



**RIVERDALE CITY COUNCIL AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – AUGUST 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.*

**Council Meeting will be held AFTER the RDA meeting approximately 6:30PM.  
(The RDA meeting will begin at 6:00 PM)**

**A. Welcome & Roll Call**

**B. 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.)

**C. Presentations and Reports**

1. Mayor's Report
  - a. Council Report
  
2. City Administration Report
  - a. Department Reports July
  - b. August Anniversaries Employee Recognition
  - c. Staffing Authorization Plans
  - d. Community Development Report

**D. Consent Items**

1. Review of meeting minutes from:  
August 2, 2016 City Council Work Session  
August 2, 2016 City Council Regular Session

**E. Action Items**

1. Consideration of Ordinance No. 882, an ordinance adopting the 700 West Community Development Project Area Plan, as approved by the Redevelopment Agency of Riverdale City, as the official Community Development Project Area Plan, and directing that notice be given.  
*Presenter: Rodger Worthen, City Administrator*
  
2. Consideration of Resolution 2016-22, Adopting a System Evaluation and Capacity Assurance Plan for Sanitary Sewers (SECAP) in Riverdale City  
*Presenter: Shawn Douglas, Public Works Director*
  
3. Consideration of vehicle replacement purchase for the Public Works Department  
*Presenter: Shawn Douglas, Public Works Director*
  
4. Consideration of bid award to Rosenbauer in the amount of \$628,002 for Fire Apparatus.  
*Presenter: Jared Sholly, Fire Chief*

**F. Discretionary Items**

**G. Adjournment**

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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 12<sup>th</sup> day of August, 2016 at the Riverdale City Hall Noticing Board on the City Website at <http://www.riverdalecity.com/>, as well as the Public Notice Website: <http://www.utah.gov/pmn/index.html>. A copy was also provided to the Standard-Examiner on August 12, 2016. Jackie Manning, City Recorder.

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

**AGENDA ITEM: C2**

**SUBJECT:** City Administration Report

**PRESENTER:** Rodger Worthen, City Administrator

**INFORMATION:** a. Department Reports July  
b. August Anniversaries/Employee Recognition  
c. Staffing Authorization Plan  
d. Community Development Report

The treasurer's report was unavailable.

**[BACK TO AGENDA](#)**



## Mayor & City Council Monthly Summary Report July 2016



### **City Administration:**

#### 1. Rodger Worthen:

- Held update meetings with Community Dev Director and Mayor.
- Development meetings on property along Riverdale Road, 550 West RDA.
- RDA Review and work with Lewis & Young on CDA development.
- Met with Paul Johnson on URMMA issues.
- 4400 South bridge project work.
- Design review meetings with Community Development.
- Staff interviews.
- Meetings with Mayor on various concerns within the City.
- Annual Weber Basin Water Conservancy District Meeting.
- 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 and coverage for administrative events and procedures.
- Prosecution
  - Prepared files and additional information in regard to prosecution process.
  - Prepared paperwork & files for 60 pre-trials, 6 trials, 20 prosecution reviews.
  - Follow-up and filing of court dispositions after pre- trial or trial.
  - Record requests 15 GRAMA requests for police reports, videos and other miscellaneous City records.
- Community Development Department
  - Customer Service – information requests and report data submitted to different agencies.
  - 17 Building permits issued logged and maintained.
  - Building inspections scheduled and logged.

#### 3. Jackie Manning:

- Retention Schedule Training – State Archives  
Attested contracts, resolutions, ordinances, and meeting minutes as approved by the City Council
- Attended staff meetings
- Prepared City Council, RDA, Planning Commission, Design Review Committee, and Bid proposals meeting agendas, packets, minutes, and provided all legal noticing and postings for meetings
- Processed business licenses (answered questions, processed applications, issued licenses)
- Daily filing, scanning, updating & tracking spreadsheets
- DWMRA Recorder Meeting/Training

### **Business Administration:**

Cody Cardon

- Routine phone & computer problem resolution throughout the City.
- Routine management issues and resolution.
- Meeting with all City Department Heads and City Administrator regarding budgets.
- June 2016 accounting, reconciliations, and year end accounting procedures in preparation for the financial audit.

Stacey Comeau / HR:

New Hires:	Ryne Schofield	Police
Promotions:	Brandon Peterson	Police
Terminations:	Connor Daniels Kevin Fuller	Community Services Police

- Random drug testing for the month
- Attended NUHRA Board Meeting 7/11/2016
- NUHRA Training Luncheon 7/21/2016
- Job Postings for Police Officer II, Full Time Firefighter
- Updated Tech Net to reflect new pay scales
- Responded to job inquiries
- Updated Staffing Authorization Plan
- Prepared Employee Recognition for Council packet
- Worked with Lowry & Associates to complete Workers' Compensation audit
- Completed monthly and quarterly payroll reconciliation
- Gathered archives with active destruction dates for shredding
- Conducted exit interview with terminating/retiring employees
- Notarized various documents for the public
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Responded to inquiries on Purchase Assistance Program and RDA Loan Program
- Worked with various personnel to resolve issues and concerns

Chris Stone:

- Removed the old wax and then re-waxed the meeting room floors at the Community Center.
- Listed and sold various surplus items.
- Cleaning and care of the Veterans Memorial.
- Covered for part-time custodial staff off sick or on vacation.
- 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 August.
- Completed the employee newsletter for August.

### **Community Services:**

Rich Taylor:

- Made final preparations for Old Glory Days celebration
- Participated in Old Glory Days on July 4<sup>th</sup>
- Held the first archery class. All classes offered for the summer have filled to capacity

- Met with RYC leaders to plan out next year
- Community center floors refinished, got new front doors, and had the building deep cleaned
- Attended Staff Meeting
- Held Staff Meetings
- Had 317 people play pickleball with 80% non-resident seniors for FY 16 64% of pickleball is non-resident with the majority being seniors
- Served almost 1400 lunches at the Senior Center this month
- Met about and worked on cash handling at the Senior Center
- Attended senior board meeting
- Attended Roy Aquatic Center Swim nights. On July 6 we had 750, July 13 we had 623, July 19 we had 626, and July 26 we had 590.
- Started registration for flag football and volleyball leagues.

### **Fire Department:**

Jared Sholly

Old Glory Days:

- Public education campaign on the new “Fallout Zone”
- Launched noise makers at 0630 and start of the parade
- Participated in the Parade and organized other city Fire Departments to attend
- Set-up and secured the “Fallout Zone”
- Handled one small brush fire during fireworks, but nothing significant compared to previous years. No damage to roof structures.
- Fall out clean up was minimal
- Additional staffing until mid-night, one additional brush fire during that time frame

Assisted Washington Terrace and Roy with Fire Work Show

Fire Department Responses:

- 230 Total Vehicle Movements for June
  - 24 Heavy Call Outs
  - 83 Engine Calls
  - 104 Ambulance Calls
  - 8 Chief Calls
  - 10 Brush Calls
    - 3 in Riverdale
    - 4 in Ogden
    - 3 in Roy
- Held department supervisor meeting and developed IAP for Old Glory Days.

Firework patrol by Chief 41 on July 3<sup>rd</sup>, 4<sup>th</sup>, 23<sup>rd</sup>, and 24<sup>th</sup>

### **Police Department:**

#### **Patrol Report July 2016**

Officers worked a lot of overtime over the July 4<sup>th</sup> holiday ensuring a safe and quiet holiday for all to enjoy.

**Suicidal Subject-** Officers responded to a business parking lot on a female threatening to take her life via car crash or cutting her wrist. Officers spoke with the female and involuntarily committed her to McKay Dee Hospital for a mental health evaluation.

**Death Investigation-** Riverdale Police was dispatched to a report of a dead body found on the Riverdale Parkway. A bicyclist discovered the body while riding on the Riverdale Parkway. The deceased male is described as a 59 year old man that is known to be transient in the area. The man was identified and his family was notified. The case was investigated as a suspicious death due to the location he was found. No apparent cause of death was discovered after completing the initial investigation. It appears the death may be of natural causes. The male was transported to the Utah Medical Examiners office for an Autopsy to determine the cause of death.

**Warrant Arrest-** An unresponsive male was located sleeping on the Riverdale Parkway. Police arrived and it was determined he was just sleeping. The male had a warrant for his arrest and was subsequently booked into Weber County Jail.

**Warrant Arrest/Narcotic Arrest-** Officers observed a female standing in the entrance of Walmart near the pay phone and knew she had an active warrant for her arrest. The female pleaded not to be arrested and attempted to remove some meth from her bra and sneak it into her boyfriend's pocket, obviously without success. The female was arrested and booked for the warrant and possession of meth.

**Theft/Drug-** Walmart Loss prevention advised that a blonde female was observed selecting items and concealing them in her purse. The female left in a Blue Chevy Suburban. Officers located the Suburban, stopped it and identified the suspect. A search of the vehicle discovered the stolen clothing items. While searching, Officers detected an odor of burnt narcotics. Multiple items of paraphernalia and some suboxone were found. The suspect was cited for the narcotics violations and for retail theft.

**Disturbance-** While at 7 Eleven, 4090 S. Riverdale Rd. Officers were advised of a disturbance/possible assault taking place on 300 West at the light for Riverdale Rd. A male was out of his vehicle leaning into the passenger door and his wife was yelling for him to stop. The male was treated by medical and found to have high blood pressure and was transported to the hospital.

**Foot Pursuit-** Officers assisted South Ogden Police with a foot pursuit. The fleeing female had a no bail warrant for her arrest and was apprehended.

**Vehicle Pursuit- Failure to Yield)-** An Officer was alerted to a suspicious vehicle in the area of 950 W 4400 S. A green hatchback Honda Civic with a temp tag was observed parked at that location. When the Officer arrived on scene, a male with facial tattoos began walking away from the vehicle. The vehicle then pulled away and the Officer attempted a traffic stop for a traffic violation. The vehicle failed to yield and evaded police. It was last seen entering Ogden. There is no suspect information at this time.

**Medical Assist-** Police responded on a welfare check. An elderly woman was found in her bed covered in feces. The woman suffers from dementia. The woman was admitted to the hospital.

**Unattended Death-** Officers responded to a residence on a report of a death. The death appears to be of natural causes. The case was forwarded to investigations.

**Threatened Suicide-** A woman called 911 and reported she was going to kill herself by crashing her car or cutting herself. The woman was located and admitted to the hospital.

**Threatened Suicide-** A male called 911 reporting he was having suicidal thoughts and was having trouble coping with a friend who recently committed suicide. The male was admitted to the hospital.

**Burglary-** Officers responded on several storage unit burglaries.

**DUI-** An Officer stopped a vehicle for speeding and detected an odor of Alcohol. The Officer investigated and found that woman was impaired. The woman was arrested and booked at the Weber County Jail. A search incident to arrest/inventory discovered an open container and prescription pills which were suspect of playing a part in the woman's impairment.

**Traffic Stop/Warrant/Drugs-** Pursuant to a traffic stop, the driver was found to have a felony warrant. Officers also located a backpack that had been thrown onto the road near the traffic stop. The backpack contained methamphetamine and drug paraphernalia. The male was booked at the WCCF.

**Suspicious Person-** Riverdale Police was dispatched to the area of 4086 South 900 West on a report of a male dressed in all black running through yards and down the street. An Officer observed a suspicious male and female at Riverdale Park. The male went into the bathroom and the female drove away from the park. Officers made contact with the female who identified the male. It was discovered that the male had two felony warrants for his arrest and was no longer in the bathroom. Later, citizens reported a male running north bound on the river trail.

**DUI/Hit and run-** Officers investigated a hit and run and determined the driver was DUI. The driver was arrested and booked into WCCF for DUI.

**DUI-** Pursuant to a traffic stop for speeding a driver was arrested for DUI.

**Noise disturbance/Drug/failure to identify-** Officers responded to a noise complaint. Upon making contact with one of the party goers. The odor of Marijuana was detected coming from the apartment. A partier initially refused to

identify herself and was taken into custody. The homeowner arrived on scene and consented to a search of her residence for marijuana. Two pipes were located in an upstairs bedroom. The owner of the pipes is unknown. The female was released on citation for refusing to give her identification.

**Missing Juvenile-** An 11 year old female was reported missing by her family. After searching for several hours, she returned home from swimming with a family friend.

**Assault-** Officers responded to Classic Waterslides where a 14 year old girl struck a 15 year old girl after the 15 year old called her the B-word. The parents responded and the 14 year old Girl was issued a citation for assault.

**Theft-** Patrol took a theft complaint from Joanne's Loss Prevention. Loss Prevention reported that an employee had stolen Merchandise from Joanne's over a six month period. The employee admitted to the theft and was summoned for theft, a class A Misdemeanor.

### **Investigations Report July 2016**

**Retail Theft-** Wal-Mart Loss Prevention attempted to stop a female for shoplifting. The female fled from Loss prevention to a vehicle driven by her boyfriend and fled the scene. Detective Wright and Sergeant Jones located the suspects and interviewed them. They confessed to the theft and were subsequently charged with retail theft.

**Joyriding-** A female reported her vehicle was stolen. It was later recovered and had been involved in a crash. It was found the complainants grandson was the suspect. He was interviewed and charged with Joy riding. Officer Wright submitted a report.

**Domestic Violence Assault-** Detective Clark conducted follow up to a report of a male assaulting a female on the side of the road. Detective Clark interviewed the victim and suspect. The suspect was subsequently charged with DV assault.

**Theft by Deception-** A father reported his adult son stole his guitar and pawned it without his permission. The guitar was located at the pawn shop. Sergeant Jones interviewed all parties involved. The son was cited for theft by deception.

**Return Fraud-** Sergeant Jones conducted follow up on a return fraud. The suspect selected multiple items off of the shelf of a retail store and returned them for cash. Sergeant Jones interviewed the suspect whom confessed. The suspect was cited for theft.

**Disorderly Conduct-** A female shopper became belligerent at a local retail store screaming profanities at employees causing alarm. The female was located and cited for disorderly conduct.

**-The investigations Division received 54 new cases, closed 24 cases, made 10 arrests and currently have 101 active cases they are investigating. The crimes being investigated range from robbery, sexual assault, aggravated assault, domestic violence, child abuse, theft, credit card fraud to neighborhood disputes.-**

### **Public Works Department:**

Shawn Douglas:

- Continued Remote Read Meter Project.
- Continued work with FEMA
- Continued 4400 S Trail Project.
- Continued new well investigative work.
- Continued work on 4400 S pocket park reconstruction.
- Continued work on Street Overlay Projects.
- Continued Storm Water review to meet new state regulations.
- Prep, set up, tear down and cleanup for Old Glory Days.

### **Community Development Department:**

- H&P Investments Flex Bldg: Underground sewer and spot footing inspection
- Denny's Restaurant: Above grid electrical, above ceiling, grease hood, grease duct, plumbing, wrap, and final inspection
- Riverdale Business Park, Bldg 3 and 4: Final, nailing inspection
- Mitchell Farms PRUD: Lot 2 final and re-final, lot 3 sheeting and four-way inspection
- Cell tower improvement inspections
- Home inspections for various projects on residential lots

- Preconstruction meeting with developers for projects
- Assist public works department storm water inspections
- Meetings with contractors relative to projects
- Fire inspections and annual fire checks for businesses
- Fireworks detail by staff member in assistance to Fire Department
- Pre-application staff site plan review of H&P Investments redevelopment
- Design Review Committee meeting to discuss Target store exterior redesign
- Meeting with Nate Reeve and Mike Ford to discuss real estate
- Meeting with Roger Green to discuss H&P Investments Flex Building progress
- Meeting with Brett Badley re: Weber County addressing discussion
- Meeting with Todd Meyers re: Riverdale Maverik
- Phone discussions with Dee Hansen to discuss RDA strategies
- Economic development opportunities update and discussion meetings
- Geographic Information Systems training participation by department member
- Rural Water Association training attendance by department member

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

**Legal Services Department:**

Steve Brooks:

- Resolutions/Ordinances work–
- Legal work concerning - Development agreements, Zoning issues, Neighborhood disputes/Nuisances, Bravo Arts, Fire truck K, Cell tower, Court cases & Judge K, Anderson, URMMA, Bingo, Rezone, Hazmat, Interlocal, Public hearings, Woods Prop, Code amendments, Code enforcement, GRAMA,
- 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-
- RSAC- Drug Court -
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

**COURT MONTHLY REPORT**

310 Total traffic cases YTD 4432 (Jul. 2016 to June. 2017)

N/R

7 DUI	211 Moving violations	0 FTA
0 Reckless/DUI red.	151 Non-moving violations	0 Other
36 License violations	0 Parking	

68 Total Misdemeanor cases YTD 789 (Jul. 2016 to June. 2017)

N/R

5 Assault	0 Ill. sale Alc.	6 Dom. animal	4 Dom. violence
21 Theft	6 Other liq. viol.	0 Wildlife	10 Other misd./infrac
0 FTA	15 Contr. subst vio.	0 Parks/rec.	
0 Public intox	0 Bad checks	1 Planning zon./Fire/Health	

390 Total cases disposed of this month 3811 Total number of cases disposed of for the year (July 1, 2015 to June. 2016)

473 Total offenses this month 4920 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=91 Settled/Dismissed=60 Default=1

0 Cases filed	0 Trials
0 Settled/dissmised	0 Default judgment

**# CITATIONS BY AGENCY****YTD (Jul. 2016 to June. 2017)**

N/R

Riverdale City      236

2378

UHP                      126

1321

**MISC.****YTD (July 2016 to Jun. 2017)**

N/R

Total Revenue collected \$67,056.80

\$ 711,508.68

Revenue Retained \$43,978.05

\$ 469,701.11

Warrant Revenue \$51,030.00

\$ 465,381.00

Issued warrants        66

683

Recalled warrants     106

945

**RSAC MONTHLY REPORT**

23 participants

184 drug tests given

0 walked away/warrants issued

0 orientations

0 in jail/violations

2 ordered to inpatient

1 new participant

2 positive UA's/tests/dilutes

0 other

0 graduates

2 incentive gifts

2 terminated/quit

0 spice tests given

## Employee Recognition – August 2016 Anniversaries

Years	Employee	Department
30		Lynette Limburg City Administration
22		Dave Griggs Fire
21		Dean Gallegos Fire
18		Norman Farrell Public Works
18		Bart Poll Public Works
12		Mike Junk Court
11		Kay James Business Administration
9		Tamara Jones Police
9		David Kingsley Fire

6		Darin Ryan	Fire
4		Kraig Cutkomp	Fire
3		Neil Amidan	Business Administration
3		Cassie Preece	Community Services
3		Chad Atkinson	Police
1		Kathleen Doxey	Police
1		Baylee Cascaddan	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 July 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
Business Administration	6.25	6.25
Community Services	9.00	8.75
Public Works	10.00	10.00
Police	22.75	21.75
Fire	15.50	14.50
Total	74.00	71.75

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	
Community Services	(0.25)	PT Worker unfilled
Business Administration	0.00	
Public Works	0.00	
Police	(1.00)	Police Officer unfilled
Fire	(1.00)	FT Firefighter unfilled
Totals	(2.25)	Staffing under authorization

Actual Full Time Employees	55.00
Actual Part Time Employees	54.00
Seasonal Employees	4.00



## **COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT**

*August 12, 2016*

### **OPEN FOR BUSINESS**



Denny's has opened their new restaurant at 4029 S. Riverdale Road.



Starbucks has completed a remodel of their store located at 1140 West Riverdale Road.

### **NEW & ONGOING DEVELOPMENTS**

**H & P  
Investments**

H & P Investments has received preliminary site plan approval for a new commercial development at 850 W. Riverdale Road.



Maverik has started construction on a new convenience store at 900 W. Riverdale Road.

**Riverdale  
Business  
Park**

Construction is nearing completion on phase three of the Riverdale Business Park located at 5175 South 1500 West.

**H & P  
Investments**

H & P Investments has started construction on a office / warehouse building located at 770 West River Park Drive.

*Riverdale  
Assisted  
Living Center*

The Riverdale Assisted Living Center has been proposed to be located at 1580 Ritter Drive and is now in the review process.



# Code Enforcement Activity Report

Activity Date	Case #	Case Date	Description	Description
8/10/2016	826	7/21/2016	Unmanaged Growth	Conducted a follow up to verify compliance.
8/10/2016	827	7/21/2016	Unmanaged Growth, Improper Maintenance	Conducted a follow up to verify compliance.
8/8/2016	828	7/21/2016	Unmanaged Growth	Conducted a follow up to verify compliance.
8/8/2016	829	7/21/2016	Unmanaged Growth	Conducted a follow up to verify compliance.
8/8/2016	830	7/21/2016	Unmanaged Growth, Improper Maintenance	Conducted a follow up to verify compliance.
8/5/2016	837	7/28/2016	Unmanaged Growth	I conducted a follow up to verify that the weeds have been cut.
8/5/2016	812	7/7/2016	Fire Code Violation	Follow up to verify compliance.
8/4/2016	787	6/13/2016	Unmanaged Growth	Conducted follow up to verify compliance.
7/28/2016	813	7/7/2016	Fire Code Violation	Follow up to verify that violation has been corrected.
7/28/2016	814	7/7/2016	Fire Code Violation	Follow up to verify that violation has been corrected. Violations not corrected.
7/28/2016	814	7/7/2016	Fire Code Violation	Follow up to verify that violation has been corrected.
7/28/2016	815	7/7/2016	Fire Code Violation	Follow up to verify that violation has been corrected.
7/28/2016	810	6/30/2016	Fire Code Violation	Follow up to verify that violation has been corrected. Issued fix it ticket.
7/28/2016	812	7/7/2016	Fire Code Violation	Follow up to verify that violation has been corrected. Violations not corrected.
7/27/2016	832	7/21/2016	Timing of Landscape Watering	Conducted a follow up to verify that the water has been shut off.
7/27/2016	818	7/11/2016	Unmanaged Growth	Follow up to verify that violation has been corrected. Violation has not been corrected. Sent to court.
7/26/2016	823	7/18/2016	Unmanaged Growth	Follow up to verify that violation has been corrected.

# Code Enforcement Activity Report

7/25/2016	822	7/13/2016	Unmanaged Growth	Violation corrected.
7/25/2016	816	7/8/2016	Accumulation Of Junk & Abandoned Vehicles	Follow up to verify that violation has been corrected.
7/21/2016	817	7/11/2016	Accumulation Of Junk & Unmanaged Growth	Follow up to verify that violation has been corrected.
7/21/2016	819	7/11/2016	Unmanaged Growth (Weeds)	Follow up to verify that violation has been corrected.
7/21/2016	821	7/11/2016	Unmanaged Growth	Follow up to verify that violation has been corrected.
7/18/2016	806	7/8/2016	Abandoned Vehicles	Follow up to verify that violation has been corrected.
7/15/2016	811	7/7/2016	Fire Code Violation	Follow up to verify that violation has been corrected.
7/14/2016	803	6/30/2016	Unmanaged Growth	Follow up to verify that violation has been corrected.
7/13/2016	801	6/29/2016	Unmanaged Growth	Follow up to verify that violation has been corrected.
7/12/2016	811	7/7/2016	Fire Code Violation	Follow up to verify that violation has been corrected. Violations not corrected.
7/11/2016	802	6/30/2016	Parking On Landscaping or soft surface.	Follow up to verify that violation has been corrected.
7/11/2016	793	6/17/2016	Failure to install or maintain landscaping	Follow up to verify that violation has been corrected.
7/7/2016	799	6/27/2016	Accumulation Of Junk	Follow up to verify that violation has been corrected.
7/4/2016	792	6/17/2016	Fire Hazard, Unmanaged Growth	Follow up to verify that violation has been corrected.

**Total Records: 31**

**8/10/2016**



# Code Enforcement Case Report

Site Address	Case #	Case Date	Code	Status	Description
1014 W 4250 S	844	8/8/2016	RCC 4-5-3(B) (33)	OPEN	Unmanaged Growth

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
4235 S 1000 W	843	8/8/2016	RCC 4-5-3(B) (33), RCC 4-5-3(B)(33)	OPEN	Unmanaged Growth Failure to install or maintain landscaping required by city ordinance.

**Violations**

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
824 W 4100 S	842	8/8/2016	UCC Ref.: RCC 4-5-3(B) (21), RCC 4-5-3(B) (33)	OPEN	Abandoned Vehicles, Unmanaged Growth

**Violations**

Violation	Notes
001: Open	2 Cars
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
5098 S 1050 W	841	8/5/2016	RCC 4-5-3(B)(20) 10-16-6	OPEN	Improper Sign

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
4598 S 700 W	840	8/4/2016	ICC 2012 104.5 ICC 2012 104.5	OPEN	Fire Code Violation

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
4848 S 900 W	839	8/4/2016	41-1a-414	SENT TO COURT	Handicap Parking

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Code	Status	Description
4847 S 1700 W	838	8/1/2016	RCC 4-5-3(B) (33), RCC 4-5-3(B)(33)	OPEN	Unmanaged Growth, Required Landscaping

**Violations**

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
1071 W 4550 S	837	7/28/2016	RCC 4-5-3(B) (33)	LIEN	Unmanaged Growth

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
985 W Riverdale Road #3	836	7/27/2016	RCC 4-5-3(B)(20) 10- 16-6:	CLOSED	Improper Sign

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
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	835	7/24/2016	41-6A-1401(1)(B)(II)	SENT TO COURT	PARK WITHIN 15 FT OF FIRE HYDRANT
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**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Code	Status	Description
	834	7/24/2016	41-6A-1401(1)(B)(II)	SENT TO COURT	PARK WITHIN 15 FT OF FIRE HYDRANT

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Code	Status	Description
	833	7/24/2016	Timing of Landscape Watering	SENT TO COURT	PARK WITHIN 15 FT OF FIRE HYDRANT

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Code	Status	Description
5282 S 575 W	832	7/21/2016	8-1-11	CLOSED	Timing of Landscape Watering

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
Parcel # 070780017	831	7/22/2016	RCC 4-5-3(B) (33)	OPEN	Unmanaged Growth

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
668 W 4400 S	830	7/21/2016	RCC 4-5-3(B) (33), RCC 4-5-3(B)(25)	OPEN	Unmanaged Growth, Improper Maintenance

**Violations**

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
680 W 4400 S	829	7/21/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
686 W 4400 S	828	7/21/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
690 W 4400 S	827	7/21/2016	RCC 4-5-3(B) (33), RCC 4-5-3(B)(25)	OPEN	Unmanaged Growth, Improper Maintenance

**Violations**

Violation	Notes
002: Closed	
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
Parcel 060150068	826	7/21/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
1140 W RIVERDALE RD #F	825	7/18/2016	RCC 4-5-3(B)(20) 10- 16-6	CLOSED	Improper Sign

**Violations**

Violation	Notes
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002: Closed

Site Address	Case #	Case Date	Code	Status	Description
1140 W RIVERDALE RD #B	824	7/18/2016	RCC 4-5-3(B)(20) 10-16-6	CLOSED	Improper Sign

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
4533 S 1150 W	823	7/18/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
561 W 5275 S	822	7/13/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
3702 River Valley Drive	821	7/11/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
1190 W 5525 S	820	7/8/2016	RCC 4-5-3(B) (33)	SENT TO COURT	Unmanaged Growth

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Code	Status	Description
724 W 4400 S	819	7/11/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth (Weeds)

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
3832 S 1250 W	818	7/11/2016	RCC 4-5-3(B) (33)	SENT TO COURT	Unmanaged Growth

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Code	Status	Description
824 W 4100 S	817	7/11/2016	RCC 4-5-3(B)(13) & RCC 4-5-3(B) (33)	CLOSED	Accumulation Of Junk & Unmanaged Growth

**Violations**

Violation	Notes
002: Closed	
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
4375 S 700 W	816	7/8/2016	UCC Ref.: RCC 4-5-3(B) (21) & RCC 4-5-3(B)(13)	CLOSED	Accumulation Of Junk & Abandoned Vehicles

**Violations**

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
5212 S FREEWAY PARK DR	815	7/7/2016	ICC 2012 104.5 ICC 2012 104.5	CLOSED	Fire Code Violation

**Violations**

Violation	Notes

Site Address	Case #	Case Date	Code	Status	Description
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4189 S RIVERDALE RD	814	7/7/2016	ICC 2012 104.5 ICC 2012 104.5	CLOSED	Fire Code Violation
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**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
4179 S RIVERDALE RD	813	7/7/2016	ICC 2012 104.5 ICC 2012 104.5	CLOSED	Fire Code Violation

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
4193 S RIVERDALE RD	812	7/7/2016		CLOSED	Fire Code Violation

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
	811	7/7/2016	ICC 2012 104.5 ICC 2012 104.5	CLOSED	Fire Code Violation

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
4450 S 700 W	810	6/30/2016	ICC 2012 104.5 ICC 2012 104.5	OPEN	Fire Code Violation

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
4286 S Riverdale Road	809	6/30/2016	ICC 2012 104.5 ICC 2012 104.5	OPEN	Fire Code Violation

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Code	Status	Description
4848 S 900 W	807	7/6/2016		CLOSED	Parking violation
Site Address	Case #	Case Date	Code	Status	Description
4307 S 650 W	806	7/8/2016	UCC Ref.: RCC 4-5-3(B) (21)	CLOSED	Abandoned Vehicles

#### Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
4848 S 900 W	805	6/30/2016	41-1a-414	SENT TO COURT	Parking privileges for persons with disabilities.

#### Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Code	Status	Description
327 W CHERRY DR	804	6/30/2016	8-1-11	CLOSED	Timing of Landscape Watering

#### Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
339 W CHERRY DR	803	6/30/2016	RCC 4-5-3(B) (33)	CLOSED	Unmanaged Growth

#### Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
359 W CHERRY DR	802	6/30/2016	RCC 4-5-3(B)(31)	CLOSED	Parking On Landscaping or soft surface.

#### Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Code	Status	Description
	795	7/6/2016	RCC 4-5-3(B)(9)	OPEN	Noxious Weeds

**Violations**

Violation	Notes
001: Open	

**Total Records: 43**

# Fire Inspections

Inspection Date Scheduled	Occupancy Name	Inspection Inspector Full Name	Inspection Shift	Inspection Passed
6/30/2016	Macen Lindsey Durbano	Randy Koger	FI41	No
7/6/2016	WAL MART SUPERCENTER 1708	Randy Koger	FI41	No
7/7/2016	Denny's	Randy Koger	FI41	No
7/7/2016	RIVERDALE BUSINESS PARK	Randy Koger	FI41	Yes
7/7/2016	WAL MART SUPERCENTER 1708	Randy Koger	FI41	Yes
7/12/2016	Bombay Bites	Randy Koger	FI41	No
7/12/2016	Denny's	Randy Koger	FI41	No
7/13/2016	Denny's	Randy Koger	FI41	No
7/15/2016	Bombay Bites	Randy Koger	FI41	Yes
7/15/2016	Denny's	Randy Koger	FI41	Yes
7/20/2016	Denny's	Randy Koger	FI41	No
7/20/2016	Denny's	Randy Koger	FI41	No
7/21/2016	JOHNNYS DAIRY / ROPIES DAIRY INC	David Kingsley	A	Yes
7/21/2016	TONY DIVINO TOYOTA	Matthew Slater	A	Yes
7/21/2016	Denny's	Randy Koger	FI41	No
7/21/2016	WAL MART SUPERCENTER 1708	Randy Koger	FI41	Yes
7/22/2016	CUTRUBUS FREEWAY MAZDA	David Kingsley	A	No
7/22/2016	WASATCH FRONT	David Kingsley	A	No
7/22/2016	ALPINE COMMUNITY CHURCH	Matt Hennessy	A	Yes
7/22/2016	Harley Davidson	Darin Ryan	A	Yes
7/22/2016	Phillips 66 Sun Store	Bret Bronson	A	Yes

# Fire Inspections

7/26/2016	Denny's	Randy Koger	FI41	No
7/26/2016	Denny's	Randy Koger	FI41	No
7/27/2016	CAREYS MOTORCYCLE CENTER	Randy Koger	FI41	No
7/27/2016	Costa Vida	Randy Koger	FI41	No
7/27/2016	RUMBI ISLAND GRILL	Randy Koger	FI41	No
7/27/2016	Costa Vida	Randy Koger	FI41	Yes
7/27/2016	Denny's	Randy Koger	FI41	Yes
7/27/2016	Larry H Miller Used Cars	Randy Koger	FI41	Yes
7/27/2016	SUBWAY DBA DNH,LLC	Randy Koger	FI41	Yes
7/28/2016	APPLEBEES NEIGHBORHOOD GRILL	Randy Koger	A	No
7/28/2016	Bravo Arts Acad	Matt Hennessy	A	Yes
7/28/2016	DOLLAR TREE STORES #03779	David Kingsley	A	Yes
8/5/2016	RUMBI ISLAND GRILL	Randy Koger	FI41	Yes
8/5/2016	T-MOBILE WEST CORPORATION	Randy Koger	FI41	Yes
8/8/2016	Utah Military Academy	Matt Hennessy	A	No

# RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

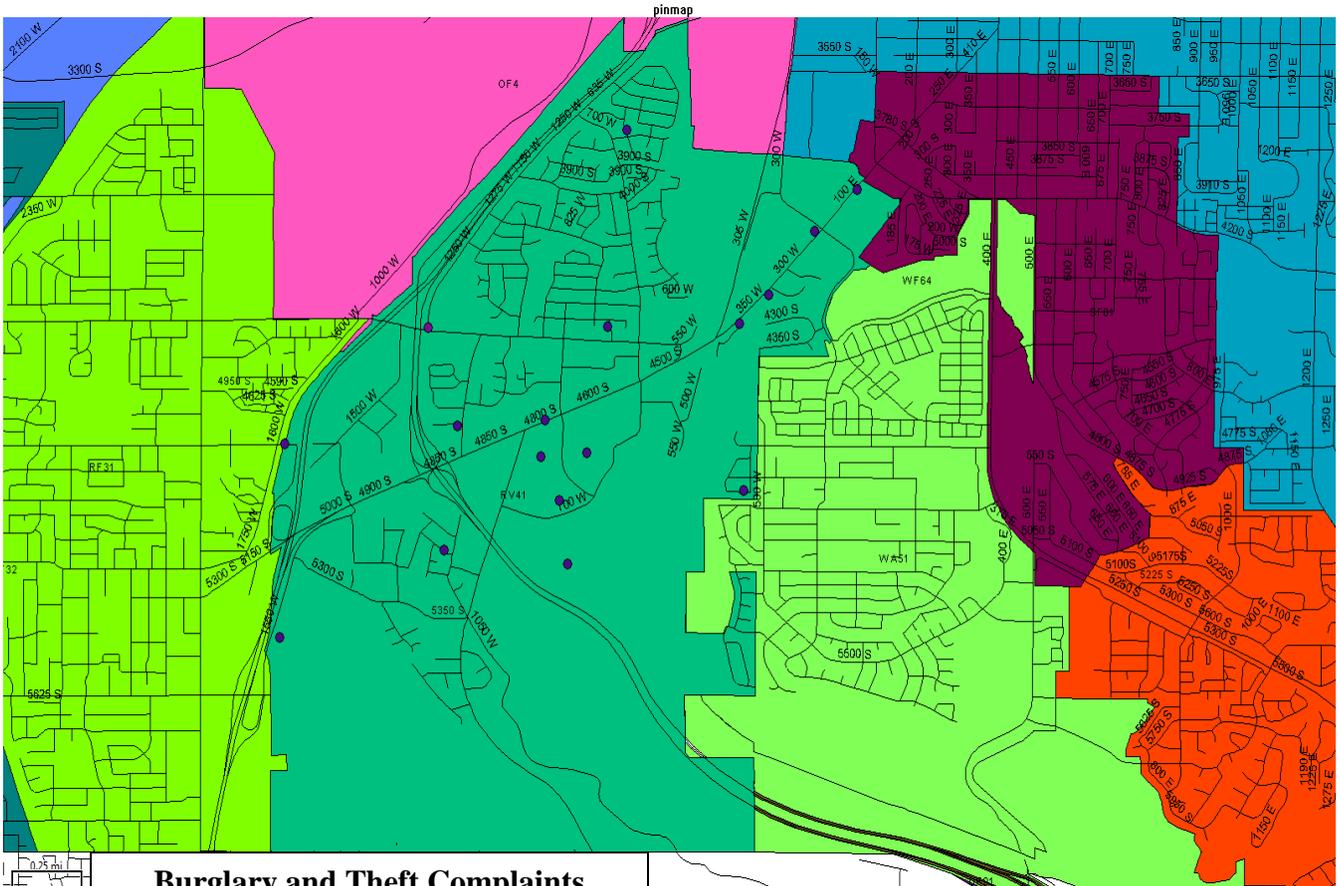
July 2016  
Report #13-7

## June Police Calls

- 1603 Calls for Service:
  - 71 Animal Complaints
  - 331 Crime Reports Written
    - 28 Forgery/Fraud
    - 22 Retail Thefts
    - 7 Assaults
    - 9 Drugs
    - 19 Family Offenses
    - 26 Burglary/Theft Complaints
    - 2 Stolen Vehicle Complaints
    - 7 Damaged Property
    - 62 Arrests



The remainder of calls involved disorderly Conduct, Suspicious Activities, Citizen Assists, Lost/Found property, Medical Assists, Warrant Services, etc.



POLICE LINE - DO NOT CROSS POLICE LINE - DO

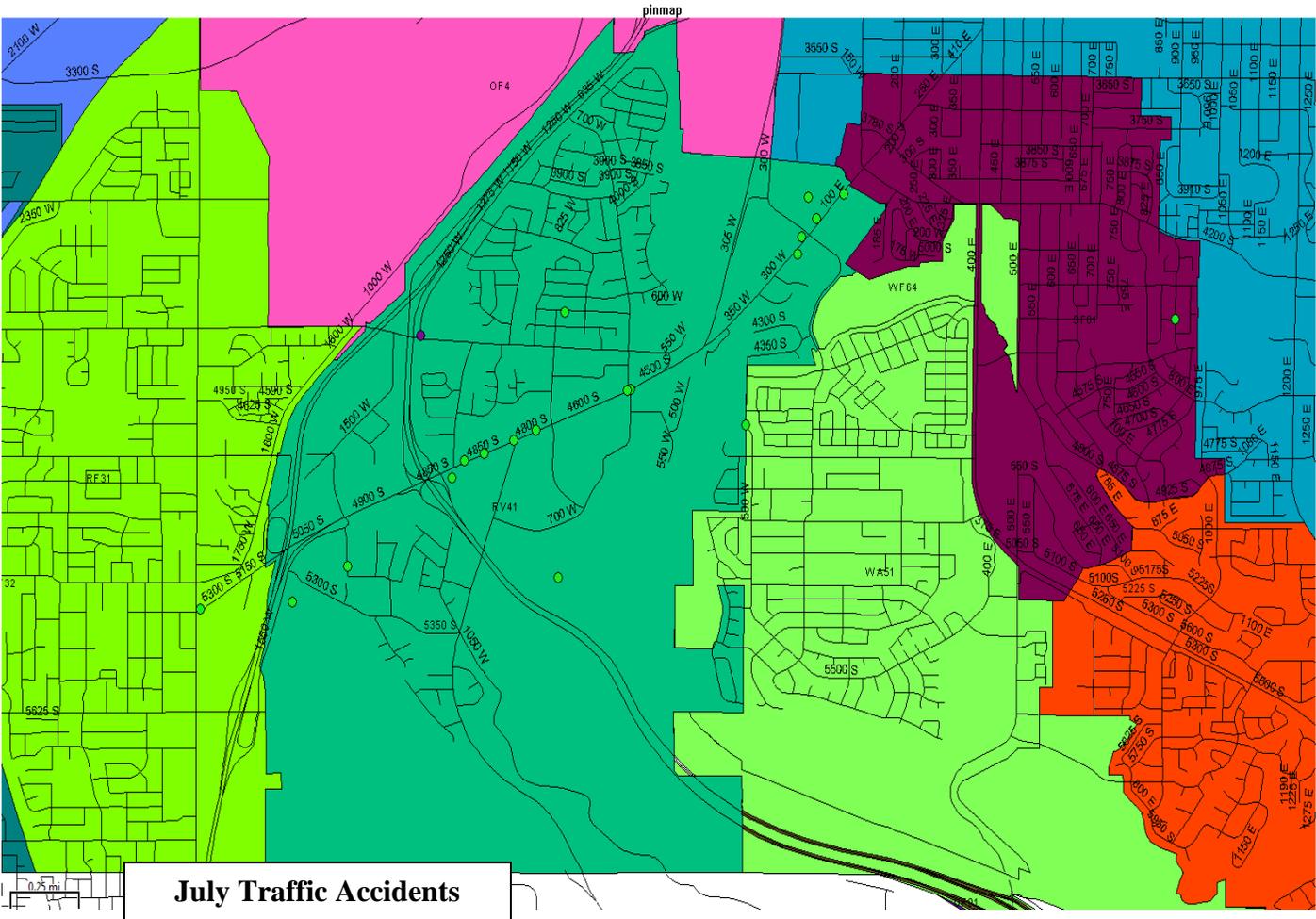
FOR LAW ENFORCEMENT USE ONLY!

# RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

July 2016  
Report #13-7

## Traffic Patrol and Enforcement

- 285 Traffic Stops resulting in:
  - 267 Citations
  - 444 Total Violations
  - 159 Warnings Issued
- 45 Traffic Accidents



- 54 New Cases sent to Investigations
- 24 Investigative Cases Closed
- Value Reported Stolen \$17,840.63
- Value Recovered \$1,407.40

POLICE LINE - DO NOT CROSS

**FOR LAW ENFORCEMENT USE ONLY!**

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

**AGENDA ITEM: D1**

**SUBJECT:** Consideration of Meeting Minutes

**PRESENTER:** Jackie Manning, City Recorder

**INFORMATION:** a. [August 2, 2016 City Council Work Session Minutes](#)  
b. [August 2, 2016 City Council Regular Meeting Minutes](#)

**[BACK TO AGENDA](#)**

1 Minutes of the **Work Session of the Riverdale City Council and RDA Meeting** held Tuesday, August 2, 2016, at 5:30 PM, at  
2 the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.  
3  
4

5 **Present:** City Council: Norm Searle, Mayor  
6 Brent Ellis, Councilor  
7 Gary E. Griffiths, Councilor  
8 Braden Mitchell, Councilor  
9 Alan Arnold, Councilor  
10 Cody Hansen, Councilor  
11  
12 City Employees: Rodger Worthen, City Administrator  
13 Steve Brooks, City Attorney  
14 Jackie Manning, City Recorder  
15

16 Mayor Searle welcomed the Council Members stating for the record that all were in attendance.  
17

18 Open Communications:

19 Mayor Searle asked if anyone was aware of any open communications. Councilor Griffiths disclosed a resident by the  
20 name of Lloyd High may be present to comment on a court case that took place a couple years prior. Councilor Griffiths  
21 encouraged Mr. High to contact the appropriate departments for court case records. There was a brief discussion  
22 regarding the case Mr. High is referring to. City Attorney, Steve Brooks, explained he reviewed the records request and  
23 the information will be available to Mr. High on August 3<sup>rd</sup>. The Council agreed this was a civil matter and was not within  
24 the bounds of their authority. It was also noted that the Riverdale City's Justice Court does not handle felony cases.  
25

26 Presentations and Reports:

27 There was no discussion regarding this item.  
28

29 Consent Items:

30 Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City  
31 Council Meeting held on July 19, 2016. There were no requested changes for the meeting minutes.  
32

33 Action Items:

34 Mayor Searle invited discussion regarding the first action item, consideration of Resolution 2016-21, Inter-local  
35 Agreement between Weber County Fire Departments. Mayor Searle explained this is in reference to the five year renewal  
36 for paramedics. Chief Sholly will be available during the regular meeting to answer any questions.  
37

38 There was a discussion regarding various fires in which the Riverdale City fire department has responded to. Several  
39 Councilor members commented on the efforts and professionalism of the fire department. Mayor Searle also noted on a  
40 recent fire that took place in Clearfield Fire Chief Sholly was designated as the on scene commander.  
41

42 Discretionary Items:

43 Rodger Worthen, the City Administrator, informed the Council that Maverik's landscaping has changed slightly.  
44 Maverik has relocated some of the stamped concrete to come into compliance with ADA (American Disability Act)  
45 standards. The percentage of landscaping is unchanged from the last meeting (so it still meets the 20 percentage  
46 minimum). The slight change in landscaping provides better wheelchair access.  
47

48 Mayor Searle briefly discussed transfer station problems as they pertain to recycling. He discussed the most recent  
49 WACOG meeting he attended and stated it appears there will soon be tipping fees for recycling, the amount will be  
50 approximately \$36.50. There is a committee working through this proposal with hopes to arrive at a solution. Mayor Searle  
51 stated he will continue to keep the Council informed and may have more information at the next City Council meeting.  
52

53 Mayor Searle discussed proposition one, which passed by the voters in Weber County last fall (2015), since that time  
54 various cities have not adopted/passed proposition one. There are various car dealerships within Weber County that are  
55 concerned with the tax rates for Weber County. The car dealerships feel that the higher tax rate is negatively impacting  
56 their sales. The state legislature may be proposing a solution which would allow for a lower tax rate for items sold over a  
57 certain amount. Mayor Searle compared the tax rates throughout Weber County, Davis County, and Salt Lake County.  
58 Weber County has the highest sales tax rate of the three counties.  
59

60 RDA Agenda:

61 Mayor Searle opened discussion for the RDA Agenda. There were no requested changes for the RDA meeting  
62 minutes on June 21, 2016. Mayor Searle invited discussion regarding the proposed RDA public hearing for the CDA  
63 (Community Development Area) project. He explained due to the approval process, the RDA meeting will be held  
64 BEFORE the City Council meeting on August 16, 2016. The Work Session meeting will still take place at 5:30 PM,  
65 followed by the RDA meeting at 6:00 PM and then the regular City Council meeting beginning approximately 6:30 PM.  
66

67 Mr. Worthen discussed the proposed CDA project area and stated the information is available within the City offices,  
68 and will also be in the upcoming packet for the August 16<sup>th</sup> meeting. He will make sure the information is posted on the

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85  
86

City Website. He discussed the potential of taxing funds which the CDA could generate. Mr. Worthen discussed the legislative change that takes effect after September 1, 2016.

Mayor Searle opened discussion for consideration to list the RDA (Redevelopment Agency of Riverdale City) Home for sale; property located at 4425 South 900 West in Riverdale City, Utah 84405. Councilor Ellis asked what happened to the funds after the home sells. Mr. Worthen explained they will go to the RDA General Fund account. Mayor Searle expressed it may be a good idea to use the proceeds of the house sale to provide additional funding for the Riverdale City Senior Center. Mr. Worthen explained the Senior Center will not have enough funds generated to be self-supportive with the expiration of the 1050 West RDA (Redevelopment Area) in 3 years. City Staff is reviewing options for the Senior Center to determine the best method for future funding.

Adjournment:

Having no further business to discuss the Council adjourned at 6:00 PM to convene into their Regular City Council Meeting.



1 Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 2, 2016, at 6:00 PM, at the Civic Center,  
2 4600 S Weber River Dr., Riverdale City, Weber County, Utah.  
3

4 **Present:** City Council: Norm Searle, Mayor  
5 Brent Ellis, Councilor  
6 Gary E. Griffiths, Councilor  
7 Braden Mitchell, Councilor  
8 Alan Arnold, Councilor  
9 Cody Hansen, Councilor

10  
11 City Employees: Rodger Worthen, City Administrator  
12 Steve Brooks, City Attorney  
13 Scott Brenkman, Police Chief  
14 Jared Sholly, Fire Chief  
15 Jackie Manning, City Recorder

16  
17  
18 Visitors: Lori Fleming  
19

20 **A. Welcome and Roll Call**

21  
22 Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all  
23 members of the public.  
24

25 **B. Pledge of Allegiance**

26  
27 Mayor Searle invited Councilor Griffith to lead the Pledge of Allegiance.  
28

29 **C. Moment of Silence**

30  
31 Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S.  
32 Military service members, and members of the City Council as they make decisions this evening.  
33

34 **D. Open Communications**

35  
36 Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they  
37 keep their comments to approximately three minutes.  
38

39  
40 Lori Fleming, 1229 W 5175 S Riverdale, Utah, is affiliated with Golden Spike Realty and the Northern Wasatch  
41 Realtors Government Affairs Committee. The committee works with Cities regarding property rights to protect the public.  
42 She provided real estate information for Riverdale City for the month of July:

- 43 • 11 homes listed
- 44 • 18 homes under contract
- 45 • 10 homes sold
- 46 • Average days on market: 4
- 47 • Average price of home sold: \$198,950
- 48 • Average square footage: 1771
- 49 • 99 percent of homes selling get sold at listed value

50  
51 Ms. Fleming discussed the home listings under contract, sold, and provided averages for price of home, and days on  
52 the market. Ms. Fleming discussed the website Zillow which is a real estate website that provides approximate averages  
53 of prices of homes. She stated this information is also available on the Utah Real Estate Website.  
54

55  
56 Councilor Mitchell asked about appraisals and how they impact sale prices. Ms. Fleming discussed the supply and  
57 demand problem, which puts pressure on appraisers to list homes at a higher rates to allow bank loans to move forward.  
58 Ms. Fleming stated appraisals have been coming in lower than anticipated.

59 **E. Presentations and Reports**

60  
61 **1. Mayors Report**  
62 Nothing was reported  
63

64 **F. Consent Items**

65  
66 **1. Review/Consideration of Meeting Minutes for City Council Meetings held on July 19, 2016**  
67

68 Mayor Searle asked for any changes to City Council Meeting minutes and none were requested.

69  
70 **MOTION:** Councilor Mitchell moved to approve the consent items as proposed. Councilor Arnold  
71 seconded the motion. There was not any discussion regarding this motion. The motion  
72 passed unanimously in favor.  
73

74 **G. Action Items**

75  
76 **1. Consideration of Resolution 2016-21, Inter-local Agreement between Weber County Fire Departments.**

77  
78 Jared Sholly, Fire Chief, summarized the executive summary which explained:

79  
80 This five (5) year agreement states all ambulance providers will pay the local paramedic providers for each  
81 paramedic assisted (PMA) call. This is only applicable when the paramedic accompanies a patient to the hospital on an  
82 ambulance transport.  
83

84 All ambulance providers under this agreement agree to make a good faith effort to collect paramedic aboard fees.  
85 However; regardless of the success of collecting those fees, the ambulance provider (Riverdale Fire department in this  
86 case) will pay 70% of the state allowable paramedic fee rate. The current allowable paramedic charge is \$286.68, which  
87 would pay the paramedic providers \$200.67 to cover that 70%.  
88

89 The State Emergency Medical Services Committee has adopted the rate change in accordance to Section R26-8-3  
90 (3) (d) (iv) Utah Administrative Code. The new rates went into effect on July 1, 2016.  
91

92 Chief Sholly estimated it is an increase of \$3,300, but due to billing process changes made within the fire department  
93 they have increased their billing up \$28,921, so this shouldn't impact the fire department budget.  
94

95 There was a discussion regarding billing procedures for paramedic and hospital transportation with an emphasis on  
96 insurance companies paying for the transportation. Chief Sholly explained the billing process for both Riverdale City as it  
97 pertains to paramedic transportation services. Chief Sholly explained the paramedic who arrives on-scene to an accident  
98 determines whether or not a person needs to be transported to a hospital.  
99

100 Councilor Hansen expressed his displeasure regarding the billing process/reimbursement system for paramedic  
101 transportation services and felt it was a monopoly. Chief Sholly explained the County Commissioners are the entity that  
102 makes decisions for the county for the billing process.  
103

104 **MOTION:** Councilor Ellis moved to approve Resolution 2016-21, Inter-local Agreement between  
105 Weber County Fire Departments. Councilor Mitchell seconded the motion.  
106

107 Mayor Searle invited discussion regarding the motion. Councilor Arnold suggested adding the word  
108 "charges" instead of "chargers" in the inter-local agreement. Councilor Ellis agreed to modify his  
109 motion to include the correction.  
110

111 **ROLL CALL VOTE:** Councilor Mitchell, Arnold, Griffiths and Ellis all voted in favor of Resolution 2016-21.  
112 Councilor Hansen voted in opposition. The motion passed with a majority vote.  
113

114 **Discretionary Items**

115  
116 There were no discretionary items discussed.  
117

118 **H. Adjournment.**

119  
120 **MOTION:** Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The  
121 motion was seconded by Councilor Arnold; all voted in favor. The meeting was adjourned  
122 at 6:24 PM.  
123  
124  
125  
126

127 \_\_\_\_\_  
128 Norm Searle, Mayor

127 \_\_\_\_\_  
128 Jackie Manning, City Recorder

129  
130 Date Approved: **August 16, 2016**

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

**AGENDA ITEM: E1**

**SUBJECT:** Consideration of Ordinance 882, Adopting the 700 West Community Development Project Area

**PRESENTER:** Rodger Worthen, City Administrator

**INFORMATION:** [a. Executive Summary](#)

[b. Ordinance 882](#)

[c. CDA Plan](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on:  
August 16, 2016

Presenter:  
Rodger Worthen, City Administrator

### Summary of Proposed Action

Submit the 700 West CDA Plan to the City Council as per State Code 17C-4-102(g) for adoption.

### Summary of Supporting Facts & Options

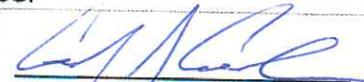
Part of the CDA creation requirement via State Code is to present the plan to the City's legislative body for adoption by ordinance. As such, the Agency by UCA 17C-4-102 presents the new 700 West Community Development Area (CDA) plan to the legislative body of Riverdale City for formal adoption. In general, by adopting the CDA plan the legislative body finds that it will promote the public peace, health, safety, and general welfare of the community in which the project area is located.

(CDA area plan documents are not attached herewith but are part of the RDA meeting agenda)

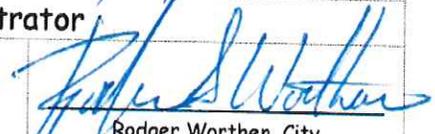
### Legal Comments - City Attorney

  
Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer

  
Cody Cardon Business Administrator

### Administrative Comments - City Administrator

  
Rodger Worthen, City Administrator

**ORDINANCE NO. 882**

**AN ORDINANCE ADOPTING THE 700 WEST COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF RIVERDALE CITY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.**

**WHEREAS** the Board of the Redevelopment Agency of Riverdale City (the “Agency”), having prepared a Project Area Plan (the “Plan”) for the 700 West Community Development Project Area (the “Project Area”), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated (“UCA”) § 17C-4-103, and having held the required public hearing on the Plan on August 16, 2016, pursuant to UCA § 17C-4-104, adopted the Plan as the Official Community Development Plan for the Project Area; and

**WHEREAS** the Utah Community Development and Renewal Agencies Act (the “Act”) mandates that, before the community development project area plan approved by an agency under UCA § 17C-4-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-4-105; and

**WHEREAS** the Act also requires that notice is to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE AS FOLLOWS:**

- 1.** The City of Riverdale hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community development plan for the Project Area (the “Official Plan”).
- 2.** City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106, whereupon the Official Plan shall become effective pursuant to UCA § 17C-4-106(2).
- 3.** Pursuant to UCA § 17C-4-106(4), the Agency may proceed to carry out the Official Plan upon its adoption.
- 4.** This ordinance shall take effect immediately.

**APPROVED AND ADOPTED** this \_\_\_ day of August, 2016.

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Norm Searle, Mayor

**Attest:**

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Jackie Manning, City Recorder

## PROJECT AREA LEGAL DESCRIPTION

Located in the South half of Section 7 and the North half of Section 18, Township 5 North, Range 1 West and the Southeast quarter of Section 12 and the Northeast quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at the intersection of the west Right of Way line of 1050 West Street and the northerly Right of Way line of Interstate 84 said point being N.  $00^{\circ}47'55''$  E. 813.82 feet and S.  $89^{\circ}12'05''$  E. 201.66 feet from the West Quarter Corner of said Section 18, thence as follows:

N.  $15^{\circ}52'41''$  E for a distance of 2055.29 feet along the west Right of Way line of 1050 West Street to the southerly Right of Way line of Riverdale Road; thence along the southerly Right of Way line of Riverdale Road the following four (4) courses:

- (1) N.  $46^{\circ}38'48''$  W for a distance of 60.04 feet;
- (2) S.  $64^{\circ}43'28''$  W for a distance of 1153.73 feet;
- (3) S.  $57^{\circ}58'11''$  W for a distance of 79.56 feet;
- (4) S.  $61^{\circ}55'54''$  W for a distance of 124.65 feet to the easterly Right of Way line of Interstate 84; thence along the easterly Right of Way line of Interstate 84 the following five (5) courses:

- (1) N.  $28^{\circ}04'06''$  W for a distance of 166.78 feet;
- (2) N.  $72^{\circ}41'40''$  W for a distance of 17.24 feet;
- (3) Northwesterly 296.13 feet along a curve to the left with a 781.20 foot radius, through a central angle of  $21^{\circ}43'10''$ , the chord of which bears N.  $36^{\circ}43'40''$  W. 294.36 feet;
- (4) N.  $47^{\circ}35'15''$  W for a distance of 112.62 feet;
- (5) N.  $28^{\circ}03'35''$  W for a distance of 266.27 feet to the south boundary line of Applepark Subdivision; thence

N.  $89^{\circ}54'45''$  E for a distance of 613.93 feet along said south boundary line of Applepark Subdivision to the west Right of Way line of 1150 West Street; thence

S.  $02^{\circ}26'45''$  E for a distance of 469.54 feet along said west Right of Way line of 1050 West Street to an extension of the southerly boundary line of Barton Subdivision No. 1; thence along the extension of and along the southerly boundary line of Barton Subdivision No. 1 the following two (2) courses:

- (1) S.  $81^{\circ}38'47''$  E for a distance of 471.49 feet;
- (2) S.  $81^{\circ}20'42''$  E for a distance of 127.42 feet; thence

N.  $61^{\circ}51'59''$  E for a distance of 119.16 feet to the easterly boundary line of Barton Subdivision No. 1; thence

N.  $41^{\circ}53'04''$  E for a distance of 264.61 feet along the southerly boundary line of Barton Subdivision No. 1 and the extension of said line; thence

S.  $64^{\circ}10'39''$  E for a distance of 26.75 feet to the Barton Thompson Subdivision No. 2 boundary line; thence along the Barton Thompson Subdivision No. 2 boundary line the following three (3) courses:

- (1) S.  $09^{\circ}17'58''$  W for a distance of 6.26 feet
- (2) S.  $66^{\circ}02'02''$  E for a distance of 178.04 feet
- (3) N.  $01^{\circ}00'29''$  E for a distance of 260.00 feet to the northerly Right of Way line of 4600 South Street; thence along the northerly Right of Way line of 4600 South Street the following three (3) courses:

(1) Northeasterly 161.91 feet along a curve to the left with a 188.94 foot radius, through a central angle of  $49^{\circ}05'51''$ , the chord of which bears N.  $66^{\circ}27'34''$  E. 157.00 feet;

(2) N. 41° 54' 38" E for a distance of 166.14 feet;  
(3) Northeasterly 166.42 feet along a curve to the right with a 193.73 foot radius, through a central angle of 49° 13' 08", the chord of which bears N. 66° 31' 12" E. 161.35 feet to the east boundary line of Barton Subdivision No. 3; thence  
N. 01° 07' 59" E for a distance of 295.00 feet along the east boundary line of Barton Subdivision No. 3; thence  
N. 01° 44' 23" E for a distance of 154.61 feet to the south boundary line of Pullum Subdivision; thence  
S. 86° 56' 20" E for a distance of 474.52 feet along the south boundary line of Pullum Subdivision and the extension of said line to the east Right of Way line of 900 West Street; thence  
S. 03° 03' 41" W for a distance of 103.94 feet along the east Right of Way line of 900 West Street to the north Right of Way line of 4450 South Street; thence along the north Right of Way line of 4450 South Street the following three (3) courses:  
(1) S. 86° 22' 27" E for a distance of 806.19 feet;  
(2) Easterly 114.56 feet along a curve to the left with a 139.11 foot radius, through a central angle of 47° 11' 03", the chord of which bears N. N. 70° 02' 01" E. 111.35 feet  
(3) Northeasterly 34.24 feet along a curve to the right with a 196.55 foot radius, through a central angle of 09° 58' 52", the chord of which bears N. 51° 25' 56" E. 34.20 feet to the boundary line of Lot 1 of Cutrubus Riverdale Subdivision; thence along said boundary line of Lot 1 the following five (5) courses:  
(1) N. 01° 00' 58" E for a distance of 313.32 feet;  
(2) S. 86° 22' 27" E for a distance of 272.10 feet;  
(3) S. 86° 16' 15" E for a distance of 10.00 feet;  
(4) S. 00° 48' 40" W for a distance of 96.28 feet;  
(5) S. 86° 22' 52" E for a distance of 154.38 feet to the west Right of Way line of 700 West Street; thence  
N. 00° 37' 07" E for a distance of 324.12 feet along the west Right of Way line of 700 West Street to the north Right of Way line of 4400 South Street; thence  
S. 86° 40' 11" E for a distance of 1036.34 feet along the north Right of Way line of 4400 South Street; thence  
N. 16° 05' 49" E for a distance of 75.00 feet; thence  
S. 00° 00' 00" W for a distance of 323.18 feet to the easterly line of the Weber River; thence along said easterly line of the Weber River the following twenty five (25) courses:  
(1) S. 18° 41' 28" W for a distance of 505.99 feet;  
(2) S. 21° 04' 17" W for a distance of 194.67 feet;  
(3) S. 50° 40' 46" W for a distance of 265.52 feet;  
(4) S. 28° 32' 29" W for a distance of 79.68 feet;  
(5) S. 05° 34' 15" W for a distance of 71.29 feet;  
(6) S. 12° 22' 49" E for a distance of 232.72 feet;  
(7) S. 03° 47' 08" E for a distance of 189.27 feet;  
(8) S. 09° 23' 18" E for a distance of 148.25 feet;  
(9) S. 22° 31' 35" W for a distance of 106.12 feet;  
(10) S. 36° 03' 42" W for a distance of 179.13 feet;  
(11) S. 38° 52' 59" W for a distance of 140.58 feet;  
(12) S. 58° 48' 03" W for a distance of 145.04 feet;

(13) S. 61° 53' 04" W for a distance of 179.59 feet;  
(14) S. 60° 52' 09" W for a distance of 211.11 feet;  
(15) S. 40° 27' 44" W for a distance of 177.88 feet;  
(16) S. 44° 27' 05" W for a distance of 175.30 feet;  
(17) S. 41° 43' 43" W for a distance of 197.19 feet;  
(18) S. 10° 40' 14" E for a distance of 66.37 feet;  
(19) S. 26° 53' 13" E for a distance of 214.51 feet;  
(20) S. 02° 40' 50" E for a distance of 282.06 feet;  
(21) S. 42° 18' 53" W for a distance of 272.84 feet;  
(22) S. 45° 41' 02" W for a distance of 317.98 feet;  
(23) S. 31° 26' 04" W for a distance of 278.34 feet;  
(24) S. 10° 02' 36" W for a distance of 251.92 feet;  
(25) S. 01° 47' 44" W a distance of 179.45 feet; thence  
N. 90° 00' 00" W for a distance of 111.30 feet to the southerly boundary line of RMRE River  
Park Drive Office Park 1<sup>st</sup> Amendment; thence along said southerly boundary line of RMRE  
River Park Drive Office Park 1<sup>st</sup> Amendment the following seven (7) courses:  
(1) N. 61° 27' 02" W for a distance of 618.01 feet;  
(2) S. 73° 41' 00" W for a distance of 10.00 feet;  
(3) N. 47° 34' 00" W for a distance of 40.00 feet;  
(4) N. 43° 56' 00" W for a distance of 281.67 feet;  
(5) N. 54° 53' 00" W for a distance of 156.68 feet;  
(6) N. 70° 42' 00" W for a distance of 490.58 feet;  
(7) S. 55° 57' 43" W for a distance of 1.53 feet to the easterly boundary line of Lot 2 of Johnny's  
Dairy Subdivision; thence along said easterly boundary line of Lot 2 the following two (2)  
courses:  
(1) S. 55° 57' 43" W for a distance of 263.41 feet; thence  
(2) S. 29° 31' 51" W for a distance of 146.53 feet to the east Right of Way line of 1050 West  
Street; thence  
S. 15° 52' 41" W for a distance of 137.32 feet along the east Right of Way line of 1050 West  
Street to the northerly Right of Way line of Interstate 84; thence  
N. 35° 19' 37" W for a distance of 128.31 feet along the northerly Right of Way line of Interstate  
84 to the Point of Beginning.

# DRAFT PROJECT AREA PLAN 700 WEST COMMUNITY DEVELOPMENT AREA (CDA)

REDEVELOPMENT AGENCY OF  
RIVERDALE CITY, UTAH



JULY 2016

  
**LEWIS YOUNG**  
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## Definitions

As used in this Community Development Project Area Plan, the term:

**"Act"** shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

**"Agency"** shall mean the Redevelopment Agency of Riverdale City, which is a separate body corporate and politic created by the City pursuant to the Act.

**"Base taxable value"** shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

**"Base taxable year"** shall mean the Tax Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102 (6).

**"City" or "Community"** shall mean the City of Riverdale.

**"Legislative body"** shall mean the City Council of Riverdale which is the legislative body of the Community.

**"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

**"Project Area"** shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibit A & B).

**"Project Area Budget"** shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☞ the base taxable value of property in the Project Area;
- ☞ the projected tax increment expected to be generated within the Project Area;
- ☞ the amount of tax increment expected to be shared with other taxing entities;
- ☞ the amount of tax increment expected to be used to implement the Project Area Plan;
- ☞ the tax increment expected to be used to cover the cost of administering the Project Area Plan;
- ☞ if the area from which tax increment is to be collected is less than the entire Project Area:
  - the tax identification number of the parcels from which tax increment will be collected; or
  - a legal description of the portion of the Project Area from which tax increment will be collected; and
- ☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.



**“Project Area Plan”** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

**“Taxes”** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

**“Taxing Entity”** shall mean any public entity that levies a tax on any property within the Project Area.

**“Tax Increment”** shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

**“Tax Increment Period”** shall mean the period of time in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

**“Tax Year”** shall mean the 12-month period between sequential tax roll equalizations (November 1<sup>st</sup>-October 31<sup>st</sup>) of the following year, e.g., the November 1, 2015-October 31, 2016 tax year.

## Introduction

The Redevelopment Agency of Riverdale City (“Agency”), following a thorough consideration of the needs and desires of the City of Riverdale (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the 700 West Community Development Project Area (the “Project Area”). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies along both sides of Riverdale Road, between I-84 and the Weber River. The Plan is intended to define the method and means of development for the Project Area from its current state to a higher and better use.

The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing districts.

The Project Area is being undertaken as a community development project area pursuant to certain provisions of Chapters 1 and 4 of the Utah Limited Purpose Local Governmental Entities -- Community Development and Renewal Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

## Resolution Authorizing the Preparation of a Draft Community Development Project Area Plan

Pursuant to the provisions of §17C-4-101 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **February 16, 2016**.

Utah Code  
§17C-4-102

## Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- ☞ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area

Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE  
§17C-4-103(1)

## Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies along both sides of Riverdale Road, between I-84 and the Weber River, and is located centrally within the City’s boundaries. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 108 parcels, equaling approximately 191.01 acres of property.

As delineated in the office of the Weber County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit C**.

UTAH CODE  
§17C-4-103(2)

## General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

### General Land Uses

A significant amount of property within the Project Area consists of commercial, tax exempt & vacant, property not generating full beneficial tax base to the City or other taxing entities. Table I summarizes the approximate acreage of existing land uses by land use type.

**TABLE I: LAND USES**

Type	Acres	% of Area
Commercial	138.30	72%
Vacant	23.60	12%
Residential	4.46	2%
Other (Tax Exempt) <sup>1</sup>	24.65	13%
<b>Total</b>	<b>191.01</b>	<b>100%</b>

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City’s Code and all other applicable laws including all goals and objectives in the City’s General Plan.

### Layout of Principal Streets

The principal streets within the Project Area are **Riverdale Road, 1050 West & 700 West**. The Project Area map, provided in **Exhibit B**, shows the principal streets in the area.

<sup>1</sup> Other land includes land owned by the City, State, and UDOT.

## Population Densities

Currently, there is a mobile home park development within the northeastern part of the Project Area. There are currently approximately 50 homes within the mobile home park.

## Building Densities

Building densities may increase as potential future development could include multi-story structures. Also, the intent of this plan is to promote greater economic utilization of the land area, which currently has over 23 acres of undeveloped or significantly underutilized land.

UTAH CODE  
§17C-4-103(3)

## Standards Guiding the Community Development

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

### **Business attraction and expansion.**

Riverdale City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

### **Recruit, retain, and expand employers.**

Riverdale encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

UTAH CODE  
§17C-4-103(4)

## How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration

of economic vitality to the Project Area will benefit the community, the City, the County, and the State.

UTAH CODE  
§17C-4-103(5)

## **Conformance of the Proposed Development to the Community's General Plan**

The proposed Community Development Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE  
§17C-4-103(6)

## **Describe any Specific Project or Projects that are the object of the Proposed Community Development**

Currently, the proposed Project Area will include car dealership expansions and relocations, mixed-retail, office, and flex space developments. The primary objectives of the community development area include: 1) pursuing development of vacant parcels of property within the Project Area, 2) Installation and upgrade of public utilities within the Project Area, which will result in an economic increase to the Agency, City, and Community, 3) possible relocation of current businesses and land owners in order to promote a greater economic vitality within the Project Area, and 4) improve public gathering spaces within the Project Area.

UTAH CODE  
§17C-4-103(7)

## **Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process**

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this Plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this Plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE  
§17C-4-103(8)

## Reason for Selection of the Project Area

The Agency selected the Project Area primarily as a result of two factors: **first**, the high potential for development of this area near the Interstate and along Riverdale Road compelled the City and Agency to guide future development through both the planning process and the financial process through the use of tax increment; **second**, the Area affords an immediate opportunity to strengthen the economic base of the communities and taxing entities within the County, broaden and diversify the tax base, and promote the development of job growth and goods and services to residents of the City and the surrounding community. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

UTAH CODE  
§17C-4-103(9)

## Description of Physical, Social and Economic Conditions Existing in the Project Area

### Physical Conditions

The Project Area consists of approximately 191 acres of relatively flat, publicly and privately owned land as shown on the Project Area map. There is minimal landscaping surrounding the commercial buildings.

### Social Conditions

There are currently no parks, libraries, or other social gathering places in the Project Area. There is nominal human activity in the Project Area outside of business hours.

### Economic Conditions

The Agency wants to encourage upgrade and improvements within the Project Area that will directly benefit the existing economic base of the City.

UTAH CODE  
§17C-4-103(10)

## Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, on-site improvements, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:

- ☞ Foster and accelerate economic development;
- ☞ Stimulate job development;
- ☞ Promote the use of transit and the walkability of the area;
- ☞ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☞ Assist with property acquisition and/or land assembly; and
- ☞ Provide attractive development for high-quality commercial/industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment anticipated within the Project Area.

**Table 2: Sources of Tax Increment Funds**

ENTITY	PERCENTAGE	LENGTH	AMOUNT
Weber County	70%	20 Years	\$1,560,521
Weber County School District	70%	20 Years	\$2,589,468
Riverdale City	70%	20 Years	\$586,783
Weber Basin Water Conservancy District	70%	20 Years	\$95,761
Weber County Mosquito Abatement District	70%	20 Years	\$65,470
Central Weber Sewer Improvement District	70%	20 Years	\$391,840
Weber Area Dispatch 911 and Emergency Services	70%	20 Years	\$140,711
<b>Total Sources of Tax Increment Funds</b>			<b>\$5,430,555</b>

**Table 3: Uses of Tax Increment**

USES	AMOUNT
Project Area Administration @ 5%	\$271,528
Redevelopment Activities (Infrastructure, Relocation, Incentives, etc.) @ 95%	\$5,159,027
<b>Total Uses of Tax Increment Funds</b>	<b>\$5,430,555</b>

UTAH CODE  
§17C-4-103(11)

## Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE  
§17C-4-103(11)(a)

## The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE  
§17C-4-103(11)(b)

### The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

UTAH CODE  
§17C-4-103(12)

### Other Information that the Agency Determines to be Necessary or Advisable

#### Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, Tax Increment participation levels, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc.

As shown below, the proposed Project Area will create a net benefit for the Taxing Entities.

**Table 4: Total Revenues**

ENTITY	PROPERTY TAX	SALES TAX	TOTAL INCREMENTAL REVENUES
Weber County	\$2,229,316	\$15,389,751	\$17,619,067
Weber County School District	3,699,241	-	3,699,241
Riverdale City	838,262	9,309,849	10,148,111
Weber Basin Water Conservancy District	136,802	-	136,802



Weber County Mosquito Abatement District	93,528	-	93,528
Central Weber Sewer Improvement District	559,772	-	559,772
Weber Area Dispatch 911 and Emergency Services	201,015	-	201,015
<b>Total Revenues:</b>	<b>\$7,757,936</b>	<b>\$24,699,600</b>	<b>\$31,457,536</b>

Table 5: Total Expenditures

ENTITY	CDA BUDGET	GENERAL GOVERNMENT	PUBLIC WORKS	PUBLIC SAFETY	TOTAL INCREMENTAL EXPENDITURES
Weber County	\$1,560,521	\$192,247			\$1,752,768
Weber County School District	2,589,468	96,495			2,685,964
Riverdale City	586,783	298,225	147,020	1,153,878	2,185,906
Weber Basin Water Conservancy District	95,761	31,163			126,924
Weber County Mosquito Abatement District	65,470	2,206			67,676
Central Weber Sewer Improvement District	391,840	27,934			419,774
Weber Area Dispatch 911 and Emergency Services	140,711	9,498			150,209
<b>Total Expenditures:</b>	<b>\$5,430,555</b>	<b>\$657,768</b>	<b>\$147,020</b>	<b>\$1,153,878</b>	<b>\$7,389,221</b>

<b>TOTAL REVENUE MINUS EXPENDITURES</b>	<b>\$24,068,315</b>
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## EXHIBIT A: Legal Description

Located in the South half of Section 7 and the North half of Section 18, Township 5 North, Range 1 West and the Southeast quarter of Section 12 and the Northeast quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at the intersection of the west Right of Way line of 1050 West Street and the northerly Right of Way line of Interstate 84 said point being N.  $00^{\circ}47'55''$  E. 813.82 feet and S.  $89^{\circ}12'05''$  E. 201.66 feet from the West Quarter Corner of said Section 18, thence as follows:

N.  $15^{\circ}52'41''$  E for a distance of 2055.29 feet along the west Right of Way line of 1050 West Street to the southerly Right of Way line of Riverdale Road; thence along the southerly Right of Way line of Riverdale Road the following four (4) courses:

- (1) N.  $46^{\circ}38'48''$  W for a distance of 60.04 feet;
- (2) S.  $64^{\circ}43'28''$  W for a distance of 1153.73 feet;
- (3) S.  $57^{\circ}58'11''$  W for a distance of 79.56 feet;
- (4) S.  $61^{\circ}55'54''$  W for a distance of 124.65 feet to the easterly Right of Way line of Interstate 84; thence along the easterly Right of Way line of Interstate 84 the following five (5) courses:

- (1) N.  $28^{\circ}04'06''$  W for a distance of 166.78 feet;
- (2) N.  $72^{\circ}41'40''$  W for a distance of 17.24 feet;
- (3) Northwesterly 296.13 feet along a curve to the left with a 781.20 foot radius, through a central angle of  $21^{\circ}43'10''$ , the chord of which bears N.  $36^{\circ}43'40''$  W. 294.36 feet;
- (4) N.  $47^{\circ}35'15''$  W for a distance of 112.62 feet;
- (5) N.  $28^{\circ}03'35''$  W for a distance of 266.27 feet to the south boundary line of Applepark Subdivision; thence

N.  $89^{\circ}54'45''$  E for a distance of 613.93 feet along said south boundary line of Applepark Subdivision to the west Right of Way line of 1150 West Street; thence S.  $02^{\circ}26'45''$  E for a distance of 469.54 feet along said west Right of Way line of 1050 West Street to an extension of the southerly boundary line of Barton Subdivision No. 1; thence along the extension of and along the southerly boundary line of Barton Subdivision No. 1 the following two (2) courses:

- (1) S.  $81^{\circ}38'47''$  E for a distance of 471.49 feet;
- (2) S.  $81^{\circ}20'42''$  E for a distance of 127.42 feet; thence N.  $61^{\circ}51'59''$  E for a distance of 119.16 feet to the easterly boundary line of Barton Subdivision No. 1; thence

N.  $41^{\circ}53'04''$  E for a distance of 264.61 feet along the southerly boundary line of Barton Subdivision No. 1 and the extension of said line; thence

S.  $64^{\circ}10'39''$  E for a distance of 26.75 feet to the Barton Thompson Subdivision No. 2 boundary line; thence along the Barton Thompson Subdivision No. 2 boundary line the following three (3) courses:

- (1) S.  $09^{\circ}17'58''$  W for a distance of 6.26 feet
- (2) S.  $66^{\circ}02'02''$  E for a distance of 178.04 feet
- (3) N.  $01^{\circ}00'29''$  E for a distance of 260.00 feet to the northerly Right of Way line of 4600 South Street; thence along the northerly Right of Way line of 4600 South Street the following three (3) courses:

(1) Northeasterly 161.91 feet along a curve to the left with a 188.94 foot radius, through a central angle of 49° 05' 51", the chord of which bears N. 66° 27' 34" E. 157.00 feet;

(2) N. 41° 54' 38" E for a distance of 166.14 feet;

(3) Northeasterly 166.42 feet along a curve to the right with a 193.73 foot radius, through a central angle of 49° 13' 08", the chord of which bears N. 66° 31' 12" E. 161.35 feet to the east boundary line of Barton Subdivision No. 3; thence N. 01° 07' 59" E for a distance of 295.00 feet along the east boundary line of Barton Subdivision No. 3; thence N. 01° 44' 23" E for a distance of 154.61 feet to the south boundary line of Pullum Subdivision; thence S. 86° 56' 20" E for a distance of 474.52 feet along the south boundary line of Pullum Subdivision and the extension of said line to the east Right of Way line of 900 West Street; thence S. 03° 03' 41" W for a distance of 103.94 feet along the east Right of Way line of 900 West Street to the north Right of Way line of 4450 South Street; thence along the north Right of Way line of 4450 South Street the following three (3) courses:

(1) S. 86° 22' 27" E for a distance of 806.19 feet;

(2) Easterly 114.56 feet along a curve to the left with a 139.11 foot radius, through a central angle of 47° 11' 03", the chord of which bears N. N. 70° 02' 01" E. 111.35 feet

(3) Northeasterly 34.24 feet along a curve to the right with a 196.55 foot radius, through a central angle of 09° 58' 52", the chord of which bears N. 51° 25' 56" E. 34.20 feet to the boundary line of Lot 1 of Cutrubus Riverdale Subdivision; thence along said boundary line of Lot 1 the following five (5) courses:

(1) N. 01° 00' 58" E for a distance of 313.32 feet;

(2) S. 86° 22' 27" E for a distance of 272.10 feet;

(3) S. 86° 16' 15" E for a distance of 10.00 feet;

(4) S. 00° 48' 40" W for a distance of 96.28 feet;

(5) S. 86° 22' 52" E for a distance of 154.38 feet to the west Right of Way line of 700 West Street; thence N. 00° 37' 07" E for a distance of 324.12 feet along the west Right of Way line of 700 West Street to the north Right of Way line of 4400 South Street; thence S. 86° 40' 11" E for a distance of 1036.34 feet along the north Right of Way line of 4400 South Street; thence N. 16° 05' 49" E for a distance of 75.00 feet; thence S. 00° 00' 00" W for a distance of 323.18 feet to the easterly line of the Weber River; thence along said easterly line of the Weber River the following twenty five (25) courses:

(1) S. 18° 41' 28" W for a distance of 505.99 feet;

(2) S. 21° 04' 17" W for a distance of 194.67 feet;

(3) S. 50° 40' 46" W for a distance of 265.52 feet;

(4) S. 28° 32' 29" W for a distance of 79.68 feet;

(5) S. 05° 34' 15" W for a distance of 71.29 feet;

(6) S. 12° 22' 49" E for a distance of 232.72 feet;

(7) S. 03° 47' 08" E for a distance of 189.27 feet;

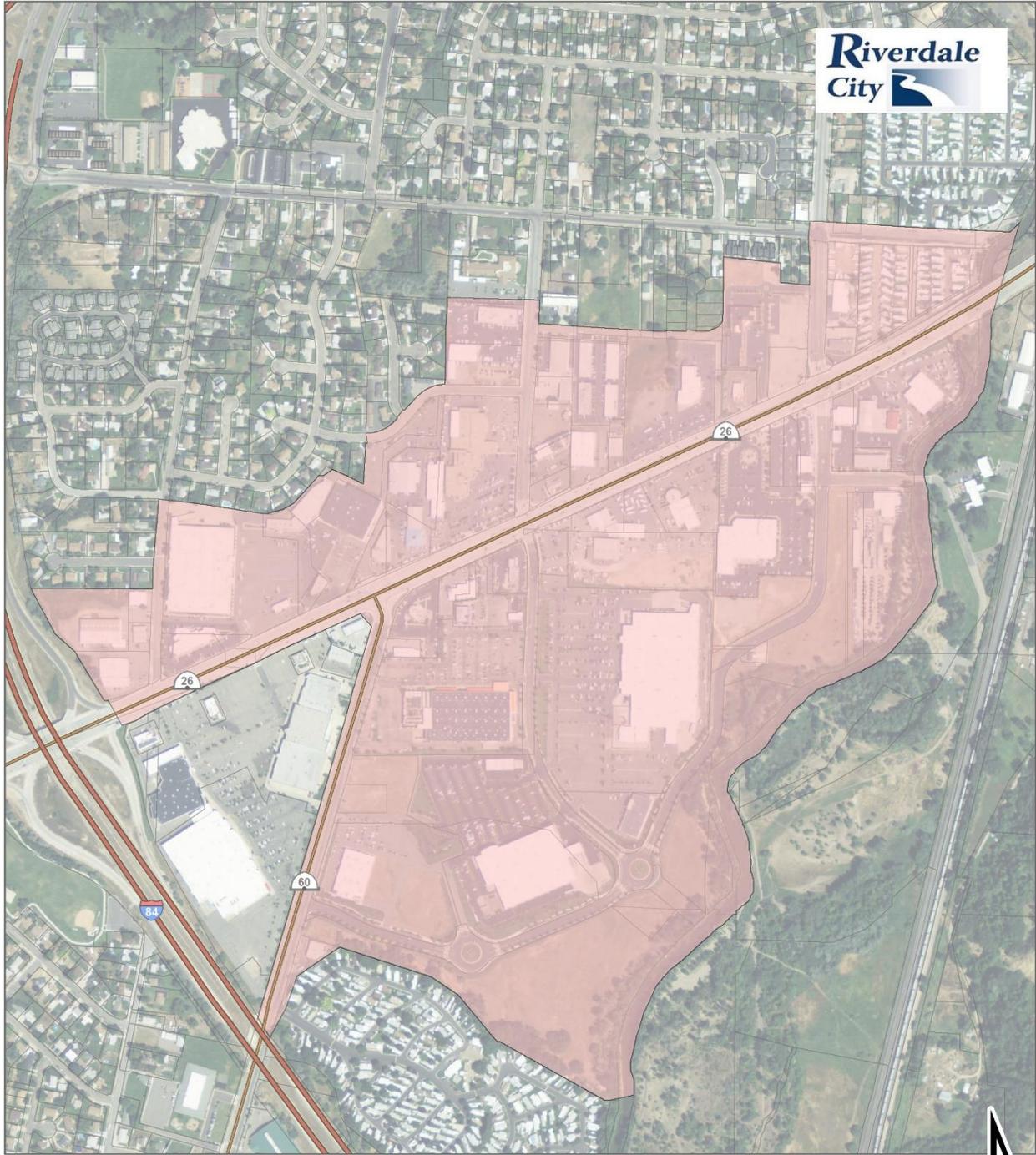
(8) S. 09° 23' 18" E for a distance of 148.25 feet;

(9) S. 22° 31' 35" W for a distance of 106.12 feet;



- (10) S. 36° 03' 42" W for a distance of 179.13 feet;  
 (11) S. 38° 52' 59" W for a distance of 140.58 feet;  
 (12) S. 58° 48' 03" W for a distance of 145.04 feet;  
 (13) S. 61° 53' 04" W for a distance of 179.59 feet;  
 (14) S. 60° 52' 09" W for a distance of 211.11 feet;  
 (15) S. 40° 27' 44" W for a distance of 177.88 feet;  
 (16) S. 44° 27' 05" W for a distance of 175.30 feet;  
 (17) S. 41° 43' 43" W for a distance of 197.19 feet;  
 (18) S. 10° 40' 14" E for a distance of 66.37 feet;  
 (19) S. 26° 53' 13" E for a distance of 214.51 feet;  
 (20) S. 02° 40' 50" E for a distance of 282.06 feet;  
 (21) S. 42° 18' 53" W for a distance of 272.84 feet;  
 (22) S. 45° 41' 02" W for a distance of 317.98 feet;  
 (23) S. 31° 26' 04" W for a distance of 278.34 feet;  
 (24) S. 10° 02' 36" W for a distance of 251.92 feet;  
 (25) S. 01° 47' 44" W a distance of 179.45 feet; thence  
 N. 90° 00' 00" W for a distance of 111.30 feet to the southerly boundary line of RMRE River  
 Park Drive Office Park 1<sup>st</sup> Amendment; thence along said southerly boundary line of RMRE  
 River Park Drive Office Park 1<sup>st</sup> Amendment the following seven (7) courses:  
 (1) N. 61° 27' 02" W for a distance of 618.01 feet;  
 (2) S. 73° 41' 00" W for a distance of 10.00 feet;  
 (3) N. 47° 34' 00" W for a distance of 40.00 feet;  
 (4) N. 43° 56' 00" W for a distance of 281.67 feet;  
 (5) N. 54° 53' 00" W for a distance of 156.68 feet;  
 (6) N. 70° 42' 00" W for a distance of 490.58 feet;  
 (7) S. 55° 57' 43" W for a distance of 1.53 feet to the easterly boundary line of Lot 2 of  
 Johnny's Dairy Subdivision; thence along said easterly boundary line of Lot 2 the following two  
 (2) courses:  
 (1) S. 55° 57' 43" W for a distance of 263.41 feet; thence  
 (2) S. 29° 31' 51" W for a distance of 146.53 feet to the east Right of Way line of 1050 West  
 Street; thence  
 S. 15° 52' 41" W for a distance of 137.32 feet along the east Right of Way line of 1050 West  
 Street to the northerly Right of Way line of Interstate 84; thence  
 N. 35° 19' 37" W for a distance of 128.31 feet along the northerly Right of Way line of  
 Interstate 84 to the Point of Beginning.

# EXHIBIT B: Project Area Map



## PROPOSED 700 WEST CDA BOUNDARY

 700 West CDA Boundary

0 500 1,000 Feet

LEWIS & YOUNG  
ROBERTSON & BURNINGHAM, INC.





## EXHIBIT C: Parcel List

Parcel_ID	Owner	Acres
06:19:90005	ROA General INC DBA Reagan Outdoor Advertising	0.2
06:31:00002	Garff Dodge Porperty Inc	3
06:31:00003	Riverdale City	0.46
06:01:20012	Crabtree Investments Inc	0.45
06:01:20026	Riverdale City	2.13
06:01:20005	Crabtree Investments Inc	1.14
06:01:20002	Crabtree Investments Inc	3.50
06:01:20010	Crabtree Investments Inc	0.14
06:01:20022	Crabtree Investments Inc	1.63
06-01-20025	Crabtree Investments Inc	0.29
06-01-20023	UDOT	0.05
06-01-20031	Divino Properties LLC	0.09
06-01-20032	Divino Properties LLC	0.62
06-01-20030	Divino Properties LLC	1.15
06-01-20029	Divino Properties LLC	7.10
06-01-20019	H&P Investments	2.57
06-01-20008	H&P Investments	0.03
06-01-20021	City of Riverdale	0.06
07-07-20042	Riverdale City	0.17
07-71-60001	H&P Investments	2.32
07-71-60003	Riverdale City Corporation	0.51
07-71-60004	Riverdale City Corporation	0.23
06-01-60060	H&P Inv LLC	2.90
06-01-60090	H&P Inv LLC	1.04
06-01-60039	H&P Inv LLC	1.18
06-01-60040	H&P Investments	4.20
06-01-60135	H&P Investments	0.21
06-01-60134	UDOT	0.01
06-01-60136	H&P Investments	0.70
07-58-30001	Wal Mart Real Estate Business Trust 1/3 ETAL	20.33
07-57-80001	Cole Mt Riverdale UT LLC	2.35
07-71-60005	H&P Investment LLC	0.52
07-71-60006	H&P Investment LLC	0.53
07-07-20051	H&P Investments	1.76
07-57-90002	Sams Real Estate Business Trust	7.96
07-57-90001	Rocky Mountain Real Estate LC ETAL	6.58
06-31-80001	HD Development of Maryland Inc	10.69
06-31-80002	Riverdale Oil LLC	0.59
06-28-00003	Mcdonalds Real Estate Company	0.93
06-28-00004	IHOP Property LLC	1.15
06-30-10005	Baker Riverdale LLC 90% ETAL	0.20
06-30-10004	Baker Riverdale LLC 90% ETAL	0.69
06-30-10003	UDOT 20% ETAL	0.04
06-28-00005	UDOT	0.02
06-01-60147	USRP Funding 2001-ALP	1.53
07-07-20044	LKD Investments LLC	0.40
07-58-10002	Cole Mt Riverdale UT LLC	2.06
07-58-10004	Cole Mt Riverdale UT LLC	8.86
07-58-10003	UDOT	0.01
07-71-60008	UDOT	0.01
07-71-60009	Riverdale City Corporation	16.91
07-07-20043	Ropies LLC	0.64
06-01-20016	Riverdale City	1.59
06-01-50010	Garff Properties Riverdale LLC	1.49



06-01-50060	Garff Properties Riverdale LLC	0.18
06-01-50061	Garff Properties Riverdale LLC	0.18
06-01-50050	Garff Properties Riverdale LLC	2.64
06-01-50063	UDOT	0.97
06-01-50066	Anchor Properties LLC	0.61
06-01-50030	The Carey Family Properties LLC	0.86
06-01-50052	Garff Properties Riverdale LLC	0.71
06-30-80003	H&P Inv LLC	1.19
06-30-80004	H&P Inv LLC	4.57
06-01-60017	Gus & Veve Chournos Trustees	0.92
06-01-60098	H&P Investments	0.01
06-01-60097	H&P Investments	6.21
06-01-60066	Riverdale Business Center LC	2.49
06-01-60077	Suttons Western Wholesale Flooring Inc	0.16
06-01-60069	Suttons Western Wholesale Flooring Inc	0.30
06-01-60157	Landance LLC	1.25
06-01-60156	UTA	0.00
06-01-60137	UDOT	0.02
06-01-60138	H&P Investments	0.57
06-01-60068	Brent H. & WF Laurie A. Allenback	0.81
06-01-60091	Petersen Investment II	0.91
06-01-60089	Ronald J. Taylor & Anita Helen Taylor Amended Trust	0.61
06-01-60133	Riverdale Business Center LC	0.83
06-01-80013	Riverdale City Corporation	0.05
06-01-60107	Riverdale City Corporation	0.05
06-01-60106	Riverdale City Corporation	0.04
06-01-60109	Riverdale Business Center LC	0.06
06-01-60087	Riverdale City Corporation	0.18
06-01-60086	Riverdale City Corporation	0.17
06-01-60063	Riverdale City Corporation	0.02
06-01-60124	Riverdale City Corporation	0.04
06-01-60100	Riverdale City Corporation	0.25
06-01-60076	Petersen Investment II	1.79
06-01-60120	Petersen Investment II	1.76
06-01-60141	Petersen Investment II	6.19
06-01-60155	Riverdale North LLC	0.87
06-01-60139	UDOT	0.19
06-01-60140	Petersen Investment II	1.42
06-01-60029	Petersen Investment II	1.64
06-15-40020	Riverdale North LLC	0.03
06-01-60153	Riverdale North LLC	1.95
06-01-60154	Riverdale North LLC	4.06
06-01-60152	Riverdale North LLC	0.32
06-15-40019	Riverdale North LLC	0.04
06:01:60151	Riverdale North LLC	0.86
06:01:60150	Riverdale North LLC	9.30
08:09:30047	Riverdale North LLC	0.27
08:09:30046	Merrills Paint & Glass Inc	1.36
08:09:30045	UDOT	0.02
08:09:30039	1150 Properties LLC	0.37
08:09:30006	Integrity Christian Fellowship	0.48
08:09:30038	1150 Properties LLC	2.98
08:09:80065	UDOT	0.01
08:09:80062	Rothchild's Sales and Loan Inc	1.36
Total		191.01

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

**AGENDA ITEM: E2**

**SUBJECT:** Consideration of Resolution 2016-22, Adopting a System Evaluation & Capacity Assurance Plan for Sanitary Sewers (SECAP) in Riverdale City

**PRESENTER:** Shawn Douglas, Public Works Director

**INFORMATION:** [a. Executive Summary](#)  
[b. Resolution 2016-22](#)  
[c. SECAP Plan](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on:  
August 16, 2016

Petitioner:  
Shawn Douglas, Public Works Director

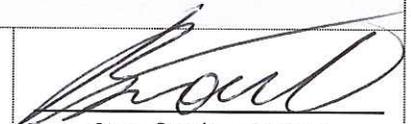
### Summary of Proposed Action

Consideration of Resolution 2016-22 adopting a System Evaluation and Capacity Assurance Plan for Sanitary Sewers in Riverdale City.

### Summary of Supporting Facts & Options

The Public Works Department has created the System Evaluation and Capacity Assurance Plan for Riverdale Cities Sanitary Sewer. The plan as created will meet the requirements set by the State of Utah. We have visually inspected all of the lines that have more than 400 homes upstream as specified in the plan. There were no areas identified that had surcharging. I would recommend approval.

### Legal Comments - City Attorney



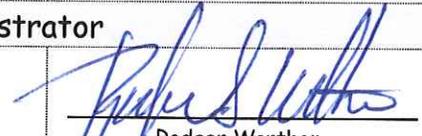
Steve Brooks, Attorney

### Fiscal Comments - Business Administrator/Budget Officer



Cody Cardon,  
Business Administrator

### Administrative Comments - City Administrator



Rodger Worthen,  
City Administrator



**RESOLUTION NO. 2016-22**

**A RESOLUTION OF THE RIVERDALE CITY COUNCIL ADOPTING A SANITARY SEWER SYSTEM EVALUATION AND CAPACITY ASSURANCE PLAN**

**WHEREAS**, the Riverdale City Council (the “City”) met in regular meeting on August 16, 2016 to consider among other items, the adoption of a System Evaluation and Capacity Assurance Plan for sanitary sewers (the “plan”); and

**WHEREAS**, the City is constantly looking for ways to better protect and provide more efficient operations and services to its citizenry visitors to the city; and

**WHEREAS**, the System Evaluation and Capacity Assurance Plan is designed to meet the requirements set forth by the State of Utah concerning local sanitary sewer systems in order to reduce the risk for loss of life and property, minimize human or environmental suffering and economic disruption and losses, resulting from disasters or other emergencies and is designed to ensure the continuation of critical services and facilities after a disaster, other emergency or ineffective or poor facility operation; and

**WHEREAS**, the plan has been prepared in accordance with all mandated and recommended requirements; and

**NOW, THEREFORE, BE IT RESOLVED** that the plan attached hereto and titled the “System Evaluation and Capacity Assurance Plan,” attached as Exhibit A, is hereby adopted by Riverdale City and that the Mayor is authorized and directed to execute any related documents on behalf of the City and shall take effect immediately on passage and acceptance as provided herein.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of August, 2016

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Norm Searle, Mayor

Attest:

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Jackie Manning, City Recorder

## Riverdale City

# System Evaluation and Capacity Assurance Plan

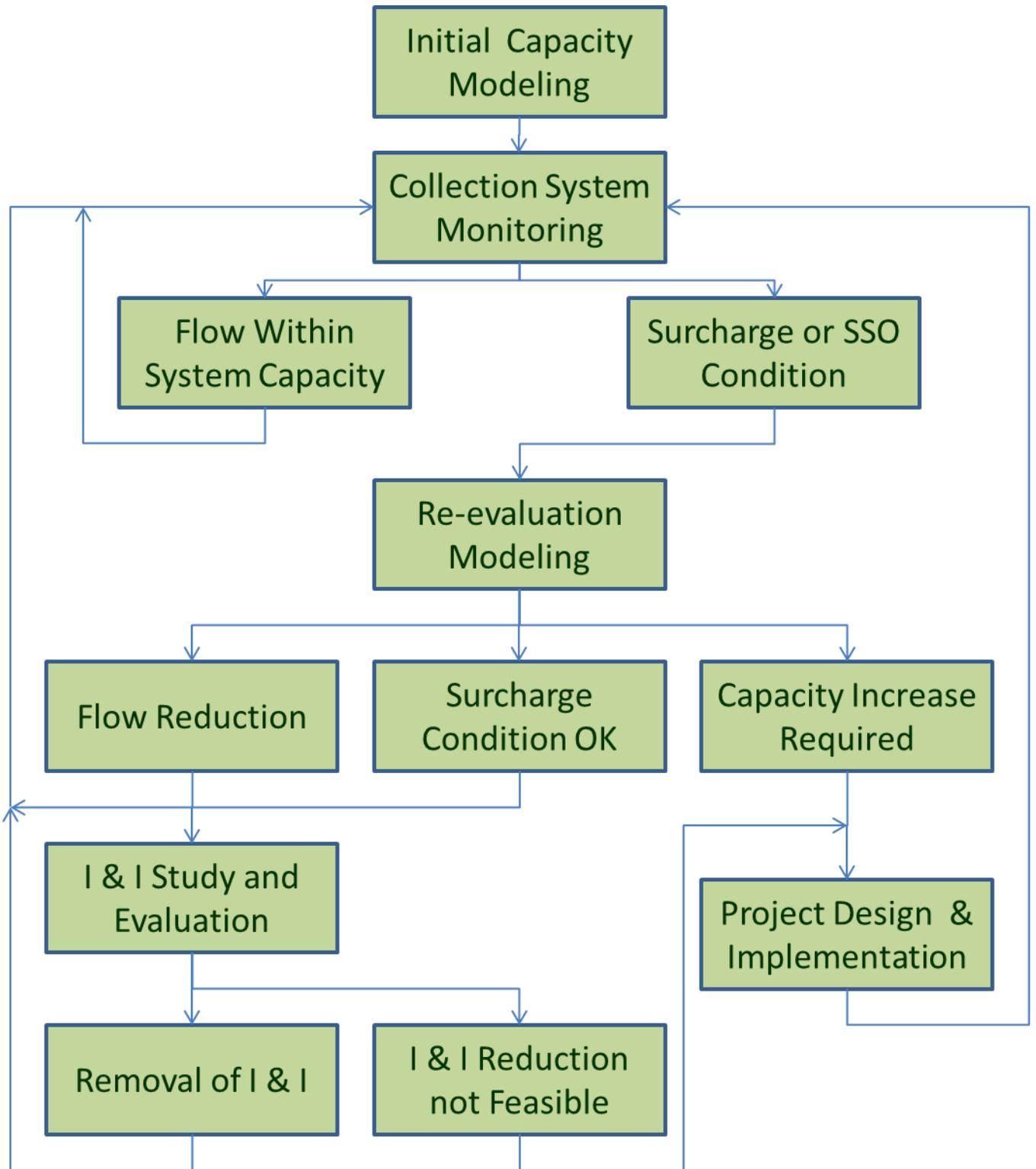
Riverdale City believes that one of the keys to preventing sanitary sewer overflows is to evaluate system capacity and to monitor flows throughout the system in order to ensure that capacities are not exceeded. Should a collection sub-system exceed the capacity of the pipes, the system will be immediately re-evaluated and corrective action taken. The following elements are all part of Riverdale City SECAP program.

1. Initial Capacity Modeling and Master Planning
2. Flow Monitoring
3. Surcharge Flow Analysis
4. Re-evaluation Modeling and Analysis
5. Flow Reduction Evaluation and Implementation
6. Capacity Increase Evaluation and Implementation

The actual implementation process associated with each of the elements above is shown in figure on the next page. This flow chart process forms the backbone of the SECAP.

### Initial Capacity Evaluation

Riverdale City has performed an analysis and inspection of each critical subsystem contained within its collection system. Subsystems are segregated based on the branching of the collection system. Trunk lines and collector lines are inspected until the system reaches a point where less than 400 residential dwelling unit equivalents (RE) are upstream of that point in the system. The 400 RE point was chosen based on the minimum slope requirements of the State of Utah. An 8-inch pipe constructed on minimum slope will carry the flow from 400 RE based on 3.2 persons per dwelling unit, 75 gpcd and a peaking factor of 4. The RE equivalent is based typical Utah information and assumes the peaking factor will account for a reasonable amount of inflow and infiltration. If an area is known to have, or flow metering identifies, a significant amount of inflow and infiltration, additional evaluation will be needed. In these areas the capacity of an 8-inch pipe system may be significantly reduced below 400 RE.



**SECAP Flow Chart**

In addition to developing an equivalent flow for a residential unit, consideration should also be given to time of concentration in the collection system. Based on typical diurnal flow patterns, if the transit time in the branch system is less than 2 hours, time of concentration can be ignored.

### Flow Monitoring

Riverdale City may include flow monitoring in areas that are suspected of having above capacity flows. Flow monitoring may be used determine the available capacity of lines prior to new developments. Visual inspection may be used to determine the location of flow monitoring.

### Surcharge Flow Analysis

If any collection subsystem is identified as having any of the following problems the system will be evaluated to determine future action. These problems are:

1. Sanitary Sewer Overflow to the Environment
2. Sanitary Sewer Break Remaining in the Trench
3. Basement Backup
4. Observed Subsystem Surcharging.

The flow evaluation may result in multiple conclusions, some of which may require further action. Possible conclusions and their further action are listed below. This list is not inclusive nor does it require the specific action detailed. These are given as possible examples and will be used by the Public Works Director to determine correct future action.

### **Flow Reduction Evaluation**

Should excessive flows be identified during the surcharge analysis, the solution may be to proceed with an inflow and infiltration study with the ultimate goal of reducing flows. These flow reductions may be achieved by reconstruction of specific areas, internal spot repairs, removing illegal storm water or sump pump connections from homes or storm water systems, and system grouting. Tools used in flow reduction may include extensive in line camera inspection, smoke testing, dye testing, and increased inspection or flow monitoring.

### **Foreign Objects or Obstructions**

There are multiple foreign objects which may be found in sewers. These may include objects knocked into sewers during construction, illegally placed in sewer manholes, roots, grease and soaps, bellies in piping systems, etc. Each of these problems should be found during the backup investigation and a plan developed to insure the problem does not reoccur. Types of action may include increased cleaning frequency, spot repairs, greater pretreatment activity, lining of pipes, and other corrective actions which resolve the problem.

### **Allowable Surcharging**

Some piping systems may be able to accept surcharges without creating problems. Such systems may be deep and surcharging occurs below the level of basements or manhole rims, or they may be in areas where there are no connections. In such cases the resolution of the observed surcharge may just be additional monitoring.

### **Revised System Modeling**

Where piping system problems cannot be resolved in a less expensive way, the system may be further modeled to determine upgrade needs. Modeling should include known flow information and future projections. Since the system has been shown to have problems, further modeling should be more conservative in flow projections. Revised modeling should follow the guides given next.

#### *Re-evaluation Modeling and Analysis*

When a subsystem needs demonstrate unresolvable problems by less costly means, the subsystem should be re-modeled and required action determined. Revised modeling may show that flow reduction may still be viable or it may show that the system can allow current surcharge conditions. Most likely, however, the modeling will normally form the basis for construction to enlarge the subsystem capacity. Modeling should be done either by

1. Riverdale City staff using commercially available software
2. Riverdale City staff using spreadsheet models
3. Engineering firms using available software or spreadsheets.

It is important to insure the modeling is comprehensive and includes all the potential flow sources. While the current area zoning and land use planning should be used in the

model development, care should be taken to discuss possible changes with appropriate officials. Where possible zoning changes appear likely, the model should be re-run with the revised zoning alternatives. Once a resolution has been selected, the resulting project should be placed on the capital improvement plan (CIP).

### Capacity Increase Evaluation and Implementation

The capacity evaluation should be expedited based on the impact of the problem on the environment and the possible repeat of the overflow/backup/surcharging. Details on prioritization are given in the next section.

Systems requiring additional capacity should be engineered for expansion by qualified staff or engineering consultants. Project design should be based on acceptable engineering standards and should comply with State of Utah regulations found in R317-3. Easements should be obtained, where needed and the design should include an analysis of other utilities in the vicinity. Design review should be done by the applicable regulatory agency, as appropriate. A design report should be prepared for each project. Where appropriate, the subsystem modeling may be substituted for the design report.

Finalized projects should be placed on the CIP.

### System Improvement Prioritization

The priority for improvement should follow the following general guidelines:

#### **High Priority Projects**

When there is significant potential for sanitary sewer overflows, or frequent basement backups, the improvement should be considered a high priority and any available budget should be allocated to the project.

#### **Medium Priority Projects**

Where the problem is infrequent and the possibility exists that it may not repeat in the near future, the priority for correction is medium. Medium priority projects may be delayed until appropriate budget is available or the priority is adjusted to high priority. Should an SSO or basement backup repeat in the same area, the priority should be immediately revised.

### **Low Priority Projects**

If the observed problem is infrequent, there is possibility that it may not repeat in the near future and the possibility that increased flow in the subsystem is low, the correct priority is low. Low priority projects will be placed in the budget process and evaluated against other needs. These projects will eventually be completed, but the work is not prioritized above plant and equipment needs.

### **Capital Improvement Plan**

The CIP is part of the Riverdale City budgeting process to insure sufficient revenue to address identified weaknesses in the sanitary sewer system. Items which have been identified as needing a structural fix are placed on the CIP list and the cost for each estimated. Sources of funding should be identified for all high priority projects so that SSO's or other failures do not re-occur. Forecasts of available funding for medium and low priority projects should be made to facilitate future revenue needs.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
August 2, 2016**

**AGENDA ITEM: E3**

**SUBJECT:** Consideration of Vehicle Purchase for Public Works Department

**PRESENTER:** Shawn Douglas, Public Works Director

**INFORMATION:** [a. Executive Summary](#)

[b. Vehicle Information](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on:  
August 16, 2016

Petitioner:  
Shawn Douglas, Public Works Director

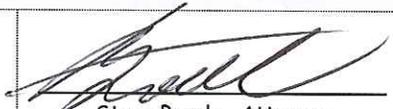
### Summary of Proposed Action

Consideration of Vehicle Replacement Purchase.

### Summary of Supporting Facts & Options

The Public Works Department is proposing the purchase of a new Chevrolet Silverado 2500HD 4X4 pickup. The purchase will be made through Young Chevrolet, for the state contract price of \$29,211.60. The purchase price is below the budgeted amount. I would recommend approval

### Legal Comments - City Attorney



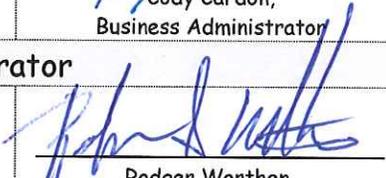
Steve Brooks, Attorney

### Fiscal Comments - Business Administrator/Budget Officer



Cody Cardon,  
Business Administrator

### Administrative Comments - City Administrator



Rodger Worthen,  
City Administrator

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2017 State Contract # AR307  
~~2016~~ Chevrolet Silverado 2500HD  
CK25903 4WD Reg Cab 133.6" Work Truck  
Contract Order Price = \$29,211.<sup>00</sup>  
Del. EST = 120 days

Photo may not represent exact vehicle or selected equipment.

Approved (Signature)

Date: \_\_\_\_\_

PO# \_\_\_\_\_

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2017

~~2016~~ Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W  
**PRICING SUMMARY 2017 Base w/ Options Order Price = \$27,610.<sup>60</sup>**

PRICING SUMMARY - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

	VQ1
Base Price	[REDACTED]
Total Options:	\$1,601.60
Vehicle Subtotal	[REDACTED]
Advert/Adjustments	[REDACTED]
Destination Charge	[REDACTED]
GRAND TOTAL	[REDACTED]

**Total Price w/Options = \$29,211.<sup>60</sup>**

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2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W  
**SELECTED MODEL & OPTIONS**

**SELECTED MODEL - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck**

<u>Code</u>	<u>Description</u>	<u>VQ1</u>
CK25903	2016 Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" Work Truck	

**SELECTED VEHICLE COLORS - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck**

<u>Code</u>	<u>Description</u>
-	Interior: Dark Ash with Jet Black Interior Accents
-	Exterior 1: Summit White
-	Exterior 2: No color has been selected.

**SELECTED OPTIONS - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck**

**CATEGORY**

<u>Code</u>	<u>Description</u>	<u>VQ1</u>
BODY CODE		
E63	PICKUP BOX (STD)	\$0.00
SUSPENSION PKG		
Z85	SUSPENSION PACKAGE, STANDARD includes 51mm twin tube shock absorbers and 33mm front stabilizer bar (STD)	\$0.00
EMISSIONS		
FE9	EMISSIONS, FEDERAL REQUIREMENTS	\$0.00
ENGINE		
L96	ENGINE, VORTEC 6.0L VARIABLE VALVE TIMING V8 SFI, E85-COMPATIBLE, FLEXFUEL capable of running on unleaded or up to 85% ethanol (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (Does not include E85 capability with (ZW9) pickup box delete.) (STD)	\$0.00
TRANSMISSION		

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## 2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W

### SELECTED MODEL & OPTIONS

#### SELECTED OPTIONS - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

<u>CATEGORY</u>			<u>VQ1</u>
<u>Code</u>	<u>Description</u>		
TRANSMISSION			
MYD	TRANSMISSION, 6-SPEED AUTOMATIC, HEAVY-DUTY, ELECTRONICALLY CONTROLLED with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous engine.)		\$0.00
GVWR			
GEH	GVWR, 9500 LBS. (4309 KG) (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous engine. Not available with CK25943 or CC25903 model.)		\$0.00
AXLE			
GT5	REAR AXLE, 4.10 RATIO (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG (Compressed Natural Gas) engine.)		\$0.00
PREFERRED EQUIPMENT GROUP			
1WT	WORK TRUCK PREFERRED EQUIPMENT GROUP includes standard equipment		\$0.00
WHEELS			
PYN	WHEELS, 17" (43.2 CM) STEEL includes 17" x 7.5" (43.2 cm x 19.1 cm) steel spare wheel. Spare not included with (ZW9) pickup box delete unless a spare tire is ordered (STD)		\$0.00
TIRES			
QXT	TIRES, LT265/70R17E ALL-TERRAIN, BLACKWALL		\$182.00
PAINT SCHEME			
ZY1	PAINT, SOLID		\$0.00
PAINT			
GAZ	SUMMIT WHITE		\$0.00
SEAT TYPE			

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## 2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W

### SELECTED MODEL & OPTIONS

#### SELECTED OPTIONS - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

<u>CATEGORY</u>	<u>Code</u>	<u>Description</u>	<u>VQ1</u>
SEAT TYPE	AE7	SEATS, FRONT 40/20/40 SPLIT-BENCH, 3-PASSENGER, DRIVER AND FRONT PASSENGER RECLINE with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD) (Upgradeable to (AZ3) front 40/20/40 split-bench seat.)	\$0.00
SEAT TRIM	H2R	DARK ASH WITH JET BLACK INTERIOR ACCENTS, CLOTH SEAT TRIM	\$0.00
RADIO	IOB	AUDIO SYSTEM, CHEVROLET MYLINK RADIO 7" DIAGONAL COLOR TOUCH SCREEN, AM/FM STEREO with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring Android Auto and Apple CarPlay capability for compatible phone (Includes (UQ3) 6-speaker audio system.)	\$236.60
ADDITIONAL EQUIPMENT	PCR	WT FLEET CONVENIENCE PACKAGE includes (DL8) outside heated power-adjustable mirrors, (A91) remote locking tailgate and (AQQ) Remote Keyless Entry; Regular Cab also includes (A31) power windows (Upgradeable to (DPN) Mirror. Not available with (DF2) Mirror. If (ZW9) pickup box delete is ordered (A91) remote locking tailgate will not be included.)	\$659.75
	VYU	SNOW PLOW PREP PACKAGE includes power feed for backup and roof emergency light, (KW5) 220-amp alternator with gas or diesel engine, forward lamp wiring harness, (TRW) provision for cab roof mounted lamp/beacon, (NZZ) underbody shields and Heavy-Duty front-springs (Only available on 4WD models. Upgradeable to (KHB) dual, 150 amps and 220 amps each alternators with (LML) Duramax 6.6L Turbo Diesel V8 engine.)	\$350.35
	KW5	ALTERNATOR, 220 AMPS (Included with (VYU) Snow Plow Prep Package when ordered with gas or diesel engines.)	INC

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2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W  
**SELECTED MODEL & OPTIONS**

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

<u>CATEGORY</u>		
<u>Code</u>	<u>Description</u>	<u>VQ1</u>
ADDITIONAL EQUIPMENT		
Z82	TRAILERING EQUIPMENT Trailering hitch platform 2.5" with a 2.0" insert for HD, 7-wire harness with independent fused trailering circuits mated to a 7-way sealed connector to hook up parking lamps, backup lamps, right and left turn signals, an electric brake lead, battery and a ground. The trailer connector also includes the 4-way for use on trailers without brakes - park, brake/turn lamps (Included with (PCN) Silverado HD Custom. Not available with (ZW9) pickup box delete or (9J4) rear bumper delete.)	\$254.80
NZZ	UNDERBODY SHIELD, FRAME-MOUNTED SHIELDS includes front underbody shield starting behind front bumper and running to first cross-member, protecting front underbody, oil pan, differential case and transfer case (Included with (VYU) Snow Plow Prep Package.)	INC
TRW	PROVISION FOR CAB ROOF-MOUNTED LAMP/BEACON provides an instrument panel-mounted switch and electrical wiring tucked beneath the headliner for a body upfitter to connect a body-mounted warning or emergency lamp (Included with (VYU) Snow Plow Prep Package.)	INC
DL8	MIRRORS, OUTSIDE HEATED POWER-ADJUSTABLE (includes driver's side spotter mirror) (Black. Included and only available with (PCM) WT Convenience Package or (PCN) Silverado HD Custom.)	INC
VK3	LICENSE PLATE KIT, FRONT (will be shipped to orders with ship-to states that require front license plate)	\$0.00
A91	REMOTE LOCKING TAILGATE (Included and only available with (AQQ) Remote Keyless Entry.)	INC
UQ3	6-SPEAKER AUDIO SYSTEM (Standard on Crew Cab and Double Cab models and Included and only available on Regular Cab models with (IOB) 7" diagonal color touch screen display radio with Chevrolet MyLink)	INC
—	BLUETOOTH FOR PHONE, PERSONAL CELL PHONE CONNECTIVITY TO VEHICLE AUDIO SYSTEM (Included and only available with (IOB) 7" diagonal color touch screen display radio with Chevrolet MyLink.)	INC

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2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W

**SELECTED MODEL & OPTIONS**

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>
ADDITIONAL EQUIPMENT		
A31	WINDOWS, POWER WITH DRIVER EXPRESS UP AND DOWN AND EXPRESS DOWN ON ALL OTHER WINDOWS (Standard on Crew Cab and Double Cab. On Regular Cab, Included and only available with (PCR) WT Fleet Convenience Package.)	INC
AQQ	REMOTE KEYLESS ENTRY (Included and only available with (PCR) WT Fleet Convenience Package or (PCN) Silverado HD Custom. Includes (A91) remote locking tailgate.)	INC
R9Y	FLEET FREE MAINTENANCE CREDIT. This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR, FRC or FGO. Not available with FDR order type.) *CREDIT*	-\$81.90
<b>OPTIONS TOTAL</b>		<b>\$1,601.60</b>

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2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W  
**STANDARD EQUIPMENT**

**STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck**

*ENTERTAINMENT*

- Audio system, 4.2" Diagonal Color Display, AM/FM stereo with USB port and auxiliary jack (Upgradeable to (IOB) 7" diagonal color display radio with Chevrolet MyLink. Dynamic guidelines not available on IO3.) (Not available with (AZ3) 40/20/40 split-bench seat. Upgradeable to (IOB) 7" diagonal color display radio with Chevrolet MyLink. Dynamic guidelines not available on IO3.)
- XM Satellite Radio, delete
- Audio system feature, 4-speaker system on Regular Cab models

*EXTERIOR*

- Wheels, 17" (43.2 cm) steel includes 17" x 7.5" (43.2 cm x 19.1 cm) steel spare wheel. Spare not included with (ZW9) pickup box delete unless a spare tire is ordered
- Tires, LT245/75R17E all-season, blackwall
- Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Not included when (ZW9) pickup box delete or (9J4) rear bumper delete is ordered.)
- Bumper, front chrome
- CornerStep, rear bumper (Requires (E63) pickup box.)
- Bumper, rear chrome with bumper CornerSteps (Requires (E63) pickup box.)
- Grille surround, chrome
- Headlamps, halogen projector-beam
- Lamps, cargo area, cab mounted with switch on center switch bank
- Mirrors, outside manual, Black
- Glass, solar absorbing, tinted
- Door handles, Black
- Tailgate and bed rail protection caps, top
- Tailgate, locking, utilizes same key as ignition and door (Not available with (AQQ) Remote Keyless Entry.)

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2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W  
**STANDARD EQUIPMENT**

---

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

---

*INTERIOR*

- Seats, front 40/20/40 split-bench, 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (Upgradeable to (AZ3) front 40/20/40 split-bench seat.)
- Seat trim, Vinyl
- Steering column, manual Tilt-Wheel
- Steering wheel
- Floor covering, Graphite-colored rubberized-vinyl
- Instrumentation, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5-inch diagonal monochromatic display provides warning messages and basic vehicle information
- Door locks, power
- Cruise control, steering wheel-mounted
- Air conditioning, single-zone
- Assist handle, front passenger and driver on A-pillars

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## 2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W

### STANDARD EQUIPMENT

---

#### STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

---

##### MECHANICAL

- Engine, Vortec 6.0L Variable Valve Timing V8 SFI, E85-compatible, FlexFuel capable of running on unleaded or up to 85% ethanol (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (Does not include E85 capability with (ZW9) pickup box delete.)
- Transmission, 6-speed automatic, heavy-duty, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous engine.)
- Rear axle, 4.10 ratio (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG (Compressed Natural Gas) engine.)
- Suspension Package, Standard includes 51mm twin tube shock absorbers and 33mm front stabilizer bar
- Pickup box
- GVWR, 9500 lbs. (4309 kg) (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous engine. Not available with CK25943 or CC25903 model.)
- Air cleaner, high-capacity
- Transfer case, with floor-mounted shifter (Included with 4WD models only.)
- Differential, heavy-duty locking rear
- Four wheel drive
- Cooling, external engine oil cooler
- Cooling, auxiliary external transmission oil cooler
- Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power
- Alternator, 150 amps
- Frame, fully-boxed, hydroformed front section
- Recovery hooks, front, frame-mounted, black
- Steering, Recirculating Ball with smart flow power steering system
- Brakes, 4-wheel antilock, 4-wheel disc with DuraLife brake rotors
- Exhaust, aluminized stainless-steel muffler and tailpipe

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2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W  
**STANDARD EQUIPMENT**

---

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

---

*SAFETY*

- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist
- Daytime Running Lamps with automatic exterior lamp control
- Air bags Double and Regular Cab: Frontal Airbags- Driver single stage and Front Passenger dual-stage; Thorax side-impact, seat mounted, both driver and front passenger; Head-curtain front and rear outboard seating positions; Passenger Sensing System - Infant only suppression for passenger and passenger seat belt reminder status displayed on overhead console (With (ZW9) pickup box delete on Double and Regular Cab you will get single-stage frontal and thorax side-impact, driver and front passenger, and head curtain side-impact, front and rear outboard seating positions. Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Air bag deactivation switch, frontal passenger-side (Included and only available with (ZW9) Pickup box delete on Double Cab and Regular Cab models only. Note: Crew cab does not receive the air bag deactivation switch when ZW9 package is ordered.)
- OnStar, delete also deletes driver information center compass
- Tire Pressure Monitoring System (does not apply to spare tire)

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2016 Fleet/Non-Retail Chevrolet Silverado 2500HD 4WD Reg Cab 133.6" W

**WARRANTY INFORMATION**

WARRANTY INFORMATION - 2016 Fleet/Non-Retail CK25903 4WD Reg Cab 133.6" Work Truck

WARRANTY

Basic:

3 Years/36,000 Miles

Drivetrain:

5 Years/60,000 Miles

HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion:

3 Years/36,000 Miles

Rust-Through

6 Years/100,000 Miles

Roadside Assistance:

5 Years/60,000 Miles

HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

~~Maintenance:~~

~~2 Years/24,000 Miles~~

~~2 visits~~

*Deleted for a credit of <\$81.90>.*

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 450.0, Data updated 8/2/2016  
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Customer File:

August 09, 2016 3:06:20 PM

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

**AGENDA ITEM: E4**

**SUBJECT:** Consideration of bid award to Rosenbaur in the amount of \$628,002 for Fire Apparatus

**PRESENTER:** Jared Sholly, Fire Chief

**INFORMATION:** [a. Executive Summary](#)

[b. Rosenbauer Bid Proposal](#)

[c. Pierce Bid Proposal](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on:  
Aug. 16, 2016

Petitioner:  
Jared Sholly, Fire Chief

### Summary of Proposed Action

Consideration of Bid Award made to Rosenbauer Fire Apparatus, to construct and deliver of a new Quint Fire Apparatus.

### Summary of Supporting Facts & Options

Riverdale City Fire Department sent out a request for purchase (RFP) for the new Quint Fire Apparatus, to six manufacturers on July 22, 2016. Per the RFP; the manufacturers had until August 8, 2016 at 10:00 a.m., to have their respective bids delivered to Riverdale City. The following manufacturers were sent the specifications and RFP: Rosenbauer, Pierce, Ferrara, Smeal, E-One, and Spartan. Out of these six, Rosenbauer and Pierce submitted bids on time and attended the bid opening at the city office building.

At 10:00 a.m. on August 8, 2016, with the City Recorder present, bids were opened. The bid price was clearly displayed on the white board for all to see. Here is the pricing presented:

#### Pierce

Base Price: \$703,434

Pre-Pay Discount: \$38,153.52

**Final Price: \$665,280.48**

#### Rosenbauer

Base Price: \$640,628

Pre-Pay Discount: \$12,626.

**Final Price: \$628,002.00**

(See attached bid documents for detail)

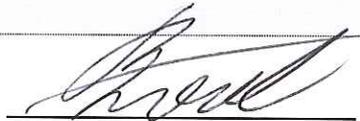
Once I reviewed all of the submitted documents, specifications, and prices, my recommendation as the Riverdale City Fire Chief is that we award the bid to Rosenbauer. The dealers submitted very comparable specifications and both were reviewed in a non-bias and fair manner. Construction and

Warranties were very similar to one another. Either unit would provide Riverdale Fire Department with an extremely well built and effective fire apparatus.

I feel Rosenbauer exceeded Pierce as per the reach of the ladder (68' vs. 61') and especially price. Rosenbauer offered a remote control operation feature for the aerial, which will give us more capabilities in positioning and operation of the aerial master stream. In addition, the remote operation gives us more capabilities if we are faced with limited man power.

As covered in the strategic planning meeting previously, I propose we sell the current Ladder truck, while it still has some value. The 1998 Fire Engine would be placed in a reserve status; we spent a tremendous amount of money on this truck and would like to get it out of it if possible. This Engine has little value for putting it out to sale.

Legal Comments - City Attorney



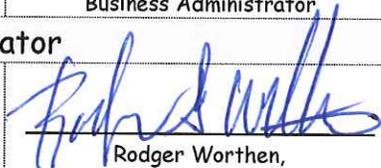
Steve Brooks, Attorney

Fiscal Comments - Business Administrator/Budget Officer



Cody Cardon,  
Business Administrator

Administrative Comments - City Administrator



Rodger Worthen,  
City Administrator

# PROPOSAL FOR FURNISHING FIRE APPARATUS

August 8, 2016

RIVERDALE CITY FIRE DEPARTMENT

Attn: Jackie Manning  
4400 South Weber River Drive  
Riverdale, Utah 84405

The undersigned is prepared to manufacture for you, upon an order being placed by you, for final acceptance by Pierce Manufacturing, Inc., at its home office in Appleton, Wisconsin, the apparatus and equipment herein named and for the following prices:

One Pierce Skyboom mounted on a Pierce Velocity chassis per the attached proposal \$ 703,434.00

Please see the option offered sheet

Please review the Prepay Discount offered

This Pricing is based on Riverdale using NPP GOV Contract

Total \$ 703,434.00

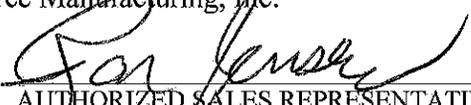
Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about 12 months after receipt of this order and the acceptance thereof at our office at Appleton, Wisconsin, and to be delivered to you at Riverdale, Utah .

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provided such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications. Any increased costs incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customers as an addition to the price set forth above.

Unless accepted within 30 days from date, the right is reserved to withdraw this proposition.

Pierce Manufacturing, Inc.

By: 

AUTHORIZED SALES REPRESENTATIVE

Ron Jensen



# OPTIONS OFFERED FOR Riverdale Fire Department

Should Riverdale FD elect to pay for the chassis when it is framed at Pierce Manufacturing, approximately 90 days before delivery, you may deduct:.....(\$10,109.00.00)

Should Riverdale FD elect to prepay for the aerial Device when it is mounted to the chassis, approximately 90 days before delivery you may ----- deduct.....(\$ 3,036.00)

Should Riverdale FD elect to prepay any funds towards the purchase of this unit, Pierce Manufacturing Inc. will pay 4.5 % interest on those funds from the time they are received at Pierce manufacturing, Inc. until pick up. You can elect to pay any amount from 0-100% or we can provide you with a "to pay with contract amount".

SEE ATTACHED SHEET

*Please feel free to call should you have any questions on these prepayment options.*

**OUTPUT AREA:**

**Pierce Manufacturing Inc.**  
Prepayment Discount Calculation

TO: email  
Ron Jensen  
Ross  
FROM: Kira Krueger  
DATE: 8/5/2016  
CUSTOMER: Riverdale Fire Department

**QUOTATION:**

Contract	\$ 703,434.00
Interest Discount	(25,008.00)
Chassis Discount	(10,109.52)
Aerial Discount	(3,036.00)
Other	-
Due Net 15 of Contract	<u>\$ 665,280.48</u>

**Quote based on 12.5 mos build - net 15 payment terms**

**Based on 4.5% Rate.**

To: RIVERDALE CITY FIRE DEPARTMENT  
4400 S. WEBER RIVER DRIVE  
RIVERDALE, UT 84405

DATE: 8/4/2016

We hereby propose and agree to furnish, after your acceptance of this proposal and the proper execution by the Riverdale City Fire, hereinafter called the BUYER and an officer of Rosenbauer South Dakota, LLC, hereinafter called the COMPANY, the following apparatus and equipment:

ROSENBAUER FX APPARATUS BODY MANUFACTURED BY ROSENBAUER SOUTH DAKOTA, LLC AND SPECIFIED EQUIPMENT	\$234,899.00
ROSENBAUER COMMANDER CHASSIS	\$252,880.00
68' ROADRUNNER	<u>\$152,849.00</u>
<b>TOTAL ...</b>	<b>\$640,628.00*</b>

**SIX HUNDRED FORTY THOUSAND SIX HUNDRED TWENTY EIGHT DOLLARS**

All of which are to be built in accordance with the specifications, clarifications and exceptions attached, and which are made a part of this agreement and contract.

**DELIVERY:** The estimated delivery time for the completed apparatus, is to be made 365 days after receipt of and approval of this contract duly executed, (chassis must arrive within 120 days or delivery may be delayed), subject to all causes beyond the Company's control. The quoted delivery time is based upon our receipt of the specified materials required to produce the apparatus in a timely manner. The Company cannot be held responsible for delays due to Acts of God, Labor Strikes, or Changes in Governmental Regulations that result in delayed delivery to our manufacturing facilities of these specified materials. This delivery estimate is based on the Company receiving complete and accurate paperwork from the Buyer and that no changes take place during pre-construction, mid-point inspections or final inspections. Changes required or requested by the Buyer during the construction process may be cause for an increase in the number of days required to build said apparatus.

**PAYMENT TERMS:** Final payment for the apparatus shall be made at time of delivery or pick up of the completed vehicle. It is the responsibility of the Buyer to have full payment ready when the apparatus is complete and ready to deliver. If payment is delayed or delivery is delayed pending payment, a daily finance and storage fee may apply. Upon delivery of the apparatus or upon pickup of the apparatus by the Buyer, Buyer agrees to provide all liability and physical damage insurance. It is further agreed that if on delivery and test, any defects should develop, the Company shall be given reasonable time to correct same. Guarantee of the chassis is subject to the guarantee of the chassis manufacturer.

**MISCELLANEOUS PROVISIONS:** This agreement shall be construed in accordance with the laws of the State of South Dakota. The parties agree that any litigation arising from or in connection with any dispute between the parties under this agreement shall be venued in South Dakota. The parties agree that this agreement bears a rational relationship to the State of South Dakota, and they consent to the personal jurisdiction of such state and further consent and stipulate to venue in the above described court.

**\*NOTE: IF CHASSIS IS PAID FOR UPON ARRIVAL AT PLANT IN LYONS, SD, DEDUCT \$9,629.00.**

**\*NOTE: IF AERIAL IS PAID FOR UPON ARRIVAL AT PLANT IN LYONS, SD, DEDUCT \$2,997.00.**

The amount in this proposal shall remain firm for a period of 30 days from the date of same. \_\_\_\_\_