

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

Consideration of adjournment into Closed Executive Session for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms pursuant to Utah Code §52-4-5(1)(a)(iv).

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Open Communications

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

E. Presentations and Reports

1. Mayor's Report

2. UDOT Riverdale Road Project Status Report

Presenter: Randy Jefferies, UDOT Representative

3. URMMA Premium History Report

Presenter: Larry Hansen, City Administrator

4. Recorder's Report (Review status of Council requested follow-up items)

5. Community Development Projects Status Report

F. Consent Items

1. Review of meeting minutes from:

August 20, 2013 City Council Work Session

August 20, 2013 City Council Regular Session

August 20, 2013 Strategic Planning

2. Consideration of setting a public hearing on September 17, 2013 to declare city property as surplus to the needs of Riverdale City

G. Action Items

1. Consideration of action on purchase, exchange, or lease of real property

Presenter: Larry Hansen, City Administrator

H. Discretionary Items

I. Adjournment

- The public is invited to attend all Council meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEMS: A,B,C

SUBJECT: Welcome & Roll Call – Mayor Burrows
Pledge of Allegiance – Led by Councilor Searle on 08-20-13
Moment of Silence

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**RIVERDALE CITY
CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEM: D

SUBJECT: Open Communications

PETITIONER: Anyone Interested

ACTION REQUESTED BY PETITIONER: Open agenda item provided for any interested person to be able to speak about any topic.

INFORMATION: Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

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**RIVERDALE CITY
CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEM: E1

SUBJECT: Mayor's Report

ACTION REQUESTED BY PETITIONER: Information Only

INFORMATION: To be presented at the meeting

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**CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEM: E2

SUBJECT: UDOT Riverdale Road Project Status Report

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: To be presented at the meeting

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CITY COUNCIL AGENDA
September 3, 2013

AGENDA ITEM: E3

SUBJECT: URMMA Premium History Report

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: [URMMA Premium History Report](#)

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URMMA PREMIUM HISTORY REPORT

Riverdale Premium History							
<u>Year</u>	<u>Earned Premium</u>	<u>Membership Fees</u>	<u>Recap Losses</u>	<u>Reinsurance</u>	<u>Total</u>	<u>Population</u>	<u>Inspect Score</u>
1985	28,687.92				28,687.92		
1986	28,387.92				28,387.92		
1987	21,515.94				21,515.94		
1988	21,543.42				21,543.42		
1989	21,034.10				21,034.10		
1990	15,054.42	1,000.00	283.41		16,337.83		
1991	11,549.09	1,000.00	283.41		12,832.50		
1992	6,943.04	1,000.00	14,086.89		22,029.93		
1993	8,777.55	2,000.00	14,105.49		24,883.04		
1994	10,852.68	3,000.00	14,040.90		27,893.58		73.20
1995	10,416.88	4,000.00	14,040.90		28,457.78		69.45
1996	12,807.64	4,000.00	14,059.52		30,867.16	6,867	85.72
1997	10,720.51	4,000.00	218.82		14,939.33	6,867	94.04
1998	8,802.99	4,000.00	3,441.51		16,244.50	7,000	95.93
1999*	0.00	0.00	0.00	0.00	0.00		
2000	6,504.06	4,000.00	5,249.55	2,989.51	18,743.12	8,140	93.49
2001	7,270.30	4,000.00	10,291.40	3,398.49	24,960.19	8,100	95.45
2002	7,097.89	4,000.00	13,861.22	4,944.19	29,903.30	8,100	96.50
2003	7,492.81	4,000.00	19,550.66	7,839.22	38,882.69	8,100	97.55
2004	8,095.04	4,000.00	21,760.64	9,269.19	43,124.87	8,200	98.35
2005**	9,309.30	2,000.00	12,524.15	4,095.95	27,929.40	8,200	98.35
2005-06	17,491.92	4,000.00	9,574.42	8,047.70	39,114.04	8,026	98.49
2006-07♥	17,955.15	4,000.00	7,491.41	8,044.66	37,491.22	8,326	98.15
2007-08	11,387.25	4,000.00	2,677.94	6,911.27	24,976.46	8,415	96.20
2008-09	19,687.78	4,000.00	20,127.84	10,743.87	54,559.49	8,444	97.40
2009-10	17,377.79	4,000.00	31,754.44	9,701.38	62,833.61	8,462	99.50
2010-11	18,802.63	4,000.00	31,609.38	10,371.02	64,783.03	8,600	99.40
2011-12	19,454.04	4,000.00	31,136.95	9,390.92	63,981.91	8,600	99.27
2012-13	20,097.94	4,000.00	30,943.18	7,776.36	62,817.48	8,600	99.27
2013-14	19,559.23	4,000.00	12,722.17	4,988.67	41,270.07	8,600	99.33
2014-15							
*No premium in 1999. URMMA did not charge a premium as we transitioned premium year to calendar year.							
**Six month premium as we transitioned premium year to July 1.							
*** From 1990 thru 2000 reinsurance premiums were calculated using a different method. Those calculations are not available.							
♥Amount includes a credit for \$8,478.37 for overpayment in RDA in prior year.							

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEM: E4

SUBJECT: Recorder's Report

ACTION REQUESTED BY PETITIONER: Information only.

INFORMATION: Opportunity for the City Recorder to present any updates or information on follow-up issues to the Council, Mayor, and staff.

PENDING ISSUES OR PROJECTS

First	Last	Who	Issue	Further
		<i>City Admin</i>	List of tabled City Council items.	• Attached

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TABLED ITEMS
RIVERDALE CITY COUNCIL
September 3, 2013

RESOLUTIONS AND COUNCIL AGENDA ACTION ITEMS

Date	Item	Action
	None.	

**RIVERDALE COMMUNITY DEVELOPMENT DEPARTMENT
CITY COUNCIL AGENDA
September 3 2013**

AGENDA ITEM: E5

SUBJECT: Community Development Projects Status Report

ACTION REQUESTED BY PETITIONER: Information only.

INFORMATION: Opportunity for the Community Development Director to present any updates or information on follow-up issues to the Council, Mayor, and staff.

[Riverdale Community Development Report](#)

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COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

August 16, 2013

OPEN FOR BUSINESS



In-N-Out Burger has opened their new restaurant located at 4030 S. Riverdale Road.



Subway is now open at their second Riverdale location at 1078 W. Riverdale Road.



Spherion temporary staffing service has opened in the Brook Haven building at 4933 South 1500 west.



Gentiva home Health has opened an office in the Brook Heaven office building at 4933 South 1500 west.

NEW DEVELOPMENTS



Firehouse Subs has announced their intention to open a location in Riverdale next to JC Penny.

ONGOING DEVELOPMENTS



Intermountain Healthcare has received their final inspection to open a billing office in the Brook Heaven office building at 4933 South 1500 west.



Batteries + Bulbs has announced that it will open a location at 4093 S. Riverdale Road.



EZ Pawn will open a store in the strip mall in front of Shopko at 4068 S. Riverdale Road.



**RIVERDALE CITY
CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEM: F1

SUBJECT: Consideration of meeting minutes from:
August 20, 2013 City Council Work Session
August 20, 2013 City Council Regular Session
August 20, 2013 Strategic Planning

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve Minutes

INFORMATION: See attached minutes as follows:

[August 20, 2013 City Council Work Session](#)

[August 20, 2013 City Council Regular Session](#)

[August 20, 2013 Strategic Planning](#)

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Minutes of the **Work Session** of the **Riverdale City Council of Riverdale City** held Tuesday, **August 20, 2013** at 5:30 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Mayor
 Don Hunt, Councilor
 Michael Staten, Councilor
 Braden Mitchell, Councilor
 Norm Searle, Councilor
 Alan Arnold, Councilor

Others Present: Larry Hansen, City Administrator; Steve Brooks, City Attorney;
 Michael Eggett, Community Development Director; Ember
 Herrick, City Recorder and no members of the public.

Mayor Burrows welcomed the Council members stating for the record that all were in attendance. He asked Councilor Searle to lead the pledge of allegiance and said the League of Cities and Towns Conference is coming up and he encouraged all Council members to attend. Mayor Burrows said Riverdale City's phone system will be updated on Wednesday August 21, 2013 with the phone lines and computer server possibly out of service from 3 p.m. Wednesday until Thursday morning. Mr. Hansen said an explanation about the disruption in service will be posted on Riverdale City's website and on Facebook and Twitter. He said staff will still be in the office Wednesday afternoon even after the computers go down to take payments documented with hand written receipts.

The city recorder distributed copies of the executive session minutes from July 16, 2013 and Mayor Burrows asked for any changes or corrections to the previous meeting minutes and none were noted.

Mayor Burrows said the first action item on the agenda is a proposal to increase department head delegated payment authorization from \$500 to \$1,000 to help expedite the acquisition of budgeted purchases. Mr. Hansen said department heads will still review all purchase orders and the items must be equipment or supplies already budgeted for by the Council. Mayor Burrows asked for any questions about this proposal and there were none.

Mayor Burrows said the next action item on the agenda is a franchise agreement request from Questar outlining the terms and conditions for moving gas lines in Riverdale City. Mr. Brooks said he has spoken to a representative from Questar and she has answered all of his questions and concerns and he is comfortable recommending the Council entering into this franchise agreement. He asked if the Council had any questions and there were none.

Mayor Burrows said the next action item on the agenda is amendments proposed for the Employee Appeal Board. Mr. Brooks said last April he petitioned the Council to make

the Risk Management Committee the Employee Appeal Board but in the interim a possible conflict has been identified. He said on occasion a department head that sits on the Risk Management Committee must discipline one of his or her subordinates and asks the opinion of other department heads but this could taint the Risk Management Committee's review of the case if the employee being disciplined wants to appeal his or her supervisor's decision. He said the new proposal is to have three employees sit on the Employee Appeal Board which could include department heads except the City Administrator, City Attorney and HR Manager who are exempt from sitting on the board. According to Mr. Brooks, two alternatives will also be selected to fill in if there is a conflict with one of the board members.

Mayor Burrows said the next action item involves some proposed amendments to Riverdale's parks and trails ordinance and Mr. Brooks said the public works and police department made the substantive changes and he added a few technical corrections to the ordinance. Mayor Burrows said he feels the current ban on amplified sound in Riverdale City parks is too restrictive and Councilor Arnold said the Council's objective with the new sound restrictions was to respect all groups that utilize city parks and to minimize the sound pollution for residents whose homes border the parks.

Mayor Burrows said the next action item on the agenda is a waste water management self assessment each city in Utah is required to complete before September 1, 2013. Mr. Brooks said Public Works Director Shawn Douglas has completed the questionnaire and report which the Council can certify by approving Resolution 2013-30 during tonight's public meeting.

Mayor Burrows said the Riverdale Public Works Department needs to replace their large lawnmower and proposes purchasing the machine from the lowest bidder within the budgeted amount approved by the Council in June. He said Mr. Douglas will be available to answer any questions about this proposed purchase during tonight's public meeting.

Mayor Burrows said the final action item is the Council's certification of the canvas results from the Primary Municipal Election held August 13, 2013. He said he considers the Council's decision to have an exclusive vote by mail election a success because the 28 percent return rate more than doubled voter turnout compared to the 2011 Primary Election where only 13 percent of registered voters made it to the polls.

Mayor Burrows said immediately following the Council meeting a Joint Strategic Planning Meeting will be held with all members of the Council and Planning Commission. He said the first agenda item will be an update on UTA bus benches and shelters planned for Riverdale and Mr. Hansen said the city has been lobbying UTA for six years to improve conditions for people that rely on public transportation to get around Riverdale City. Mr. Hansen said this meeting will be an opportunity to follow up on the items discussed at last year's Strategic Planning Meeting and will allow members of the Planning Commission to have some dialogue and input into future planning issues. He said there will also be some discussion about future development of the West Bench RDA Project Area on the north and south side of Riverdale Road including the potential for development of the "Hayward Property". According to Mr. Hansen, the commercial development of the north side of the West Bench is crucial to Riverdale's future.

Mr. Hansen said the final item on the agenda will be a discussion about green space in Riverdale and what steps both the Planning Commission and Council can take to preserve and expand open spaces in Riverdale as they become available. He said feedback from the city's survey clearly show parks and play fields are popular legacies with residents and visitors. Mr. Hansen said another executive session to discuss real estate is planned for the September 3, 2013 Council meeting. Mayor Burrows encouraged members of the Council to take the opportunity to listen to members of the Planning Commission to better understand their thoughts and perspectives on future planning issues as the group only meets together once a year. He said tonight's discussion will be facilitated by Community Development Director Michael Eggett. Mr. Hansen said members of the Council and Planning Commission will obviously have differing opinions but there is wisdom in bringing the two bodies together to see if there are concerns administration needs to address before they become roadblocks to future development.

Mayor Burrows said Riverdale's ongoing agreement with Roy Complex to reserve their water park to offer 10 free swim nights for Riverdale residents during the summer is extremely popular and Mr. Hansen said attendance records have been set in 2013 with the park nearly at capacity on some nights.

Mayor Burrows asked for any discretionary items and Councilor Staten asked about Weber Pathways' planned bridge across the Weber River in Riverdale now that bird nesting season has ended. Mayor Burrows said he has not heard when construction is scheduled to begin and Mr. Hansen said Mr. Douglas can likely provide this information.

There being no further business to discuss, the Council adjourned at 5:55 PM to convene into their regular session.

September 3, 2013

Attest:

Bruce Burrows, Mayor

Ember Herrick, City Recorder



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY –AUGUST 20, 2013**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **August 20, 2013** at 6:00 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Mayor
Don Hunt, Councilor
Norm Searle, Councilor
Braden Mitchell, Councilor
Michael Staten, Councilor
Alan Arnold, Councilor

Others Present: Larry Hansen, City Administrator; Steve Brooks, City Attorney;
Dave Hansen, Police Chief; Shawn Douglas, Public Works
Director, Michael Eggett, Community Development Director;
Roger Bodily, Fire Chief; Norm Farrell and Bart Poll with the
Public Works Department; Ember Herrick, City Recorder and five
members of the public including Cody Hansen, Raylin, Allen,
Charles Kerkvliet and David Leahy

A. Welcome & Roll Call

Mayor Burrows called the meeting to order and welcomed all in attendance including all Council members and staff.

B. Pledge of Allegiance

Councilor Searle led the Pledge of Allegiance.

C. Moment of Silence

Mayor Burrows read a quote from George Washington's 1796 farewell address about how to fix the true nature of government and make liberty indispensable. Mayor Burrows called for a moment of silence when he asked everyone to remember our U.S. military service members.

D. Open Communications

Mayor Burrows invited any member of the public with questions or concerns to address the Council.

Riverdale Resident Raylin asked Riverdale City to investigate if the personal information of her juvenile child was released in a GRAMA request six months ago as personal matters sensitive to her family are being reported by the media. She said that she had contacted the Riverdale Police Department and is now appealing to the Council for assistance in protecting the anonymity of a juvenile crime victim. City Attorney Steve Brooks said he is not familiar with the case but he personally reviews all GRAMA requests and police reports are only released after personal information has been redacted. Mr. Brooks said he will follow up on this matter and report back to the

petitioner and Mayor Burrows asked Mr. Brooks to step outside and speak with the resident privately.

E. Presentations and Reports

Mayor Burrows said the Utah League of Cities and Towns conference is coming up in September and all Council members are encouraged to attend. He said Riverdale City will be launching their new phone system on Thursday August 22, 2013 but the phones and computer server will be down during the transition from 3 p.m. on Wednesday evening until sometime on Thursday. Mayor Burrows said the city has made this information available to the public by posting a notice on Riverdale's website and social media sites and he said the work will in no way affect emergency services available by calling 9-1-1 or Weber County Dispatch. Mayor Burrows read a proclamation in support of September School Attendance month.

City Administrator Larry Hansen said Tony Divino recently had a grand reopening following months of remodeling and In-N-Out Burger and a second Subway Restaurant location have both opened in Riverdale. He pointed out two new flat screen televisions mounted around the room which were purchased for the court and Council's use with court grant money. Mr. Hansen said Riverdale has set record attendance numbers in the summer of 2013 at the Roy Aquatic Center during nine city sponsored free swim nights. He said the city continues to operate in accordance with staffing authorization with 72 employees which is two under the 74 authorized and he informed the Council that a new full-time police officer has been hired and is scheduled to start in two weeks to replace an employee that recently retired. Mr. Hansen recognized employees with date of hire anniversaries in August including Norm Farrell and Bart Poll that have both worked for Riverdale's Public Works Department for 15 years. Mr. Hansen and Mayor Burrows gave Mr. Farrell and Mr. Poll recognition certificates on behalf of their valuable years with the city.

There were no items on the Recorder's Report.

F. Consent Items

1. Review of meeting minutes from:

July 16, 2013 City Council Work Session

July 16, 2013 City Council Regular Session

July 16, 2013 City Council Executive Session Real Estate

July 16, 2013 City Council Executive Session Legal

Mayor Burrows asked if there were any changes to the Council meeting minutes and none were noted.

Motion: Councilor Hunt moved to approve the consent items. Councilor Arnold seconded the motion.

Mayor Burrows asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

G. Action Items

- 1. Consideration of Ordinance 844 amending RCC 1-9-2 to allow Riverdale department heads to designate purchase authority within their department up to a limit of \$1,000 from the current \$500**

Mayor Burrows said the first action item is consideration of Ordinance 844 amending RCC 1-9-2 to allow Riverdale department heads to designate purchase authority within their department up to a limit of \$1,000 from the current \$500. Business Administrator Lynn Fortie said this came about following several requests from department heads to help expedite routine, budgeted expenditures and he said he recommends approval. Councilor Mitchell asked when this \$500 amount was last increased and Mr. Fortie said more than 22 years ago before he started working for the city. There were no additional comments or questions.

Motion: Councilor Arnold moved to approve Ordinance 844 amending RCC 1-9-2 to allow Riverdale department heads to designate purchase authority within their department up to a limit of \$1,000 from the current \$500. Councilor Hunt seconded the motion.

Mayor Burrows asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Searle, aye; Councilor Arnold, aye; Councilor Mitchell, aye; Councilor Staten, aye; and Councilor Hunt, aye. The motion passed unanimously.

Mayor Burrows asked Mr. Fortie if he had any additional information about the new phone system and Mr. Fortie said the phones will integrate with city computers so the current network infrastructure won't support the new phone system. He said this is the reason that both the phones and the computer server must be offline for a while Wednesday evening into Thursday morning when the new system is expected to be up and running. Mr. Fortie said there is no optimal time for all the city's departments to be offline and many technicians will be working to make the disruptions in service as brief as possible. He asked for any additional questions or comments and there were none.

2. Consideration of Ordinance 839 Granting Questar Gas Company a Franchise for the Construction, Operation and Maintenance of a Gas Distribution System in Riverdale City

Mayor Burrows said the second action item is consideration of Ordinance 839 Granting Questar Gas Company a Franchise for the Construction, Operation and Maintenance of a Gas Distribution System in Riverdale City. City Attorney Steve Brooks said this is the first franchise agreement request Riverdale City has received from Questar and following his review of the document and the questions he asked to a Questar representative, he does not feel there are any disadvantages to the Council approving Ordinance 839 and entering into an agreement with this utility provider. Mayor Burrows asked for any comments or questions and there were none.

Motion: Councilor Searle moved to approve Ordinance 839 Granting Questar Gas Company a Franchise for the Construction, Operation and Maintenance of a Gas Distribution System in Riverdale City. Councilor Mitchell seconded the motion.

Mayor Burrows asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Arnold, aye; Councilor Mitchell, aye; Councilor Staten, aye; Councilor Hunt, aye; and Councilor Searle, aye. The motion passed unanimously.

3. Consideration of Ordinance 842 proposed amendments to RCC 1-7-3 Appeal Board

Mayor Burrows said the next action item is consideration of Ordinance 842 proposed amendments to RCC 1-7-3 Riverdale City's Appeal Board. Mr. Brooks said he has identified situations where there could be a potential conflict of interest in having Riverdale's Risk Management Committee serve as the city's Appeal Board so he is recommending the board now be made up of three city employees with two alternates. Mayor Burrows asked for any comments or questions and there were none.

Motion: Councilor Arnold moved to adopt Ordinance 842 proposed amendments to RCC 1-7-3 Appeal Board. Councilor Hunt seconded the motion.

Mayor Burrows asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Mitchell, aye; Councilor Staten, aye; Councilor Hunt, aye; Councilor Searle, aye; and Councilor Arnold, aye. The motion passed unanimously.

4. Consideration of proposed amendment to Parks & Trails usage Ordinance 843 amending RCC 7-5 and 7-7 Public Parks addressing rules and regulations in city parks

Mayor Burrows said the next action item is consideration of Ordinance 843 and proposed amendments to the rules and regulations in Riverdale's city parks and trails. Public Works Director Shawn Douglas said park pavilions are reserved until 10 p.m., which is later than when the park rules state facilities are scheduled to close: one half hour after sunset. He said by making the hours consistent year round from 6 a.m. to 10 p.m. there will be less confusion for police officers trying to enforce the rules and for people who use the parks and trails for exercise and recreation.

Councilor Staten said he sees runners and cyclists on the trail after dark and Councilor Mitchell said it is confusing because the hours on the trail throughout Weber County aren't consistent from city to city and he asked why there are closure hours for the trail. Mr. Douglas said his department and the police are recommending the same hours for the parks and trail system through Riverdale to minimize the impact to residents that live near these amenities. Councilor Staten also expressed concerns about people playing Frisbee golf and children playing on playground equipment after dark and he asked about possible restrictions for activities that could be dangerous after the sun goes down. Mr. Douglas said if there is Council consensus the ordinance would need to be amended to exclude certain groups from certain activities between the hours of 6 a.m. and 10 p.m. Police Sergeant Casey Warren said Riverdale police officers do not ticket people quietly exercising on the trail after hours or traveling through the city on a bicycle but the curfew is useful in handling noise complaints from nearby residents upset when people scream or play loud music while visiting a popular swimming hole in the area after dark. He said his officers have been patrolling the area of 4300 South and 600 West regularly in recent

weeks in response to noise complaints and reports of drug and alcohol abuse. Sergeant Warren requested signage with the new trail hours clearly listed to be posted at the entrances to the trail. Councilor Hunt said he has been contacted by a resident that lives near the swimming hole and he asked if the current ordinance is strong enough to address the neighbor's complaints. Councilor Staten said Riverdale's nuisance ordinance can address noise complaints even during the hours city amenities are open. Sergeant Warren said officers are documenting who they talk to and explaining the curfew to first time violators and ticketing repeat offenders but he said additional signage of trail hours would help educate the public.

Councilor Searle said in the summer it gets lighter earlier and some people like to exercise early before work so he recommended the parks and trails open at 5 a.m. instead of 6 a.m. Mr. Hansen asked if enforcing the 5 a.m. curfew would be difficult with limited overnight public safety staffing and Sergeant Warren said it should not be a problem and he advocated a later closing time of 11 p.m. in consideration of fishermen that use the trail and often don't get back to their vehicles until after dark. Councilor Searle said he wouldn't support an 11 p.m. closure because residents that live near Riverdale's parks and trails have a reasonable expectation of peace and quiet after 10 p.m. Councilor Staten asked if there is consensus to amend the ordinance to allow Riverdale's parks and trail to open at 5 a.m. instead of 6 a.m. as originally proposed.

Motion: Councilor Arnold moved to adopt Ordinance 843 amending RCC 7-5 and 7-7 Public Parks addressing rules and regulations in city parks with amendment to change open time 5 a.m. close 10 p.m. Councilor Searle seconded the motion.

Mayor Burrows asked for discussion on the motion and Councilor Mitchell asked for consensus to amend the ordinance to allow Riverdale's parks and trails to close at 11 p.m. instead of 10 p.m. as proposed. Councilor Arnold said he has concerns about noise and he said he would not like to see music allowed in city parks and trails after 10 p.m. Mr. Douglas said if there is Council consensus to close the parks and trail at 11 p.m. pavilion and tennis court lights would stay on until 11 p.m. too and he said a 10 p.m. closure was the consensus of both the public works and police departments. Mayor Burrows said public safety officers can use their professional discretion if groups are not violating the city's noise ordinance or participating in prohibited or illegal activities after hours. Sergeant Warren assured the Council that Riverdale City Officers will not give citations to people exercising on the trail after hours if they are not disturbing the peace. There were no additional comments or questions.

Roll Call Vote: Councilor Staten, aye; Councilor Hunt, aye; Councilor Searle, aye; Councilor Arnold, aye; and Councilor Mitchell, aye. The motion passed unanimously.

5. Consideration of Resolution 2013-30 adopting the Municipal Wastewater Planning Program 2012 Self-Assessment Report

Mayor Burrows said the next action item is consideration of Resolution 2013-30 adopting the Municipal Wastewater Planning Program 2012 Self-Assessment Report. Mr. Douglas said an annual report of the city's wastewater management was required for years, then discontinued and now has been reinstated. He said Riverdale's sewer system is in very

good condition because routine maintenance work is regularly done on the system. Mayor Burrows asked for any comments or questions and there were none.

Motion: Councilor Searle moved to adopt Resolution 2013-30 adopting the Municipal Wastewater Planning Program 2012 Self-Assessment Report. Councilor Staten seconded the motion.

Mayor Burrows asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Hunt, aye; Councilor Searle, aye; Councilor Arnold, aye; Councilor Mitchell, aye; and Councilor Staten, aye;. The motion passed unanimously.

6. Consideration of \$50,244.00 Jacobsen lawnmower purchase for Riverdale City Public Works Department

Mayor Burrows said the next action item is consideration of the \$50,244.00 purchase of a Jacobsen lawnmower for Riverdale City's Public Works Department. Mr. Douglas said his department's current mower is 13 years old and is requiring more maintenance each year which also causes delays when the machine is being repaired in the shop and his staff gets off their weekly mowing schedule. He said in the last year his crews have repaired the mower decks twice when welds on the main arm fractured causing lengthy repairs. According to Mr. Douglas, the Jacobsen mower was the lowest of the three bids and will have the same cutting swath as the mower his crews are currently using so he is recommending its purchase for \$50,244 which is within the budgeted amount for the purchase approved by the Council in June. Councilor Searle asked what the other bids were and Mr. Douglas said all large mowers have hydraulic motors allowing them to mow up hills and making them an expensive piece of equipment. Mr. Douglas said he received two bids from Toro one for a mower comparable to the Jacobsen mower he is recommending the city purchase with a bid over \$57,000 and a smaller model priced at over \$52,000 and a third bid from John Deere for \$53,000. Councilor Searle asked what the warranty is on the Jacobsen mower and Mr. Douglas said most lawnmowers come with a standard one year warranty and the public works mechanics on his staff will maintain the machine in accordance with the owner's manual. He said he anticipates the new mower will be used to mow Riverdale's park lawns for 13 to 14 years because the city's current mower was used by South Ogden for three years before Riverdale City purchased and used it for an additional 10 years.

Councilor Mitchell asked if the current mower will be surplus and Mr. Douglas said Jacobsen is willing to take it in trade which could reduce the price by \$6,000. Councilor Mitchell asked how much Riverdale paid for the used mower from South Ogden ten years ago and Mr. Douglas said approximately \$13,700. Councilor Hunt asked if Mr. Douglas had done a cost comparison to see if there were potential benefits to rotating the equipment every three to five years like the public safety vehicles and Mr. Douglas said only the backhoe is traded in every two years and the other equipment is repaired until it can no longer be used. According to Mr. Douglas, South Ogden City has a different philosophy about equipment and a much higher equipment budget than Riverdale City's Public Works Department. Mayor Burrows asked for any additional comments or questions and there were none.

Motion: Councilor Arnold moved to approve the purchase of a \$50,244.00 Jacobsen lawnmower for Riverdale City Public Works Department. Councilor Hunt seconded the motion.

Mayor Burrows asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Searle, aye; Councilor Arnold, aye; Councilor Mitchell, aye; Councilor Staten, aye; and Councilor Hunt, aye. The motion passed unanimously.

7. Consideration of Resolution 2013-31 canvassing, accepting and approving the results of the Municipal Primary Election held on August 13, 2013

Mayor Burrows said the next action item is consideration of Resolution 2013-31 canvassing, accepting and approving the results of the Municipal Primary Election held on August 13, 2013. City Recorder Ember Herrick gave a brief report on the Primary Election naming the four candidates that will be on November's ballot Brent Ellis, Gary E. Griffiths, Cody Hansen and Steve Hilton. She said voter turnout with vote by mail was 28.41 percent which more than doubles the 13.07 percent participation in the 2011 Primary and 27 percent from the 2011 General Election. Councilor Mitchell asked about voter ballots rejected because the signature on file did not match and Ms. Herrick said in the disposition report there were no ballots that were not counted because the signature could not be verified. Councilor Mitchell also asked if there were any complaints from individuals that claimed they did not receive their ballot in the mail and Ms. Herrick said the county mailed out ballots to anyone who claimed they did not receive one the first time and one registered voter who had moved and didn't update his address was allowed to vote provisionally at the Civic Center on Primary Election Day. Councilor Mitchell asked what feedback the city has received about the vote by mail process and Ms. Herrick said the overall response to her office has been positive especially from individuals that find it difficult to get to a polling location on Election Day. She said the only negative feedback she heard was from two older couples that came into her office to vote because they missed the election experience of going to the polls to cast their ballot. Ms. Herrick said she was glad the city had worked out an arrangement with Weber County to have a ballot drop box in the Civic Center for individuals that preferred not to return their ballot through the United States Postal Service and to allow the four out of 1,102 registered voters that preferred using a polling location to have the option of casting their ballot in person on Primary Election Day. Mayor Burrows asked for any additional comments or questions and there were none.

Motion: Councilor Staten moved to adopt Resolution 2013-31 canvassing, accepting and approving the results of the Municipal Primary Election held on August 13, 2013. Councilor Mitchell seconded the motion.

Mayor Burrows asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Arnold, aye; Councilor Mitchell, aye; Councilor Staten, aye; Councilor Hunt, aye; and Councilor Searle, aye. The motion passed unanimously.

H. Discretionary Items

Mayor Burrows asked for any discretionary items and Councilor Mitchell thanked Riverdale City for keeping the city's finances in line so that the Council is not faced with difficult decisions like Farr West's City Council recently was to raise property taxes to pay for the city's public safety contract with the Weber County Sheriff's Department. There were no additional discretionary items.

I. Adjournment:

With no further business to come before the Council at this time, Councilor Arnold moved to adjourn the meeting. Councilor Staten seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:06 p.m.

Approved: September 3, 2013

Attest:

Bruce Burrows, Mayor

Ember Herrick, City Recorder

DRAFT

Joint Strategic Planning Meeting Agenda
City Council, Planning Commission and Staff

Tuesday, August 20, 2013, 7:12 p.m.

Riverdale Civic Center 4600 S. Weber River Drive

Members Present: Bruce Burrows, Mayor
Don Hunt, Councilor
Michael Staten, Councilor
Alan Arnold, Councilor
Braden Mitchell, Councilor
Norm Searle, Councilor
Brent Ellis, Chairman
Kathy Eskelsen, Commissioner
Steve Hilton, Commissioner
Lori Fleming, Commissioner
Michael Roubinet, Commissioner
David Gailey, Commissioner

Members Excused: Blair Jones, Vice-Chairman

Others Present: Larry Hansen, City Administrator; Michael Eggett, Community Development Director; Steve Brooks, City Attorney; Shawn Douglas, Public Works Director; Roger Bodily, Fire Chief; Casey Warren, Police Sergeant.; Ember Herrick, City Recorder; and one member of the public Cody Hansen.

6:30 p.m. – Strategic Planning Meeting

A. Welcome & Roll Call (Elected Officials, Planning Commission & Staff)
Mayor Bruce Burrows welcomed everyone to the Strategic Planning meeting excusing Planning Commissioner Blair Jones and briefly describing the outline for the meeting and City Administrator Larry Hansen encouraged Planning Commission participation.

1. General Planning Focus Issues:

a. UTA Bus Benches – Shelters

Mayor Burrows said UTA is subsidized by Riverdale City and has agreed to build several bus shelters in Riverdale in 2013. Mr. Hansen said UTA gets between \$3 and \$4 million dollars from Riverdale sales tax annually and he said that for the last six years he has been working to get some of that money invested back into public transport improvements in Riverdale like bus benches and shelters. According to Mr. Hansen, a UTA transit liaison has assisted in this initiative and this is just an initial phase as plans for more amenities are being negotiated to better accommodate commuters and shoppers that use public transportation to get around Riverdale City. Community Development Director Michael Eggett said seven locations have been identified for bus shelters and benches in 2013 with six approved and one more property still being negotiated in anticipation of construction to start mid September. According to Mr. Eggett, all the shelters will have trash receptacles

and cement walking paths from the shelter or bench to the main road where the bus stops at the curb.

Commissioner Gailey asked how these shelters are being funded and Mayor Burrow said primarily through grants UTA has secured. Chairman Ellis asked what phase two will be and Mr. Hansen said staff will work to secure agreements with land owners for additional shelters and benches and where necessary will try and negotiate easements or purchase land from property owners. Mr. Hansen said he would prefer UTA funding be used on these projects, but there is also RDA money available for Riverdale Road Project Area redevelopment.

b. West Bench

i. North – Cozy Dale

ii. South Infrastructure Impact of Build-out

1. Residential

2. Commercial

Mr. Eggett said the West Bench North RDA Project Area currently being developed includes two Brook Haven office buildings that are being filled with businesses interested in renting office space. According to Mr. Eggett, the first building is at capacity and the second is nearly full and the Planning Commission recently resolved some minor sign issues associated with the development. Mr. Eggett said he has been working with Communications Specialist Chris Stone to prepare some marketing materials that can be used to more aggressively court new commercial development. He said on the South end of the West Bench the old Comcast/TCI building needs a new tenant and Riverdale City has received several proposals for different developments over the years but none have been approved to date. Mayor Burrows said he heard that the Comcast/TCI building should have a tenant soon. Commissioner Fleming said in her work as a realtor she has spoken with a representative from the bank that owns the Hayward property and they are no longer looking at residential proposals because they are not willing to pay for an expensive sewer study. According to Commissioner Fleming, the bank is interested in selling all of the parcels together as a commercial development because the land is zoned C-3. Mr. Eggett said he had recently spoken to an individual confident that he could buy one piece of the Hayward property to operate his manufacturing business and he said he has not heard from the bank that they are requiring the entire property be sold in one piece. Commissioner Fleming said she would like to see commercial development on 1500 West and residential low density housing on 5750 South to create a buffer between the commercial and residential areas, which she proposed could require multiple developers to work together. Councilor Hunt asked what kind of residential development Commissioner Fleming would like to see as a buffer and she said there is enough room to build six patio homes. She said there is a pipeline easement that will impact the developable land available on this parcel and Councilor Arnold asked if the current zoning designation is economically feasible and Commissioner Fleming said she believes it is if done as a joint venture. Councilor Arnold asked how far the West Bench RDA Project Area extends and Mr. Hansen indicated the parameters. Commissioner Fleming asked if the Council and Planning Commission would entertain a proposal to build housing in this area for a disadvantaged group and Mr. Hansen said it is a possibility as long as it isn't high density housing that will strain the existing sewer structure. Chairman Ellis said all previous proposals for housing in this area were voted down by the Planning Commission because they were high density housing that would tax the infrastructure and create traffic that could negatively impact the existing residential neighbors already in the area. He said he would be open to considering a proposal for low density housing in this area in the future. Commissioner Fleming asked about the Coleman land being developed and Mr. Hansen

said the city has not heard of any proposals at this time. Councilor Searle asked about the designation of the Hayward property in the General Plan and Mr. Eggett said the land is a Multiple Family Residential Overlay Zone. Mr. Hansen said the General Plan is just an advisory document and the land has an approved development agreement adopted when it was owned by Mr. Hayward that is subject to review and modification if the developer wants to deviate from the originally approved site plan for commercial development. Commissioner Fleming said there is interest in developing a parcel located by the dance studio at 300 West and Mr. Hansen said the petitioner needs to bring their proposal to the city and staff will take them through the process to apply for Planning Commission consideration and eventually Council approval.

Mr. Hansen asked Commissioner Fleming to communicate any additional information about future development on the South West Bench to Mr. Eggett.

Chairman Ellis asked if a broker will assemble all of the parcels on the North side of the West Bench for commercial development instead of each property owner negotiating a fair price for their individual land parcels and Mr. Hansen said this is a future possibility. Mr. Hansen said he has had some limited discussions with America First Credit Union representatives because they own half of the West Bench and he said they expressed a willingness to support any commercial development that ties into their campus. He said things are happening behind the scenes and the city is monitoring this RDA Project Area closely because it has the ability to provide valuable tax revenue that will help sustain Riverdale City in the future. Commissioner Gailey asked about an old proposal made by America First to build a warehouse in this area and Mr. Hansen said there are no current plans to proceed at this time.

Councilor Arnold said any developer that purchases the 17 acres on River Park Drive must mitigate the risk of flooding because part of the land is in the flood plain and Mr. Hansen said property owners are still waiting to hear the outcome of their pending appeal to FEMA about the latest flood plain map. Commissioner Fleming said she was approached by representatives from Garbett and Sego Homes who wanted to sit down and talk with her about the high density housing proposal for this parcel that was not approved by the Planning Commission recently and Chairman Ellis said they had contacted him too. Mr. Hansen said staff also met with representatives from Garbett and Sego Homes following the decision and he informed the Planning Commission that they could expect a revised proposal in the future if the developers can find a way to make the development profitable with lower density. Councilor Mitchell thanked the Planning Commission for their thoughtful consideration of high density housing proposals associated with this land in the past despite the convincing sales pitches they hear and for not forwarding requests to the Council that could threaten the integrity of the existing shopping district and neighborhoods. Commissioner Fleming said she would like to see these 17 acres developed like San Antonio's river walk district with restaurants, play fields and a trail along the river and Commissioner Hilton said he likes that proposal as there is consensus among the Planning Commission that this parcel should not be developed into high density housing. Councilor Hunt said this land is very unique and a scenic view corridor that he would hate to see turned into a tall housing development occupied by renters and he complimented the Planning Commission for not approving more high density housing on River Park Drive and 1500 West. Mr. Hansen said the property owner DDR is located out of state and this 17 acre parcel zoned as an office park is simply a commodity to them they want to sell to maximize their investment, which at this time they are convinced is best marketed for high density housing. He said Riverdale City staff wants to work with DDR but it may take the rejection of a few more proposals before they are willing to concede that there is no support for a high density housing development on this land and they are willing

to lower the price and entertain different proposals. Councilor Hunt asked about any potential liability to the city and Mr. Hansen said the Planning Commission and City Council are under no legal obligation to approve land proposals that do not coincide with the approved zoning or Riverdale Land Use General Plan.

Commissioner Fleming asked about the possibility of Riverdale City purchasing Christian Heritage High School to be converted into a recreation center for the north side of Riverdale because the current zoning restricts what this building can be used for making it difficult to sell.

- c. Upgrade Ball Fields, Trail and Picnic Areas, and Playground Areas.**
 - i. Major move for facilitating future known and unknown options.**
 - ii. Sport Courts, Tennis Courts, BB Courts, (ie. S. Ogden on 40th St.)**

Mr. Hansen said in the 1970's Riverdale City gave Rohmer Park to Washington Terrace and some of the land where Newgate Mall currently sits to Ogden City, which he said may not have been good decisions for the city long term. He encouraged the Council and Planning Commission to take opportunities to expand city play fields, parks and trails in the future as these amenities are very popular with residents and visitors and create a valuable lasting legacy for Riverdale's current 8,500 and anticipated 10,000 future residents.

Commissioner Gailey asked if there are plans to build a pavilion to shade the baseball diamond bleachers from the sun and rain at Riverdale Park and Mr. Hansen said the bleachers are only scheduled for routine maintenance unless there is Council consensus. Commissioner Gailey also asked about putting building height restrictions in place so that new homes built in old subdivisions don't infringe on the privacy of existing homeowners and Mr. Hansen said all new building conforms to Title 10. Chairman Ellis asked about the possibility of Riverdale City purchasing the vacant property between Riverside Storage and the homes in River Glen and Mayor Burrows said the city was interested in the land and discussed it in executive session years ago and someone leaked the news to the property owner causing the price to quadruple over night. Mr. Hansen said there was not a lot of interest by a previous City Council to purchase the property when it was available for \$130-\$140,000 and now the price tag is about \$1 million and he encouraged the current Planning Commission and Council to consider the long term impact of their decisions to prevent this from happening again in the future when other green space parcels become available. There were no additional comments or questions.

C. Discretionary Items

Mayor Burrows asked if there were any additional discretionary items and Commissioner Fleming said a client of hers received a citation from Riverdale City for not maintaining his lawn on a property she is selling for him as his realtor and has been watering in his absence. She said the matter is now going to court and she complained that in a drought year when homeowners are being encouraged to conserve water perhaps the city shouldn't ticket people for having dead lawns. She said her client also complained that there were other homes in the neighborhood and grass in city parks that is yellow and he wanted to be sure that all violators were being treated consistently. Mr. Eggett said this is a code enforcement issue that he would be happy to follow up with Commissioner Fleming on after he speaks to Riverdale's Code Enforcement Officer Randy Koger. Mr. Brooks said code enforcement does not single out anyone in the city and typically only issues citations when a neighbor complains or if the code violation is obvious to Mr. Koger when he is driving by a property. He said it is very difficult to compel the responsible parties to

maintain their properties, especially when they are for sale or bank owner following a bankruptcy, and so the court system is utilized. Mr. Brooks said property owners are given 14 days to submit a plan to the city outlining how they will rectify the code enforcement problems and the matter only goes to court if the responsible party refuses to work out a solution with the city. Mr. Hansen asked Mr. Eggett to verify the property owner of record and not just the renter were notified in this case.

Councilor Searle said two residents recently asked him about the possibility of Riverdale expanding its recycling program to include the collection of green waste and he said he spoke with the city's current provider about this proposal. According to Councilor Searle, Steve Robinson owner of Robinson Waste said some cities his company services offer green waste cans and Mayor Burrows said there is only one city in Weber County he is aware of and he questioned the feasibility of the idea. Mr. Douglas said Riverdale City residents can use Weber County's green waste disposal site which is open Tuesdays through Saturdays from 8 a.m. to 5 p.m. address 2594 W. Pioneer Road in Ogden.

Commissioner Gailey asked if utility work is planned for the road in front of his home on Ritter Drive as the sidewalk has several orange spray painted markings and Mr. Douglas said any planned work is not city related and he explained that sewer liner markings are spray painted green. Mr. Douglas suggested the work could possibly be new phone or underground telecommunication lines. There were no additional discretionary items.

D. Adjournment (*Next Strategic Planning Meeting is tentatively scheduled for Tues. Nov 19th*)
With no further business to come before the Council at this time, the meeting adjourned at approximately 8:27 PM.

Approved: September 3, 2013

Attest:

Bruce Burrows, Mayor

Ember Herrick, City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEM: G1

SUBJECT: Consideration of action on purchase, exchange, or lease of real property

PETITIONER: City Administrator

ACTION REQUESTED BY PETITIONER: Consideration of action on purchase,
exchange, or lease of real property

INFORMATION: To be presented at the meeting

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**RIVERDALE CITY
CITY COUNCIL AGENDA
September 3, 2013**

AGENDA ITEM: H

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

ACTION REQUESTED BY PETITIONER: Open agenda item provided for comments or discussion on discretionary items.

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