

Minutes of the **Work Session** of the **Riverdale City Council & RDA** Tuesday, May 19, 2020 at 5:30 p.m., at the Civic Center in the Administrative Offices, 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 Bart Stevens, Councilmember Steve Hilton, Councilmember												
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney/Acting City Administrator Scott Brenkman, Police Chief Cody Cardon, Business Administrator Jared Sholly, Fire Chief Shawn Douglas, Public Works Rich Taylor, Community Services Mike Eggett, Community Development Shalee Evans, City Recorder												
Visitors:	<table><tbody><tr><td>Laureen Faust</td><td>G. L. Faust</td><td>Bryan Bearor</td></tr><tr><td>Melissa Carey</td><td>Janet Deschamp</td><td>Scott Williams</td></tr><tr><td>Curt Bloxom</td><td>Chelsie Curtis</td><td>Josephine Torres</td></tr><tr><td>Brian McDonald</td><td>Kent Jorgenson</td><td>Thomas Roylance</td></tr></tbody></table>	Laureen Faust	G. L. Faust	Bryan Bearor	Melissa Carey	Janet Deschamp	Scott Williams	Curt Bloxom	Chelsie Curtis	Josephine Torres	Brian McDonald	Kent Jorgenson	Thomas Roylance
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The Work Session meeting began 5:37 p.m. Mayor Searle welcomed the Council Members stating for the record that all were in attendance.

Public Comment:

Shalee Evans, City Recorder, noted that she received 14 letters, and received 2 more via email, she also noted there were public present as well. .

Presentations and Reports:

Mayor Searle asked if anyone had any questions for Steve Brooks, Acting City Administrator, regarding the city administration report. Councilmember Ellis asked if Bonnie, Animal Control Officer, was leaving the city because he noticed her position posted for hire. Steve Brooks noted that she is retiring.

Mayor Searle noted there were presenters present via WebEx from UDOT and they will be going over their presentation.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meeting held on May 5, 2020, and Strategic Planning on May 5, 2020. Councilmember Mitchell noted that there was a spelling error.

Mayor Searle invited discussion on the second consent item, consideration to set a public hearing on June 16, 2020 to receive and consider comments regarding, Amending the Riverdale City Budget for Fiscal Year 2019-2020 (as needed), Adopting the Riverdale City Final Budget for Fiscal Year 2020-2021, Proposed amendments to the Riverdale City Code: Human Resources Manual, 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Salary of the Justice Court Judge, Culinary water utilized by the City's general operations and the corresponding nonreciprocal interfund transfer to the City's water enterprise fund.. Steve Brooks noted that this is something that the city does every year. There was no discussion

Action Items:

Mayor Searle invited discussion regarding the first action item, Consideration of Resolution 2020-09, to approve a Development Agreement with The DRH Company for the Development of Land in the 550 West and Riverdale Road Redevelopment Areas.

Mike Eggett, Community Development, noted that Dee Hansen will be joining the regular meeting and can address any questions. He stated that Dee, Rodger Worthen, and himself have been working on this agreement for quite some time. He noted that they all thought it would be best to split this item into two agreements, one that has city terms, and the other have RDA terms, this way the terms are unique to their entity. Councilmember Ellis wanted to compliment Mr. Eggett, Mr. Worthen and Mr. Brooks for developing this document, and noted they did a good job.

Mayor Searle invited discussion regarding the second action item, Consideration of Ordinance 918, to approve subdivision request for Old Mill Subdivision located at approximately 4225 South 700 West, Riverdale, Utah, as requested by Old Mill Partners, LLC.

Mike Eggett, Community Development, went over the executive summary which explained, Old Mill Partners, LLC, as represented by Hugh Parke and Lorri Thurgood, have applied for a traditional Subdivision Site Plan and Plat review and approval for the Old Mill proposed development located at approximately 4225 South 700 West in a Single-Family Residential R-1-8 zone. On April 14, 2020, the Planning Commission approved a motion to recommend to the City Council a favorable approval of Site Plan and Plat for the Old Mill Subdivision, with the understanding that outstanding staff concerns, and engineering concerns be resolved. Outstanding staff and engineering concerns have since been resolved to the city staff and city engineering satisfaction, as indicated by the reports found herein. The proposed subdivision site plan is before the Planning Commission for final review and approval of the plan and plat. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the final subdivision plat and plan proposal, the City Council may make a motion to approve the plat and plan, approve with additional requirements and criteria, table the matter, or not approve the proposed subdivision plat and plan for the proposed Old Mill subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive final approval, the updated plat could be prepared for signatures and recording with Weber County to formalize this approval and preconstruction activities occur thereafter.

Councilmember Ellis asked if there is a start date planned for this item. Mike Eggett noted that the guess is 6-8 weeks. Councilmember Ellis also asked about 700 West if it is going to be part of the subdivision. Mike Eggett noted that there is a detention basin and home fronting with side yard setbacks. Councilmember Ellis asked if the homes are going to be traditional pattern. Mr., Eggett noted that to his knowledge it is going to be a traditional lot plan, but during the regular session Hugh Parke can address this question.

Mayor Searle invited discussion regarding the third action item, Consideration, and action to cancel/modify Old Glory Days events and celebration.

Steve Brooks, Acting City Administrator, stated that we need to decide due to the Corona virus, to either cancel or modify activities held during Old Glory Days. He also noted that the staff's recommendation would be to just cancel all festivities. Mayor Searle stated that in his meetings, surrounding cities within the County have cancelled their fourth of July activities with exception of Ogden and Plan City.

Mayor Searle invited discussion regarding the fourth action item, Consideration to Open Ritter Drive to two-way traffic, at the west end, following completion of the Phase 2 upgrade project.

Steve Brooks stated that this is the same as last meeting, and there needs to be a decision made. He noted that the decision to close Ritter Drive was back in 2010, and within the past two years, the city has spent over one million dollars on improvements for this project. Councilmember Ellis stated that he had received multiple phone calls from residents stating that was concerned about this, and that they had received a private message stating that if Ritter Drive opens, it will increase traffic up to 500 percent. He asked if there has been a traffic study done, and where this information came from. Mr. Brooks stated that Chief Brenkman can go over numbers, but until Ritter Drive opens, there is no way to have accurate numbers. Councilmember Arnold stated that the texts and the information came from him and that he will go into more detail during the next meeting. He noted that prior to Ritter being closed, there was a traffic study done, and it stated about 3,500 cars per day, and that was back then. Rodger Worthen, City Administrator, stated that the traffic study that was done was for Riverdale City overall and not just for Ritter Drive. Councilmember Arnold stated that we should get the information back from the year 2009 and apply that knowledge now plus population growth.

Discretionary Items:

There were no Discretionary items.

RDA AGENDA Items

Consent Items: Chairman Searle asked if there were any corrections or comments regarding the consent item, Consideration of Meeting Minutes for the RDA Meeting that was held on April 7, 2020 RDA Meeting. There were no corrections.

Action Items:

Chairman Searle invited discussion on the first action item, Consideration of RDA Resolution R2020-02, to approve an Agreement to Develop Land (ADL) with The DRH Company for the Development of Land in the 550 West and Riverdale Road Redevelopment Areas.

City Council & RDA Work Session Meeting, May 19, 2020

Chairman Searle invited discussion on the second and final action item, Consideration to set a public hearing June 16, 2020, to receive and consider comments. There was no discussion.

Discretionary Items:

Mayor Searle asked if there were any discretionary items.

Adjournment:

Having no further business to discuss the Council adjourned at 5:59 p.m. to convene into their Regular City Council Meeting.