

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 16, 2016, at 6:02 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council: Norm Searle, Mayor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor
Braden Mitchell, Councilor
Alan Arnold, Councilor
Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Shawn Douglas, Public Works Director
Cody Cardon, Business Administrator/Finance Director
Mike Eggett, Community Development
Jackie Manning, City Recorder

Visitors: Charles Kerkvliet David Leahy Lori Fleming
Dee Hansen Ernie Willmore
Other members of the public who did not sign in.

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilor Arnold 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 decisions 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.

Lori Fleming, 1229 W 5175 S Riverdale, Utah, is affiliated with Golden Spike Realty and the Northern Wasatch Realtors Government Affairs Committee. The committee works with Cities regarding property rights to protect the public. She provided real estate information for Riverdale City for the month of January:

- 6 new listings for the month of January
- 17 listings total as of January
- 8 homes under contract in January
- Average days on market: 48
- Average price per square foot: \$82
- 7 homes sold ranging between \$98,000 to \$284,000

Ms. Fleming stated the average price during the month of December was a little over 200 thousand, and as of January it has increased to 223 thousand. The average closing from start to finish is 45 days.

There were no other public comments.

E. Presentations and Reports

1. Mayors Report

Mayor Searle received a letter from Weber County Library located in Roy. There will be an open house and dedication for the new building on February 27th.

2. City Administration Report

Mr. Worthen discussed the department reports specifically highlighting some of the incident and accidents reported by the fire and police departments. He expressed appreciation for these two departments and felt the equipment used during the incidents were an asset to Weber County.

Mr. Worthen discussed the staff anniversaries and recognized employees for their service and dedication to the city. Mr. Worthen discussed the separate department reports and invited questions.

F. Consent Items

1. Review of Meeting Minutes from January 19, 2016 City Council Regular and Work Session.

Mayor Searle asked for any changes to the regular and work session meeting minutes for the City Council Meeting held on January 19, 2016. There were no recommended changes to the minutes.

MOTION: Councilor Ellis moved to approve the regular and work session meeting minutes for the City Council Meeting held on January 19, 2016. Councilor Arnold seconded the motion. There was no discussion regarding this motion. The motion passed unanimously.

G. Action Items

1. Consideration of Resolution 2016-2, Bid results for pedestrian/trail bridge structure over Interstate 15.

Shawn Douglas, Public Works Director, summarized an executive summary from the packet which explained: The bid opening for the above referenced project was conducted on Tuesday. The lowest (and only) bidder was Contech Engineered Solutions of the West Chester, Ohio. The bid amount was \$580,000.00. Enclosed in the packet are the bid results and proposal tabulation. Based on the recommendations from CEC Engineering and Horrocks Engineering, Mr. Douglas would recommend that the City award the bid to Contech Engineered Solutions in the amount of \$580,000.00.

Mr. Douglas stated they received one bid, but they had originally anticipated more. Mr. Douglas explained that Contech Engineered Solutions is one of the largest in the industry for this type of construction. Although they are based out of state, they have a local office in Salt Lake City to allow for an onsite representative.

Mr. Douglas explained the shipment will consist of approximately 6 pieces, transported by semi-truck. There will be a concrete decking on the bridge. Mayor Searle compared it to a similar bridge along Bangerter Highway near Salt Lake City.

MOTION: Councilor Arnold moved to approve Resolution 2016-2, Bid results for pedestrian/trail bridge structure over Interstate 15 awarded to Contech Engineered Solutions. Councilor Mitchell seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Councilor Arnold, Hansen, Griffiths, Ellis, and Mitchell all voted in favor.

2. Public Hearing: Consideration of Resolution 2016-3, Adjustment to Fire Budget for Fiscal Year 2015- 2016.

Mayor Searle stated this item was discussed during the Work Session meeting and due to some technicalities they will do a motion to set the public hearing for March 1, 2016.

MOTION: Councilor Arnold moved to set the public hearing for Resolution 2016-3, adjustment to fire budget for fiscal year 2015-2016 to March 1, 2016. Councilor Hansen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Councilor Hansen, Griffiths, Ellis, Mitchell and Arnold all voted in favor.

3. Consideration Resolution 2016-4, boundary line agreement between Riverdale City and Valley West, LLC.

Mr. Eggett summarized an executive summary in the packet which explained:

The representatives of Valley West LLC (Valley West Apartments) have submitted a boundary line agreement document requesting that the City Council approve the attached Boundary Agreement for properties located in the 550 West RDA along the shared southern fence line of the Valley West Apartments (as reflected on attached documentation). In order to accomplish this Boundary Agreement shift, the Riverdale City Council and the Riverdale City RDA (as property owners along the fence line impacted by the proposed agreement) would need to execute the proposed Agreement in support of the boundary line adjustment. The fence line is off between 0.2 feet (on the west end) and up to 4.4 feet off (on the east end) of the correct property line placement and has been this way for many years.

The City Engineer has reviewed the attached documentation and has provided a report following this summary. Additionally, the City Attorney and City Administrator have reviewed the Boundary Agreement and have represented no concerns regarding this request.

Following discussion of the request, the City Council may act to approve the requested Boundary Agreement as submitted, approve the request with any additional conditions and requirements, or not approve the proposed Boundary Agreement document with sufficient findings of fact to support the action.

Councilor Ellis asked for specifics regarding the anticipated apartment upgrades. Mr. Eggett invited Ernie Willmore, potential future owner of Valley West Apartments to comment.

Mr. Willmore stated they will upgrade the quality of the apartments in total spending approximately 3.5 million. The exterior and interior will be remodeled, as well as landscaping. He discussed his involvement with other apartment renovations in the Wasatch region. Each dwelling will have new central air conditioning, new windows, flooring, kitchen, bathrooms, etc. Mr. Willmore discussed the land survey which provoked the need for the boundary line adjustment.

Councilor Ellis felt this would be a benefit to the Riverdale residents.

MOTION: Councilor Mitchell moved to approve Resolution 2016-4, boundary line agreement between Riverdale City and Valley West, LLC. Councilor Arnold seconded the motion.

There was not a discussion regarding this motion.

ROLL CALL VOTE: Councilor Griffiths, Ellis, Mitchell, Arnold, and Hansen all voted in favor.

H. Discretionary Items

There were no discretionary items.

I. Adjournment.

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourned at 6:29 PM.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **March 1, 2016**