

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, May 17, 2022, at 6:00 p.m., at the Civic Center, 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
Nate Hennessy, Fire Department
Shawn Douglas, Public Works
Scott Brenkman, Police Department
Michelle Marigoni, City Recorder

Visitors:

Lori Fleming
Richard Copps
Wayne Higgs
Christopher Higgs

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor 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

Mayor Mitchell led the Pledge of Allegiance.

Moment of Silence

Mayor Mitchell called for a moment of silence in and asked those in attendance to keep in mind first responders and the role they play in keeping us safe, as well as world leaders, military, and city council as they make decisions.

Public Comment

There was no public comment.

Presentations and Reports

Mayor's Report

Mayor Mitchell – No report.

City Administration Report

Department Reports March –

- Sales tax continues to be strong and outpace last year, which is good.
- Fire code violations have been increasing. Code enforcement's workload has been steadily increasing.
- Community Center – non-residents use the pickleball and facilities more than Riverdale residents.
- Police Report – Aggravated assault on a police officer – shots fired at officers. Suspect ended up passing away, but luckily no officers were hurt.

May Anniversaries Employee Recognition – Shawn Douglas – 31 years.

Staffing Authorization Plans – Remains below authorization.

Community Development Report – A lot of things going on and it will continue to get busier.

Mr. Stevens and Mr. Hilton asked about the video from the shooting. Mr. Brooks said it may be possible for Council to view at a later date.

Consent Items

Consideration to approve meeting minutes from:

May 3, 2022 Council Work Session
May 3, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the May 3 meetings. There were no changes. Councilmember Arnold made a motion to approve the minutes, Councilmember Hilton seconded the motion. All were in favor and the minutes were approved.

Action Items

1. Discussion regarding agricultural zoning uses

Presenters: Steve Brooks, City Administrator/Attorney and Mike Eggett, Community Development

Councilmember Merrill disclosed that she may benefit from decisions made regarding A-1 Zoning.

Mr. Brooks, speaking as the city attorney, said it is his obligation to protect the city and residents. He said with pending court cases he would prefer not to discuss this at this time.

Motion: Councilmember Merrill motioned to table this item.
Second: Councilmember Arnold

Discussion on motion:

Mr. Stevens said this was all known prior to putting this on the agenda. He found the packet informational and would like to have a discussion. He asked why it would be brought up and then tabled.

Mr. Arnold said the discussion provides a balance of both sides to come up with the best things for Riverdale. He said the A-1 zoning does not really affect Riverdale any longer. A balanced discussion is necessary to make a decision that is best for Riverdale.

Mr. Stevens said this is an educational process of understanding, knowing, and learning, and there shouldn't be two sides.

Verbal Votes:

Councilor Arnold:	Yes
Councilor Stevens:	No
Councilor Hilton:	Yes
Councilor Hansen:	Yes
Councilor Merrill:	Yes

Motion passes 4 to 1. Item will be tabled.

2. Consideration of Resolution #2022-14 adopting drought rates for culinary water usage

Presenter: Shawn Douglas, Public Works

Discussion:

Mr. Hilton asked if this will be shown as the rate or as a surcharge. Mr. Cardon said it could be noted on the bill, but not separated in the rates.

Mr. Arnold suggested putting the information in the newsletter. Mr. Douglas said there may be a QR code in the newsletter and on a postcard that will link to the information. It will also be on the website. The rates will be based on Weber Basin's guidelines and drought ratings. These rates would be in effect through October 2022.

Councilmember Hilton asked if the proposal includes tiers based on usage. Yes, Mr. Douglas confirmed. Mr. Hilton asked why the river looks so high. Mr. Douglas explained this is due to snowmelt in drainages with no catch areas, below the reservoirs. Mr. Hilton suggested information regarding the river also be included in the newsletter.

Councilmember Arnold asked why there is a fee before water is used, and why trailer parks are different. Mr. Douglas said the state determines the differences.

Motion: Councilmember Arnold moved to approve Resolution #2022-14
Second: Councilmember Hilton

Discussion on motion:

Mr. Stevens said he did not like the term “drought rates”. Mr. Douglas said it is called the “drought conservation water rates”. Mr. Stevens asked that the full title be used in the newsletter.

Mr. Brooks said it will show “water rate during drought conditions” in the fee schedule. Mr. Arnold asked if the drought had been declared by the mayor. Mr. Brooks said it has been done verbally but needs to be done in writing, and that it will be done soon.

Roll Call Votes:

Councilor Arnold	Yes
Councilor Merrill	Yes
Councilor Hansen	Yes
Councilor Hilton	Yes
Councilor Stevens	Yes

All in favor, motion carried.

3. Consideration of Ordinance #950 implementing fees for violations of water restrictions

Presenter: Shawn Douglas, Public Works

Discussion:

Mr. Douglas said this one is self-imposed. Notices are being given based on complaints and observed violations at this time. Communication is being made face-to-face to educate residents. This is meant as back up for enforcement for serious violators. Many residents are concerned about the water and are willing to do what is needed for conservation.

Ms. Hansen referred to a clause regarding a class B misdemeanor and who would need to enforce that. Mr. Brooks said there could be a civil and a criminal penalty, though it does not generally come to a criminal case. If it did, a police officer would need to issue the citation.

Motion: Councilmember Arnold moved to approve Ordinance #950

Second: Councilmember Hansen

Verbal Vote:

Councilor Stevens	No
Councilor Hansen	Yes
Councilor Arnold	Yes
Councilor Merrill	Yes
Councilor Hilton	Yes

4. Discussion and consideration regarding Truth in Taxation process

Presenters: Steve Brooks, City Administrator/Attorney and Cody Cardon, Business Administration

Discussion: Mr. Brooks said more direction is needed and turned the time over to Mr. Cardon, who went over some of the information that was in the packet two weeks ago as a refresher.

Mr. Cardon explained the increase is in dollar amounts. Mr. Arnold asked what the amount being brought in is currently. Mr. Cardon said it is approximately \$750,000, and that a 100% increase would mean an additional \$750,000. The amount is what determines the rate, which changes based on property values.

Mr. Cardon went over the process for Truth in Taxation: A municipality must decide before June 21 if they want to increase tax rates. If there are two or more cities who want to raise rates, the county will publish a notice. The city specifies a dollar amount to be collected, and the county determines the rate that would accomplish this. The city is then required to publish notice one week before the hearing. Public hearings are held. The process is finished in September.

Mayor Mitchell said he will be gone the first week in August and asked if this could still be done, noting he wants to be present for all parts of the process. Mr. Cardon said the dates depend on the schedule, but it would most likely be in July.

Mr. Cardon explained this increase could fund 3 FF, 2 PO, Emergency manager, and a part time code enforcement employee.

The last tax increase was in 2007. Since then, cost of public safety has increased. Fire cost has nearly doubled. Mr. Cardon showed comparisons with Farr West City, and how their public safety cost with the county has tripled.

Mr. Stevens spoke about the difference between police and fire contracts with the county and fire districts, and that fire is assessed on taxes, but sheriff services are a fee paid by the contract cities.

Mr. Cardon asked Council for direction so he can make appropriate changes to the budget.

Ms. Hansen said it was compelling to hear about the staff shortages for police and fire and expressed the importance of having enough staff to handle the calls that come in and to take care of the residents. Considering a property tax increase is reasonable based on the current needs of public safety. She appreciates how hard the police worked to keep within budget. She understands there is growth in the city and retirements in different city departments that make staffing a critical issue, and that the city has likely met the end of being able to keep getting more efficient, with less staff. Giving Riverdale the ability to handle their calls also helps the surrounding cities who are needing to help our officers. Although the property tax is being geared toward public safety, the Council supports all of the staff and departments, and recognizes that by easing the burden in public safety this will take some of the pressure off of the General Fund budget to also benefit all of the employees.

Mr. Brooks said this increase would help drastically.

Mr. Stevens noted RC Willey closing will be about an 800,000 loss in sales tax, so the timing of this is crucial.

Mayor Mitchell said he is really trying to make sure the information is being put out correctly. He asked to keep the increase under 100% if at all possible, as he is not thrilled any increase has to be made, but that it needs to be done and it would be easier to digest if it was under 100%.

Mr. Stevens said he thinks people have been desensitized because everything is going up. The young people that are usually hired for public safety and public works are not applying because they can make more money somewhere else. We need to be competitive, which is difficult when seasonal and part time employees are needed. Many places are paying impressive wages and that is who we need to compete with and start paying.

Mr. Brooks said staff is looking for guidance on an amount, which would determine the rate. Mr. Cardon further explained the rate will also adjust with the county assessment of growth, so there is not a way to guarantee a percentage at this time. He asked that a decision be made on

Mr. Arnold said he is in favor of even the 100% increase, specifically for public safety. The police calls have been changing and becoming more volatile. Officers should not need to go on these calls alone. He will gladly talk to people about it if needed, even though he is up for reelection soon.

Mayor Mitchell asked for a consensus to move forward with process: All were in favor.

Mr. Stevens asked that the increase amount stay under one million. Ms. Hansen asked for a simplified table with numbers to make it easier to vote on the amount. Mr. Cardon informed council that he would have more information on numbers in June after the county assessments.

Mr. Arnold noted that Riverdale's low tax rate and lack of increases does not look good to the state, especially with the problem of sales tax changes coming up.

Richard Copps, a Roy resident, spoke up and said Riverdale is one of the lowest tax areas in the county.

5. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Act for the purpose of discussing the purchase or sale of real property (Roll call vote)

Presenter: Steve Brooks, City Administrator/Attorney

Motion: Councilmember Hansen moved to enter closed session

Second: Councilmember Arnold

Roll Call Votes:

Councilor Hilton Yes
Councilor Stevens Yes
Councilor Merrill Yes
Councilor Hansen Yes
Councilor Arnold Yes

The Closed Executive Session began at 7:16 pm

The Closed Executive Session ended at 8:25 pm

Comments

1. City Council:

- Stevens asked about the video from the shooting.

2. City Staff:

-

3. Mayor:

- Dave Leahy is going to resign from the veteran's committee and should have recognition.
- Thanks to city staff and how they work together, and their vast knowledge.

Adjournment.

Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Hilton and all voted in favor. The meeting was adjourned at 8:29 p.m.