



SYRACUSE CITY

Syracuse City Council Special Meeting Agenda

February 26, 2019 – immediately following the work session meeting, which beings at 6:00 p.m.

City Council Conference Room

Municipal Building, 1979 W. 1900 S.

1. Meeting called to order.
2. Approval of Minutes:
 - a. Work Session of January 8, 2019.
 - b. Regular Meeting of February 12, 2019.
3. Authorize Administration to award contract for 2175 South Improvement Project.
4. Adjourn.

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 22<sup>nd</sup> day of February, 2019 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on February 22, 2019.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# CITY COUNCIL

## AGENDA

February 26, 2019

Agenda Item #2

Approval of Minutes.

***Factual Summation***

- Please see the draft minutes of the following meeting(s):
  - a. Work Session of January 8, 2019. *(these minutes were included in your February 12 packet, but were not listed on the agenda for approval)*
  - b. Regular Meeting of February 12, 2019.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Work Session Meeting, January 8, 2019

Minutes of the Work Session meeting of the Syracuse City Council held on January 8, 2019 at 7:29 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham  
Corinne N. Bolduc  
Dave Maughan (participated via electronic means)  
Doug Peterson  
Jordan Savage (participated via electronic means)

Mayor Mike Gailey  
City Manager Brody Bovero  
City Recorder Cassie Z. Brown

City Employees Present:  
Administrative Services Director Steve Marshall  
City Attorney Paul Roberts  
Public Works Director Robert Whiteley  
Fire Chief Aaron Byington  
Parks and Recreation Director Kresta Robinson  
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to review and discuss Section 10.60 of the Syracuse City Code relating to the Residential R-1 Cluster zoning designation; discuss proposed Ordinance 18-22 amending Chapter 10.75 of the Syracuse City Municipal Code pertaining to the Planned Residential Development (PRD) Zone; and discuss proposed amendments to Syracuse City process for filling a vacancy on the City Council.

**Review and discussion of Section 10.60 of the Syracuse City Code relating to the Residential R-1 Cluster zoning designation.**

A staff memo from the Community and Economic Development (CED) Department referenced the City's current City Code Section 10.60 relating to the R-1 Cluster zoning designation. Mr. Steele facilitated a review of the Code section with a focus on requests from developers to consider adjustments to the density allowed in the zone. There was a review of the developments in the City that currently carry the R-1 Cluster zoning designation and the Council indicated that bonus density should not be automatically granted, and he would prefer that an applicant seek formal approval when they desire this zoning designation. Mr. Steele stated that is currently the process an applicant must follow; R-1 Cluster zoning must be approved through approval of a major conditional permit and the difference between R-1 Cluster zoning and Planned

Residential Development (PRD) zoning is that a development agreement is required for PRD and not for R-1 Cluster. Councilmember Maughan stated that means that the threats made by developers that they will proceed with R-1 Cluster zoning if they are not able to secure PRD zoning is moot because approval of R-1 Cluster zoning must be granted by the Council. City Attorney Roberts stated that is correct, but noted that a property that already has the R-1 designation must be granted cluster zoning if an applicant can meet all requirements for the conditional use permit; the Council has less discretion in considering a conditional use permit than in considering a development agreement for PRD zoning. Councilmember Maughan stated he would prefer to create an independent R-1 Cluster zone rather than allowing the zone to be automatic approval if certain conditions can be met. Councilmember Savage agreed; he supported the idea of creating a new zone rather than allowing clustering to be automatic approval if certain conditions are met.

Additional high-level philosophical discussion centered on regulations appropriate for the R-1 Cluster zone as an independent zone and the Council supported the suggestions made by Councilmember Maughan and Savage. Mayor Gailey directed staff to begin work to facilitate the request to adjust the City's zoning ordinance to create a new zone that encompasses the development standards of the R-1 Cluster zone.

**Continued discussion of proposed Ordinance 18-22**  
**amending Chapter 10.75 of the Syracuse City Municipal**  
**Code pertaining to the Planned Residential Development**  
**(PRD) Zone.**

A staff memo from the Community and Economic Development (CED) Department explained the City has received an application from developer Mike Bastian to amend the text of Syracuse City Code Section 10.75 - Planned Residential Development. The Planning Commission (PC) has completed a very detailed review of the ordinance. This issue was discussed over several meetings and the major points of discussion involve:

1. Allowing increased density from 6 to 12 and 16 units per acre if certain qualifiers are met
2. Increasing attached units from 4 to 6
3. Allowing an in lieu of fee to 'buy out' of required common space landscaping
4. Adjusting the maximum building height

- 1                   5. Increasing the architectural standards
- 2                   6. Removing the minimum acreage requirement
- 3                   7. Allowing private driveways longer than 150 feet
- 4                   8. Adjusting the garage and visitor parking requirements
- 5                   9. Changing the approval process to require a concept plan up front with the general plan request.

6                   The PC was not able to reach a consensus on all nine items; in order to forward a more detailed recommendation,  
7 the PC has broken their recommendation down by item:

- 8                   1. The PC voted (4-3) against the recommended density increases and to include limits of 6,8, and 10 units  
9                   per acre instead.
- 10                  2. The PC voted (4-3) against an increase in the allowed number of attached units.
- 11                  3. The PC voted (4-3) against allowing a fee in lieu of open space.
- 12                  4. The PC voted (5-2) to allow three stories and building heights of 40 feet.
- 13                  5. The PC voted (7-0) to increase architectural standards.
- 14                  6. The PC voted (4-3) in favor of eliminating the minimum acreage requirements.
- 15                  7. The PC voted (4-3) against allowing driveways over 150 feet, but in favor of deferring to the fire code.
- 16                  8. The PC voted (4-3) in favor of required additional off-street parking but in opposition of reducing the  
17                  garage requirements.
- 18                  9. The PC voted (4-3) in opposition to the change in the approval process for PRD developments.

19                  The memo concluded the PC also recommended a 10<sup>th</sup> item for consideration to eliminate accessory structures from  
20 being allowed on lots with attached units. The vote for this item was unanimous (7-0).

21                  Mr. Steele reviewed his staff memo and facilitated discussion among the City Council regarding the  
22 recommendations submitted by the Planning Commission; there was a continued focus on density of a PRD project and the  
23 minimum acreage requirement for a PRD project. He then reviewed a presentation including illustrations of areas of the City  
24 and other cities that would accommodate PRD projects with a stepped acreage and density allowance; this concept was  
25 informed by future transportation projects in Syracuse. As the Council reviewed the conceptual renderings in Mr. Steele's  
26 presentation, they engaged in philosophical discussion and debate about the appropriate locations for PRD zoning based upon

1 density; the concern was emphasized that mixed-use may be more appropriate for certain areas than the PRD zoning  
2 designation. Discussion then shifted to the types of amenities that should be included in the PRD zone or a mixed-use zone.

3 Mayor Gailey provided brief input from developers in attendance at the meeting relative to their desires for optional  
4 zoning designations in the City that could facilitate quality development that may include higher residential densities or a mix  
5 of commercial/office/residential uses.

6 Mayor Gailey then facilitated discussion among the Council regarding the specific components of the PRD ordinance  
7 that must be amended in order for the Council to consider adoption of an ordinance amending the zone; there was a focus on  
8 the minimum acreage requirement for a PRD zone, with Councilmember Maughan indicating he prefers eight acres for  
9 detached homes, but would consider five acres as the minimum acreage for attached housing. Councilmember Peterson stated  
10 that five acres is a large property size and that minimum acreage requirement may be too high. Mayor Gailey asked for the  
11 Council to give Mr. Steele direction regarding the minimum acreage; philosophical discussion continued, and the Council  
12 concluded that minimum acreage is not as important as the location of the subject property and that the Council must be  
13 allowed to consider property size based upon the land use for abutting land uses. Mr. Steele stated the Council will have  
14 discretion to require a certain acreage when considering a PRD application for any given property in the City; this discretion  
15 and ultimate decision could be based upon abutting land uses. The Council also stated there should be a connection between  
16 building height maximums and total project density and this consideration should also be based upon abutting land uses and  
17 existing development to ensure that a proposed development is harmonious with its surroundings.

18  
19 **Proposed amendment to Syracuse City process for**  
20 **filling a vacancy on the City Council.**

21 A staff memo from the City Attorney explained Councilman Maughan has proposed to amend Section 2.45.040,  
22 related to appointments in the case of vacancies in elected offices. Specifically, he has requested whether to increase the vote  
23 threshold to get through the first round of voting to 2 votes, rather than 1.

24 As this is a city-created procedure, we are free to amend the process in any way that we wish without running afoul  
25 of state code. We have utilized the procedure on two occasions. Prior to its adoption, we did not have a formal appointment  
26 procedure, leading to some confusion among candidates and elected officials as to the best way to proceed.

1 The process includes two rounds of voting – one to thin the pack to at least 33% of the initial number of candidates,  
2 and a second to make the final selection. Ordinance currently indicates that a candidate who receives zero votes has no  
3 chance of advancing, even if the number of candidates advancing is less than 33%. A proposed amendment increasing the  
4 threshold to two votes would eliminate all single-vote getters.

5 In the world of hypotheticals, this could open up a possibility that a single candidate would be selected by only two  
6 councilmembers. This would be the case if all others received a single vote. If the other two councilmembers and mayor did  
7 not support that candidate, then the motion to appoint might fail – leaving us in an untenable situation where only one  
8 candidate advanced but was not appointed. If the Council is fine supporting this unlikely outcome, then there is nothing to  
9 say that the process is flawed. Another option would be to increase the threshold to two votes only if two or more candidates  
10 received more than one vote.

11 One clause Administration recommends adding, regardless of the Council's decision on the above paragraph is that  
12 the increased threshold does not eliminate everyone if no one received more than one vote. Otherwise, the entire field could  
13 be eliminated.

14 Councilmember Maughan discussed his proposal and stated he accepts Mr. Roberts' recommendation that the  
15 language be crated to ensure the increased vote threshold does not eliminate everyone is no one receives more than one vote.

16 After brief philosophical discussion of the process of selecting a candidate to fill a Council vacancy, the Council  
17 concluded they support the recommended adjustments and directed staff to place an action item on the consent agenda for the  
18 next meeting agenda to allow final action.

19  
20 The meeting adjourned at 8:45 p.m.

21  
22  
23  
24 \_\_\_\_\_  
25 Mike Gailey  
26 Mayor

24 \_\_\_\_\_  
25 Cassie Z. Brown, MMC  
26 City Recorder

27 Date approved: \_\_\_\_\_

Minutes of the Syracuse City Council Regular Meeting, February 12, 2019.

Minutes of the Regular meeting of the Syracuse City Council held on February 12, 2019 at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham  
Corinne N. Bolduc  
Dave Maughan  
Doug Peterson  
Jordan Savage

***DRAFT***

Mayor Mike Gailey  
City Manager Brody Bovero  
City Recorder Cassie Z. Brown

City Employees Present:  
City Attorney Paul Roberts  
Finance Director Steve Marshall  
Public Works Director Robert Whiteley  
Police Chief Garret Atkin  
Fire Chief Aaron Byington  
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Bingham provided an invocation and a local Boy Scout led the audience in the Pledge of Allegiance.

COUNCILMEMBER PETERSON MOVED TO ADOPT THE AGENDA AS AMENDED. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public comment.

There were no public comments.

3. Presentation of Syracuse City and Syracuse Chamber of Commerce "Award for Excellence" for the month of February 2019.

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with the Syracuse Chamber of Commerce, present the recipients for the "Syracuse City & Chamber of Commerce Award for Excellence". This monthly award recognizes the outstanding performance of a male and



female who excel in athletics, academics, arts, and/or community service. The monthly award recipients will each receive a certificate and be recognized at a City Council meeting; have their photograph placed at City Hall and the Community Center; be written about in the City Newsletter, City's Facebook and Twitter Feed, and the City's website.

Mayor Gailey noted both youth receiving the award for February 2019 were nominated by the staff of Bluff Ridge Elementary.

London Barnes:

London is an amazing well-rounded student. She excels in academics, but she is also a wonderful leader at Bluff Ridge Elementary. London exhibits a positive outlook and attitude that sets a great example for other students. She is an enthusiastic learner, and her enthusiasm spreads to others in the school. She is responsible and reflective. London is unique because she is "The whole package" she is bright, intelligent, kind, caring, thoughtful, proactive and helpful. London uses every opportunity to seek new challenges to improve her learning. She strives to reach her full potential. London is very involved in ballet. She goes to the Clytie Adams ballet school three times a week. She is also a member of the Student Council. She has been a member of the Hope Squad. London has helped with our school recycling program. She is very involved with her church. She participated in the Martin Luther King Jr. Speech contest. She auditioned for a special part in the Nutcracker. London has achieved the 6<sup>th</sup> grade 40 book goal. She also earned the "Think 30" TTM math club award. She has won the school spelling bee. She won a special award for the Martin Luther King Jr. Speech contest. She maintains excellent grades.

Preston Haney:

Preston is one of the best role models Bluff Ridge Elementary has at school. He is not only an example in the classroom, but also in the community. In the class room Preston continually gives one hundred percent for every assignment or project that is given to him. His attitude towards his education is always positive and he always wants to better himself. Preston's positivity and perseverance makes him a unique student. He expects the best of himself and continues to work hard until he reaches his goals. He never lets a setback get in his way, he has excellent problem-solving skills to overcome any challenges that comes his

way. Preston has been a member and leader of the Bluff Ridge Elementary Hope Squad for the last two years. He is also a player for the Syracuse Storm Football team, and his leadership from the class room is present as a leader on the football team he plays for. As a leader of the Bluff Ridge Elementary Hope Squad Preston has created campaigns and opportunities for all students to participate in acts of kindness around the school, as well as supporting other students being kind to each other. In the community Preston is an active member of his church. Preston's academic achievements include Imagine Math Think 30 Cub and placing 2<sup>nd</sup> in the 2018 Bluff Ridge STEM fair.

4. Presentation of the Utah Supervisory Fire Officer Designation to Deputy Chief

Jo Hamblin.

A staff memo from Fire Chief Byington explained Deputy Chief Hamblin has been awarded the Utah Supervisory Fire Officer Designation as outlined by the International Association of Fire Chiefs and adopted by the Utah Commission on Fire Officer Designation. Deputy Chief Hamblin has combined hundreds of hours of training, education and experience to meet the requirements for this designation. His hard work and commitment to this process shows his dedication to not only the Utah State Fire Service but to Syracuse City and our department as well. Please join me in congratulating Deputy Chief Hamblin for attaining this designation.

Chief Byington reviewed his staff memo and presented Deputy Chief Hamblin with his Utah Supervisory Fire Officer Designation.

5. Approval of minutes.

The following minutes were reviewed by the City Council: Business Meeting and Work Session of December 11, 2018 and Business Meeting of January 8, 2019.

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS AMENDED. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

1 6a. Common consent: Proposed Resolution R19-03 appointing City  
2 Councilmembers to various committee positions and assignments.

3 Councilmember Maughan removed this item from the common consent agenda.

4 An administrative staff memo explained at the beginning of each calendar year, the City Council reviews the list of  
5 appointments and assignments and makes changes according to recent election results or other determining factors. The  
6 Council reviewed the resolution during their January 22 work session meeting and directed staff to prepare an updated  
7 document to reflect the position assignments discussed during that meeting.

8 Councilmember Maughan expressed his concern that Councilmember appointments to the City's Parks Advisory  
9 Committee have been made to run concurrent with the appointees' terms on the City Council. He asked that the Council have  
10 the opportunity to review the ordinance governing appointments to the Parks Advisory Committee as well as the resolution  
11 that was adopted to formalize the appointments. He stated he is willing to proceed with action on all other assignments  
12 included in the resolution, but only if the appointments to the Parks Advisory Committee are removed from the resolution.  
13 The Council participated in high level discussion and debate of Councilmember Maughan's concerns and reached consensus  
14 to remove the Parks Advisory Committee assignments from proposed Resolution R19-03 and approve with that change.

15 COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R19-03 APPOINTING CITY  
16 COUNCILMEMBERS TO VARIOUS COMMITTEE POSITIONS AND ASSIGNMENTS, WITH ONE CHANGE TO  
17 THE RESOLUTION THAT THE APPOINTMENTS TO THE PARKS ADVISORY COMMITTEE BE REMOVED FROM  
18 THE RESOLUTION. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

19  
20 6b. Common consent: Proposed Ordinance 19-03 amending Chapter  
21 2.45 of the Syracuse City Municipal Code pertaining to appointment  
22 procedures.

23 An administrative staff memo explained based upon comments received from the Council during the work session  
24 on January 8, the accompanying ordinance does the following, as it relates to council appointments of vacant positions:

- 25 1. Those receiving zero votes in the first round do not advance to the next, no matter what

2. If two or more candidates receive two or more votes in the first round, then they advance, while those who only received one vote do not.

3. If only one candidate received greater than one vote, then a run-off occurs among the single-vote-getters that reduces the overall number of candidates to at most 33% of the original pool.

The other provisions of the section remain unchanged. It appeared that there was unanimous support for the ordinance with the proposed changes; as such we have placed the item on the Consent Agenda. If there is need for further discussion or revisions, then a single councilmember may move the item onto the regular agenda for discussion.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT ORDINANCE 19-03 AMENDING CHAPTER 2.45 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO APPOINTMENT PROCEDURES. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Public hearing – Proposed Ordinance 19-02 amending an Impact Fee Facilities Plan and Impact Fee Analysis for Storm Water; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the sale; and other related matters

A staff memo Administrative Services Director Marshall explained we are currently in the process of evaluating and updating our impact fee plans for Syracuse City. The City has recently made updates to the storm drain master plans. This document replaces the 2007 storm drain master plan. The Impact Fee Facility Plan (IFFP) was created and is used to perform an Impact Fee Analysis (IFA). The IFFP and IFA should not be older than approximately ten years and are required by State Code (11-36a) to impose or update impact fees. The draft IFFP and IFA were presented to city council at the work session on January 22, 2019 for review and discussion.

Here is a comparative of our current storm impact fee compared to the proposed fee. The biggest change is that we will charge a universal rate for all developments as opposed to a different rate based upon the zoning since all development detains and discharges the same rate regardless of what zone it is in, it is not necessary to differentiate between zones when collecting impact fees.

**Current Fee**

| Sewer - Storm (ENR Construction Index) | Existing Impact Fee |             |                      |    |    |
|----------------------------------------|---------------------|-------------|----------------------|----|----|
|                                        | R1                  | \$4,748.00  | per acre or 0.109 sf | NA | NA |
|                                        | R2                  | \$5,053.00  | per acre or 0.116 sf | NA | NA |
|                                        | R3                  | \$5,532.00  | per acre or 0.127 sf | NA | NA |
|                                        | R4                  | \$6,316.00  | per acre or 0.145 sf | NA | NA |
|                                        | PRD                 | \$6,011.00  | per acre or 0.138 sf | NA | NA |
|                                        | GC                  | \$11,369.00 | per acre or 0.261 sf | NA | NA |
|                                        | C2                  | \$10,716.00 | per acre or 0.246 sf | NA | NA |
|                                        | I1                  | \$11,369.00 | per acre or 0.261 sf | NA | NA |
|                                        | A1                  | \$3,006.00  | per acre or 0.069 sf | NA | NA |
|                                        | PO                  | \$11,369.00 | per acre or 0.261 sf | NA | NA |

### **Proposed Fee**

Storm Impact Fee = \$7,488.65 per acre or 0.172 per square foot.

This fee will change each year since A credit is made for the new capital projects that will benefit existing development. See the Storm Water IFA Plan for further details.

### **Comparative to Other Cities**

| Total Impact Fees:       | Single Family Dwelling (1/4 acre) |
|--------------------------|-----------------------------------|
| Orem SW 100%             | \$2,578.90                        |
| Syracuse (Proposed 2019) | \$1,872.16                        |
| West Jordan              | \$1,791.25                        |
| American Fork            | \$1,672.70                        |
| South Jordan             | \$1,619.50                        |
| Pleasant Grove           | \$1,417.94                        |
| Taylorsville             | \$1,406.01                        |
| Syracuse (Current*)      | \$1,353.06                        |
| Layton                   | \$1,093.07                        |
| Sandy                    | \$937.00                          |
| Provo                    | \$890.00                          |
| Lindon                   | \$799.00                          |
| Springville              | \$630.18                          |
| St. George               | \$512.00                          |
| Saratoga Springs         | \$444.00                          |
| Salt Lake City           | \$374.00                          |
| West Valley              | \$372.75                          |
| Orem Citywide            | \$365.97                          |
| Lehi                     | \$347.75                          |
| Spanish Fork             | \$132.86                          |

\*Average of Sewer – Storm R1-R4 categories found in the Syracuse City Consolidated Fee Schedule effective July 1, 2018

According to Utah Code 11-36a-301:

1                   (1) Before imposing an impact fee, each local political subdivision or private entity shall, except as  
2                   provided in Subsection (3), prepare an **impact fee facilities plan** to determine the public facilities required to serve  
3                   development resulting from new development activity.

4  
5                   According to Utah Code 11-36a-303:

6                   (1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private  
7                   entity intending to impose an impact fee shall prepare a **written analysis** of each impact fee.

8  
9                   11-36a-401. Impact fee enactment.

10                  (1) (a) A local political subdivision or private entity wishing to impose impact  
11                  fees shall pass an **impact fee enactment** in accordance with Section 11-36a-402.

12                  (b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the  
13                  impact fee analysis.

14                  (2) An impact fee enactment may not take effect until **90 days** after the day on  
15                  which the impact fee enactment is approved.

16                  The impact fee enactment is attached as Ordinance 19-02 and is accompanied by, Exhibit A – impact fee facilities  
17                  plan, and Exhibit B – impact fee analysis. This ordinance can both be approved tonight along with the resolution for the  
18                  consolidated fee schedule; there is a 90-day protest period before the ordinances and fee schedule can take effect. The  
19                  effective date will be May 13, 2019.

20                  Administrative Services Director Marshall and Public Works Director Whiteley reviewed the information contained  
21                  in the staff memo.

22                  Mayor Gailey opened the public hearing at 6:30 p.m. There were no persons appearing to be heard and the public  
23                  hearing was closed.

24                  Discussion among Council and staff centered on the format of the fee schedule for storm water impact fees and the  
25                  fact that fees are based upon property acreage and land use, with Councilmember Maughan expressing concern that the fees  
26                  do not reflect the greater impact a large parcel of property may have on the City when compared to a ¼ acre lot. City

1 Manager Bovero clarified that the ‘flat’ fee in the fee schedule is per acre, not per property, so any parcel over one acre in  
2 size will pay a greater fee. He added that typically lower impact properties, such as residential and agricultural properties,  
3 will be assessed lower fees than commercial or industrial properties, but the manner in which this fee proposal has been  
4 crafted provides a blended rate to cover the impact of development on the City no matter a property’s land use. Mr. Whiteley  
5 stated that is correct and noted that historically, the manner in which the City’s fees were formulated did not contemplate  
6 regional storm drain detention efforts.

7 Discussion then shifted to opportunities available to the City to vary from the blended fee formula, with City  
8 Attorney Roberts noting the State of Utah Impact Fee Act allows cities to deviate from current fees, but it may be more  
9 appropriate to direct the City’s Financial Advisory to make adjustments to the fee formula to address any concerns the  
10 Council may have regarding the manner in which a fee is calculated for a specific property based upon land use and the  
11 intensity of the impact of that land use. The Council indicated they are comfortable with a blended rate for lower impact uses,  
12 but may want to consider a different formula for commercial or industrial uses that have a greater amount of hard surface  
13 area, which increases water runoff.

14 COUNCILMEMBER SAVAGE MOVED TO CONTINUE UNTIL MARCH 12, 2019 THE PUBLIC HEARING  
15 REGARDING ORDINANCE 19-02 AMENDING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS  
16 FOR STORM WATER; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING  
17 FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SALE; AND OTHER RELATED MATTERS.  
18 COUNCILMEMBER MAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

19  
20 8. Public hearing – Proposed Resolution R19-04 amending the Syracuse  
21 City Consolidated Fee Schedule by making adjustments throughout.

22 A staff memo Administrative Services Director Marshall referenced a list of proposed changes to the consolidated  
23 fee schedule. Further down is a detailed explanation of the fire fee changes:

24 **Effective 2/12/2019:**

- 25 ○ Changes to Fire Fees – see fee schedule and explanation below.

- Change in description for sex offender / **child abuse** registration. This minor modification is based on a new registry, created by statute, for felony child abusers.

**Effective 5/13/2019:**

- Changes to Storm Water impact fees. Increase to \$7,488.65 or .172 per square foot. See details on storm water impact fee agenda item.

**Consolidated Fee Schedule Narrative (Fire Department)**

The following fee schedule updates are based upon discussion from the budget retreat. All fees have been compared with surrounding cities and evaluated by Brody Bovero, Aaron Byington and Stephen Marshall.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EMT or Firefighter with basic equipment (no ambulance)<br>Four Firefighter Engine Company<br>Two Firefighter Brush Truck <ul style="list-style-type: none"><li>For use when asked to provide stand-by services for private events (i.e. triathlons, fireworks, controlled burns, etc.)</li></ul>                                                                                                                                                                             |
| Fireworks Sales Permit (in addition to business license) <ul style="list-style-type: none"><li>For use during times when businesses set up for fireworks sales. This fee includes the initial inspection and one follow up inspection.</li></ul>                                                                                                                                                                                                                             |
| Miscellaneous Inspections <ul style="list-style-type: none"><li>For use when businesses require an inspection not covered under fees charged through the business license or building permit process (i.e. commercial fire hood testing, high pile storage inspection, hazardous materials storage inspection, etc.)</li><li>For use when private events require review and inspection (i.e. fireworks, fire dancers, large gathering, temporary structures, etc.)</li></ul> |
| Additional Inspections (after first follow-up / no show) <ul style="list-style-type: none"><li>For use when businesses fail to remedy fire and life safety insufficiencies after their first follow up inspection.</li><li>For use when businesses make an appointment for a fire inspection and fail to show without cause.</li></ul>                                                                                                                                       |
| Fire Sprinkler and Alarm System Reviews <ul style="list-style-type: none"><li>For use when utilizing outside consultants to evaluate plans reviews, currently \$85.00 to \$95.00 per hour.</li><li>For use when utilizing the fire marshal to evaluate plans reviews in-house. These reviews are less complex than those requiring outside consulting.</li></ul>                                                                                                             |
| False Alarm Fees Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



- For use when businesses fail to remedy the cause of false alarms which has resulted in multiple responses from the fire department and mutual aid companies.

Mr. Marshall reviewed his staff memo and noted that it would be appropriate to remove the changes to the storm drain impact fee from the fee schedule at this time and consider it again once the Council has taken final action on the impact fee ordinance.

Mayor Gailey opened the public hearing at 6:48 p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER MAUGHAN MOVED TO REMOVE THE FEE ADJUSTMENTS FOR STORM DRAIN IMPACT FEES FROM THE RESOLUTION AND ADOPT RESOLUTION R19-04 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Proposed Resolution R19-05 authorizing the extension of the City's garbage hauling contract with Robinson Waste.

A staff memo from Administrative Services Director Marshall explained the City's current garbage hauling contract is due to expire on March 31, 2019. The Council reviewed and discussed the current contract and decided to approve a contract extension for garbage hauling services with Robinson Waste. The proposed extension would be for a 3-year term with the following rate structure:

- Year 1 – rate hold
- Year 2 – increase by CPI\*
- Year 3 – increase by CPI\*

City Administration proposes to use the CPI index rate from the bureau of labor statistics -<https://www.bls.gov/cpi/>. The City would use the 12 month – not seasonally adjusted – rate for all items.

Mr. Marshall reviewed his staff memo.

Discussion and debate among the Council centered upon differing philosophies relative to the best course of action for this type of contract; Councilmembers Maughan and Savage supported foregoing the extension of the agreement in favor

1 of proceeding with a request for proposals (RFP) for providing this service for City residents. Councilmembers Bingham and  
2 Bolduc expressed sentiment regarding the value the City realizes by doing business with someone who has gone through the  
3 RFP process within the last five years and has provided a valuable and cost-effective service to the residents. Councilmember  
4 Peterson stated he agrees with both schools of thought, but he is comfortable proceeding with the contract extension based  
5 upon the fact that the current contract was negotiated between the City and the contractor and it allows for this type of  
6 extension; his understanding is that once this three-year extension has passed, there will be no additional opportunities for  
7 extension and the City will be required to proceed through the RFP process. The Council indicated that if there is any  
8 ambiguity relative to whether an RFP will be required once the three-year extension has lapsed, they would prefer that the  
9 City publish the RFP.

10 COUNCILMEMBER PETERSON MOVED TO ADOPT RESOLUTION R19-05 AUTHORIZING THE  
11 EXTENSION OF THE CITY'S GARBAGE HAULING CONTRACT WITH ROBINSON WASTE. COUNCILMEMBER  
12 BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER  
13 MAUGHAN WHO VOTED IN OPPOSITION.

14 Councilmember Maughan stated his opposing vote is no reflection on Robinson Waste and is based only upon the  
15 fact that he would have preferred the City undertake an RFP process for this contract.

16  
17 10. Public comments.

18 There were no public comments.

19  
20 11. Mayor/Council announcements and discussion of future agenda  
21 items.

22 The Council and Mayor provided announcements about upcoming community events and other opportunities for  
23 public involvement.

24  
25 12. Recess to convene in work session in large conference room of City  
26 Hall.

Mayor Gailey recessed the business meeting at 7:12 p.m. to allow the Council to convene in a work session in the large conference room of City Hall.

The meeting reconvened at 9:08 p.m.

13. Reconvene and consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (if necessary).

COUNCILMEMBER MAUGHAN MADE A MOTION TO CONVENE IN A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY AND PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 9:08 p.m.

The meeting reconvened at 10:00 p.m.

At 10:00 p.m. COUNCILMEMBER BOLDUC MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

\_\_\_\_\_  
Mike Gailey  
Mayor

\_\_\_\_\_  
Cassie Z. Brown, MMC  
City Recorder

Date approved: \_\_\_\_\_



# COUNCIL AGENDA

February 26, 2019

## Agenda Item #3

## Award Contract for 2175 South Improvement Project

### *Background*

This project consists of the following improvements:

- 2175 South Street – Bluff Road to 2091 West
  - Includes replacement of the existing culinary main, installation of new storm drain main, installation of new secondary main, new ADA ramps and repaving the entire road width.
- 2200 South Street – Bluff Road to 2325 South Street
  - Includes the replacement of ADA ramps and repaving the entire road width.
- 2000 West Street – 2175 South Street to 1700 South Street
  - Includes the connection of all culinary services from the existing 8” cast iron main to the existing 10” C-900 main to abandon the existing 8” cast iron main.
- 1250 West Street – 1700 South to 1575 South & 1625 South – 1262 West to Cul-de-sac
  - Includes the replacement of the existing culinary and sewer main, installation of a secondary main and storm drain main, replacement of ADA ramps and repaving the entire road width.
- 700 South Street – St Andrews Drive to 3650 West
  - Pipe the Rock Creek outfall further west to eliminate the standing water in the detention basin. The detention basin will also be reseeded.

### *Resource*

Any supporting questions for staff about this agenda item can be directed to Robert Whiteley.

### *Schedule*

The construction will begin in the spring and will be completed by the end of 2019.

### *Cost*

Bids were opened on February 19, 2019. There were 22 plan holders and six bids were received. The low bidder was Brinkerhoff Excavation with a total bid amount of \$2,338,000.00.

As discussed at the council retreat a portion of this project would need to be funded in Fiscal Year 19-20. The funding for this project will come from the following sources:

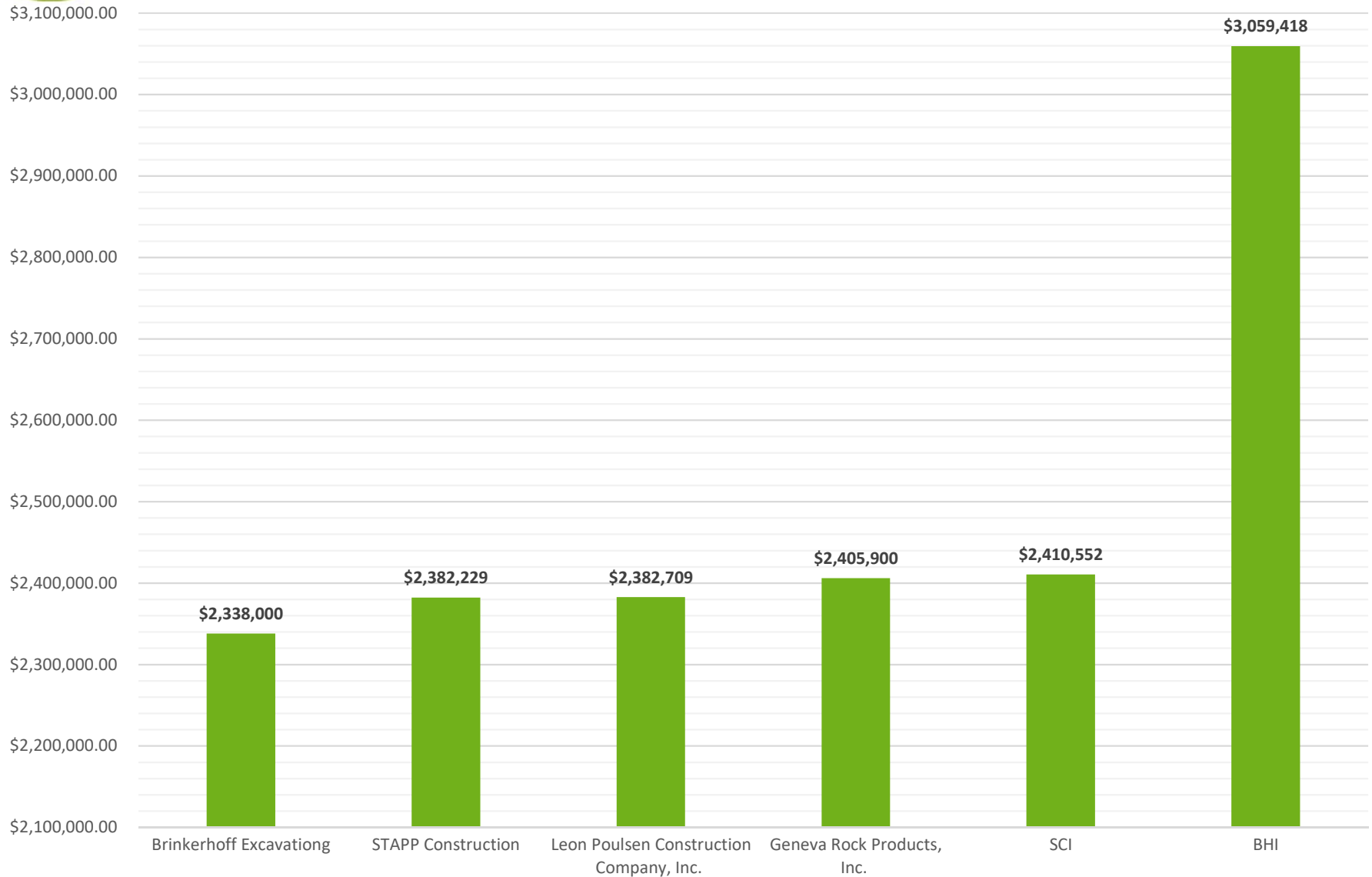
|                                                                                      | <b>20-40-70<br/>Class C</b> | <b>50-16-70<br/>Culinary<br/>Capital</b> | <b>53-16-70<br/>Sewer<br/>Capital</b> | <b>40-16-71<br/>Storm Drain<br/>Capital</b> | <b>30-16-71<br/>Secondary<br/>Capital</b> |                     |
|--------------------------------------------------------------------------------------|-----------------------------|------------------------------------------|---------------------------------------|---------------------------------------------|-------------------------------------------|---------------------|
| <b>Bid Total</b>                                                                     | \$580,094.87                | \$724,067.87                             | \$315,071.97                          | \$389,698.54                                | \$329,066.76                              | \$2,338,000.00      |
| <b>Current Approved Budget-<br/>2175 South/Project<br/>Savings/Surface Treatment</b> | \$385,000.00                | \$500,000.00                             | \$0.00                                | \$250,000.00                                | \$100,000.00                              | \$1,200,000.00      |
| <b>Proposed FY 2019-2020<br/>Budget</b>                                              | \$200,000.00                | \$230,000.00                             | \$270,000.00                          | \$140,000.00                                | \$230,000.00                              | \$1,070,000.00      |
| <b>Difference</b>                                                                    | \$4,905.13                  | \$5,932.13                               | <b>-\$45,071.97</b>                   | \$301.46                                    | \$933.24                                  | <b>-\$33,000.00</b> |

***Recommendation***

Increase the proposed FY 2019-2020 sewer capital budget for this project from \$270,000 to \$320,000 and award the construction contract to Brinkerhoff Excavation.



## Bid Tabulation 2175 South Improvement Project



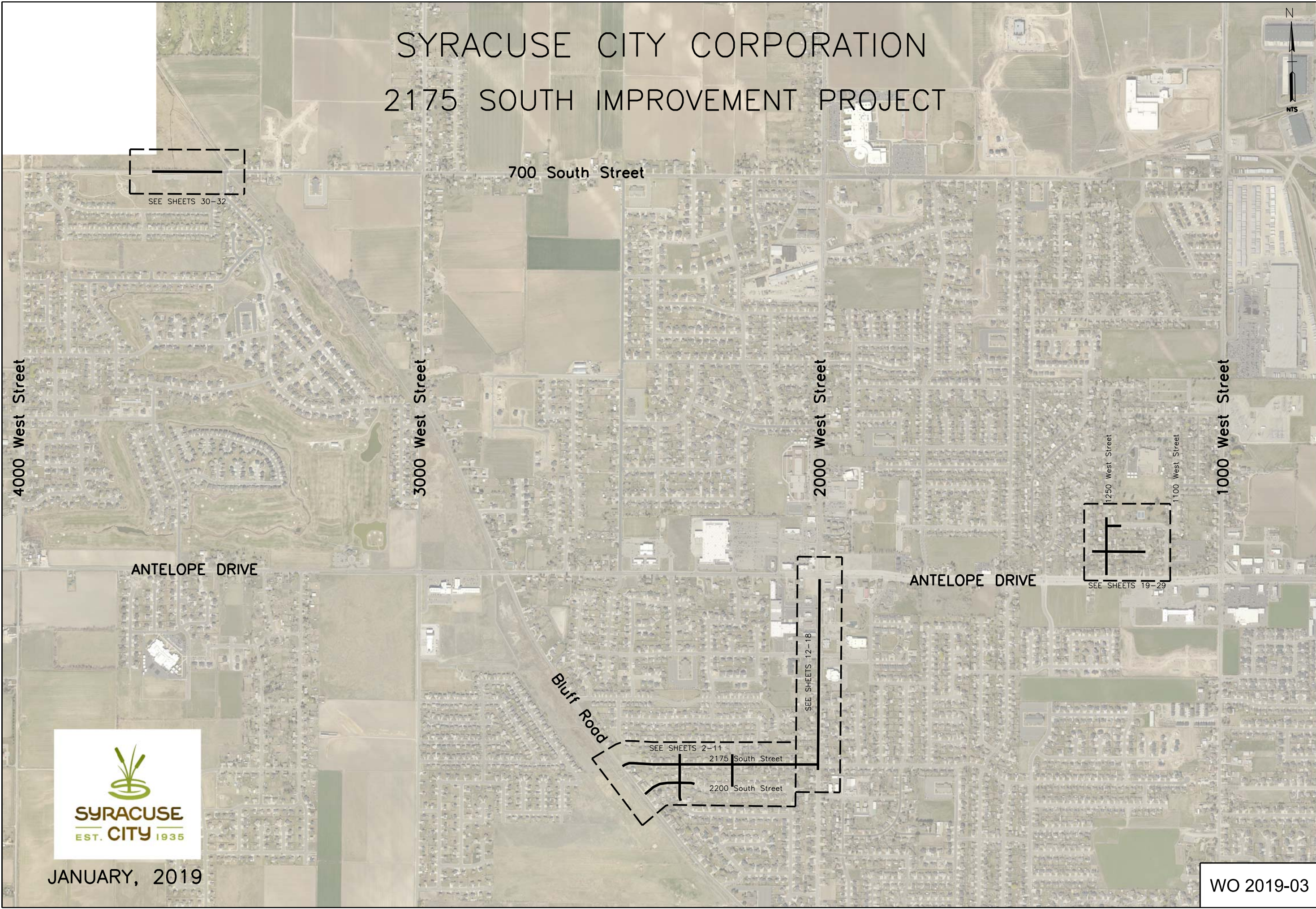


# SYRACUSE CITY CORPORATION

## 2175 SOUTH IMPROVEMENT PROJECT

LAST UPDATED:  
JANUARY 1, 2019  
DRAWN BY: BB

2175 SOUTH IMPROVEMENT PROJECT  
COVER



JANUARY, 2019