Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday April 19, 2022, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** City Council: Braden Mitchell, Mayor

Alan Arnold, Councilmember  
 Bart Stevens, Councilmember

Steve Hilton, Councilmember

Anne Hansen, Councilmember

Karina Merrill, Councilmember

City Employees: Steve Brooks, City Attorney

Mike Eggett, Community Development

Jared Sholly, Fire Chief

Shawn Douglas, Public Works

Scott Brenkman, Police Chief

Michelle Marigoni, City Recorder

Excused:

The City Council Work Session meeting began at 5:31 p.m. Mayor Mitchell welcomed all in attendance. It was noted for the record that all Councilmembers were present, as well as city staff.

**Pledge of Allegiance**

Mayor Mitchell asked Alan Arnold to lead the Pledge of Allegiance.

**Public Comment:**

Mayor Mitchell asked if anyone knew of any public comment. There was none.

**Presentations and Reports:**

**Mayor’s Report**

**City Administration Report**

Department Reports March

April Anniversaries Employee Recognition

Staffing Authorization Plans

Community Development Report

**Consent Items**

**Consideration to approve meeting minutes from:**

April 5, 2022 Council Work Session

April 5, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the April 5 meetings. There were no changes.

Consideration to set the following public hearings for June 21, 2022:

* Public Hearing to receive and consider comment(s) regarding adoption of the Final Riverdale City Budget for fiscal year 2022-2023.
* Public Hearing to receive and consider comment(s) regarding amending of the Final Riverdale City Budget for fiscal year 2021-2022.
* Public Hearing to receive and consider comment(s) regarding proposed amendments to the Riverdale City Code: Human Resources Manual (Referred to in 1-7-1), 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Salary of the Justice Court Judge.
* Public Hearing to receive and consider comment(s) regarding the nonreciprocal interfund activity transfer of resources utilized by the City’s General Fund as provided by the City’s Water Fund.

**Action Items**

**Public hearing to receive and consider comments regarding proposed Annexation Plat – AFCU/Riverdale LeFleur.**

**Consideration of Ordinance #948 to approve proposed Annexation Plat – AFCU/Riverdale LeFleur, as submitted by America First Credit Union and AWA Engineering.**

Presenters: Mike Eggett, Community Development and Michelle Marigoni, City Recorder

Mr. Eggett explained this is the last step for the city to approve the annexation. There have been no protests or notifications from Weber County. The plat in the packet is the final, updated plat. The Planning Commission recommended M-1 zoning, which the surrounding properties are zoned. The next step would be to send to the Lieutenant Governor’s office for certification, and Council can be notified when it is certified.

**Consideration of Ordinance #949 making amendments to Title 8 of the Riverdale City Municipal Code, specifically Chapter 6, regarding changes concerning the conveyance of water rights to the city on new development.**

Presenter: Shawn Douglas, Public Works

Mr. Douglas explained this change is due to the high-density development that is happening. The high-density units do not use the same amount of water as a single-family home. This will also require commercial properties to account for loss, which is usually about 16%. This is an average over a 20-year period.

Mr. Arnold asked for clarification regarding the “cash for water” portion of the code. Mr. Douglas explained this is only an option if there is extra water for the growth to happen. Mr. Arnold expressed concern about getting into the business of purchasing water shares. Mr. Douglas explained this is only when there are water shares for the city to sell to the developers. He explained he has been able to help developers find the shares so they can purchase them to turn them over to the city. Mr. Arnold noted he is not in favor of the ordinance with the cash option included, as it could cause problems in the future with developers. He does not approve of the “city discretion” language.

Mayor Mitchell also expressed concerns that there is the possibility the cash received for shares would not be enough to purchase shares in the future due to changing prices. Ms. Hansen asked if the funds are kept in a separate account, which Mr. Douglas confirmed. She asked Mr. Brooks if there was possible litigation if one developer was allowed to pay for shares but another was denied and had to bring shares. Mr. Brooks said they would need to prove discrimination. He noted not having this option at this time would essentially put a moratorium on development for apartments.

There was further discussion about water share types, development, drought conditions, and water market value.

**Comments**

1. City Council: None
2. City Staff: Mr. Brooks noted the Space Force flag has been added to the memorial in front of the building and gave kudos to Mr. Douglas and his staff.
3. Mayor: None

**Adjournment.**

Having no further business to discuss, the Work Session was adjourned at 5:58 p.m.