Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, November 3, 2021, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** City Council: Braden Mitchell, Councilmember/Mayor Pro-Tem

Brent Ellis, Councilmember

Alan Arnold, Councilmember  
 Bart Stevens, Councilmember

Steve Hilton, Councilmember

City Employees: Steve Brooks, City Attorney

Mike Eggett, Community Development

Scott Brenkman, Police Chief

Jared Sholly, Fire Chief

Michelle Marigoni, City Recorder

Excused: Norm Searle, Mayor

Visitors: Jake Tate Josh Yeates

**Welcome & Roll Call**

The City Council meeting began at 6:00 p.m. Councilmember Mitchell called the meeting to order and welcomed all in attendance, including all Council Members, City Staff, and all members of the public.

**Pledge of Allegiance**

Councilmember Mitchell asked Michelle Marigoni to lead the Pledge of Allegiance.

**Moment of Silence**

Mr. Mitchell called for a moment of silence in and asked those in attendance to continue to keep Mayor Searle in their thoughts, as well as police officers, fire fighters and council.

**Presentations and Reports**

1. **Mayor’s Report**

There was no mayor’s report.

1. **Council Assignment Reports**

Councilmembers had no reports from their various assignments.

1. **City Administrator Report**

Steve Brooks spoke about the difficulties with hiring and retaining employees, as well as wages and competition from other cities. He informed Council of a step increase, used as a stopgap, which was implemented while the former city administrator was in position; Mr. Cobabe and Mayor Searle had met with department heads to come up with this solution. Mr. Brooks explained this was implemented without Council being notified due to the chaos surrounding the previous administrator’s exit.

Mr. Brooks went on to explain there was no amendment necessary, as the budget allowed for it, and that it helped retain officers, public works employees, and the building inspector. He noted he was bringing this up now to make sure Council was aware of the change, and emphasized it is merely a “band-aid” as other cities are currently giving large wage increases.

Mr. Stevens inquired if the police department is currently fully staffed and asked if it would be possible to fill vacancies with part time officers.

Chief Brenkman explained part time officer positions do not work well, as there are very few officers who are willing to work part time and that reserves are not even used any longer. He commented many officers could easily leave for a six to eight dollar per hour increase, and that it may already be difficult to make budget for this year.

Mr. Stevens asked what the police department is having to go without. Chief Brenkman explained they are mainly trying to avoid making any purchases, running short, and not using overtime hours. He expressed concern that one big case would use the entire overtime budget, and that the fuel budget is also tight due to rising fuel prices. He stated morale begins to go down when people are overworked, short staffed, and being denied vacation time, and noted the current scale is out of date and that it needs to be looked at.

Mr. Arnold inquired if there was an annual fire report this year. Chief Sholly explained it should have been released by the former city administrator, prompting Mr. Arnold to show concern that there may be other things that were not completed.

Chief Sholly and Mr. Brooks reiterated that using part time employees for public safety is a nightmare. Mr. Arnold asked if it would be worth looking at academy applicants. Chief Brenkman answered, stating most cadets already have a job when they start the academy, as many agencies put them through. Chief Sholly mentioned he runs a fire academy, and that of 17 students 12 already had jobs. He informed Council the fire department is over 30% short on part time employees, but that he realizes the police department needs people more, and that fire is transitioning away from part time firefighters as well.

**Public Comment**

There was no public comment.

**Consent Items**

**1. Consideration of Meeting Minutes from October 19, 2021 Work Session and October 19, 2021 Council Meeting.**

Mr. Mitchell asked if there were any changes to the minutes from October 19. There were no changes. Councilmember Ellis motioned to approve the minutes. Councilmember Arnold seconded the motion. All Councilmembers were in favor and the minutes were approved.

**Action Items**

**Consideration of Ordinance #938 for proposed Riverdale Center VI Subdivision Amendment, property located at approximately 4171 South Riverdale Road, Riverdale Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering Group.**

Mr. Eggett went over the executive summary and explained there was a favorable recommendation from staff and Planning Commission to approve.

**MOTION:** Councilmember Arnold moved to approve the resolution and Site Plan Amendment.

**SECOND:** Councilmember Hilton seconded the motion.

**ROLL CALL VOTE:** All Councilmembers voted in favor.

**Consideration of Resolution #2021-25 for Final Site Plan approval of proposed Cheddar’s Scratch Kitchen, property located approximately 4171 South Riverdale Road, Riverdale Utah, 84405, as requested by Riverdale Center North, LLC/Cheddar’s and AWA Engineering Group.**

A motion to table was made by Mr. Arnold and seconded by Mr. Hilton. This item was tabled and will be addressed at an indefinite future meeting.

**Discussion and consideration of the disposition of property owned by Riverdale City and located on or about 1570 West Ritter Drive (2 pieces, old Howell property and Coleman sliver piece) including disposition options, appraisal, and rezone.**

Mr. Brooks explained the property was purchased for widening Ritter Drive, and that city staff need direction and authorization to start looking at options for this property, which would need to be rezoned from AG to R-1-6. He proposed Council to allow staff to move forward.

Mr. Stevens asked if the rezone would change the value of the land. Mr. Arnold replied that was irrelevant, asked if there should be a development agreement to prevent “projects” and keep lots the same, and noted the buyer should protect the integrity of the property.

Mr. Eggett added city staff is also looking for direction regarding rezoning. Mr. Stevens commented he felt a development agreement seemed heavy-handed and overbearing, and that there is no reason not to rezone the property to match the surrounding area.

Mr. Arnold inquired as to the lot size and whether a house could be bult there. Mr. Eggett and Mr. Brooks explained the zone would allow for a house and that the lot size is .23 acres.

Mr. Mitchell said he was on board to give the go ahead for this item, as all parties want it to be sold. All were in favor of moving forward.

**Comments**

1. City Council: None
2. City Staff:

Mr. Brooks gave an update on Mayor Searle and said the Veteran’s Day program video would be finished soon.

1. Mayor: None

**Adjournment.**

Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Ellis. All voted in favor. The meeting was adjourned at 6:40 p.m.