

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, June 21, 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
- Karina Merrill, Councilmember

City Employees:

- Steve Brooks, City Attorney
- Cody Cardon, Business Development
- Mike Eggett, Community Development
- Jared Sholly, Fire Department
- Shawn Douglas, Public Works
- Scott Brenkman, Police Department
- Rich Taylor, Community Services
- Michelle Marigoni, City Recorder

Excused:

- Anne Hansen, Councilmember

Visitors:

- Christina Ercanbrack
- Stacey Haws
- Lorraine Brown
- Wayne Higgs
- Aaron Pfaff
- Joan Williams
- Lloyd Williams

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 except Councilmember Hansen, who was excused, City Staff, and all members of the public.

Pledge of Allegiance – Karina Merrill
Invocation – Steve Hilton

Public Comment

Lorraine Brown, candidate for US House of Representatives, introduced herself to the council and expressed her thanks and support for cities.

Stacey Haws asked for verification that the email addresses on the website get to council members. He said he has sent emails to councilmembers and asked that they try and respond to constituents.

Presentations and Reports

Mayor's Report

Mayor Mitchell – No report.

City Administration Report

Department Reports May – all reports are in the packet.

- Sales tax, page 10, reports show about a \$16,000 increase from May last year. A large sales tax contributor is now closed, which will greatly affect the budget. Relying on sales tax only is extremely risky moving forward.
- Monthly utility report, page 11, the average water use is 7000 gallons for residential and 44000 gallons for commercial.
- Pages 12 and 13 show the user fees, which are reflective of the amount of water used. The water usage usually increases heavily in May, but conservation has been working and the usage has stayed level.
- Crime activity is almost completely centered around Riverdale Road.
- Roy City is voting on closing the recreation center, which would affect Riverdale's residents.

May Anniversaries Employee Recognition – Jeff Woody 30 Years. Rich Taylor 8 years. Officer Phillips 6 years. City Recorder 1 year.

Mr. Brooks explained the reasons for the discrepancies on the website in the wages of the mayor, council, and judge.

Staffing Authorization Plans – Remains below authorization.

Community Development Report – Nothing new this month. Lowe's is working with Cheddar's and Chick-Fil-A, once the boundary issues are resolved they will be able to resume their projects.

Mayor Mitchell spoke about the Roy Recreation Complex.

Consent Items

Consideration to approve meeting minutes from:

June 7, 2022 Council Work Session

June 7, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the June 7 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. Public Hearing to receive and consider public comments regarding the following:

- A. Amending the Riverdale City budget for fiscal year 2021-2022.

Motion: Councilmember Arnold motioned to open the public hearing.

Second: Councilmember Hilton.

Public Hearing open.

No public comment.

Councilmember Hilton motioned to close the public hearing. Councilmember Arnold seconded the motion, all were in favor and the public hearing was closed.

- B. 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.

Motion: Councilmember Arnold motioned to open the public hearing.

Second: Councilmember Hilton

Public Hearing open.

Stacey Haws spoke about his time on the city council. He said he voted against budgets simply to avoid increasing the council salaries. He said the compensation seems overly generous. Councils make the decision on their wages and it is silly in a time of fiscal problems to increase the salaries. He asked that council justify their vote for the increase.

Wayne Higgs, who is a State of Utah employee, all they are receiving is a 3.5% COLA increase. He asked how the residents are going to fund the increases.

As there was no more public comment, Councilmember Arnold motioned to close the public hearing. Councilmember Hilton seconded the motion, all were in favor and the public hearing was closed.

- C. Nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund.

Motion: Councilmember Hilton motioned to open the public hearing.

Second: Councilmember Merrill

Stacey Haws said the spreadsheet in the packet didn't explain how the water was used. He is disappointed in the decision to not open the splash pad. Some watering of the parks could be cut back to have water for the splash pad. He is glad the city is accounting for the water usage.

Mr. Arnold said cutting back on the park watering will damage the grass due to people using it and going back and forth from the splash pad would damage the park if it was watered less. Mr. Douglas said there were many complaints last year about the splash pad running, and other cities are also not operating splash pads this year.

As there was no more public comment, Councilmember Arnold motioned to close the public hearing. Councilmember Hilton seconded the motion, all were in favor and the public hearing was closed.

D. Adopting the Riverdale City Acting Budget for fiscal year 2022-2023.

Motion: Councilmember Merrill motioned to open the public hearing.
Second: Councilmember Arnold

Mr. Haws commented when he was on city council, the way sales tax was distributed was changed. A point that came up at the time was that the state did not want to do anything for Riverdale because they have not increased property tax. Budgets were cut, and it seemed to be easier than it should have been. He disagreed with a property tax increase without a specific project for the increase in funds. He spoke about the local option sales tax increase that was added by the state. He opposed taking the full amount of that as well. He said the sales tax issue is again being dumped on the residents and water rates are having to be increased 40% because it should have been done the last two years. Residents will have higher bills even if they continue to conserve. He knows a lot of people who will have a hard time paying for the raised water rates and the rates should be raised more slowly over a few years. All of the increases at the same time are too much.

Becky Mitchell said she has seen much about the city council. Rates should have probably been raised, but the city needs to supply core services and, though it is unfortunate, rates need to be raised. City council does not often give themselves raises. She wants the public to know that the council and mayor try to do what is best for the citizens.

As there was no more public comment, Councilmember Arnold motioned to close the public hearing. Councilmember Hilton seconded the motion, all were in favor and the public hearing was closed.

2. Consideration of Ordinance #952 amending the Riverdale Municipal Ordinance Code, Title 8, Chapter 6, to better clarify, define and implement sections concerning the conveyance of water rights to the city on development in Riverdale City.

Presented by Shawn Douglas

Mr. Douglas said some changes were made after the last meeting. The fee in lieu of water shares was returned with a specified amount. A credit for redevelopment based on the last four years usage. Using xeriscape will allow for a credit, which should encourage commercial properties to use it.

Mr. Arnold expressed appreciation for Mr. Douglas's work. He said he has an issue with the credit for secondary water, as Pineview should only be included and not the Weber Basin system, as the Weber Basin water is controlled by ownership of water shares. Mr. Douglas clarified that the secondary water in a pressurized system is attached to the property, not shares.

Motion: Councilmember Arnold motioned to approve Ordinance #952 as written.
Second: Councilmember Hilton

Discussion on motion:

Verbal Vote:

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

Motion passes 3 to 1.

3. Consideration of Ordinance #951 and proposed amendments to the Riverdale City Employees Classification/Compensation Plan (referred to in RCC 1-7-1) concerning employee step and grade schedule, 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Justice Court Judge.

Presented by Cody Cardon

Mr. Brooks clarified the difference between the current budget and next year's budget.

Mr. Arnold said the council and mayor jobs are difficult and involved. People should be compensated for the work they do. He has been giving a full explanation to everyone who asks. Taking away an increase from a sitting council also takes away from future councils. He said the mayor deserves the increase, even if he does not want to take it. He feels any city council member should be able to decline the increase or accept it. He thinks the Planning Commission should also be paid more. He said he would be okay with a 4% increase instead of 7.99%.

Mr. Stevens said this is a public service, and no one is forced to do it. He feels it is well compensated. Services means that the increase should not be taken at all. Two city council members are new and shouldn't raise taxes and give themselves increases in their first years.

Mr. Cardon said incremental changes are being made because it is easier than having huge increases after many years. This is easier to have done annually from an accounting standpoint.

Mayor Mitchell commented that he has been on the council for 10 years, and most of the years the raises were not taken. When they were, it was during good fiscal years. Competitive pay is necessary to get people to run for these positions. The other increases will make it difficult to accept the increase in pay.

Mr. Arnold said the staffing numbers are the same as they have been in 2005. Public Safety is his number one concern, but council is a job and should be compensated fairly.

Motion: Councilmember Arnold motioned to approve Ordinance #951, with the city council receiving a 4% raise with the option for any member to opt out of the salary or a portion thereof, and to raise the justice court judge and employee salaries as stated in the packet.

Second: Councilmember Merrill

Vote:

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

Motion passes 3 to 1.

4. Consideration of Resolution #2022-17 containing the city's 'not to exceed' Property Tax Rate of 0.001420, which exceeds the Weber County Auditor's Certified Tax Rate and will require the city to go through the Truth in Taxation process.

Presented by Steve Brooks and Cody Cardon

Mr. Cardon commented there are finally numbers from Weber County, which are included in the packet information. He went over the numbers in the packet and explained how the tax rates work. A tax rate of 001420 would generate an additional 750,000 in property taxes, some of which will go to fuel costs. .000729 is the maximum without a truth in taxation hearing.

About 9% of residents' taxes go to Riverdale City. The average residence in Riverdale is \$477,000. The average resident would be increased \$373 per year instead of \$191, which is around \$15 per month. This would be about a 94% increase. This is setting the maximum allowed tax rate, but the rate could be decided on at a lower amount during the process.

Mayor Mitchell asked where this rate would put Riverdale compared to other cities in the county. Mr. Cardon said it would still be on the lower end or the middle. Property tax is also assessed from commercial entities in the city. He mentioned public safety costs have basically doubled.

Mr. Stevens asked what the standard used for accounting was. Mr. Cardon informed him it is GASB, which suggests (as a best practice) property tax as the main source for public safety costs.

Mr. Arnold commented that many of Riverdale's police officers are needing to draw weapons weekly and are in harm's way frequently. Fire has times when there is only one firefighter in a fire truck because an ambulance is out. Increases are needed for public safety. He said he is not big on raises and increases, but that it needs to be fair and someone who is putting their life on the line needs to be compensated, but also needs to be safe and have backup so they can go home at night.

Mrs. Merrill said information given at previous meetings made it impossible to not understand the demand, with compelling evidence. She asked residents to go back and watch the meetings, and to speak to those affected directly.

Mr. Hilton said none of council takes joy in raising any taxes or fees, and it means they are also raising their own taxes and fees. Previous councils have opted not to make increases, and it has come to a point where something must be done. The city must be able to provide the services and employees. There is little other choice at this point. While 100% increase sounds scary, the dollar amount per citizen is extremely reasonable. Everyone is doing this because it is necessary and there is no choice but to do what previous councils have been unwilling to do.

Mr. Arnold mentioned senators and legislators have been approached, and none of them want to hear about Riverdale's plight due to the low property tax and the large commercial district. They are not sympathetic to Riverdale. He encouraged citizens to contact representatives.

Mr. Hilton said Riverdale has been able to enjoy an artificially low tax rate due to sales tax, but that is coming to an end. The city has been underfunded and employees have done a great job at absorbing the extra work. Recent fires have been embarrassing with one fire fighter showing up and having to wait for other cities to help. The safety and quality of service need to be supported, as well as the outstanding employees. Riverdale has top notch employees, and the citizens don't want to downgrade.

Mrs. Merrill spoke about being in the middle of an emergency situation and being grateful to have a Riverdale officer show up quickly. A dollar amount cannot be put on it.

Motion: Councilmember Arnold motioned to approve as written in the packet.

Second: Councilmember Hilton

Discussion:

Vote:

Councilor Hansen	Excused
Councilor Arnold	Yes
Councilor Hilton:	Yes
Councilor Stevens:	Yes
Councilor Merrill:	Yes

Motion passes unanimously.

5. Consideration of Resolution #2022-18 to adopt the city's Tentative Acting budget for fiscal year 2022-2023.
Presented by Cody Cardon

Mr. Arnold said he is fine with the budget other than the cost for the new furniture. He would be in favor to pass the budget with that stricken.

Mr. Stevens said there is no reason to strike that, it needs to be there but could be modified.

Mr. Arnold said the item would not come back to the council, and if it's not in the budget then it can't be spent.

Mr. Cardon explained that the request is due to some employees who need better working conditions as the desks are 25+ years old.

Motion: Councilmember Arnold motioned to approve Resolution **2022-19**, striking the allotted amount for new office furniture.

Second: Councilmember Stevens

Discussion: This motion was numbered incorrectly. The resolution in question was 2022-18. Motion stricken.

Motion: Councilmember Arnold motioned to approve Resolution 2022-18.

Second: Councilmember Stevens

Vote:

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

Motion passes 3 to 1

6. Consideration of Resolution #2022-19 to amend the fiscal year 2021-2022 budget.
Presented by Cody Cardon

Mr. Cardon explained this increases a transfer to the capital projects fund and cleans up the budget for year end.

Motion: Councilmember Arnold motioned to approve 2022-19.

Second: Councilmember Hilton

Discussion:

Vote:

Councilor Merrill:	Yes
Councilor Hilton	Yes
Councilor Stevens:	Yes
Councilor Arnold :	Yes
Councilor Hansen:	Excused

Motion passes unanimously

7. Consideration of Resolution #2022-20, approving the nonreciprocal interfund transfer of resources used by the city's General Fund as provided by the city's Water Fund. The estimated value of these culinary water services is \$80,000. *Presented by Cody Cardon*

Mr. Arnold clarified that this water is used for city purposes. Mr. Douglas explained this is metered water for the parks, city buildings, and others for the city use.

Motion: Councilmember Arnold motioned to approve Resolution 2022-20 as written.

Second: Councilmember Hilton

Discussion:

Vote:

Councilor Arnold:	Yes
Councilor Merrill	Yes
Councilor Hansen:	Excused
Councilor Hilton:	Yes
Councilor Stevens:	Yes

Motion passes unanimously

8. Consideration of Resolution #2022-21 to approve the 2022-2023 Consolidated Fee Schedule.

Motion: Councilmember Arnold motioned to approve Resolution #2022-21 to approve the 2022-2023 Consolidated Fee Schedule as shown in the packet.

Second: Councilmember Merrill

Discussion:

Vote:

Councilor Hansen	Excused
Councilor Arnold	Yes
Councilor Hilton:	Yes
Councilor Stevens:	Yes
Councilor Merrill:	Yes

Motion passes unanimously

9. Review Fraud Risk Discussion for submission to the state auditor's office.
Mr. Cardon went over the Fraud Risk Assessment, which was included in the packet. This presentation is to show Riverdale City is low risk for fraud.

10. Consideration of Resolution #2022-22 increasing the city's capitalization threshold, defining for financial reporting what is considered a capital asset, from \$2,000 to \$7,500.

Motion: Councilmember Hilton motioned to approve Resolution 2022-22 increasing the city's capitalization threshold, defining for financial reporting what is considered a capital asset, from \$2,000 to \$7,500.

Second: Councilmember Arnold

Discussion:

Vote:

Councilor Merrill:	Yes
Councilor Hilton:	Yes
Councilor Stevens:	Yes
Councilor Arnold:	Yes
Councilor Hansen:	Excused

Motion passes unanimously

11. Discussion regarding July 5, 2022 City Council Meeting.

Mr. Brooks informed council that, there are several items that may be on the July 5 agenda, so it would be best to have a meeting on that day. Mr. Stevens said the very well-paid councilmembers should attend the meeting. Mr. Arnold said meetings should not be cancelled unless it is actually on the holiday. Mayor Mitchell said he has told several people their item would be on the agenda for that date.

Comments

1. City Council:

- Mr. Stevens mentioned he had an email from the mosquito abatement that he would send to Mayor Mitchell.

2. City Staff:

- Jared Sholly commented about the ambulance service, and how the previous service was not good. The ambulance has had a tremendous positive impact on the city and allows the fire department to manage in a more flexible way. The ambulance service was not a mistake.
- Rich Taylor invited councilmembers to participate in the parade and any other Old Glory Days activities they would like. He asked them to fill out the comment card for the parade and to communicate the use of vehicles for the parade (vehicles, drivers, personal vehicles, etc.) Mr. Arnold asked for the candy to not be provided by the city, as councilmembers can purchase their own.
- Rich Taylor invited councilmembers to enjoy food behind the fire station.
- Mr. Douglas thanked council and the mayor for making hard decisions and for their support of staff. Mr. Arnold said every resident he talked to was supportive of these decisions after receiving an explanation.

3. Mayor:

- Recognized Mr. Eggett for providing information for the bus tour, which was better than any other city's information on the tour. The participants were amazed by the information given.

Adjournment.

Having no further business to discuss, Mayor Mitchell called to adjourn the meeting. The meeting was adjourned at 8:00 p.m.