



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – December 3, 2019**

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

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

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment.

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during Public Comment.)

E. Presentations and Reports

1. Mayor's Report
 - a. Council Committee Assignment Reports

F. Consent Items

1. Consideration to approve meeting minutes from:
November 26, 2019 City Council Special Meeting Session

G. Action Items

1. Consideration to approve 2020 Annual City Council Calendar.
Presenter: Shalee Evans, City Recorder
2. Consideration of City Resolution 2019-27 transferring City property to the Redevelopment Agency of Riverdale for future project area enhancements and development activities.
Presenter: Rodger Worthen, City Administrator

H. Discretionary Items

I. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting. **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 28th day of November, 2019 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) the Standard-Examiner via email. Shalee Evans, City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
December 3, 2019**

AGENDA ITEM: F1

SUBJECT: Consideration to approve meeting minutes

PRESENTER: Shalee Evans, City Recorder

ACTION REQUESTED: Consideration to approve

INFORMATION: [a. 11-26-2019 Special Meeting Minutes](#)

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Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, November 26, 2019, at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember

City Staff: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Shalee Evans, City Recorder
Shawn Douglas, Public Works

A. Welcome & Roll Call

The City Council meeting began at 5:30 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Hansen to lead the Pledge of Allegiance.

C. Moment of Silence

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

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment. No comments were provided.

E. Closed Executive Session

Councilmember Mitchell moved to open the closed executive session. Councilmember Stevens seconded the motion.

ROLL CALL VOTE: All voted in favor.

Councilmember Mitchell moved to close the closed executive session. Councilmember Ellis seconded the motion.

ROLL CALL VOTE: All voted in favor.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and November 19, 2019 Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. Shalee Evans noted that there was a correction on wording that will be amended.

2. Consideration to set public hearing for January 7, 2020 to amend the 2019-2020 fiscal year budget.

Mayor Searle invited any discussion regarding the second action item. There was no discussion.

MOTION: Councilmember Mitchell moved to approve the consent items as amended. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Discretionary Items

Councilmember Mitchell wanted to thank public works department for putting up the Christmas lights.

H. Adjournment.

MOTION: Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 6:02: p.m.

Norm Searle, Mayor

Shalee Evans, City Recorder

Date Approved:



CITY COUNCIL MEETINGS *2020 ANNUAL SCHEDULE*

Regular meetings of the Riverdale City Council will be held the first and third Tuesdays of the month at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled as necessary and pending proper legal notification.

January 7	June 16
January 21	July 7
February 4	July 21
*February 15	August 4
February 18	August 18
March 3	September 1
March 17	September 15
*March 31	October 6
April 7	October 20
April 21	November 3
May 5	November 17
*May 9	December 1
May 19	December 15
June 2	

***Strategic Planning Meetings:** are held on Saturdays from 8 a.m. to 4 p.m. at the Riverdale Senior Center 4433 S. 900 W. There will be 2 Strategic Planning Meetings during the 2020 year, likely to occur during the months of February and May.

****Joint Strategic Planning Meeting:** with City Council and Planning Commission held at 4360 Parker Drive, Riverdale, UT 84405 This meeting has historically taken place in the fall. Date to be determined.

Riverdale City is in compliance with the Americans with Disabilities Act, and provides special accommodations for all citizens in need of assistance.

Persons requesting accommodations should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

**RIVERDALE CITY
CITY COUNCIL AGENDA
December 3, 2019**

AGENDA ITEM: G2

SUBJECT: Consideration of Resolution 2019-27, transferring City property to the Redevelopment Agency of Riverdale for future project are enhancements and development activities.

PRESENTER: Rodger Worthen, City Administrator

INFORMATION: [a. Executive Summary](#)
[b. Resolution 2019-27](#)
[c. Exhibit A](#)
[d. Special Warranty Deed](#)

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City Council Executive Summary

For the Council meeting on:
Dec. 03, 2019

Presenter(s):
Rodger Worthen, City Administrator

Summary of Proposed Action

Consider approval of special warranty deeds via Resolution 2019-27 for property transfer from Riverdale City to the Riverdale City Redevelopment Agency within the 550 West RDA plan area.

Summary of Supporting Facts & Options

The Riverdale City Redevelopment Agency is currently negotiating the development of various City owned properties within the 550 West project plan area. As such, to facilitate ease of management and further development of the area the RDA is requesting the City Council consider transferring said City properties to the development agency. The transfer will allow the RDA to facilitate a development agreement with the developer that ultimately benefits the City of Riverdale and further enhances the area as per project plan goals and objectives.

In order to account for the transfer monetarily and within the interest of the RDA and City Budgets, the City will need to hold a public hearing and amend the budget accordingly on January 7th as consented. Ultimately, the land will be contributed to the developer as previously discussed with RDA board but requires the City and RDA show the expenditure equal to value of the land going to the RDA as an incentive to develop property.

Attached are the special warranty deeds to transfer property to the RDA: Weber County Parcel # 06-290-0002, Weber County Parcel # 06-290-0003, Weber County Parcel # 06-028-0006, Weber County Parcel # 06-028-0017

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Finance Director

Cody Cardon, Finance Director

Administrative Comments – City Administrator

Rodger Worthen, City Administrator



**RIVERDALE CITY
RESOLUTION NO. 2019-27**

**A RESOLUTION AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE
REDEVELOPMENT AGENCY OF RIVERDALE CITY**

WHEREAS, Riverdale City (the “**City**”) has created the Redevelopment Agency of Riverdale City (the “**Agency**”) and the Agency continues to operate pursuant to Utah Code Ann. § 17C-1-101 et seq., the Limited Purpose Local Government Entities -- Community Reinvestment Agency Act (the “**Act**”); and

WHEREAS, the Agency is authorized to provide for project area development and carry out the purposes of the Act as described therein; and

WHEREAS, the City is authorized to lend, grant, or contribute funds to an agency for community reinvestment projects and provide for other assistance to the Agency as set forth in Utah Code § 17C-1-207; and

WHEREAS, the Agency is authorized to accept financial or other assistance from any public or private source for the agency’s activities, powers, and duties, and expend any funds so received for any of the purposes of the Act; and

WHEREAS, the City is authorized to dispose of surplus property; and

WHEREAS, the City is authorized to transfer property to the Agency for less than fair market value or for no consideration per Utah Code § 17C-1-207(1)(b); and

WHEREAS, the City desires to transfer multiple parcels of real property, as described on **Exhibit A** (together, the “**Property**”), to the Agency in order to facilitate project area development by the Agency.

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

1. The City finds that the transfer of the Property to the Agency is in the best interests of the development of agency goals and the City and its residents.
2. The City shall transfer the Property to the Agency via special warranty deed(s), in a form reasonably acceptable to the City and the Mayor is authorized to execute such deeds.

3. City staff are authorized to take such actions as may be necessary to accomplish the purposes of this Resolution.

4. This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED this the 3rd day of December, 2019.

by: _____
Norm Searle, Mayor

Attest:

Shalee Evans, City Recorder

EXHIBIT A

Property Description

Weber County Parcel # 06-290-0002

Weber County Parcel # 06-290-0003

Weber County Parcel # 06-028-0006

Weber County Parcel # 06-028-0017

TAX NOTICE AND
RECORDING TO:
4600 South Weber River Drive
Riverdale, Utah 84405

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and entered into this day of December 2019, by and between, Riverdale City, a Utah Municipal Corporation, ("Grantor"), in favor of The Redevelopment Agency of Riverdale City, a Utah Community Reinvestment Agency, ("Grantee"), with an address of 4600 South Weber River Drive--Riverdale, Utah 84405.

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys and warrants unto Grantee against all claiming by through or under the acts of the Grantor, that certain real estate lying and being situated in **Weber County, State of Utah**, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"
Tax Parcel Numbers: 06-290-0002; 06-290-0003; 06-028-0006; 06-028-0017

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way and easement of record and the Permitted Encumbrances set forth in Exhibit "A" hereto, and that Grantor will warrant and defend the title to the same unto Grantee and its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date first above-written.

Riverdale City, a Utah Municipal Corporation

By: _____
Norm Searle--Mayor

Attest:

Shalee Evans--City Recorder

State of Utah
County of Weber

On this the day of 2019, before me, the undersigned, Notary Public in and for the State, personally appeared **Norm Searle and Shalee Evans**, who being by me duly sworn did say, each for himself, that he, the said **Norm Searle is the Mayor of Riverdale City, a Utah Municipal Corporation and Shalee Evans is the City Recorder of Riverdale City, a Utah Municipal Corporation** and the foregoing instrument was signed by the same in the capacities stated and by authority granted to the same under the terms, conditions and stipulations of a resolution passed by the **City Council of Riverdale City**.

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A"

Property Descriptions:

Parcel #06-290-0002

ALL OF LOT 2, RUBY RIVER PLAZA SUBDIVISION, AMENDED RIVERDALE CITY, WEBER COUNTY, UTAH.

Parcel #06-290-0003

ALL OF LOT 3, RUBY RIVER PLAZA SUBDIVISION, AMENDED RIVERDALE CITY, WEBER COUNTY, UTAH.

Parcel #06-028-0006

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF THE WASHINGTON TERRACE ROAD WHICH IS NORTH 0D48' EAST 178.20 FEET ALONG THE SECTION LINE, NORTH 67D50' EAST 619.90 FEET, SOUTH 38D00' EAST 149.00 FEET, NORTH 88D00' EAST 573.04 FEET TO SAID WEST LINE, AND NORTH 15D49'41" EAST 228.51 FEET ALONG SAID WEST LINE FROM WEST QUARTER CORNER OF SAID SECTION 8, AND RUNNING THENCE THREE COURSES ALONG SAID WEST LINE AS FOLLOWS: NORTHERLY ALONG THE ARC OF A 460.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 9.89 FEET, THENCE NORTH 71D05'22" WEST 0.26 FEET, THENCE NORTH 15D40'55" EAST 5.16 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE 160.36 FEET (LC=NORTH 22D14'17" EAST 160.02 FEET, THENCE NORTH 63D31' WEST 253.87 FEET, MORE OR LESS, THENCE SOUTH 26D29' WEST 195 FEET, THENCE SOUTH 71D12'06" EAST 272.72 FEET TO THE POINT OF BEGINNING.

Parcel #06-028-0017

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT NORTH 0D48' EAST 178 FEET AND NORTH 67D50' EAST 619.9 FEET AND SOUTH 38D EAST 149 FEET AND NORTH 88D EAST 414 FEET AND NORTH 13D33' WEST 175 FEET AND EAST 145.4 FEET AND NORTH 36D EAST 649.1 AND NORTH 55D41'58" WEST 20.33 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8, RUNNING THENCE NORTH 56D07' WEST 241.67 FEET THENCE SOUTH 32D57' WEST 285.3 FEET, THENCE NORTH 71D21' WEST TO THE EXISTING NORTHEAST CORNER OF ROAD OWNED BY RIVERDALE CITY, THENCE SOUTH 18D39' WEST 50 FEET, THENCE SOUTH 26D29' WEST 60 FEET, THENCE SOUTH 63D31' EAST 253.87 FEET, MORE OR LESS, THENCE NORTHEASTERLY 148.02 FEET ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT (LC=NORTH 34D51'13" EAST 147.74 FEET); THENCE NORTH 40D55'27" EAST 222.88 FEET TO THE PLACE OF BEGINNING. LESS & EXCEPTING: GREEN HILL AT RIVERDALE SUBDIVISION PG 333 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.