

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 1, 2015, at 6:05 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

City Council: Norm Searle, Mayor  
Don Hunt, Councilor  
Braden Mitchell, Councilor-communicated over telephone until 7:33 PM  
Brent Ellis, Councilor  
Gary E. Griffiths, Councilor  
Michael Staten, Councilor

City Employees: Rodger Worthen, City Administrator  
Steve Brooks, City Attorney  
Dave Hansen, Police Chief  
Shawn Douglas, Public Works Director  
Mike Eggett, Community Development Director  
Jackie Manning, City Recorder

Visitors: Charles Kerkvliet Dave Leahy Lucille Kelly  
Mark Loucks, HAFB Brian Wesoloski, HAFB Lloyd High  
Ed Zuelke, HAFB Jan Ukena, HAFB

**A. Meeting Called to Order**

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members. He stated Councilor Mitchell is attending via telephone conference this evening and welcomed all members of the public.

**B. Pledge of Allegiance**

Mayor Searle invited Mr. Brooks to lead the Pledge of Allegiance.

**C. Moment of Silence**

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decision this evening.

**D. Open Communications**

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

Lloyd High, 5100 South 1050 West #111G Riverdale, Utah provided information regarding the free legal help available to Mobile Home residents through the University of Utah. He has been in contact with Linda Smith, University of Utah director, who will be sending more information soon. He stated as soon as he receives this information he will provide a dozen packets to the city. Lloyd High provided contact information to the City Attorney, Steve Brooks for review. There were no additional comments.

**E. Presentations and Reports**

**1. Mayors Report:**

Mayor Searle discussed the block parties that are sponsored by the police and fire department. He explained the department will bring the hot dogs, burgers and condiments and the residents bring sides. Seats and tables are set up for these events. It is estimated that 1,200 residents have been served so far. During these events the police and fire departments give briefings regarding safety. Mayor Searle expressed appreciation to the police and fire departments for this great community outreach. He received a letter of appreciation from a resident, Toni Whittier (president of the Home Owners Association for Shady Grove), who recently attended an event.

Mayor Searle expressed appreciation to Dave Leahy and Chuck Kerkvliet for their continuing efforts in updating the pictures for the Veterans Memorial. He stated they will need to ensure they do research on any pictures they select to verify they are not using photos protected by copyright.

Mayor Searle spoke to Major Kit Workman, Commandant of Cadets at the Riverdale Military Academy, and confirmed 470 cadets enrolled; this is increased since the previous year. He felt this would be a growing trend with the Military Academy.

Mayor Searle reported Hill Air Force Base received their first F-35 jets. He discussed the jets and the various training units associated with the F-35. Mayor Searle commented on the tour in Fort Worth, Texas he attended where he visited air reserved units. No city funds were used on this trip. He felt these new units and trainings would be great for the economy.

## **2. City Council Assignment Reports:**

Councilor Ellis, who is a member of the Mosquito Abatement District Board, commented on an email received from the state confirming 6 new cases of mosquito pools containing the West Nile Virus located: Whitey's Pond in Riverdale, Ogden City Cemetery, Fox Chase Drive in South Ogden, the end of 5500 West in Hooper, the bottom of 4000 North in Plain City, and the Plain City Sewer Plant. The Abatement District is actively spraying any confirmed mosquito pools containing the West Nile Virus. The previous spraying eradicated 70 percent of the population of mosquitos in the area that was sprayed. He stated mosquitos that carry the West Nile Virus are generally out in the later evening, toward 10:00 PM. He encouraged wearing mosquito repellent and long sleeves during the evening hours. Mayor Searle felt this information was important and would like to make it available on the City Website. There was a discussion regarding the protocol of the Mosquito Abatement District.

## **3. Presentation by Hill Air Force Base Representative to provide an update of the proposed plan to clean-up Hill Air Force Base:**

Mark D. Loucks, Chief Environmental Restoration for Hill Air Force Base, gave a presentation regarding the environmental restoration and clean-up for Operable Unit 4 and Operable Unit 6 located in Riverdale City. A copy of this presentation is attached as an exhibit to the meeting minutes. Operable Unit 6 is located near Craigdale Subdivision and Operable Unit 4 is mainly located in South Weber. The following information is a summation of the presentation regarding Operable Unit 4 and Operable Unit 6:

The changes will expand remedies above those in place as agreed to in 1994 Record of Decision to address newly identified sources of contamination of the Trichloroethene (TCE). The new plan will maintain existing remedies, add additional remedies, accelerate clean-up time and reduce operating costs. It was stated for the record that public comment regarding this proposal will end September 5, 2015.

In 2015, 21 residents were sampled in Riverdale with no new detections identified. The first step of the proposed restoration is targeting excavation and soil vapor extraction. This will be achieved by removing shallow sources of contamination and installing soil vapor extraction systems to remove residual contamination. The second step will be to install a bioreactor. This will involve removal of contaminated soils and landfill material where the bioreactor will be installed. Then backfill with mulch/gravel/emulsified vegetable oil mixture to promote break down of contaminants. Lastly, recirculate groundwater to increase distribution oils into the soils and accelerate break down of contaminants. The third step will be to install biobarriers. Hill Air Force Base will install rows of injection wells within the area containing the highest contaminant concentrations. They will inject food grade oils and sugars (and bacteria if needed) into the groundwater to promote breakdown of the contamination.

The proposed expanded remedy for Operable Unit 4 has an estimated completion of 60 years. If left unchanged the current timeframe for the existing remedy is indefinite. The proposed remedy for Operable Unit 6 is currently 15 years; if unchanged it will be approximately 20 years to clean. The proposed remedy is estimated to save three hundred fifty seven thousand dollars. See the attached exhibit for maps and additional information.

Mr. Loucks introduced Ed Zuelke, who will be managing Operable Unit 6; Brian Wesoloski, who is a member of the Restoration Advisory Board for Riverdale; and Jan Ukena, who is also on the Restoration Advisory Board.

Mr. Loucks discussed the history of dumping the contaminants into a designated pit which caused the need for clean-up. The ramifications of these previous actions were unknown to the Hill Air Force Base at the time, as there was not the same environmental regulations and protocol we have today.

Councilor Hunt asked who performed the testing of the TCE. Mr. Loucks stated they have a contractor that works for Hill Air Force Base with oversight from the Environmental Protection Agency (EPA) and the State of Utah. The labs that receive the data are independent. The State of Utah may elect to conduct their own tests as well.

Mr. Loucks discussed other forms the TCE is present, such as gun cleaners and certain dry cleaning agents. The fumes are without scent.

Mr. Loucks stated Hill Air Force Base offers free testing and decontamination services for homes within Riverdale that have contamination, or could have, the TCE. Hill Air Force Base has reached out to these residents and some have been known to refuse this free service, although Hill Air Force Base has made it clear they strongly recommend these homes be tested and decontaminated.

Mayor Searle expressed concern about getting this information to the Residents so they may become educated regarding the issue. He felt the newspaper was not enough to get the information out. Mr. Loucks stated he will explore other avenues to get the information out. They discussed the possibility of having another meeting to educate and update

the public regarding this issue. Mr. Loucks stated there will soon be information on the Hill Air Force Base website for each Operable Unit.

Ms. Ukena stated there should be a member of Riverdale City Staff who attends the scheduled meetings for the Restoration Advisory Board. Mayor Searle stated Shawn Douglas, Director of Public Works, would be the representative for Riverdale City. Ms. Ukena stated the next meeting will be held October 29, 2015 at 6:30 PM at the Sunset Community Building.

**F. Consent Items**

Mayor Searle invited discussion for any changes to the City Council Work Session & Regular Meeting Minutes for the August 18, 2015 City Council Meeting and the August 25, 2015 Special Canvass Meeting. Any changes were noted in the Work Session and will be implemented accordingly.

**MOTION:** Councilor Ellis moved to approve the City Council Meeting Minutes for August 18, 2015 Regular and Work Session Meeting, as well as August 25, 2015 Canvass Meeting, as amended. Councilor Griffith seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

**CALL THE QUESTION:** The motion passed unanimously.

**G. Discretionary Items**

**1. Resolution 2015-28 for Graffiti Clean-Up:**

Chief Dave Hansen summarized an executive summary that explained: The Court has an established community service work program, administered and staffed by Court personnel and by volunteer and court-ordered community service workers. Riverdale City has had an agreement with the court for years to remove graffiti from property throughout the city. This agreement has been a benefit to the city and offers a cost effective way to remove graffiti. In the past the city has paid \$2000.00 a year for the agreement. This year the maximum amount set under the agreement is \$2,000.00; however, work will be billed monthly at the rate of \$40.00 for work during the first hour and \$20 for each 30 minutes of work completed after the first hour, per crew. Crews consist of 6-8 youth volunteers and 1-2 deputy probation officers. This agreement has been a valuable resource to the city in the past.

Chief Hansen anticipates the price to be approximately the same, but it will be a month to month payment versus one lump sum. He discussed the difficulties in removal of graffiti in the winter time. Mayor Searle felt it was a great service. Councilor Griffith asked the Chief if he kept a record of the graffiti. Chief Hansen confirmed the police department keeps record of the graffiti to help identify problem areas and to help catch the graffiti artist. The information is then sent to a database. Chief Hansen felt compared to other cities they do a good job with the clean-up. Councilor Ellis expressed gratitude for the efforts of the clean-up crew.

**MOTION:** Councilor Staten moved to approve Resolution 2015-28, Inter-local agreement between Riverdale City and Ogden Second District Court, for graffiti removal services. Councilor Hunt seconded the motion.

Mayor Searle invited discussion regarding the motion. There was no discussion.

**CALL THE QUESTION:** There was a roll call vote: Councilor Hunt, Griffiths, Ellis, Mitchell and Staten all voted in favor; the motion passed unanimously.

**2. Ordinance 871 amendments for Title 10, Chapter 16, 21 and 25.**

Mike Eggett, Community Development Director, summarized an executive summary that explained: The information provided, following this executive summary document, reflects areas of the Riverdale City Code that should be considered for amendment in order to comply with and match established Utah State Codes. All proposed changes are in Title 10 of the City Code and are located specifically in Chapters 16 "Signs", 21 "Subdivisions", and 25 "Development in All Zones" respectively. Proposed amendments to Title 10, Chapter 16 have been submitted by the City Attorney in order to clarify the political or campaign signs section of the this chapter. Proposed amendments to Title 10, Chapters 21 and 25 have been submitted by the City's Community Development Director in an effort to be in full compliance with Utah State Codes as it relates to the performance improvement warranty time period allowed for developments (along with some other minor language amendment and clean-up). All proposed changes have been reviewed by the City Attorney for clarity, accuracy, and legality checks. When considering amending the City Code, there is a requirement for there to be a scheduled public hearing which occurred during the most recent Planning Commission meeting and was noticed in accordance with legal requirements.

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Following the public hearing, the Planning Commission reviewed the proposed ordinance amendments and provided a recommendation of positive support for the proposed amendments to Title 10, Chapters 16, 21, and 25 as provided hereafter.

The City Council may discuss the matter and then act to approve the proposed amendments to Title 10 Chapters 16, 21, and 25 as provided hereafter, or make revisions to the suggested amendments to these Chapters of City Code, or not approve the proposed amendments.

This matter was brought before the Planning Commission during a work session on August 11th, 2015 and a regular session with public hearing on August 25th, 2015 wherein the proposed amendments were discussed and thereafter acted upon. Analysis regarding the proposed sign ordinance amendments is provided following the executive summary.

Mr. Eggett provided the updated format for the signage information. He stated he felt this was the best version. Both versions were included in the packet. Mr. Brooks discussed the approval of the ordinance.

Councilor Staten asked if public property was defined. Mr. Eggett stated there did not appear to be a definition. Councilor Staten felt they needed to clarify the difference between public property and private property. He discussed the option of replacing public property, with city property. Mr. Brooks discussed the intent of the ordinance, which would not allow any signs on public, city owned, property. He discussed the inability to prohibit signs placed on private properties, due to individual property rights and freedom of speech. Mr. Brooks stated the city would only be able to enforce signs placed on city property; this would exclude county, state, or private property. There was a discussion regarding placement of signs with an emphasis on the difference between public and city property.

Mr. Eggett read through the proposed changes of Chapter 21 and Chapter 25 and emphasized these updates are due to changes with State Statute; which would promote consistency and compliance between the state and the city. Councilor Mitchell did not participate in the meeting after 7:33 PM, so he did not vote on this item.

**MOTION:** Councilor Staten moved to approve Ordinance 871, amendment to Title 10, Chapter 16, 21 and 25 with the recommended change to Chapter 16 change "public property" to "Riverdale City property" Councilor Hunt seconded the motion.

Mayor Searle invited discussion regarding the motion. There was no discussion.

**CALL THE QUESTION:** There was a roll call vote: Councilor Griffiths, Ellis, Staten and Hunt all voted in favor; the motion passed unanimously.

### 3. Consideration of Replacement Vehicle Purchases:

Shawn Douglas, Public Works Director, summarized an executive summary that explained:

We are purchasing three Ford F150 pickups and one Ford 550 dump/snowplow truck to replace existing vehicles. All Four will be purchased from Ken Garff Ford under state bid. The equipment for the dump/snowplow truck (bed, hydraulics, lights, sander) will be purchased from Legacy Equipment with state bid contract. The snowplow blade will be purchased from Legacy as well, but is not on state bid. The purchase prices for the vehicles are as follows 2-Ford F150 pickups for \$24,669.24 each, 1-Ford F150 four door pickup for \$29,495.16. The purchase price for the dump/snowplow truck with equipment will be \$84,552.28. All of the purchases were budgeted for and the bids are below the budgeted amounts. Mr. Douglas recommended approval.

Councilor Staten confirmed these vehicle purchases were planned with the 2015-2016 budget. Mr. Douglas confirmed that it was. They have been trying to sell them through KSL and hope to receive better pricing than if they were to sell them at auction.

**MOTION:** Councilor Staten moved to approve the replacement vehicle purchases, 2 Ford F150 pick-ups for \$24,699.24 each, 1 Ford F150 four door pick-up for \$29,495.16, and snowplow truck with equipment for \$84,552.28. Councilor Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. Councilor Hunt asked for clarification regarding the equipment for the dump truck and inquired about the possibility of using the old equipment with the new purchased vehicle. Mr. Douglas stated the old dump truck is 1981 and the equipment would not be compatible with the new vehicle they are purchasing. The old equipment will be sold at the same time as the 1981 dump truck.

**CALL THE QUESTION:** There was a roll call vote: Councilor Ellis, Staten, Hunt and Griffiths all voted in favor; the motion passed unanimously.

### H. Discretionary Items.

Councilor Ellis inquired about the chip and seal. Mr. Douglas felt overall it went well and they liked the project and felt it was better for bicycles. Councilor Hunt has noticed other cities are using these products with success. Mr. Douglas

confirmed other cities have switched.

Councilor Griffiths discussed the factors of the chip seal and the advantages of the new seals. Mr. Douglas discussed the effect the new chip seal has on sweepers. Mayor Searle expressed gratitude to public works. He stated for a chip seal project to not have complaints is a big deal.

**I. Adjournment.**

**MOTION:** Having no further business to discuss, Councilor Hunt made a motion to adjourn; Councilor Ellis seconded the motion. All voted in favor. The meeting was adjourned at 7:47 PM.

Attest:

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Norm Searle, Mayor

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Jackie Manning, Admin Professional

Date Approved: **September 15, 2015**