

**Riverton City, Utah
CITY COUNCIL MEETING
Minutes
October 4, 2022**

**Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065**

Attendance:

Mayor Trent Staggs

Councilmembers:

Councilmember Tish Buroker
Councilmember Tawnee McCay
Councilmember Troy McDougal
Councilmember Sheldon Stewart
Councilmember Claude Wells

City Staff:

David Brickey, City Manager
Kevin Hicks, Administrative Services Director
Jamie Larsen, City Recorder
Jason Lethbridge, Development Services Director
Cary Necaise, Deputy Public Works Director
Stacie Olson, Water Manager
Chief Don Hutson, Riverton Police Department
Ryan Carter, City Attorney
Casey Saxton, Communications Director
Chief Wade Watkins, Unified Fire Authority
Sheril Garn, Director of Events and Operations

Mayor and Council Informal Meeting

WORK SESSION – 5:45 PM

Call to Order

Mayor Staggs called the Work Session to order at 5:43 PM and conducted a roll call. Councilmembers Buroker, McDougal, Stewart and Wells were present. Councilmember McCay joined the Work Session at 6 PM.

Presentations

South Salt Lake Valley Mosquito Abatement District Presentation

Dan McBride, Assistant District Manager, presented information about the mission of the South Salt Lake Valley Mosquito Abatement District. This presentation is included in the packet.

Unified Fire Authority Standards of Cover

Chief Wade Watkins presented Unified Fire Authority's Standards of Cover. This presentation is included in the packet.

Mayor Staggs commented that Riverton City's total response time is about 10 minutes and that tracks with urban response times around the valley. He also commented that the average standard is about 17 firefighters per incident.

Councilmember Buroker asked how the facility maintenance is managed at the three fire stations. Sheril Garn, Events and Operations, said that anything under \$5,000 is handled by Unified Fire Authority, otherwise Riverton is responsible to take care of repairs. She said that money should be included in the upcoming budget for larger repairs.

Councilmember Buroker asked if there is a capital facility improvement plan. In response, Kevin Hicks, Administrative Services Director, said there is \$100,000 set aside for capital improvements in the RFSA budget.

Councilmember Stewart said the lease agreement between UFSA and Wildland on Station 120 should be reviewed as it relates to capital improvements. Councilmember Stewart explained the current standard of cover and said this standard is included in the budget.

Councilmember McDougal asked clarifying questions about the standards of cover and how mutual agencies could respond.

Councilmember Buroker asked about fire drills at local schools. Chief Watkins said emergency drills are conducted regularly at all of the local schools. Councilmember Buroker said it would be helpful to see a report detailing the fire inspections that happen at Riverton businesses.

Discussion Items

Update Regarding Transportation Issues and Literary Opportunities

Mayor Staggs explained that he was appointed in February 2022 to be on the UTA Advisory Board. The three trustees are empowered to handle the budget and the local advisory board does not have much authority. In the south end of the valley, UTA has pulled out all bus routes and implemented the Via app for transit. Salt Lake City and the Southwest cities of South Jordan, Riverton, Herriman and Bluffdale have roughly the same population which equates to each of these two areas representing 17% of the county population. However, in comparing Salt Lake City to the Southwest cities, the bus stops are 32% compared to 2%, the rail stations are 48% compared to 5%, the riders are 50% compared to 2%. Sales tax revenue for mass transit totals \$260 million for Salt Lake County, \$75 million comes from Salt Lake City, \$27 million comes from the Southwest cities. In the operational budget, the expenses are shown by mode and it was determined that the costs in the southwest are only \$6 million whereas, Salt Lake City is \$103 million in costs.

Mayor Staggs explained that he would like to encourage the Southwest neighbors to reach out to the trustees while they are considering the budget this year about these discrepancies.

Councilmember McDougal said that UTA has a reduction in fee for Salt Lake City residents who ride mass transit. Every year the disparity will increase and the Southwest cities will not get the services they need unless something changes. The growth is tremendous in the Southwest cities and mass transit needs to be an option to help with traffic issues.

Councilmember Stewart said there are other funding mechanisms that UTA uses that should be researched. He tried to get a bill passed that would require UTA to be transparent on reporting and Carlton was able to get it killed.

Councilmember McCay expressed appreciation for the Mayor's information on UTA. She explained she found similar disparities in the way that TRCC funding has been distributed over the past years. She will continue to fight for cities that have been underfunded and hopes that Riverton will receive about \$1 million in TRCC funding. She would like to apply for TRCC funding every year and partner with surrounding cities on projects. She said the cities need to have a 50% match in order to get funding.

Mayor Staggs explained that the Salt Lake County Library System Board consists of 9 members, only one of which is elected, County Councilmember Snelgrove. He provided an excel spreadsheet and other supporting documents for both Salt Lake County libraries and the Murray library that are included in the packet.

Mayor Staggs said the County was contemplating tearing down the Riverton library and building a 30,000 square foot facility which would cost \$38 million. He plans to give Riverton residents additional information so they can approach their elected officials and provide comment.

Councilmember Stewart asked for budget information for each branch in the Salt Lake County Library System.

Mayor Staggs asked that Item 14 c be pulled from the Consent Agenda because they have obtained additional information from the Jordan Valley Water Conservancy District. Application was made to the Conservancy District for an 80/20 split. The Conservancy District came back with an 40/60 split, with 60% paid by Riverton and 40% paid by the Conservancy District.

Mayor Staggs explained that Councilmember Stewart will give notice to the City Council that he will be leaving on December 31 given that he was elected to the County Council. Mayor Staggs asked if Councilmembers would be available on January 3 to conduct interviews for the Riverton Council seat.

Adjournment of Work Session

Councilmember Stewart **MOVED to adjourn the Work Session**. Councilmember McDougal **SECONDED** the motion. Mayor Staggs called for a vote; the vote was as follows: Buroker-Yes, McCay-Yes, McDougal-Yes, Stewart-Yes and Wells-Yes. The motion passed unanimously. The Work Session adjourned at 6:58 PM.

COUNCIL MEETING – 7:00 PM

Call to Order

Mayor Staggs called the Riverton City Council Meeting to order at 7:05 PM and conducted a roll call. Councilmembers Buroker, McCay, McDougal, Stewart and Wells were present.

Prayer / Pledge of Allegiance

Sheril Garn offered the invocation and Chief Watkins led the Pledge of Allegiance.

Citizen Comment

Mayor Staggs called for public comments;

Randy Smith, President Riverton Baseball, thanked Riverton City for their support. The Riverton Baseball Board's goal was to improve communication with City staff and they feel like they have done that. Riverton Baseball had 1,256 youth participate, 1,544 games, and 105 teams between fall and spring seasons. He said that 77% of the youth in the program are from Riverton.

Councilmembers expressed appreciation for the Riverton Baseball program.

Mayor Staggs called for additional public comments; there being none, he closed the Public Comment period.

Mayor/Council Reports

Councilmember McDougal – No Report.

Councilmember McCay reported that she will be interviewing to continue her board position for the Utah League of Cities and Towns.

Councilmember Stewart – No Report.

Councilmember Buroker commented that they have reached their goal for Wreaths Across America.

Councilmember Wells said thank you to Sheril Garn for the Live in Real Life Event. He also reported that he was able to spend time at Fire Station 121 and appreciated the opportunity to learn from them.

Consent Items

Mayor Staggs presented the following Consent Agenda:

- a. Minute Approval: September 20, 2022;
- b. **Resolution No. 22-61** – Authorizing a Purchase Order Contract be issued to Bowen, Collins & Associates for the Engineering Design and the Construction management of the 11800 South West Waterline Project, between 2700 West and 3600 West;
- c. **Resolution No. 22-62** – Approving Riverton City's Entry into a Member Agency Water

- Conservation Funding Agreement with Jordan Valley Water Conservancy District; and
- d. **Resolution No. 22-63** – Approving Performance Bond Release for Starbucks 126 (8277).

Mayor Staggs asked that Item c. be removed from the Consent Agenda.

Councilmember Stewart **MOVED that the City Council approve the Consent Agenda with the removal of Item c.** Councilmember McCay **SECONDED** the motion. Mayor Staggs called for discussion on the motion. Mayor Staggs called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, McDougal-yes, Stewart-yes, and Wells-yes. The motion passed unanimously.

Public Hearings

Ordinance No. 22-22 – The Master Development Agreement for Riverton Ranch Estates, establishing requirements, standards, and parameters for development of approximately 3.2 acres located at 13040 S Redwood, and including approval of an eight (8) lot private lane subdivision on that property

Mr. Lethbridge explained this item was continued from the September 20, 2022 City Council Meeting. Riverton City is proposing approval of a Development Agreement establishing requirements, standards, and parameters for development of approximately 3.2-acres located at 13040 S Redwood Road, including approval of an eight (8) lot subdivision of that property, with all lots accessing a private lane.

Mr. Lethbridge said the property is currently zoned R-3-SD, a single-family residential zone, with 1/3 minimum lot sizes. The zoning and general plan designations were previously approved by Riverton City. The subdivision accesses Riverton Ranch Road via a private drive, and the applicant has proposed a gate as part of the development. The lane and configuration and location of the gate has been reviewed by the Riverton City's Unified Fire Authority representative.

Ryan McDougal, Applicant, commented that he wanted to continue the hearing until the development agreement was correct. He said the redlines he submitted are still outstanding and he would prefer to have 100% of the redlines signed off before entering into the master development agreement.

Councilmember McCay said she would like to have the gate on lot 104 removed. Mr. McDougal said the gate was placed there to minimize the traffic going in and out of the neighborhood.

Mr. Lethbridge explained the redlines were clean up items, the conditions are small and will be completed by the engineer and sent to the applicant tomorrow.

Councilmember Buroker said that approving this project at this time would move the project along quicker and said that continuing the public hearing would be very confusing for residents.

Mayor Staggs asked if the redlines would significantly impact this development. Mr. Lethbridge said no.

Mayor Staggs called for public comments;

Mike Ducharme said he reviewed the documentation and is concerned with the amount of fencing along the property. He expressed concern for the property being functional once it is approved.

Mayor Staggs called for additional public comments; there being none, he closed the public hearing.

Councilmember Buroker **MOVED** that the City Council adopt Ordinance No. 22-22, the Master Development Agreement for Riverton Ranch Estates, establishing requirements, standards, and parameters for development of an eight (8) lot private lane subdivision accessing a private lane at approximately 13040 S. Redwood Road as presented with the following conditions: 1) redline corrections and issues be corrected prior to recordation of the subdivision plat; and 2) solid fencing, consistent with Riverton City's ordinance requirements, be installed on the subdivision boundaries, including solid masonry fencing on Redwood Road. Councilmember McCay **SECONDED** the motion. Mayor Staggs called for discussion on the motion.

Councilmember McCay thanked the applicant for helping the City by taking a remnant piece of land and designing the subdivision to accommodate it.

Councilmember Wells said the Council should respect the applicant and continue the hearing.

Mayor Staggs called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, McDougal-yes, Stewart-yes, and Wells-yes. The motion passed unanimously.

Discussion/Action Items

Signage Project Report

Casey Saxton, Communications Director, reported that as of last week, the signage project is complete. This project has been very frustrating for him but thinks they ended up with something very nice. He thanked City staff for their help in completing the project and turned the time to Brook Bowen, Communications Department.

Mr. Bowen explained the branding concepts that were used to create the signs throughout the City. Mr. Bowen and Mr. Saxton presented the signage project report which is included in the packet.

Mr. Saxton asked if the Council would like to connect the sign southbound on Mountain View Corridor to electricity. All councilmembers agreed to connect the sign to electricity.

Mr. Saxton explained that the landscaping surrounding the sign on 12600 South needs to be improved. He asked the Council to consider if they would like to budget money to improve this area.

Councilmember McCay and Councilmember Buroker would like to have the entire area cleaned up and beautified. Councilmember McDougal asked the Council to consider landscaping that can be maintained easily from year to year.

Mayor Staggs explained that this project was budgeted from the RDA fund.

Code Enforcement Discussion

Ryan Carter, City Attorney, said this item was not ready to come before the Council.

Upcoming Meetings

- a. October 18, 2022 – Work Session & City Council Meeting
- b. November 1, 2022 – Work Session & City Council Meeting
- c. November 15, 2022 – Work Session & City Council Meeting
- d. December 13, 2022 - Work Session & City Council Meeting

Closed Session

- a. Discussion of the character, professional competence, or physical or mental health of an individual.
- b. Strategy session to discuss pending or reasonably imminent litigation.
- c. Strategy session to discuss the sale, purchase, exchange or lease of real property, including any form of a water rights or water shares.

At 8:05 PM, Councilmember Stewart **MOVED** to convene in a Closed Session to discuss the character, professional competence, or physical or mental health of an individual, the pending or reasonably imminent litigation, or the sale, purchase, exchange or lease of real property, including any form of a water rights or water shares. Councilmember Stewart also **MOVED** to adjourn the City Council meeting at the conclusion of the Closed Session. Councilmember Wells **SECONDED** the motion. Mayor Staggs called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, McDougal-yes, Stewart-yes and Wells-yes. **The motion passed unanimously.**

The City Council meeting resumed in a Closed Session at 8:16 PM. Minutes for the Closed Session were taken and recorded and are now on file as a Protected Record.

Councilmember McDougal **MOVED** to adjourn the Closed Session at 9:15 PM. Councilmember McCay **SECONDED** the motion. Mayor Staggs called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Buroker-yes, McCay-yes, Stewart-yes, McDougal-yes, and Wells-yes. **The motion passed unanimously.**

Adjournment

As previously noted, Councilmember Stewart **MOVED** to adjourn the City Council Meeting at the conclusion of the Closed Session. Councilmember Wells **SECONDED** the motion. All voted in favor and the motion passed unanimously. The meeting adjourned at 9:15 PM.

Approved: CCM 10.18.22