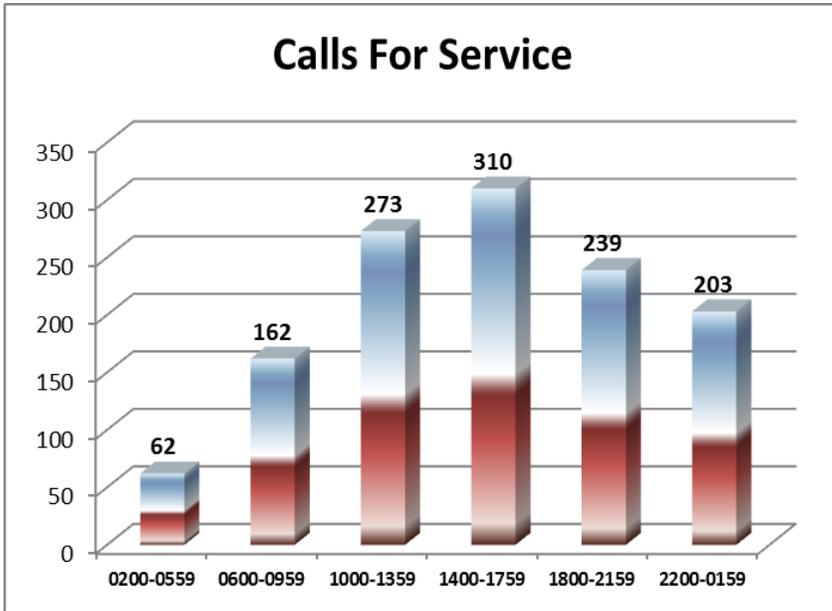
POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

January 2016
Report #13-1

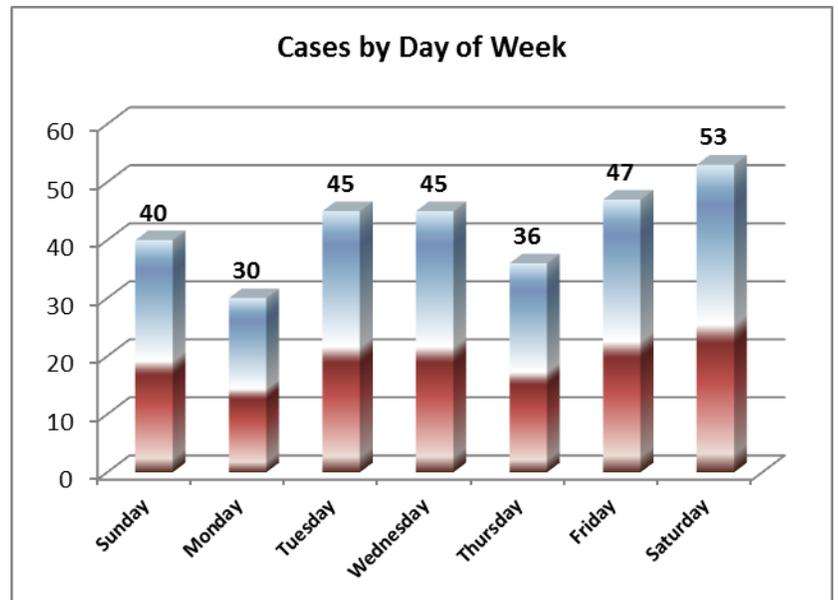


CALLS FOR SERVICE

There were **1249** calls for service during the month of January. There were **296** Case Reports written, **20** street checks conducted, and **1** noise ordinance violation reported. Officers had contact with **9** documented gang members throughout the month.

The number of case reports is very erratic throughout the week. The busiest time of day for calls for service spikes between the hours of **1000-1800**, still remaining active later in the day. The largest drop between **0200** and **0600** remains consistent with previous months.

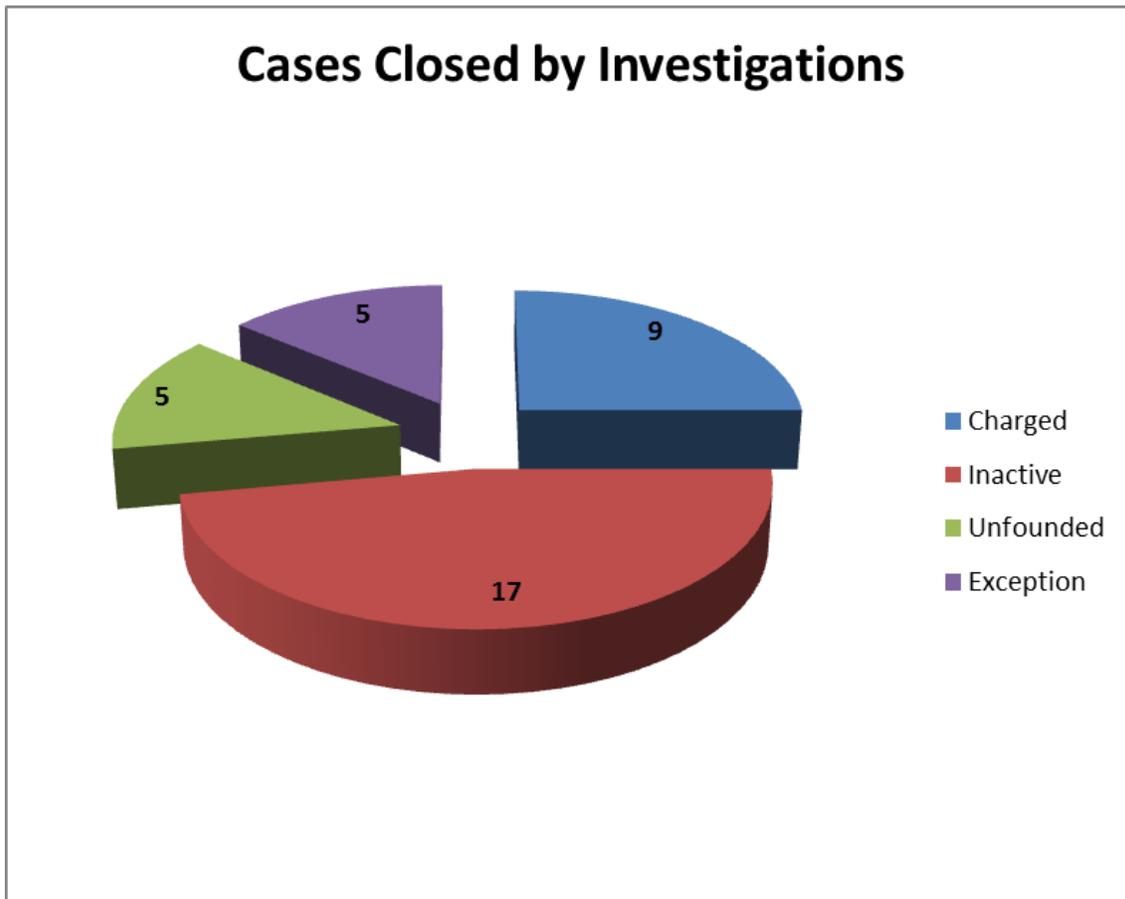
There were **81** adults arrested for various crimes and violations throughout the city, and **1** juvenile was referred to Juvenile Court.



RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

January 2016
Report #13-1

The Investigations Division received **46** new cases assigned to them during January of 2016.



Investigators closed **36** cases in January. These cases were closed as follows:

- 9** - Charged - Individual(s) were charged with a crime
- 17** – Inactive (No information came to light that would further the investigation)
- 5** - Unfounded (No crime was found to have actually occurred, or incident was determined to be civil)
- 5** – Exception (Victim refused to cooperate or Prosecutors declined to file)

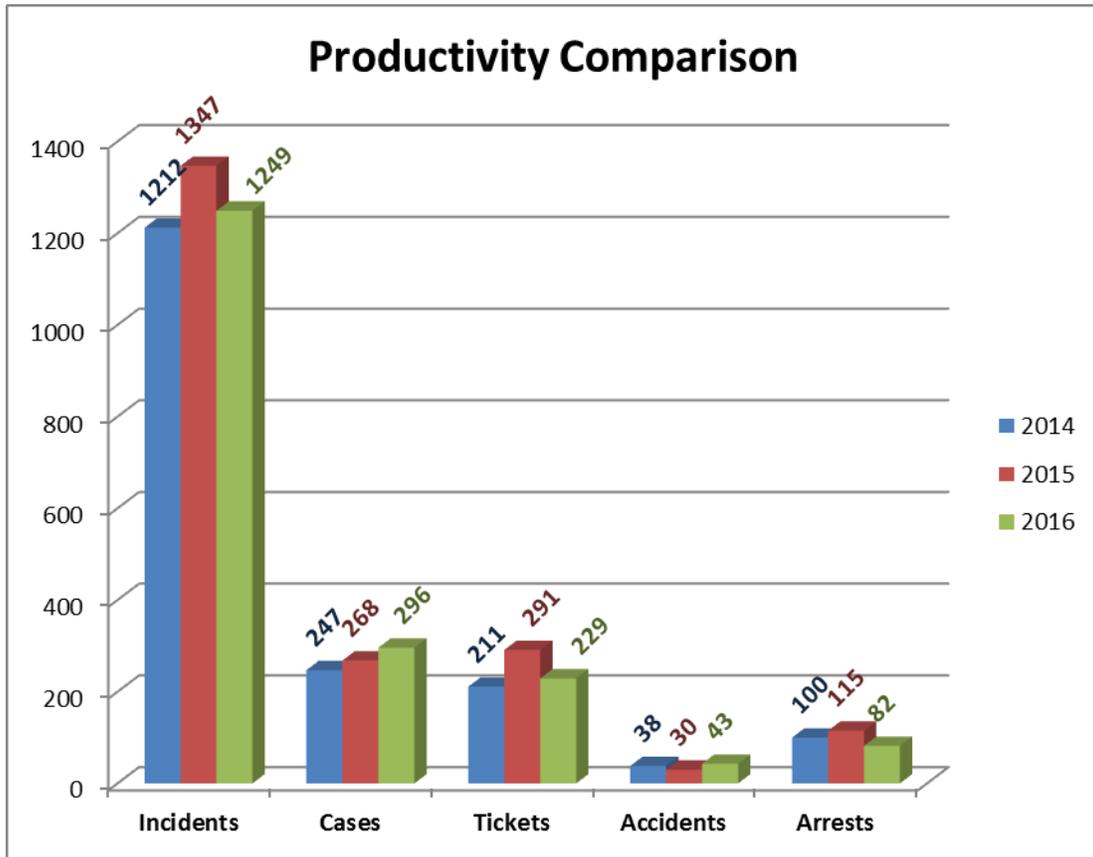
Of the individuals charged with a crime by investigations, **10** were adults, and **0** juveniles.

Investigators were unable to recover property of any value this month, however restitution will likely be ordered through the courts on the cases where an arrest resulted.

RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

January 2016
Report #13-1

Chart shows departmental statistics for January 2014, 2015 and 2016.





Employee Recognition – February 2016 Anniversaries		
Years	Employee	Department
17		Nolan Geilmann Police
15		Michael Albee Fire
12		Joel Pippin Police
10		Jamie Boots Police
9		Ben Jensen Police
1		Jenny Sears Community Services



Riverdale City

Staffing Authorization Plan

As of December 31, 2005		
<i>Department</i>	<i>FTE Authorization</i>	<i>FTE Actual</i>
City Administration	3.00	3.00
Legal Services	5.50	5.50
Community Development	3.50	3.50
Bus Admin - Civic Center	5.75	5.50
Bus Admin - Comm Services	10.00	6.75
Public Works	12.00	11.00
Police	26.00	26.00
Fire	11.50	12.75
Total	77.25	74.00

As of January 31, 2016		
<i>Department</i>	<i>FTE Authorization</i>	<i>FTE Actual</i>
City Administration	3.00	3.00
Legal Services	4.50	4.50
Community Development	3.00	3.00
Bus Admin - Civic Center	5.25	5.25
Bus Admin - Comm Services	9.00	9.00
Public Works	11.00	11.00
Police	22.75	22.75
Fire	15.50	15.25
Total	74.00	73.75

Staffing Reconciliation - Authorized to Actual		
<i>Department</i>	<i>FTE Variance</i>	<i>Explanation</i>
Legal Services	0.00	
Bus Admin - Civic Center	0.00	
Community Development	0.00	
Bus Admin - Comm Services	0.00	
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	0.00	
Fire	(0.25)	PT position unfilled
Totals	(0.25)	Staffing <u>under</u> authorization

Actual Full Time Employees 57.00
 Actual Part Time Employees 54.00



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

February 11, 2016

OPEN FOR BUSINESS



iQue Repair has opened at 985 W. Riverdale Road Suite 3.



Roberts Wigs & Fresh Hair has opened at 1170 W Riverdale Rd, Suite B.

NEW & ONGOING DEVELOPMENTS



Metro PCS wireless services will open a store at 1074 W. Riverdale Road.



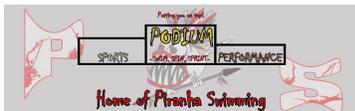
Reeve & Associates has started construction on a new office building for their company located at 5160 South 1500 West.



New City HVAC will open in phase one of the Riverdale Business Park located at 1451 West 5175 South.

Riverdale Business Park

Construction has started on phase three of the Riverdale Business Park located at 5175 South 1500 West.



Podium Sports Performance Triathlon Training Center will open at 1393 W. 5175 S., Suite 201.



Wendy's is preparing to do an extensive remodel of their restaurant.



Condition of the Treasury
Riverdale City and Redevelopment Agency
Report as of December 31, 2015

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
General Fund	\$1,658,359	\$381,006	\$2,000	\$1,089,158	\$668,835	\$4,235,999	\$3,830,296	\$405,703
						Net of Class C Road Funds:		\$472,884
Redevelopment Agency, RDA	\$3,375,079			\$783,523	\$517,355	\$933,158	\$790,840	\$142,317
Capital Projects Fund	\$1,684,888			\$998	\$10,432	\$127,973	\$101,322	\$26,651
Water Fund	\$1,513,522			\$43,059	\$255,853	\$545,746	\$604,685	(\$58,939)
Sewer Fund	\$2,186,234			\$95,374	\$22,219	\$574,980	\$481,887	\$93,093
Storm Water Fund	\$1,285,808			\$19,623	\$11,377	\$116,700	\$69,295	\$47,405
Garbage Fund	\$288,893			\$28,865	\$25,355	\$173,119	\$133,636	\$39,483
Motor Pool Fund	\$1,607,493			\$24,945	\$64,255	\$277,989	\$517,152	(\$239,163)
Information Technology Fund	\$192,412			\$10,815	\$5,539	\$64,521	\$41,033	\$23,488
Total	\$13,792,688	\$381,006	\$2,000	\$2,096,359	\$1,581,220	\$7,050,184	\$6,570,145	\$480,039

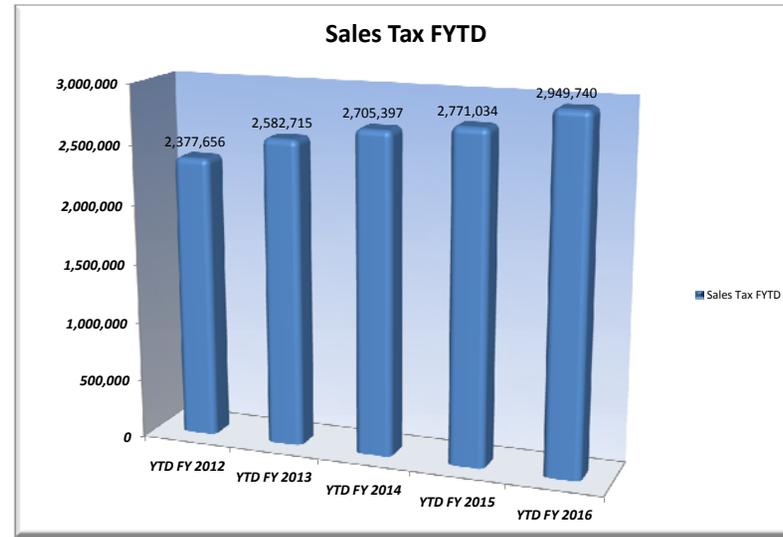
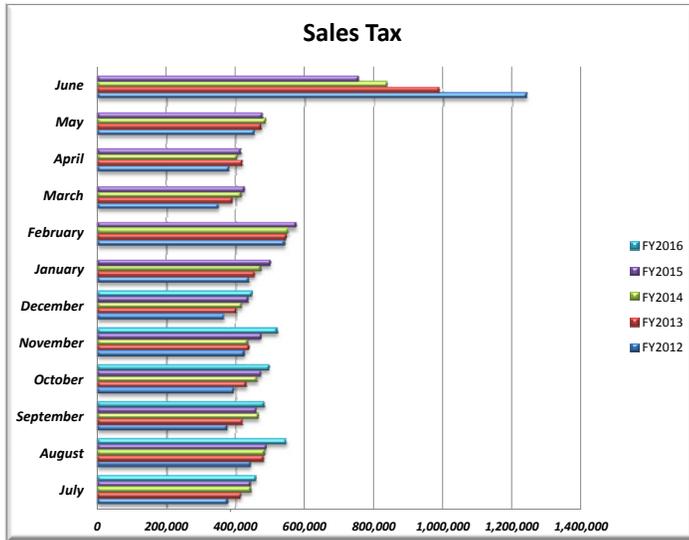
Cody Cardon
Business Administrator

Notes:

- 1) Savings are held in:
 - a) PTIF (Public Treasurer's Investment Fund), the most recent yield was 0.72%.
- 2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
- 3) Cash Drawers are located at the Civic Center (\$600), Comm. Ctr.(\$400), Senior's (\$500), and Police (\$500).
- 4) Receipts for sales tax, property tax, road tax and liquor tax are deposited directly into the PTIF account by the paying agency of the State of Utah or Weber County.
- 5) Other receipts are handled through the counter cash drawers mentioned above.
- 6) All disbursements are paid through the checking accounts at Wells Fargo Bank except petty cash items.
- 7) Cash flow and all account balances are monitored daily, savings are transferred from the PTIF to the checking account to cover disbursements as necessary.
- 8) Check disbursements are normally made weekly through the accounts payable system.
- 9) A check register report is available for detailed review of each disbursement made by city and RDA funds.
- 10) Our independent auditors include their review of these accounts in their annual audit report.

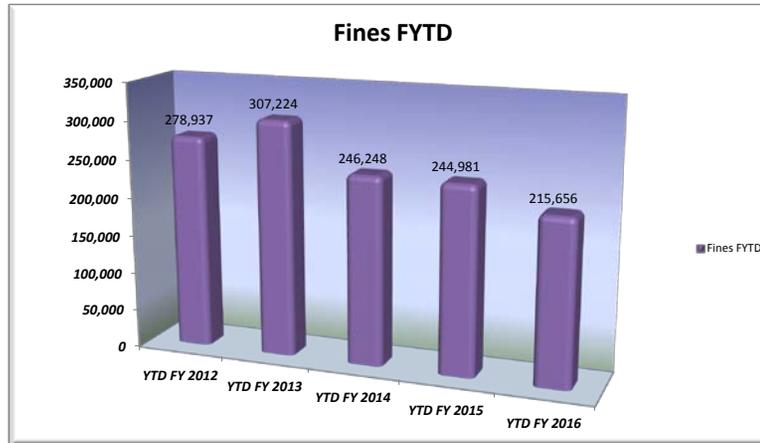
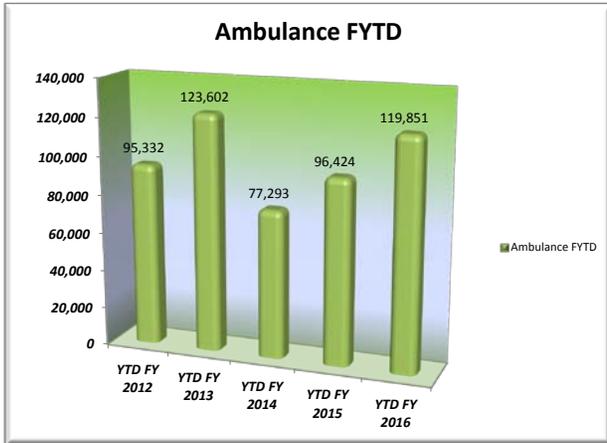
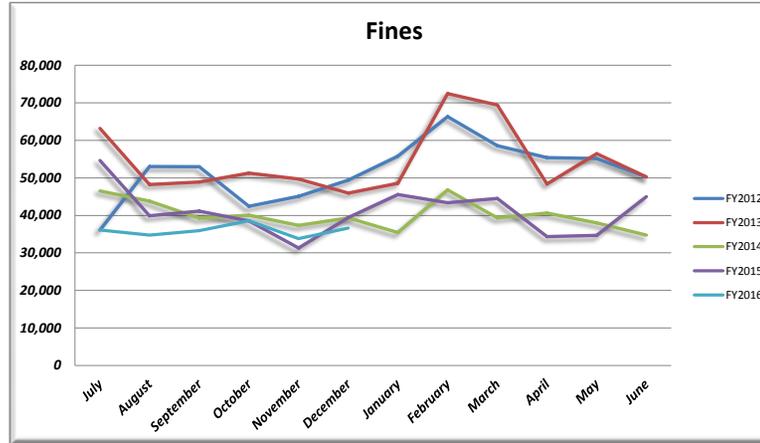
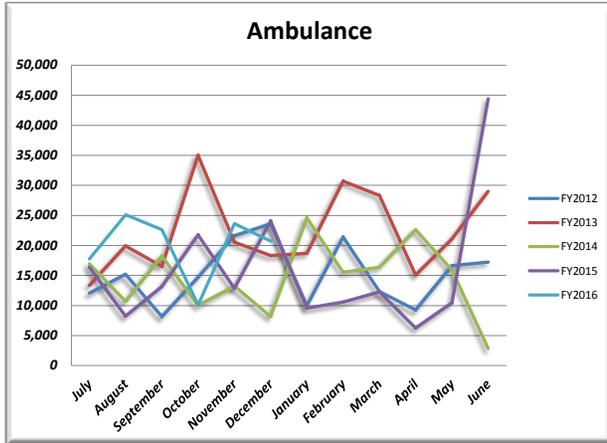
Condition of the Treasury
Riverdale City Redevelopment Agency
Report as of December 31, 2015

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
RDA General Fund	\$306,793			\$13,934	\$344	\$20,253	\$5,931	\$14,322
Riverdale Road RDA Fund	\$1,704,399			\$243,267	\$0	\$265,446	\$0	\$265,446
1050 West RDA Fund	(\$1,285)			\$0	\$0	\$0	\$0	\$0
550 West RDA Fund	\$494,338			\$191,157	\$18,180	\$208,854	\$18,180	\$190,674
West Bench RDA Fund	(\$53,993)			\$0	\$0	\$0	\$0	\$0
Statutory Housing RDA Fund	\$99,500			\$51,004	\$50	\$59,238	\$2,127	\$57,110
Housing RDA Fund	(\$74,306)			\$61,321	\$478,933	\$74,477	\$686,539	(\$612,062)
Senior Facility Fund	\$899,633			\$222,839	\$19,849	\$304,890	\$78,063	\$226,827
Total	\$3,375,079	\$0	\$0	\$783,523	\$517,355	\$933,158	\$790,840	\$142,317



Sales Tax	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	377,176	441,207	375,990	393,199	424,423	365,661	439,081	543,110	349,596	381,648	453,855	1,241,631	5,786,576
FY2013	414,591	480,408	419,923	430,149	436,713	400,931	455,267	546,297	388,978	419,261	473,554	989,012	5,855,084
FY2014	442,860	483,531	465,331	462,265	434,672	416,737	472,296	553,020	415,423	404,529	486,693	838,217	5,875,576
FY2015	442,569	488,430	458,153	474,267	472,170	435,446	499,970	575,391	424,999	416,396	478,215	755,204	5,921,208
FY2016	458,600	545,970	482,051	495,854	519,883	447,381							2,949,740

Sales Tax FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016
	2,377,656	2,582,715	2,705,397	2,771,034	2,949,740



Ambulance	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	12,051	15,189	8,160	14,709	21,611	23,611	9,990	21,399	12,318	9,253	16,619	17,219	182,129
FY2013	13,339	19,908	16,496	35,004	20,548	18,307	18,672	30,689	28,315	15,072	21,090	28,998	266,438
FY2014	16,960	10,677	18,243	10,007	13,235	8,171	24,577	15,528	16,360	22,613	15,910	2,854	175,136
FY2015	16,388	8,217	13,143	21,750	12,854	24,072	9,549	10,562	12,254	6,254	10,466	44,398	189,908
FY2016	17,721	25,099	22,604	10,096	23,644	20,688							119,851

Ambulance FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016
	95,332	123,602	77,293	96,424	119,851

Fines	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	36,085	52,987	52,985	42,407	45,072	49,402	55,770	66,300	58,582	55,395	55,136	50,205	620,325
FY2013	63,188	48,230	48,899	51,273	49,701	45,934	48,540	72,433	69,402	48,355	56,419	50,266	652,641
FY2014	46,485	43,787	39,264	40,058	37,333	39,322	35,452	46,766	39,353	40,618	38,020	34,744	481,202
FY2015	54,647	39,917	41,150	38,535	31,312	39,420	45,550	43,388	44,521	34,360	34,683	44,960	492,443
FY2016	36,066	34,724	35,927	38,538	33,792	36,609							215,656

Fines FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016
	278,937	307,224	246,248	244,981	215,656

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND REVENUE</u>					
TAX REVENUE	914,504.02	3,485,922.20	6,549,538.00	3,063,615.80	53.2
LICENSES AND PERMITS	71,411.89	121,509.14	187,000.00	65,490.86	65.0
INTERGOVERNMENTAL REVENUE	19,633.75	149,292.76	305,001.00	155,708.24	49.0
CHARGES FOR SERVICES	36,796.13	185,655.94	324,250.00	138,594.06	57.3
FINES AND FORFEITURES	36,609.08	215,656.11	505,500.00	289,843.89	42.7
MISCELLANEOUS REVENUE	10,202.66	77,962.52	223,500.00	145,537.48	34.9
TOTAL FUND REVENUE	1,089,157.53	4,235,998.67	8,094,789.00	3,858,790.33	52.3
<u>RDA GENERAL FUND REVENUE</u>					
SOURCE 36	1,190.56	6,329.14	7,000.00	670.86	90.4
RDA REVENUE	12,743.83	13,923.62	20,000.00	6,076.38	69.6
TOTAL FUND REVENUE	13,934.39	20,252.76	27,000.00	6,747.24	75.0
<u>RIVERDALE ROAD RDA FUND REVENUE</u>					
TAX REVENUE	243,267.25	265,445.97	310,000.00	44,554.03	85.6
TOTAL FUND REVENUE	243,267.25	265,445.97	310,000.00	44,554.03	85.6
<u>550 WEST RDA FUND REVENUE</u>					
TAX REVENUE	191,157.31	208,854.25	300,000.00	91,145.75	69.6
TOTAL FUND REVENUE	191,157.31	208,854.25	300,000.00	91,145.75	69.6
<u>STATUTORY HOUSING FUND REVENUE</u>					
TAX REVENUE	50,975.28	55,694.47	80,000.00	24,305.53	69.6
MISCELLANEOUS REVENUE	28.59	3,543.11	21,800.00	18,256.89	16.3
TOTAL FUND REVENUE	51,003.87	59,237.58	101,800.00	42,562.42	58.2
<u>HOUSING RDA FUND REVENUE</u>					
TAX REVENUE	60,816.81	66,361.49	80,000.00	13,638.51	83.0
SOURCE 34	.00	4,535.00	.00	(4,535.00)	.0
MISCELLANEOUS REVENUE	503.82	3,580.55	556,000.00	552,419.45	.6
TOTAL FUND REVENUE	61,320.63	74,477.04	636,000.00	561,522.96	11.7

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND REVENUE</u>					
TAX REVENUE	209,115.71	228,307.87	300,000.00	71,692.13	76.1
CHARGES FOR SERVICES	13,210.00	73,860.00	152,000.00	78,140.00	48.6
MISCELLANEOUS REVENUE	513.72	2,722.15	7,000.00	4,277.85	38.9
TOTAL FUND REVENUE	222,839.43	304,890.02	459,000.00	154,109.98	66.4
<u>CAPITAL PROJECTS FUND REVENUE</u>					
CAPITAL PROJECTS REVENUE	997.71	127,972.51	145,500.00	17,527.49	88.0
TOTAL FUND REVENUE	997.71	127,972.51	145,500.00	17,527.49	88.0
<u>WATER FUND REVENUE</u>					
WATER - INTEREST REVENUE	1,004.22	5,083.31	12,000.00	6,916.69	42.4
WATER REVENUE	42,055.05	540,662.97	1,076,000.00	535,337.03	50.3
TOTAL FUND REVENUE	43,059.27	545,746.28	1,088,000.00	542,253.72	50.2
<u>SEWER FUND REVENUE</u>					
SEWER REVENUE	95,374.09	574,979.68	1,141,000.00	566,020.32	50.4
TOTAL FUND REVENUE	95,374.09	574,979.68	1,141,000.00	566,020.32	50.4
<u>STORM WATER FUND REVENUE</u>					
STORM WATER REVENUE	19,623.41	116,699.78	231,000.00	114,300.22	50.5
TOTAL FUND REVENUE	19,623.41	116,699.78	231,000.00	114,300.22	50.5
<u>GARBAGE FUND REVENUE</u>					
GARBAGE REVENUE	28,864.65	173,119.07	346,000.00	172,880.93	50.0
TOTAL FUND REVENUE	28,864.65	173,119.07	346,000.00	172,880.93	50.0
<u>MOTOR POOL FUND REVENUE</u>					
MOTOR POOL REVENUE	24,944.93	277,989.18	394,708.00	116,718.82	70.4
TOTAL FUND REVENUE	24,944.93	277,989.18	394,708.00	116,718.82	70.4

RIVERDALE CITY CORP.
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INFORMATION TECH. FUND REVENUE</u>					
IT REVENUE	10,814.87	64,520.86	291,320.00	226,799.14	22.2
TOTAL FUND REVENUE	10,814.87	64,520.86	291,320.00	226,799.14	22.2

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND EXPENDITURES</u>					
MAYOR/COUNCIL	8,065.82	60,107.45	119,030.00	58,922.55	50.5
LEGAL	48,324.26	258,403.56	553,719.00	295,315.44	46.7
CITY ADMINISTRATION	29,251.86	163,402.59	338,761.00	175,358.41	48.2
BUSINESS ADMINISTRATION	50,179.31	306,647.83	632,510.00	325,862.17	48.5
NON DEPARTMENTAL	5,750.00	34,500.00	137,441.00	102,941.00	25.1
POLICE	260,795.61	1,364,449.46	2,844,357.00	1,479,907.54	48.0
FIRE	137,750.83	701,145.57	1,386,986.00	685,840.43	50.6
COMMUNITY DEVELOPMENT	35,027.39	179,957.00	364,546.00	184,589.00	49.4
STREETS	22,934.05	336,468.17	775,076.00	438,607.83	43.4
PARKS	29,323.02	181,455.70	398,864.00	217,408.30	45.5
COMMUNITY SERVICES	41,432.74	243,758.44	543,499.00	299,740.56	44.9
TOTAL FUND EXPENDITURES	668,834.89	3,830,295.77	8,094,789.00	4,264,493.23	47.3
<u>RDA GENERAL FUND EXPENDITURES</u>					
RDA EXPENSES	343.51	5,930.95	27,000.00	21,069.05	22.0
TOTAL FUND EXPENDITURES	343.51	5,930.95	27,000.00	21,069.05	22.0
<u>RIVERDALE ROAD RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	310,000.00	310,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	310,000.00	310,000.00	.0
<u>550 WEST RDA FUND EXPENDITURES</u>					
EXPENDITURES	18,180.00	18,180.00	300,000.00	281,820.00	6.1
TOTAL FUND EXPENDITURES	18,180.00	18,180.00	300,000.00	281,820.00	6.1
<u>STATUTORY HOUSING FUND EXPENDITURES</u>					
EXPENDITURES	49.78	2,127.19	101,800.00	99,672.81	2.1
TOTAL FUND EXPENDITURES	49.78	2,127.19	101,800.00	99,672.81	2.1
<u>HOUSING RDA FUND EXPENDITURES</u>					
EXPENDITURES	478,932.78	686,539.07	636,000.00	(50,539.07)	108.0
TOTAL FUND EXPENDITURES	478,932.78	686,539.07	636,000.00	(50,539.07)	108.0

RIVERDALE CITY CORP.
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND EXPENDITURES</u>					
EXPENDITURES	19,848.76	78,063.22	459,000.00	380,936.78	17.0
TOTAL FUND EXPENDITURES	19,848.76	78,063.22	459,000.00	380,936.78	17.0
<u>CAPITAL PROJECTS FUND EXPENDITURES</u>					
CAPITAL PROJECTS EXPENDITURES	10,431.79	101,321.74	145,500.00	44,178.26	69.6
TOTAL FUND EXPENDITURES	10,431.79	101,321.74	145,500.00	44,178.26	69.6
<u>WATER FUND EXPENDITURES</u>					
WATER EXPENSES	255,853.24	604,684.84	1,820,990.00	1,216,305.16	33.2
TOTAL FUND EXPENDITURES	255,853.24	604,684.84	1,820,990.00	1,216,305.16	33.2
<u>SEWER FUND EXPENDITURES</u>					
SEWER EXPENSES	22,218.98	481,886.90	1,049,130.00	567,243.10	45.9
TOTAL FUND EXPENDITURES	22,218.98	481,886.90	1,049,130.00	567,243.10	45.9
<u>STORM WATER FUND EXPENDITURES</u>					
STORM WATER EXPENSES	11,376.89	69,294.56	343,586.00	274,291.44	20.2
TOTAL FUND EXPENDITURES	11,376.89	69,294.56	343,586.00	274,291.44	20.2
<u>GARBAGE FUND EXPENDITURES</u>					
GARBAGE EXPENSES	25,354.54	133,636.09	332,500.00	198,863.91	40.2
TOTAL FUND EXPENDITURES	25,354.54	133,636.09	332,500.00	198,863.91	40.2
<u>MOTOR POOL FUND EXPENDITURES</u>					
MOTOR POOL EXPENSES	64,255.30	517,151.73	698,274.00	181,122.27	74.1
TOTAL FUND EXPENDITURES	64,255.30	517,151.73	698,274.00	181,122.27	74.1
<u>INFORMATION TECH. FUND EXPENDITURES</u>					
IT EXPENSES	5,539.49	41,032.66	102,630.00	61,597.34	40.0
TOTAL FUND EXPENDITURES	5,539.49	41,032.66	102,630.00	61,597.34	40.0

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 16, 2016**

AGENDA ITEM: F

SUBJECT: Meeting Minutes

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Review and approve meeting minutes.

INFORMATION:

[January 19, 2016 City Council Work Session](#)

[January 19, 2016 City Council Regular Session](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, January 19, 2016, at 5:30 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor
Braden Mitchell, Councilor
Alan Arnold, Councilor
Cody Hansen, Councilor

Excused:

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Mike Eggett, Community Development
Jackie Manning, City Recorder

Mayor Searle welcomed the Council Members stating for the record that all were in attendance. Mayor Searle expressed his sympathy to Councilor Ellis, as his father recently passed away.

Open Communications:

Mayor Searle asked if anyone was aware of any open communications and there were not any official requests for open communications.

Presentations and Reports:

Mr. Worthen commented regarding the staff anniversaries. He stated they will be representing some additional anniversaries today for the police department as they were not available to be recognized in December.

Mr. Worthen commented regarding the Fire Department Report, and stated Chief Sholly will introduce himself to the new council members as well as open the discussion for the possibility of a new fire apparatus replacement.

Consent Items:

There were no corrections requested for the regular and work session meeting minutes for the City Council Meeting held on January 5, 2016.

Mayor Searle invited discussion regarding the reappointment of Blair Jones and the appointment of Robert Wingfield to the Planning Commission. This will be Mr. Jones third term as a Planning Commissioner. Mayor Searle stated Mr. Wingfield will introduce himself during the regular meeting.

Mayor Searle invited discussion regarding the Election Results for the Chair and Vice Chair of the Planning Commission. Mr. Eggett discussed the ratification process as seen in the Planning Commission bylaws.

Mayor Searle invited discussion regarding Consideration of the appointment of the Mayor Pro-Tem and invited nominations. Councilor Ellis nominated Mitchell. There will be a formal vote during the regular meeting.

Action Items:

Mayor Searle invited discussion regarding the first action item, Consideration of Ordinance 876 Planning Commission recommendation of proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance. Mr. Eggett gave a brief history regarding the requested change, as seen in the City Council Packet. Mr. Eggett discussed surrounding cities standards to give comparison to the new proposed ordinance. The Planning Commission reviewed 9 communities regarding parking and decided unanimously to proceed with the change.

Mayor Searle invited discussion regarding the second action item, Consideration of Ordinance 877 Planning Commission recommendation of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1). Mr. Eggett discussed the purpose of the rezone request as seen in the packet. Councilor Griffiths asked if letters were sent to property owners. Mr. Eggett stated it was not required of city ordinance, but all notifications were properly posted, such as on the city website, Public Notice Website, a sign posted on the property, and a notification in the newspaper, as well as on the city notification board.

Mayor Searle invited discussion regarding the third action item, Consideration of Ordinance 878 Planning Commission recommendation of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). Mr. Eggett discussed the purpose of the rezone as seen in the City Council packet. There were no comments made on this item.

Mayor Searle invited discussion regarding the fourth action item, Consideration to authorize bidding for construction materials for 4400 South Bridge. Mayor Searle explained this is for the bridge over Interstate 15. Mr. Worthen stated by setting this for bid, they can begin construction as soon as weather permits. The bid will be very informal, as there are not

69 many construction companies able to do bridge construction. This bridge will provide safer passage for pedestrian and
70 bicycle crossing with an east to west connection to Roy City. Mr. Worthen discussed the bidding process in relation to
71 Council approval. After the project is bid, this item will appear before the Council once more to officially award the bid.
72

73 Mayor Searle invited discussion regarding the fifth action item, Consideration of Resolution 2016-1, Inter-local
74 Agreement between Weber-Morgan Narcotic Strike Force. Mr. Brooks explained it is the same agreement of the original
75 back 5 years ago. Councilor Hansen inquired as to why the agreement was executed prior to having council approval. Mr.
76 Brooks explained the agreement was signed, but not turned in. The city is awaiting approval of the Council prior to
77 submitting the agreement.
78

79 Mayor Searle invited discussion regarding the last action item, Consideration of Ordinance 875, Handicap Parking
80 Amendments, Title 6. Mr. Brooks discussed the need to be consistent with state code regarding Handicap Parking.
81

82 Discretionary Items:

83 Mayor Searle has been in conversation with the Riverdale Elementary Principal who is proposing a 5 year bond for a
84 new Riverdale Elementary School. Mayor Searle stated approximately 2 years prior the school district approached
85 Riverdale Officials to discuss replacing and possibly relocating Riverdale Elementary. The principal asked for
86 recommendations of possible relocations. The building would need to hold 700 students. This would allow all of Riverdale
87 children to go to the same school, in the same city. The option may be available for a two story building. Mayor Searle
88 welcomed ideas.
89

90 Mayor Searle stated Lori Fleming wanted to remind the Council of the Realtor breakfast at 8:15 AM.
91

92 There was a brief discussion regarding the RDA Agenda.
93

94 Adjournment:

95 Having no further business to discuss the Council adjourned at 6:01 PM to convene into their Regular City Council
96 Meeting.
97
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103

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, January 19, 2016, at 6:05 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

- Present:**
- City Council:
- Norm Searle, Mayor
 - Brent Ellis, Councilor
 - Gary E. Griffiths, Councilor
 - Braden Mitchell, Councilor
 - Alan Arnold, Councilor
 - Cody Hansen, Councilor
- City Employees:
- Rodger Worthen, City Administrator
 - Steve Brooks, City Attorney
 - Dave Hansen, Police Chief
 - Jared Sholly, Fire Chief
 - Shawn Douglas, Public Works Director
 - Mike Eggett, Community Development
 - Cody Cardon, Business Admin/City Treasurer
 - Jackie Manning, City Recorder
- Visitors:
- Charles Kerkvliet
 - Cody Deeter
 - John Hansen
 - Dave Leahy
 - Lori Fleming
 - Larry Hansen
 - Dee Hansen

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance and stated for the record all members of the Council were present.

B. Pledge of Allegiance

Mayor Searle invited Councilor Griffiths to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decision this evening.

D. Open Communications

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

Larry Hansen 805 West 3875 South Riverdale, Utah, expressed his appreciation to elected officials, city staff, and residents of Riverdale. He expressed his love for Riverdale City. Mr. Hansen distributed a handout to the City Administrator and to the City Council. The handout was advice on various City items deriving from his personal experience as previously serving as the City Administrator. Mr. Hansen stated as the City Council and City Staff deliberate and ponder the items that will make the most difference for the City and the Citizens, he hopes the handout will offer guidance that has been deemed valuable in the past. He thanked the Council for the opportunity to express his opinions during open communications. Mayor Searle thanked Mr. Hansen for his leadership and dedication to Riverdale City.

No further comments were made.

E. Presentations and Reports

1. Mayors Report

Mayor Searle stated there will be a public open house on February 18, 2016 at 6:30 PM at the community center to present a conceptual design for the new proposed park. City staff has been working with the Park Committee the past few months. It will be a formal presentation and all are invited to attend and provide feedback regarding the design.

2. City Administration Report

Mr. Worthen summarized the department reports and recognized the January anniversaries for employees, as well as a few police anniversaries from December.

3. Court recertification

Mr. Brooks explained the recertification process for the Riverdale Justice Court. The recertification will be effective February 8, 2016 for a 3 year term. There were no questions from the council.

4. Fire Department Report

Chief Sholly explained the need for a new Fire Apparatus. He summarized the Fire Memo which explained:

68 Currently, the 2005 ladder truck still has an approximate value of \$250 thousand dollars and there are potential for 2
69 buyers. Chief Sholly discussed the maintenance costs for one of the fire apparatus of 25 thousand dollars. Chief Sholly
70 proposes Riverdale sells the ladder truck, while it maintains value, to assist funding the purchase of a 68 foot Quint Fire
71 Apparatus.

72
73 Chief Sholly discussed the advantages of a Quint Fire Apparatus. He invited questions. Councilor Hansen inquired as
74 to whether this would be a topic on the upcoming Strategic Planning Meeting. Mayor Searle confirmed it would.

75
76 **F. Consent Items**

77
78 **1. Review of Meeting Minutes from January 5, 2016 City Council Regular and Work Session.**

79 Mayor Searle asked for any changes to the regular and work session meeting minutes for the City Council Meeting
80 held on January 5, 2016. There were no requested changes to the meeting minutes.

81
82 **2. Consideration of reappointment of Blair Jones to Planning Commission.**

83 Mayor Searle explained Blair Jones will need to be reappointed as his term has expired. If appointed, Mr. Jones will
84 serve another 4 year term which will begin immediately and end January of 2020. This would be Mr. Jones third term.

85
86 **3. Consideration of appointment of Robert Wingfield to Planning Commission.**

87 Mayor Searle explained there are 7 appointed Planning Commissioners and one seat is currently vacant. Per the
88 Mayor's and Planning Commission recommendation, the City now seeks approval to appoint Robert Wingfield to fill the
89 vacancy. Mr. Wingfield introduced himself to the City Council. He explained he has lived in Utah for 7 years and works as
90 a web developer. He expressed gratitude for having the opportunity to serve Riverdale.

91
92 **4. Consideration of election results for Chair and Vice Chair of Planning Commission**

93 Mr. Eggett summarized an executive summary which explained:

94 Per City Code 2-3-5, a Planning Commission Chairperson is to be designated by members of the Planning
95 Commission and ratified by the Mayor and City Council. Per the Planning Commission bylaws, a Planning Commission
96 Vice Chairperson is also to be designated by its members. These positions are designated for two year terms
97 respectively, as outlined in the Planning Commission bylaws. The Planning Commission has made the recommendation
98 to the Mayor and City Council, to ratify Steve Hilton as the Planning Commission Chair and Blair Jones as the Vice Chair.

99
100 **5. Consideration of appointment of Mayor Pro-Tem**

101 Mayor Searle explained the City Council procedure of appointing a Mayor Pro-Tem. Councilor Ellis nominated Braden
102 Mitchell as Mayor Pro-Tem. All voted in favor to appoint Braden Mitchell as Mayor of Pro-Tem.

103
104 **MOTION:** Councilor Hansen moved to approve consent items as proposed. Councilor
105 Ellis seconded the motion. There was no discussion regarding this motion and all
106 voted in favor.

107
108 **G. Action Items**

109
110 **1. Consideration of Ordinance 876 Planning Commission recommendation of proposed**
111 **changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance.**

112 Mr. Eggett summarized an executive summary in the packet which explained:

113 Recently, City Staff has been approached by business development interests, regarding various commercial
114 properties throughout the City, that have asked about parking requirements for non-dwelling buildings on commercially
115 zoned properties. These discussions have yielded concerns relative to the current retail parking standard of 1 space per
116 200 square feet of sales floor space and the current bank standard of a minimum of 30 spaces for these commercial
117 properties. City Staff, during the last Planning Commission meetings, provided the Commissioners with multiple city
118 ordinances regarding non-dwelling parking standards from other cities in Weber and Davis Counties (9 in total). During
119 the last meeting on January 12, 2016, the Planning Commission recommended City Council approval of the attached
120 proposed language for Title 10 Chapter 15 "Parking, Loading Space; Vehicle Traffic and Access" that presents a solution
121 for non-dwelling parking standards that continues to encourage commercial growth on properties within Riverdale.

122
123 When considering amending land use ordinances within the City Code, there is a requirement for there to be a
124 scheduled public hearing. A public hearing was advertised in accordance with State Code and held with the Planning
125 Commission on January 12, 2016. No public comments were provided for this public hearing.

126
127 Councilor Mitchell asked about the impact this new ordinance would have on existing businesses. Mr. Eggett believed
128 it may benefit existing businesses, as it will give them flexibility to add additions to their business or to sell a portion of
129 their land to a separate business for development. There are many businesses that have large parking lots currently being
130 unused. The new ordinance would promote development for these empty/unused lots.

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134 **MOTION:** Councilor Ellis moved to approve Ordinance 876 approval of proposed changes
135 to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance.
136 Councilor Griffith seconded the motion.

137
138 Mayor Searle invited discussion regarding the motion. There was not a discussion.

139
140 **ROLL CALL VOTE:** Councilor Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor. The
141 motion passed unanimously.

142
143 **2. Consideration of Ordinance 877 Planning Commission recommendation of Rezone requests for properties**
144 **located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to**
145 **Open Space (O-1).**

146
147 Mr. Eggett summarized an executive summary in the packet which explained:

148 Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located
149 between 1050 West and 900 West along River Park Drive from the current Office Park (OP) zone to a proposed Open
150 Space (O-1) zoning. This request is for approximately 17.65 acres of land that would be affected by the proposed rezone
151 request (see the attached zoning map document for more information). A public hearing was held before the Planning
152 Commission on January 12, 2016 regarding the proposed amendment to the zoning map. Following the public hearing,
153 the Planning Commission recommended City Council approval of the above noted rezone request.

154
155 Councilor Ellis inquired if there were any concerns expressed by the property owners of the adjacent parcels. Mr.
156 Eggett confirmed he has not received any comments regarding this ordinance.

157
158 Councilor Arnold stated he was not in favor of using this location for a park. He felt the rezoning was premature as
159 the park design has not been presented yet. Councilor Arnold discussed the option of a different zone and development
160 option for this parcel, such as river walk-way with restaurants near the river, or possibly a bike rental shop. He felt across
161 the river would be a more optimal parcel for a park. Councilor Arnold discussed the expense of park development and
162 provided the estimation of 125 thousand dollars per acre to develop a park. Councilor Arnold discussed the maintenance
163 that comes through park development, such as additional water usage and more work created for the public works
164 department due to park maintenance. He didn't feel a new park provided an incentive to bring people into Riverdale City.
165 He inquired as to the possibility of tabling this discussion until after the open house meeting where the park design would
166 be disclosed.

167
168 Mr. Eggett discussed the difficulty of development due to the flood plains in that area. He felt FEMA (Federal
169 Emergency Management Agency) would openly reject any development proposal similar to what Councilor Arnold
170 proposed. Councilor Arnold inquired if City Staff had contacted FEMA regarding the possibility of boardwalk restaurant
171 development. Mr. Eggett stated they had not contacted FEMA for that particular idea, but discussed the due process in
172 acquiring permission from FEMA for development on flood plains; such as, elevation and certification studies, as well as
173 required fill in for the area.

174
175 Mayor Searle stated the development of this park is a part of the Resiliency Grant the City applied for. Mr. Eggett
176 discussed the benefits of the resiliency grant as it pertains to the park development. There was a discussion regarding the
177 possibility of tabling the rezone until after the open house. The majority of the Council elected to proceed with the rezone
178 as noticed.

179
180 There was a discussion regarding the purpose of the Open House, which was explained to provide opportunity for
181 feedback from residents regarding park design. The design is conceptual and subject to change depending on the
182 feedback received.

183
184 Councilor Arnold inquired as to the overall cost to the city for park development, including the possible grant
185 contribution, the water impact, and additional employees needed for maintenance. Councilor Arnold estimated the
186 development of the park to cost 2.2 million. He also inquired to the basic design of the park.

187
188 Mr. Worthen estimated one additional employee for park maintenance. Mr. Worthen stated the City anticipates
189 approximately 600 thousand dollars if grant funding is awarded. The funds from the grant have to be associated with river
190 impact and flood prevention. Mr. Worthen described the park as a large grass area with small play areas, and a parking
191 area. Councilor Arnold inquired about the possibility of baseball diamonds, soccer fields, etc. Mayor Searle explained the
192 grass areas allow for more flexibility for the potential park users. Mr. Worthen discussed the different phasing options in
193 regards to offset some of the cost for park development. Mr. Eggett stated JUB Engineering has also offered assistance in
194 applying for other grants to assist in funding this park. Councilor Arnold estimated the grant would cover only a fifth of the
195 total overall cost to develop the park.

196
197 Councilor Arnold asked about the design plans for the 40 acres across the Weber River. Mr. Worthen stated the
198 bridge to connect to the 40 acre parcel is being worked through a private-public partnership, who is also participating in
199 the resiliency grant and a HUD (Department of Housing and Urban Development) grant. Mr. Eggett stated the vehicle and
200 pedestrian bridge would cost the City little to nothing to construct if grants were awarded. The bridge would allow for trail

connectivity. Councilor Arnold noted the City was projecting to spend a lot of money for park development consisting of grass fields. Mayor Searle stated the Riverdale City Park is over-used and very busy. He stated the city is short on park space and felt this new park would be an asset to the residents. Mayor Searle offered a copy of the concept plan for the park design to the new members of the Council.

MOTION: Councilor Ellis moved to approve Ordinance 877 Planning Commission recommendation of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1). Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Arnold voted in opposition. Councilors Hansen, Griffiths, Ellis, and Mitchell voted in favor. The motion carried with a majority vote.

3. Consideration of Ordinance 878 Planning Commission recommendation of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3)

Mr. Eggett summarized an executive summary from the packet, which explained:

Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located at approximately 843 West Riverdale Road from the current Light Manufacturing Use (M-1) zone to a proposed Regional Commercial (C-3) zoning, in order to be in zoning alignment with surrounding properties in this area. This request is for approximately 9 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing was held before the Planning Commission on January 12, 2016 regarding the proposed amendment to the zoning map. Following the public hearing, the Planning Commission recommended City Council approval of the above noted rezone request.

Councilor Mitchell verified the location of the property and wanted to ensure the surrounding property owners were aware of the proposed changes. Mr. Eggett confirmed the property owners were informed.

MOTION: Councilor Hansen moved to approve Consideration of Ordinance 878 Planning Commission recommendation of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). Councilor Arnold seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Hansen, Griffiths, Ellis, Mitchell, and Arnold all voted in favor. The motion passed unanimously.

4. Consideration to authorize bidding for construction of 4400 South Bridge.

Mr. Douglas discussed the bridge connection of Roy and Ogden. The City needs permission from the Council to collect bids for the purchase of the structure itself. The final design drawings will be reviewed and sent to bid at a later date.

There was a brief discussion regarding the design of the bridge. Mr. Douglas confirmed painting would be a requirement of UDOT (Utah Department of Transportation). Mr. Douglas confirmed the painting would increase the overall cost of the infrastructure.

MOTION: Councilor Mitchell moved to authorize bidding for structure materials for the construction of 4400 South Bridge. Councilor Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion

CALL THE QUESTION: The motion passed unanimously.

5. Consideration of Resolution 2016-1, Inter-local Agreement between Weber-Morgan Narcotic Strike Force.

Chief Hansen summarized an executive summary in the packet which explained: Riverdale City has long had an Inter-local Agreement with Weber-Morgan Narcotics Strike Force and the Gang Unit to assist with the investigation of drug and gang related crime. The Narcotics Strike Force and Gang Unit are now a combined unit. All jurisdictions within Weber County have an agreement with the strike force. The strike force can be called upon anytime to assist with any type of crime that involves drugs and gangs. The strike force will provide an agent to either assist, or ultimately handle the investigation. The Riverdale Police Department has frequent contact and interaction with the strike force agents regarding investigations occurring within Riverdale City. Chief Hansen expressed it would be in the best interest of the city to approve this inter-local agreement.

Councilor Hansen stated Riverdale City currently does not have an officer participating in the Strike Force, but rather participates by providing funding. This agreement is a renewal of prior agreements. There was a discussion regarding the cost to have an officer participate in the task force. Chief Hansen estimated an additional officer would cost the City 100 thousand per year, versus the cost to support the task force in funding, which is 15 thousand per year.

Councilor Griffiths inquired about the possibility of acquiring grants to fund officers to participate. Chief Hansen explained there is no longer grant funding available.

Chief Hansen discussed his experience in participating in the Strike Task Force in prior years and discussed the benefits and importance of having access to the Strike Task Force. Chief Hansen felt this agreement is worthwhile as it allows for sharing expertise as a group, rather than separate cities and it allows for back-up from surrounding cities, should the need arise.

MOTION: Councilor Mitchell moved to approve resolution 2016-1, Inter-Local Agreement between Weber-Morgan Gang Narcotic Strike Force. Councilor Griffiths seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Griffiths, Ellis, Mitchell, Arnold and Hansen all voted in favor. The motion passed unanimously.

6. Consideration of Ordinance 875, Handicap Parking Amendments, Title 6.

Mr. Brooks summarized an executive summary from the packet which explained:

Currently, our city code refers to a state code section that has been changed. This needs to be amended in order to comply with the state statute. Also, another amendment is proposed to fill a possible loop hole in our current code. There are no costs to the city for the proposed code changes; and are merely housekeeping in nature. This came as a request from the Code Enforcement Officer, Randy Koger.

Councilor Arnold asked if the Code Enforcement officer had the right and ability to ask someone to show proof of the handicap placards. Mr. Brooks confirmed the Code Enforcement Officer did have the authority and noted Mr. Koger had experience in handicap placards.

There was a brief discussion regarding the fines for placards to which Mr. Brooks confirmed the range was anywhere from \$25 to several hundred dollars depending on the offense. Mr. Brooks expressed appreciation to Mr. Kroger regarding his diligence on enforcing the codes within Riverdale City.

MOTION: Councilor Arnold moved to approve ordinance 875, Handicap Parking Amendments, Title 6. Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Ellis, Mitchell, Arnold, Hansen, and Griffiths all voted in favor. The motion passed unanimously.

H. Discretionary Items

Mr. Worthen stated he has met with members of the UTA (Utah Transit Authority) regarding bus stop improvements for Riverdale City. The improvements will allow Riverdale City to become the first city to have a handicap compliant bus stop in the state of Utah.

I. Adjournment.

MOTION: Having no further business to discuss, Councilor Ellis made a motion to adjourn. The motion was seconded by Mitchell; all voted in favor. The meeting was adjourned at 7:18 PM.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **February 16, 2016**

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 16, 2016**

AGENDA ITEM: G1

SUBJECT: Consideration of Resolution 2016-2, Bid results for pedestrian/trail bridge structure over Interstate 15.

PETITIONER: Shawn Douglas, Public Works Director

ACTION REQUESTED BY PETITIONER: Approve Bid

INFORMATION: [Executive Summary](#)

[Resolution 2016-02](#)

[Engineer Letter](#)

[Bid Results](#)

[Attendance Roster](#)

[Bid Proposal/Tabulation](#)

[Local Transportation Funding Agreement](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
February 16, 2016

Petitioner:
Shawn Douglas, Public Works Director

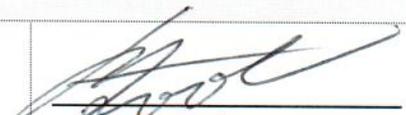
Summary of Proposed Action

Consideration of awarding the Riverdale Pedestrian Bridge Structure to Contech Engineering Solutions in the amount of \$580,000.00.

Summary of Supporting Facts & Options

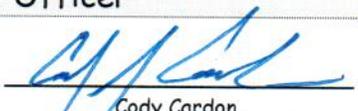
The Bid Opening for the above referenced project was conducted on Tuesday. The low bidder is Contech Engineered Solutions of West Chester, Ohio in the amount of \$580,000.00. We have enclosed the "Bid Results" and "Bid Proposal Tabulation" in your packet. Based on recommendations from CEC and Horrocks Engineering I would recommend that we award the bid to Contech Engineered Solutions in the amount of \$580,000.00

Legal Comments - City Attorney

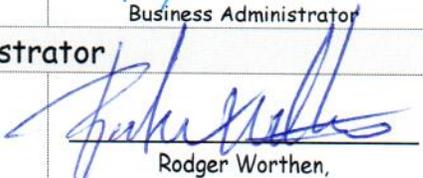

Steve Brooks, Attorney

Fiscal Comments - Business Administrator/Budget Officer

This is part of the 4400 South Project which will be paid for by funding from WACOG.


Cody Cardon,
Business Administrator

Administrative Comments - City Administrator


Rodger Worthen,
City Administrator

RESOLUTION NO. 2016-02

A RESOLUTION OF THE RIVERDALE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS AWARDING A CONTRACT FOR THE RIVERDALE PEDESTRIAN BRIDGE STRUCTURE AND AN EFFECTIVE DATE.

WHEREAS, the City of Riverdale ("City") ;

WHEREAS, the City is undertaking a project to construct a pedestrian bridge structure in the vicinity of 4400 South and I-15 ("Project");

WHEREAS, the City requested bids for the project and received one (1) bid for the construction of this Project on February 9, 2016; and

WHEREAS, since there were no other bids and the bid is close to the estimated amount projected by the City Engineer, the bid submitted, of which Contech Engineering Solutions., bid of \$580,000.00 was the lowest responsive and responsible bid (see attached documentation);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:

Section 1. Authorization to Execute Agreement. The City Council hereby authorizes the Mayor to execute the necessary agreements to award the Project to Contech Engineering Solutions., including a notice of award and an agreement for the Project with a Contract Price of \$580,000.00.

Section 2. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED this 16th day of February, 2016.

Norm Searle, Mayor

Attest:

Jackie Manning
City Recorder



CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

9th February 2016

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mayor Norm Searle and City Council
Proj: **Pedestrian / Trail Bridge over Interstate I-15**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor Searle and Council Members,

The "Bid Opening" for the above referenced project was conducted this afternoon. The lowest responsible bidder is Contech Engineered Solutions of West Chester, Ohio.

Enclosed are the "Bid Results" and "Bid Proposal Tabulation". Contech Engineered Solutions bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Contech Engineered Solutions bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$580,000.00 to Contech Engineered Solutions.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, P.E.
City Engineer

Cc: Shawn Douglas, Public Works Director

BID RESULTS

Pedestrian / Trail Bridge over Interstate I-15

OWNER: RIVERDALE CITY
 ENGINEER: CEC, Civil Engineering Consultants, PLLC.

BID DATE: February 9, 2016
 TIME: 2:00 pm

BID LOCATION: Riverdale City Offices
 4600 South Weber River Drive
 Riverdale, Utah 84405

BIDDERS NAME	Addendum #1	Addendum #2	Addendum #3	Bid Bond	Total Bid Proposal Amount
Big R Bridge Company					
Dry Creek Structures					
Vancon, Inc.					
Bailey Bridges, Inc.					
Conteches Bridges	X	X	No	X	\$580,000.00

ATTENDANCE ROSTER

Pedestrian / Trail Bridge over Interstate I-15

OWNER: RIVERDALE CITY
 ENGINEER: CEC, Civil Engineering Consultants, PLLC.

BID DATE: February 9, 2016
 TIME: 2:00 pm

BID LOCATION: Riverdale City Offices
 4600 South Weber River Drive
 Riverdale City, Utah 84405

NAME	REPRESENTING	EMAIL
		PHONE
N. Scott Nelson	CEC, Civil Engineering Consultants	scott.ceceng@comcast.net 801-547-7723
Shawn Douglas	Riverdale City	sdouglas@riverdalecity.com 801-725-4074
Jeff Woody	Riverdale City	jwoody@riverdalecity.com 801-721-0079
Jackie Manning	Riverdale City	jmanning@riverdalecity.com 801-394-5541 ext.1232

BID PROPOSAL TABULATION

Pedestrian / Trail Bridge over Interstate I-15

BID DATE: FEBRUARY 9, 2016

OWNER: RIVERDALE CITY

PUBLIC WORKS DIRECTOR: SHAWN DOUGLAS

Bid Item	Description	Quantity	Unit	Contech Engineered Solutions LLC.		Unit Price	Total Amount
				Unit Price	Total Amount		
1.	Mobilization, delivery and traffic control.	1	ls.	\$55,200.00	\$55,200.00		\$0.00
2.	Design and fabrication of the steel truss bridge.	1	ls.	\$524,800.00	\$524,800.00		\$0.00
TOTAL BID:				\$580,000.00		\$0.00	
Surety Company City, State Bid Security - Bid Bond Amount Contractor's License Number				The Hanover Insurance Co. Massachusetts Bay, New Hampshire 5% bid bond 9078893			

ORIGINAL

Q 2015-153

5-5

LOCAL TRANSPORTATION FUNDING AGREEMENT

This Agreement is made effective this 5th day of May 2015, by and between Weber County and Riverdale City (collectively the "Parties" or individually the "Party") witnesses that:

WHEREAS, Utah Code Annotated §59-12-2217, the County Option Sales and Use Tax for Transportation and Utah Code Annotated §72-2-117.5, the Local Transportation Corridor Preservation Fund provide the opportunity for a Council of Governments and the local legislative body to prioritize and approve funding for transportation projects that are included in the areas Regional Transportation Plan; and

WHEREAS, the Weber Area Council of Governments (WACOG) is the council of governments with the authority to work with Weber County, the local legislative body, to prioritize and approve funding for such transportation projects; and

WHEREAS, 4400 South (East phase) in Riverdale City is among the qualified projects prioritized for funding by WACOG and the Weber County Commission; and

WHEREAS, Riverdale City intends to improve 4400 South where it connects to Roy City near the bridges of I-84 and I-15; and

WHEREAS, Riverdale City submitted a timely and complete application/request to the Weber Area Council of Governments (WACOG), and accordingly such request was approved by the WACOG on September 8, 2014 and subsequently approved by the Weber County Commission as part of their action on the 2014 Weber County Local Transportation Fund Project Priority List on September 30, 2014; and

WHEREAS, Riverdale City submitted an amended request to the WACOG on January 8, 2015 seeking an additional \$388,312 for Construction related costs due to unanticipated project design costs; and

WHEREAS, Weber County has committed to assist with Construction and Construction related costs up to \$1,598,612 (which includes an amended funding request of \$388,312 approved by the WACOG on January 8, 2015); and

WHEREAS, Weber County and Riverdale City propose to enter into this Funding Agreement to establish the terms and conditions Weber County and Riverdale City will be bound to in regard to this agreement;

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

**SECTION ONE
INTRODUCTION AND BACKGROUND**

A. Project Introduction

The project proposes to improve 4400 South Street as it connects to Roy City near the bridge of I-84 over 4400 South. The project would install needed earthwork-retention and an 11-foot sidewalk on the south side of 4400 South Street under I-84, ultimately connecting to a 10-foot pedestrian/bicycle bridge over I-15 into Roy City and Ogden City.

Currently, pedestrians and bicyclists navigate under the I-84 overpass along a narrow vehicle travel lane, in some cases due to safety issues bicyclists actually take control of the entire lane of travel due to the lack of space for maneuvering thru the I-84 underpass. This project proposes to remove the south side I-84 bridge abutment and install retaining structures thus providing pedestrian and bicycle travel space under I-84. Secondly, installation of a pedestrian bridge over I-15 is a major component of proposed safety improvements. The pedestrian bridge will provide the means of safely navigating over I-15. Currently, the existing I-15 bridge is only designed for vehicles, the barricades along this route are designed only to hold or guide vehicles not pedestrians or bicycles. These existing barricades over I-15 are too low to prevent bicycles and pedestrians from actually falling over onto the interstate below.

B. Project Goals

- Improve safety and ability of pedestrians and bicyclists to navigate 4400 South
- Install earthwork-retention and an 11-foot sidewalk on the south side of 4400 South under I-84
- Install 10-foot pedestrian/bicycle bridge over I-15

C. County Obligations.

1. County agrees to contribute an amount not to exceed One Million Five Hundred Ninety Eight Thousand Six Hundred Twelve Dollars (\$1,598,612) for the cost of construction and construction related expenditures from the 3rd ¼ % Local Option Sales Tax for Transportation Fund, currently budgeted for calendar year 2015.

D. Riverdale City Obligations.

Riverdale City shall ensure that all applicable State and Federal guidelines are followed with respect to any property acquisitions, description and recording as well as any applicable guidelines related to engineering and construction.

E. Joint Obligations.

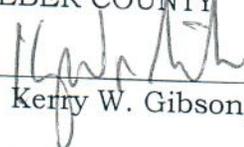
The County and Riverdale City agree to jointly develop accounting and reporting procedures for the use and distribution of transportation funds.

F. Miscellaneous.

1. Indemnification. Because County is only providing funding for this project, Riverdale City agrees to hold harmless, defend and indemnify Weber County, its officers, employees and agents from and against all claims, suits and costs, including attorney's fees for injury or damage of any kind, arising out of Riverdale City's acts, errors or omissions in the performance of this project.
2. Modification. This Agreement may be modified only upon the written agreement of both parties.
3. Applicable Law. This Agreement shall be administered and interpreted in accordance with the laws of the State of Utah.
4. Term and Termination. With the exception of the indemnification provision which shall continue until any applicable statute of limitations has run, this Agreement shall terminate upon completion of the project referenced herein.

IN WITNESS THEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers as of the day, month, and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By 
Kerry W. Gibson, Chair

Commissioner Gibson voted _____
Commissioner Bell voted _____
Commissioner Ebert voted _____

ATTEST:


Ricky Hatch, CPA
Weber County Clerk/Auditor

RIVERDALE CITY
By 
Mayor

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 16, 2016**

AGENDA ITEM: G2

SUBJECT: Consideration of Resolution 2016-3, adjustment to Fire Budget for Fiscal Year 2015-2016 and receive comment for a public hearing.

PETITIONER: Jared Sholly, Fire Chief

ACTION REQUESTED BY PETITIONER: Receive comment during a public hearing. Consideration of approving Resolution 2016-3.

INFORMATION: [Executive Summary](#)
[Resolution 2016-03](#)
[Budget Amendment](#)
[Memo](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
February 16, 2016

Petitioner:
Jared Sholly, Fire Chief

Summary of Proposed Action

Amendment to the budget for the Fire Department to purchase equipment that would be used in unit dispatch and response needs. I propose the following amendment of \$16,708.00 be added to the Fire Department budget.

Weber County Fire Departments, as well as the Weber County Dispatch center, made the decision last year to upgrade to "Spillman". This is software program to be used by dispatch to dispatch fire/EMS units, give patient and fire information over computers, unit tracking of fire apparatus, ambulances and paramedic rescues within the Weber County area. This is not an elective system that we can choose to be part of; the commitment has already been made by Riverdale to participate.

Summary of Supporting Facts & Options

What is needed?

- We are in need of five ruggedized laptops to be placed in two ambulances, fire engine, heavy rescue and chief vehicle. This is the minimum, next year I will be asking for the ladder truck to be added.
- GPS tracking system on all units
- Wireless system in all units
- Installation of all equipment and hardware wiring
- Annual subscriptions for use of a "Net Motion" license (vehicle tracking software) and a monthly wireless provider (Fenny Wireless).

Costs:

- Computers
 - \$ 1,456.03 each computer
 - Total: \$ 7,280.15
- Wireless/GPS System/Hardware
 - Fenny Wireless \$ 1,400

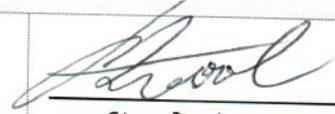
- Five Units
 - Total: \$ 7,000
- Monthly Charges
 - Wireless
 - \$ 50 per month/ March through June
- Total: \$ 1,000
- Yearly Licenses
 - Net Motion:
 - \$ 203.85 per unit (6 licenses)
 - \$ 205.00
 - Total: \$ 1428.10

Total Amendment to the Budget: \$ 16,708.00

Benefits:

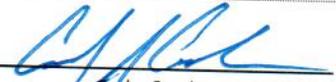
- More effective dispatch center
- Closet unit tracking for Paramedic Rescue (more to come in the future)
- Private information given through mobile data terminal (laptop) than over the air for all of the area and public to hear
- Flagging of houses, patients, and buildings that may present a hazard to first responders
- Mapping in all units with address of the incident identified by markers
- Hydrant location (in the future)
- Satellite mapping views
- Instant massager between units to cut down on radio traffic
- Building Inspection information
- Building pre-plan information
- Owner and responsible party information available to the crews
- With other options to be announce later

Legal Comments - City Attorney



Steve Brooks, Attorney

Fiscal Comments - Business Administrator/Budget Officer



Cody Cardon,
Business Administrator

Administrative Comments - City Administrator

Rodger Worthen,
City Administrator



RESOLUTION NO. 2016-03

**A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF RIVERDALE
FOR FISCAL YEAR 2016 (JULY 1, 2015- JUNE 30, 2016)**

WHEREAS, the City of Riverdale has previously adopted a budget for Fiscal Year 2016; and

WHEREAS, the administration has presented proposed amendments to the 2016 fiscal year budget to make adjustments of the funds within said budget which recognize anticipated revenue, adjustments to expenditures and funding alternatives, to the Council for their consideration; and

WHEREAS, for the purpose of amending the Fiscal Year 2016 Budget, a public hearing was scheduled and notice thereof published in the Standard-Examiner, a newspaper of general circulation in the City of Riverdale, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice (February 16, 2016); and

WHEREAS, all of said proceedings were duly and regularly conducted;

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953) and it also appearing that the adoption of said proposed budget amendments is in the best interest of the citizens and will promote the health, safety and general welfare of the community; and

NOW, THEREFORE, be it hereby resolved by the City Council of the City of Riverdale, Utah; that the budget for the 2016 fiscal year is hereby amended as set forth in the attached Exhibit A.

Section 2. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 16th day of February, 2016.

Norm Searle, Mayor

Attest:

Jackie Manning
City Recorder

ATTACHMENT A
BUDGET AMENDMENT
FISCAL YEAR 2016

FIRE DEPARTMENT EXPENDITURES		ADOPTED BUDGET 2016	PROPOSED AMENDMENT	AMENDED BUDGET 2016
10-57-1100	SALARIES/WAGES - FULL TIME	554,753	-	554,753
10-57-1150	OVERTIME WAGES	35,000	-	35,000
10-57-1200	SALARIES/WAGES - PART TIME	31,434	-	31,434
10-57-1250	SHIFT COVERAGE WAGES	155,000	-	155,000
10-57-1300	BENEFITS	332,221	-	332,221
10-57-1500	PERFORMANCE INCENTIVES	7,022	-	7,022
10-57-2100	SUBSCRIPTIONS AND MEMBERSHIPS	3,451	-	3,451
10-57-2300	TRAVEL AND TRAINING	7,500	-	7,500
10-57-2400	OFFICE SUPPLIES	1,000	-	1,000
10-57-2500	EQUIP OPERATION	7,500	-	7,500
10-57-2510	VEHICLE MAINTENANCE	24,794	-	24,794
10-57-2600	BLDG AND GROUNDS MAINTENANCE	6,000	-	6,000
10-57-2700	UTILITIES	12,000	-	12,000
10-57-2800	TELEPHONE	6,000	-	6,000
10-57-2900	FUEL	14,000	-	14,000
10-57-3300	PROFESSIONAL SERVICES	7,000	-	7,000
10-57-4100	INSURANCE	5,000	-	5,000
10-57-4200	UCAN	5,940	-	5,940
10-57-4500	SPECIAL DEPARTMENT EXPENSES	5,000	16,708	21,708
10-57-4520	PROTECTIVE EQUIP	10,000	-	10,000
10-57-4530	AMBULANCE SUPPLIES	12,000	-	12,000
10-57-4540	UNIFORM ALLOWANCE - FULL TIME	7,800	-	7,800
10-57-4550	UNIFORM ALLOWANCE - PART TIME	4,000	-	4,000
10-57-4600	MISCELLANEOUS	10,000	-	10,000
10-57-4700	AMBULANCE FEES	55,760	-	55,760
10-57-5000	GRANT EXPENDITURES	5,115	-	5,115
10-57-5500	PREVENTION	500	-	500
10-57-5510	FIRE PREVENTION OPEN HOUSE	500	-	500
10-57-5600	INFO TECHNOLOGY PAYMENTS	2,976	-	2,976
10-57-5700	MOTOR POOL PAYMENTS	57,720	-	57,720
TOTALS		1,386,986	16,708	1,403,694



Memo

Exhibit A

To: Jackie Manning

From: Jared Sholly

Date: February 10, 2016

Ref: Council Packet Information and Public Notice on Budget Amendment

Amendment to the budget for the Fire Department to purchase equipment that would be used in unit dispatch and response needs.

Weber County Fire Departments, as well as the Weber County Dispatch center, made the decision last year to upgrade to "Spillman". This is software program to be used by dispatch to dispatch fire/EMS units, give patient and fire information over computers, unit tracking of fire apparatus, ambulances and paramedic rescues within the Weber County area. This is not an elective system that we can choose to be part of; the commitment has already been made by Riverdale to participate.

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Costs:

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 - Fenny Wireless \$ 1,400
 - Five Units
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 - Wireless
 - \$ 50 per month/ March through June
 - Total: \$ 1,000
- Yearly Licenses
 - Net Motion:
 - \$ 203.85 per unit (6 licenses)
 - \$ 205.00
 - Total: \$ 1428.10

Total Amendment to the Budget:

- **\$ 16,708.00**

Benefits:

- More effective dispatch center
- Closet unit tracking for Paramedic Rescue (more to come in the future)
- Private information given through mobile data terminal (laptop) than over the air for all of the area and public to hear
- Flagging of houses, patients, and buildings that may present a hazard to first responders
- Mapping in all units with address of the incident identified by markers
- Hydrant location (in the future)
- Satellite mapping views
- Instant massager between units to cut down on radio traffic
- Building Inspection information
- Building pre-plan information
- Owner and responsible party information available to the crews
- With other options to be announce later

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 16, 2016**

AGENDA ITEM: G3

SUBJECT: Consideration of Resolution 2016-4, Boundary line agreement between Riverdale City and Valley West, LLC.

PETITIONER: Mike Eggett, Community Development and Rodger Worthen, City Administrator

ACTION REQUESTED BY PETITIONER: Consideration to approve boundary agreement.

INFORMATION: [Executive Summary](#)

[Exhibit A – Property Location](#)

[Resolution 2016-04](#)

[Utah Code 10-9a-523](#)

[Utah Code 10-9a-524](#)

[Engineer Letter](#)

[Boundary Line Agreement](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 2-16-2016

Petitioner: Valley West LLC Representatives

Summary of Proposed Action

The representatives of Valley West LLC (Valley West Apartments) have submitted a boundary line agreement document requesting that the City Council approve the attached Boundary Agreement for properties located in the 550 West RDA along the shared southern fence line of the Valley West Apartments (as reflected on attached documentation). In order to accomplish this Boundary Agreement shift, the Riverdale City Council and the Riverdale City RDA (as property owners along the fence line impacted by the proposed agreement) would need to execute the proposed Agreement in support of the boundary line adjustment. The fence line is off between 0.2 feet off (on the west end) and up to 4.4 feet off (on the east end) of the correct property line placement and has been this way for many prior years.

The City Engineer has reviewed the attached documentation and has provided a report following this summary. Additionally, the City Attorney and City Administrator have reviewed the Boundary Agreement and have represented no concerns regarding this request.

Following discussion of the request, the City Council may act to approve the requested Boundary Agreement as submitted, approve the request with any additional conditions and requirements, or not approve the proposed Boundary Agreement document with sufficient findings of fact to support the action.

Title 10 Ordinance Guidelines (Code Reference)

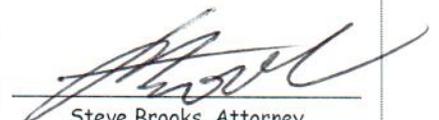
This boundary line adjustment request is regulated under the Utah State Code in section 10-9a-523 and 10-9a-524. The appropriate supporting documentation has been submitted and provided for your review.

Staff would encourage the City Council to discuss this matter and then act accordingly to approve the Boundary Agreement request as submitted, approve the request with any additional conditions and requirements, or not approve the request with sufficient findings of fact to support the action.

General Plan Guidance (Section Reference)

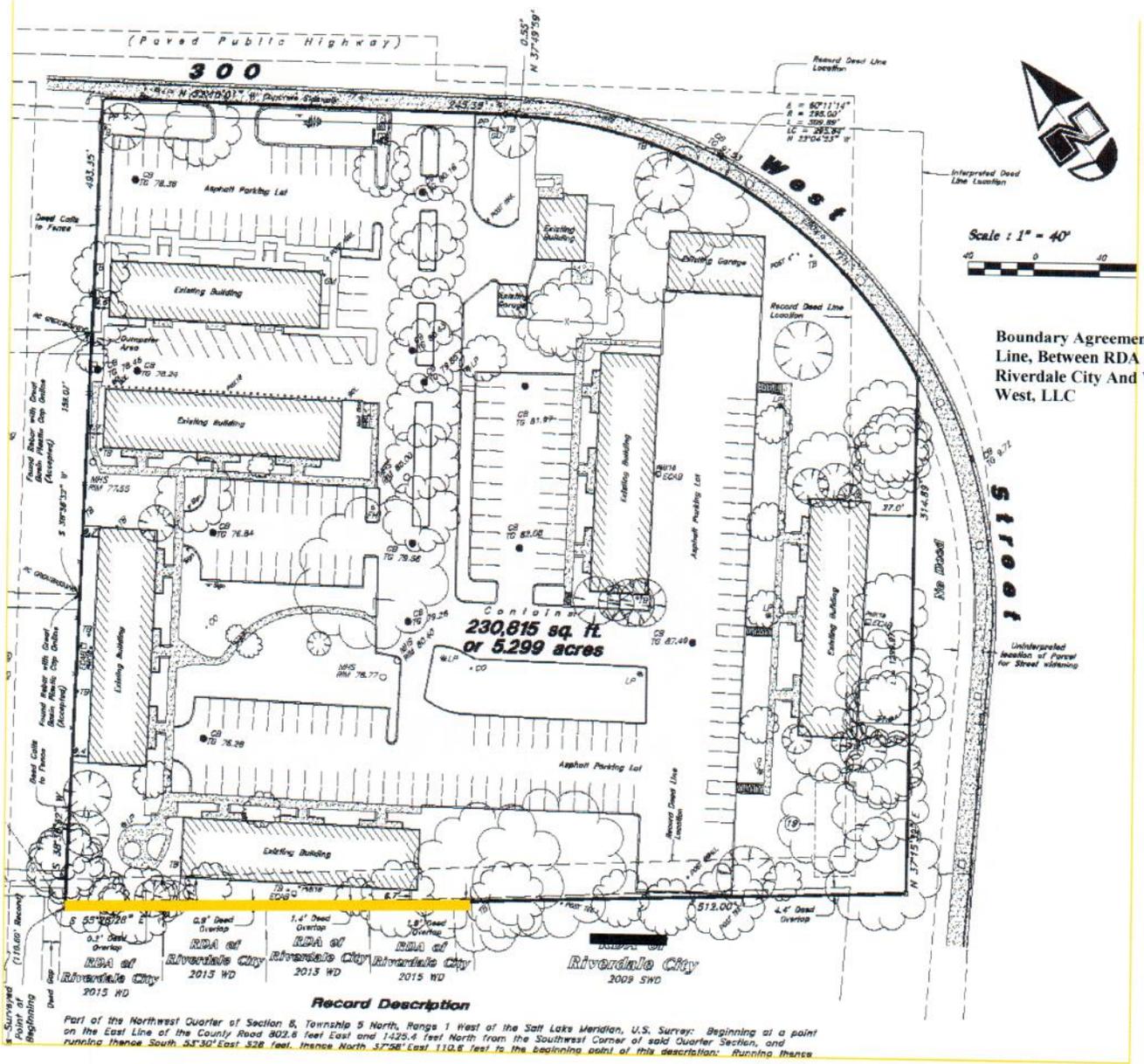
The General Plan is not applicable to this request other than this area is Master Planned for "Planned Commercial - High" use.

Legal Comments - City Attorney


Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



RESOLUTION NO. 2016-04

A RESOLUTION OF THE GOVERNING BODY OF RIVERDALE CITY AUTHORIZING THE MAYOR TO SIGN BOUNDARY LINE AGREEMENT BETWEEN VALLEY WEST, LLC. AND RIVERDALE CITY TO CLARIFY OR CORRECT DIFFERENCES IN LEGAL DESCRIPTIONS RELATIVE TO THE BOUNDARIES OF THE VALLEY WEST APARTMENTS (APPROXIMATELY 4185 SOUTH 300 WEST) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Riverdale City is the owner of real property adjacent to the Valley West Apartments located at approximately 4185 South 300 West, that have adjacent boundary lines which are uncertain or in dispute and are separated by existing lines or fences recognized by the parties as being the boundaries between their properties but which may not necessarily be on the record as the same boundary lines in the deed; and

WHEREAS, a land survey was recently completed by Valley West, LLC, wherein it was discovered that the commonly recognized boundary lines (old fence) between the two properties may not accurately reflect the actual or recorded boundaries; and

WHEREAS, it is the intent of the parties that the record titles as recorded in the office of the Weber County Recorder be amended and corrected by the execution and recordation of the Boundary Line Agreement to accurately reflect the boundary lines and to make the record title the same as the possessory lines; and

WHEREAS, all parties agree to the proposed boundary line adjustments; and

WHEREAS, the City Council finds that it is in the best interests of the citizens of Riverdale to resolve the uncertain boundary lines by mutual agreement and avoid the expense of litigation.

NOW, THEREFORE, BE IT RESOLVED by the Riverdale City Council, Riverdale, Utah, as follows:

SECTION 1.

The Mayor is authorized to sign, after review by the City Engineer and City Attorney, a Boundary Line Agreement between Riverdale City and Valley West LLC. (Owners of Valley West Apartments), a map of which is attached hereto as Exhibit "A," to correct adjacent boundary lines to match the recorded deed.

SECTION 2.

The provisions of this Resolution shall take effect immediately.

PASSED AND ADOPTED BY THE CITY COUNCIL OF RIVERDALE, UTAH this, 16th day of February, 2016.

ATTEST: (SEAL)

Norm Searle, Mayor

Jackie Manning, City Recorder

10-9a-523 Parcel boundary adjustment.

- (1) A property owner:
 - (a) may execute a parcel boundary adjustment by quitclaim deed or by a boundary line agreement as described in Section 57-1-45; and
 - (b) shall record the quitclaim deed or boundary line agreement in the office of the county recorder.
- (2) A parcel boundary adjustment is not subject to the review of a land use authority.

Enacted by Chapter 334, 2013 General Session

10-9a-524 Boundary line agreement.

- (1) As used in this section, "boundary line agreement" is an agreement described in Section 57-1-45.
- (2) A property owner:
 - (a) may execute a boundary line agreement; and
 - (b) shall record a boundary line agreement in the office of the county recorder.
- (3) A boundary line agreement is not subject to the review of a land use authority.

Enacted by Chapter 334, 2013 General Session

4 February 2016

Redevelopment Agency of Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett
Proj: **Valley West LLC of Utah**
Subj: Boundary Line Adjustment

Dear Mike,

I have reviewed the ALTA / ACSM Land Title Survey drawing prepared by Anderson Wahlen & Associates for “Valley West LLC of Utah” and have the following comments for consideration by the Redevelopment Agency:

1. The “Boundary Agreement” needs to be corrected to reference the “Redevelopment Agency (RDA) of Riverdale City” and remove all references to Riverdale City, A Municipal Corporation, since the property is owned only by the RDA.
2. I would suggest requesting from “Valley West” a new individual property (parcel) description for each separate property affected with the boundary exchange (in short a new description for each Tax ID parcel).

Riverdale City Engineering Concerns

From the position as City Engineer and looking into the future to allow future approvals to move smoothly, I would recommend immediate discussion with the “Valley West” owners, of the following issues:

1. There is property outside the “As-Surveyed Description” which is within the 300 West Street right-of-way which should be deeded to the City prior to any future site plan changes to the Valley West Apartments.
2. The “As-Surveyed Description” being presented in the “Boundary Agreement” is adjacent the sidewalk and is incorrectly placed and should be corrected.

3. All property line issues should be resolved prior to any future land use changes or site plan changes.
4. It appears that the "As-Surveyed Description" will create a subdivision (with different owners) having additional parcels which are or should be within the right-of-way of 300 West Street. These need to be deeded to Riverdale City.
5. It is my opinion that the cleanest solution to move forward and resolve the many property boundary issues is for the Valley West developers to immediately prepare a subdivision plat, following the boundary line adjustment with the Redevelopment Agency.

If you have, any questions feel free to contact our office at 866-0550.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read "N. Scott Nelson", written in a cursive style.

N. Scott Nelson, PE.
City Engineer

BOUNDARY AGREEMENT

THIS AGREEMENT made and entered into on the ____ day of _____, 2016, by and between VALLEY WEST LLC, a Utah limited liability company, hereinafter referred to as "VALLEY WEST", and RIVERDALE CITY, A MUNICIPAL CORPORATION and REDEVELOPMENT AGENCY OF RIVERDALE CITY and RDA OF RIVERDALE CITY, hereinafter referred to as "RIVERDALE CITY".

All property hereinafter affected being located in WEBER County, State of Utah.

WITNESSETH:

WHEREAS, on or about November 24, 2015, a survey of the subject properties was made by Anderson Wahlen & Associates, a licensed land surveyor. Said survey revealed a discrepancy between the physical location of the fence of the subject property, and the deed description pertaining thereto, copies of which are attached hereto. (See attached Exhibit "A").

WHEREAS, it is the desire of the above named parties to reduce said agreement to writing in order that the records may show the agreed boundary line.

NOW THEREFORE, in consideration of the premises, it is hereby agreed and covenanted, as follows:

1. That the fence line as shown in the following description is acknowledged as being a true and accurate boundary between the subject properties, to wit:

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at an existing fence corner located 1121.67 feet South 89°26'02" East along the Section Line and 1329.67 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence South 55°28'28" East 512.00 feet along an existing boundary line fence and said fence line extended.

(Affects Tax ID no's 06-028-0001, 06-030-0005, 0006, 0007, 0008 & 0004)

2. In order to establish the above described fence as the boundary, and in consideration of this agreement, VALLEY WEST conveys and Quit-Claims all right, title and interest in and to the property lying Southwesterly and beyond the fence line described above in No. 1 to RIVERDALE CITY .

3. To further establish the above described fence as the boundary, and in consideration of this agreement, the above named Grantees, RIVERDALE CITY, convey and Quit-Claim to VALLEY WEST, all right title and interest in and to the property lying Northeasterly of the fence line described above in No. 1.

4. The as-surveyed description of the VALLEY WEST property is attached hereto as Exhibit "B". This description shall be noted as the new record description of the VALLEY WEST property.

5. This Agreement shall be binding upon the heirs, executors, administrators or assigns of the parties hereto.

VALLEY WEST, LLC, a Utah limited liability
Company

By: _____
Its: _____

RIVERDALE CITY, a Municipal Corporation

By: _____
Its: _____

REDEVELOPMENT AGENCY OF RIVERDALE CITY
aka RDA OF RIVERDALE CITY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)

On the ____ day of _____ 2016, before me, the undersigned Notary Public, personally appeared _____, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

NOTARY PUBLIC

My Commission Expires: _____ Residing at: _____

STATE OF UTAH)
 SS.
COUNTY OF)

On the ____ day of _____, 2016, Personally appeared before me _____,
known to be the _____ of Riverdale City, a municipal corporation, authorized agent for the
corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and
voluntary act and deed of the corporation

NOTARY PUBLIC

Commission Expires:

Residing at:

STATE OF UTAH)
 SS.
COUNTY OF)

On the ____ day of _____, 2016, Personally appeared before me _____, known to be the _____ of **Redevelopment Agency of Riverdale City aka RDA of Riverdale City**, authorized agent for the agency that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the agency

NOTARY PUBLIC

Commission Expires:

Residing at:

EXHIBIT "A"

Narrative

This Survey was requested by Gordon Soren I, LLC, proprietor of financing of this property.

This Survey reflects and shows a portion 1899 Survey for City Block Engineering which includes the property line of the adjacent property to the west.

A title history investigation found that the 1899 Survey and the 1929 Survey of Section 8 were assigned the same County Survey Number of South 230815 East of the Girls of Beaverton to which the present Survey is assigned.

Most of the approximately 1000 monuments placed to establish the 1899 Survey were found to be in place and in good condition. The monuments were found to be in place and in good condition. The monuments were found to be in place and in good condition.

The existing deed descriptions to the West of the 1899 Survey for the existing 1899 Survey are shown on the map. The monuments were found to be in place and in good condition.

The monument locations are shown on the map. The monuments were found to be in place and in good condition.

Best evidence for the monument locations was the existing 1899 Survey monuments. The monuments were found to be in place and in good condition.

The monuments were found to be in place and in good condition.

This Information

1. This Survey was completed using the Report Commission No. 15-02071 dated December 9, 2015 from Stewart Title Company issued by Standard Title Company.
2. The boundary survey monument found at Station 8 of the 1899 Survey was found to be in place and in good condition.
3. The monument locations are shown on the map.
4. The monuments were found to be in place and in good condition.
5. The monuments were found to be in place and in good condition.
6. The monuments were found to be in place and in good condition.
7. The monuments were found to be in place and in good condition.
8. The monuments were found to be in place and in good condition.
9. The monuments were found to be in place and in good condition.
10. The monuments were found to be in place and in good condition.
11. The monuments were found to be in place and in good condition.
12. The monuments were found to be in place and in good condition.
13. The monuments were found to be in place and in good condition.
14. The monuments were found to be in place and in good condition.
15. The monuments were found to be in place and in good condition.

Notes

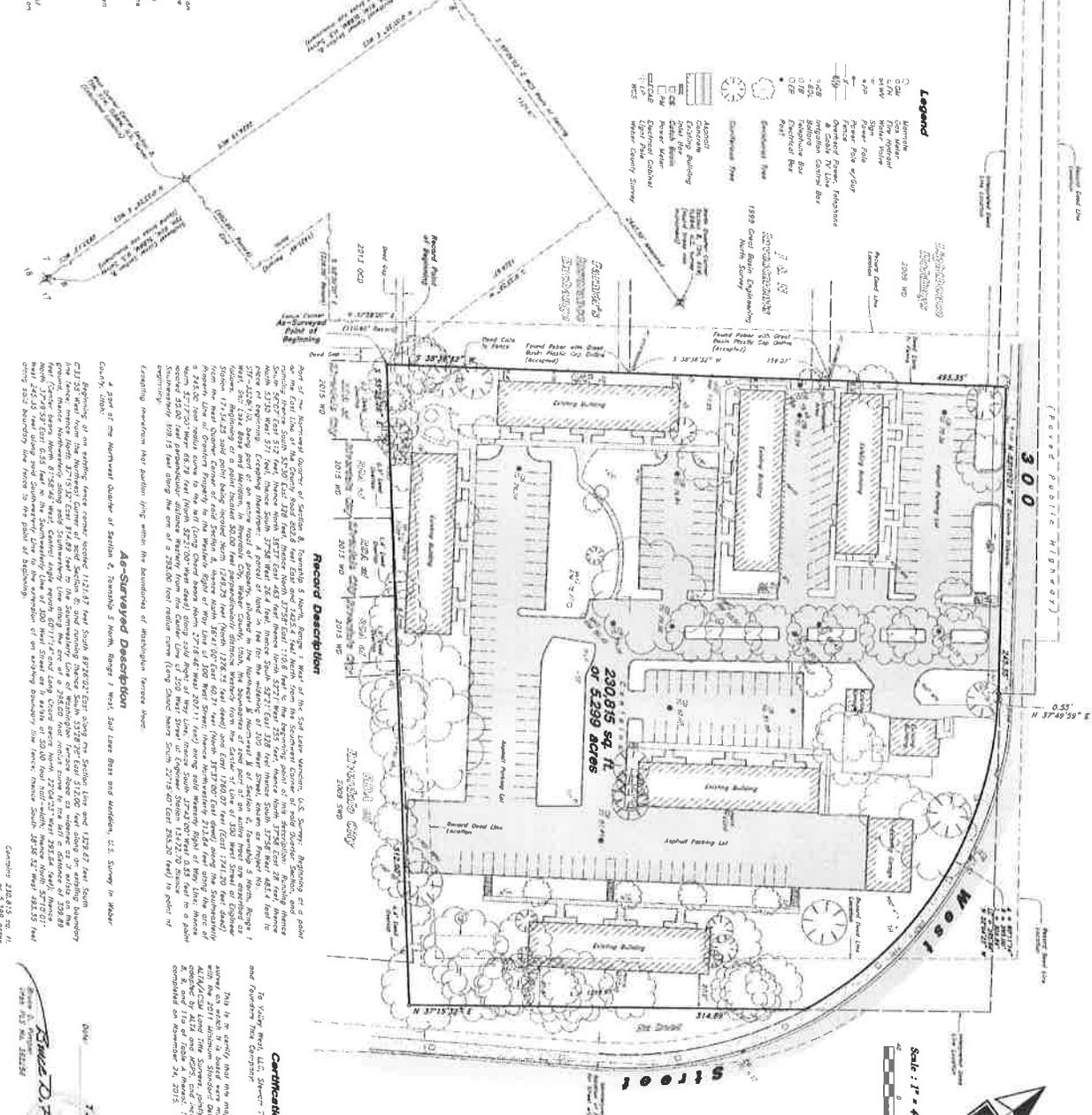
The location and/or elevation of existing utility shown on these plans is based on records and field observations. The location and/or elevation of existing utility shown on these plans is based on records and field observations.

According to ALTA standards, the surveyor cannot certify a survey based on an independent location of utility unless shown on these plans. The location and/or elevation of existing utility shown on these plans is based on records and field observations.

Building was intended to be constructed along property lines adjacent to the existing 1899 Survey. The surveyor cannot certify a survey based on an independent location of utility unless shown on these plans.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown the location and/or elevation of existing utility shown on these plans.

According to ALTA standards, the surveyor cannot certify a survey based on an independent location of utility unless shown on these plans.



ALTA / ACSM Land Title Survey

Valley West Apartments

4199 South 300 West
Riverville City, Davis County, Utah

A Part of the NW 1/4 of Section 8, T8N, R1W, 318M, U.S. Survey

ANA

ANDERSON WAHLEN & ASSOCIATES

2012 North Westwood Road, Suite 500, Salt Lake City, Utah 84116
801.521.8535 • www.andersonwahlen.com

DATE: 7 JAN 2016

BY: *[Signature]*

PROJECT NO.: 2015-015

24 NOV 2015

1

Scale: 1" = 40'

North Arrow

Exhibit "B"

As-Surveyed Description

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at an existing fence corner located 1121.67 feet South 89°26'02" East along the Section Line and 1329.67 feet South 0°33'58" West from the North west Corner of said Section 8; and running thence South 55°28'28" East 512.00 feet along an existing boundary line fence; thence North 37°15'32" East 314.89 feet to the Southwesterly Line of Washington Terrace Road as widened as it exists on the ground; thence Northwesterly along said Southwesterly Line along the arc of a 295.00 foot radius curve to the left a distance of 309.89 feet (Center bears North 81°58'46" West, Central Angle equals 60°11'14" and Long Chord bears North 22°04'23" West 295.84 feet); thence North 37°49'59" East 0.55 feet to the Southwesterly Line of 300 West Street as it exists at 50.00 foot half-width; thence North 52°10'01" West 245.35 feet along said Southwesterly Line to the extension of an existing boundary line fence; thence South 38°36'32" West 493.35 feet along said boundary line fence to the point of beginning.