

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 19, 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 Bart Stevens, Councilmember Steve Hilton, Councilmember Anne Hansen, Councilmember Karina Merrill, Councilmember
City Employees:	Steve Brooks, City Attorney Cody Cardon, Business Development Mike Eggett, Community Development Jared Sholly, Fire Department Scott Brenkman, Police Department Michelle Marigoni, City Recorder
Excused:	Alan Arnold, Councilmember
Visitors:	Pastor Sitterood Garcia Family

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 Arnold who was excused, City Staff, and all members of the public.

Pledge of Allegiance – Cody Cardon

Invocation – Pastor Sitterood, Alpine Church

Public Comment

The Garcia Family, who lives on Parker Drive, spoke about the lighting on Parker Drive. The lights are spaced far between and are dim, so it does not feel safe. It is a busy road, and they are hoping for some LED lighting or more lights. They offered their property to install a light if necessary. They also live across from the sound wall on the freeway, and the land in front of the wall is full of weeds, is dry and a fire hazard, and does not look nice. They asked to have it maintained more.

Mr. Brooks and Mr. Stevens explained the freeway side of the road is state property, maintained by UDOT. Mr. Brooks indicated he would speak with Public Works and see if there was anything they could do about the light.

There was no other public comment.

Presentations and Reports

Mayor's Report

Mayor Mitchell

- Riverdale city is working through applicants to assist with the general plan update.
- Randy Koger's report shows he is very busy and does a great job and deserves recognition.

City Administration Report

Department Reports June

July Anniversaries Employee Recognition

- Randy Koger, 32 years
- Brandon Peterson, 20 years
- Lynn Wright, 19 years
- Ryne Schofield, 5 years
- Travis Dahle, 5 years
- Sherri Brown, 5 years
- John Vandyke, 5 years

Staffing Authorization Plans – Remains below authorization. The police department is currently trying to hire an officer and are not getting many applications.

Community Development Report – Chick Fil A will be closed for 4 to 6 months for their remodel. Fiiz, HomeGoods, and Sierra Trading Post are coming soon.

Legislative Summary Report

Mr. Brooks reported there are some possible solutions for water share problems in the works with Weber Basin.

Consent Items

Consideration to approve meeting minutes from:

July 5, 2022 Council Work Session
July 5, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the July 5 meetings. There is one change in a misspelling of Anne Hansen's name.

Councilmember Hilton made a motion to approve the minutes with the change applied. Councilmember Merrill seconded the motion. All were in favor and the minutes were approved.

Action Items

- 1. Motion to approve a new liquor license local consent for Maverik, located at approximately 1472 West Riverdale Road, Riverdale Utah 84405.**

Motion: Councilmember Hansen motioned to approve the new local consent

Second: Councilmember Hilton

Discussion on motion:

Verbal Vote:

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

Motion passes unanimously.

- 2. Consideration of Ordinance #954 regarding proposed rezone request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H – 39th Street, LLC.**

Matthew Steiner is present representing H&H. Mr. Eggett went over the executive summary and information provided in the packet.

Mr. Eggett noted if the rezone is approved, the mobile homes will be able to stay as a non-conforming use until the proper processes have been completed and notifications made.

Mr. Steiner addressed the council to answer any questions. He said they are excited to be back with the rezone. The property has been difficult and Covid has made it worse. They have not been able to evict residents who are not paying rent. The group that owns it also manages three other parks along the Wasatch front, and it has been nearly impossible to bring it up to current standards. This would give them a chance to make it a more viable piece of property.

Mr. Hilton asked about the issues they have had. Mr. Steiner said on an average month, 45 to 50 of 55 tenants pay monthly. This month, 26 have not paid. Code enforcement from January and March show 9 and 14 violations respectively. There are a lot of health and safety issues, and the owners have no recourse to enforce the codes as they are not able to go into the trailers. When the owners took over, they evicted many residents and demolished many old trailers. New trailer leases have not been able to go in, so RVs and squatters move in frequently. There is crime, sabotage, and other things making it very difficult to manage. This also causes problems for the good tenants, who want things fixed up and are frustrated that it is not safe to live there.

Mr. Hilton asked if it is viable to upgrade to allow the new sized mobile homes. Mr. Steiner said there have been evaluations for sewer improvement, but they stopped once the conversation about rezone began.
Mr. Stevens asked why this is being proposed as R-4. Mr. Steiner said the owners feel this would enable the property to be financially viable and a good fit. They have evaluated different products for the property, but nothing has been decided for sure.

Mr. Stevens asked if the owners also owned the lot across the street. They do not.

Motion: Councilmember Hilton made a motion to approve Ordinance #954 regarding proposed rezone request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 671 West 4400 South. He believes the property owner has made a compelling case that the property would be better served to be redeveloped. There are problems and it has only gotten worse over the years.

Second: Councilmember Hansen

Discussion on motion:

Mr. Stevens said something needs to be done, but he thinks R-3 would be better. The density is concerning to him.

Roll Call Vote:

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

Motion passes 3 to 1.

3. Consideration of Resolution #2022-26 adopting the Interlocal Cooperation Agreement for Hazardous Materials Recovery and Cleanup.

Chief Sholly explained this gives the opportunity to clean up messes to many companies.

Motion: Councilmember Stevens motioned to approve Resolution #2022-26.

Second: Councilmember Hilton

Discussion on motion:

Roll Call Vote:

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

Motion passes unanimously.

4. Consideration of Resolution #2022-27 adopting the amendment to the Interlocal Cooperative Agreement for seal and secure services.

This is a good agreement to rotate through companies

Motion: Councilmember Hilton motioned to approve Resolution #2022-27

Second: Councilmember Merrill

Discussion on motion:

Roll Call Vote:

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

Motion passes unanimously

5. Approval of Lease of Infrastructure Agreement with Eminent Technical Solutions (ETS) for the City's communication tower located near the city's water tanks and Roy Water Conservancy District's facility.

Mr. Cardon briefly explained this is for the 60-foot tower above Ritter Drive that ETS has been maintaining. This lease agreement is to allow other clients of ETS to utilize the tower, while protecting the city's property and recuperating some of the costs from installing the tower.

Councilor Stevens moved to approve the Lease of Infrastructure Agreement with ETS.

Second Councilor Hansen

All in favor, none opposed.

6. Approval of Master Service Agreement renewal with Eminent Technical Solutions (ETS) with updated pricing.

Mr. Cardon explained this is a renewal of an existing agreement for IT Services with updated pricing. The agreement is updated every three years.

Councilor Merrill moved to approve the Master Service Agreement renewal with ETS, including updated pricing.

Second Councilor Hansen

All in favor, none opposed.

Comments

1. City Council:

2. City Staff: Mr. Brooks congratulated Rich Taylor and Community Services for Old Glory Days. He also reported the fiber optic company is going to be moving forward soon.

3. Mayor: Water usage for the city is significantly lower than last year. The residents and businesses are doing a great job. He will not be present at the next council meeting and Councilmember Arnold will be filling in.

Adjournment.

Having no further business to discuss, Hilton called to adjourn the meeting. Councilor Hansen seconded. The meeting was adjourned at 6: 46 p.m.

Date Approved: 8/2/2022