

Minutes of the Special meeting of the Syracuse City Council held on December 10, 2013, at 7:15 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
Acting City Manager/Finance Director Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:

Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Community Development Director Sherrie Christensen

1. Meeting Called to Order/Adopt Agenda

7:15:26 PM

Mayor Nagle called the meeting to order at 7:15 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. She asked all visitors present if any wished to provide an invocation or thought; Councilmember Shingleton offered an invocation. Boy Scout Bryson Peterson representing Troop 588 then led all present in the Pledge of Allegiance.

7:18:02 PM

COUNCILMEMBER DUNCAN MADE A MOTION TO MOVE AGENDA ITEMS EIGHT AND NINE BELOW ITEM FIVE ON THE AGENDA AND ADD AN ADDITIONAL ITEM BELOW ITEM THREE TO ALLOW THE COUNCIL TO RECOGNIZE MAYOR NAGLE AND COUNCILMEMBER SHINGLETON AND ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:18:48 PM

2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Jaylynn Herfel and Trey Arevalo.

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 Jeff Gibson, present the recipients for the "Syracuse City & Wendy's 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 City's website; be featured on the Wendy's product television; and receive a \$10 gift certificate to Wendy's.

Mayor Nagle noted both students receiving the award for December 2013 are from Syracuse Elementary School and she read the award nomination provided by each of their respective teachers.

Jaylynn Herfel

There are so many reasons why Jaylynn deserves recognition, and one is her dedication to her school work. Jaylynn completes all of her school work on time and accurately. She will also complete her homework at school if she knows that she can't do it at home. Jaylynn is always kind and courteous to every student. She will go out of her way to help others. Jaylynn actively participates in all classroom activities with a positive attitude. She is always willing to lend a hand to the teacher and her fellow classmates. I admire how humble and compassionate she

is. She arrives on time each day and has not missed a day of school this year. She always has a smile and her enthusiastic approach is contagious. She is eager to learn and it is my pleasure to have her in my class.
- Nominated by Ms. Jensen

Trey Arevalo

Trey is an incredible student. He has never had a missing assignment in my class, nor has he had a late assignment. Trey always turns his homework in on time and his work is always quality work, never sloppy or rushed. Trey's grades reflect his attitude towards his education, all top grades. He takes his learning seriously and tries his best in all he does. This positive attitude Trey has in the classroom is also reflected outside of school and on the football field. Trey plays several sports on city and rec teams in Syracuse. Trey has played football for the city's recreation league (WFFL) for several years now. Trey's football team (comprised of youth from Syracuse City) has gone on to the "Mini-Bowl" the last three years, winning two of those championships. Going to the "Mini-Bowl" is a HUGE deal to any team, so being able to go even once is an honor, let alone more than once. Most kids would come back from winning a championship and act all high and mighty. Trey came back from this amazing win and did not brag once. He showed an excellent attitude of sportsmanship to those around him. I am very impressed with this young man both in the classroom and outside of my class and this is why I would like to nominate Trey Arevalo.
-Nominated by Mrs. Kutterer

7:25:13 PM

3. Request to be on the agenda by Anna Jeffs: recognition of elected officials whose terms of office end December 31, 2013.

Syracuse City resident, Anna Jeffs, has requested time on the City Council agenda to recognize elected officials whose terms of office expire December 31, 2013.

Ms. Jeffs came forward to recognize outgoing elected officials, Councilmember Shingleton and Mayor Nagle. She then invited members of Mayor Nagle's family, a resident, and a Councilmember to say a few things about Mayor Nagle and Councilmember Shingleton.

7:30:14 PM

Councilmember Lisonbee then stated that she and Councilmembers Duncan, Johnson, and Peterson would like to recognize Mayor Nagle and Councilmember Shingleton for their service to the City. She presented both with a token of appreciation and each Councilmember made brief comments about their association with Mayor Nagle and Councilmember Shingleton.

7:32:20 PM

4. Approval of Minutes:

The minutes of the Work Session and Regular Meetings of November 12, 2013 were reviewed.

7:32:28 PM

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE WORK SESSION AND REGULAR MEETINGS OF NOVEMBER 12, 2013 AS AMENDED. COUNCILMEMBER SHINGLETON SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Public Comments

7:33:22 PM

Senator Stevenson stated he wanted to thank Mayor Nagle for her service and noted it has been a privilege to work with her. He addressed the audience and provided some example of some of the great things Mayor Nagle has done during her term of office.

7:37:54 PM

Mayor Nagle then stated she recalled receiving one of two pieces of the best advice she has received as Mayor from Senator Stevenson. She explained he told her that her biggest challenge as Mayor would be to try not to just listen to the 10 people in front of her, but to consider the 25,000 residents living in the City that do not have the time to make a phone call or send an email; what makes a good Mayor is to listen to the 25,000 quiet voices and not just the 10 that are the loudest. She

stated she appreciated that advice from such a seasoned veteran. She then thanked Senator Stevenson for the work he did to bring the State Road 193 project to fruition in Syracuse City.

[7:39:14 PM](#)

Preston Lasseter stated he is working as a third party with the Wilcox family to assist them with making decisions regarding their property. He stated he attended the last meeting where there was a discussion regarding the City's PRD zone and he feels the density that has been recommended by the Wilcox family is reasonable and in accordance with City laws. He noted people have said they wanted to live in west Syracuse because there is less congestion, but in fact Syracuse has the sixth fastest population growth in Utah as rated by USA.com; if people wanted to live somewhere less congested they could have moved to somewhere like Huntsville, which had the sixth lowest population growth rate. He noted that the City will realize increased property taxes associated with the development and he agrees with Mayor Nagle that people should be allowed to do what they want to do with their property; he is adamant about constitutional rights and he feels government needs more people like Mayor Nagle. He added he feels it is very selfish of the City to have taken the property offered by the Wilcox family for a public road, but the City is now reluctant to consider the annexation and proposed development by the Wilcox family. He stated he would urge the Council to make the morally correct decision in letting the application move forward.

[7:41:36 PM](#)

Terry Palmer stated he would like to thank Mayor Nagle and Councilmember Shingleton for their time, effort, dedication, and passion for the City. He then stated he wanted to comment regarding the proposed Wilcox annexation; originally the property west of Bluff Drive was intended for development of half-acre lots as there were concerns about the water table in the area. He added the most important thing to him would be the quality of the homes to be constructed within the development; he understands the lot sizes will be smaller, but he would like the homes to be top quality. He stated hardy board as a material is questionable and he would prefer stucco and brick and he would like to see people choose to move to the City and stay. He stated Syracuse is a quality community and he wants to maintain that.

[7:43:55 PM](#)

Eric Kershman stated there is a construction project on 1000 West and there is pipe laying above ground on the road; it has been in place for three or four months with no action. He stated according to the City's Title Four, the City Engineer is allowed to take action due to the fact that the project is causing serious inconveniences to the public. He stated he would like to have the pipes removed and relocated until such time that the construction can resume. Mayor Nagle encouraged Mr. Kershman to meet with the City's Public Works Director regarding this issue.

[7:45:50 PM](#)

TJ Jensen thanked Mayor Nagle and Councilmember Shingleton; he stated it has been amazing to watch the do their job and they have brought a lot of good insight and ideas to the City. In the last four years there have been a lot of changes, specifically relative to the finances of the City, and he commended Mayor Nagle for her service and encouraged both her and Councilmember Shingleton to stay involved. He added he is also looking forward to observing the people that will be filling the positions vacated by Mayor Nagle and Councilmember Shingleton. He then commented regarding the Wilcox annexation and reiterated Mr. Wilcox donated some of his land to the City to address some problems associated with the construction of 4000 West. He stated the donation benefited the residents in Bridgeway Island and other residents on 4000 West. He stated that if the acreage of the donated land is taken into consideration as part of the annexation, the proposed density would be reduced from 6.7 units per acre to 6 units per acre. He stated that addressed the concerns raised in the work session held prior to this meeting. He then noted that as a Planning Commissioner he has concerns about the annexation; the Planning Commission is supposed to submit their recommendation regarding any annexation action, but the body has not seen this issue and it may be a gray area that should be discussed amongst the Council.

[7:47:55 PM](#)

Will Carlson stated that he lives in Salt Lake City in a very high density area that has a very low crime rate. He stated he wanted to thank Mayor Nagle for the opportunity he had to serve the City briefly; he was extraordinarily impressed by her leadership. He stated he has been reading a book by Colin Powell entitled It Worked For Me wherein he talks about transitions in leadership and the fact that the people that replace outgoing leaders often work to destroy everything that was done before them. He stated that is the "name of the game". He reiterated he has been very impressed with what Mayor Nagle has done in Syracuse, which is where his grandparents have been laid to rest. He added he looks forward to watching

the Mayor continue service. He encouraged Mayor Nagle to enjoy her Tuesday nights and noted he has done that now that he is no longer required to attend meetings at City Hall, but he commented that he believes Mayor Nagle will be occupied by another venture soon enough.

7:49:05 PM

Mike Gailey stated he personally wanted to thank the entire Council for their service; the exposure that each elected officials commits to can be somewhat intimidating, but he is grateful for the sacrifice that each elected official has made. He stated sacrifice is not uncommon in this community. He referenced the proposed Wilcox annexation and noted the ancestors of the Wilcox family are the Criddles; that name has been held in great reverence for the residents of Syracuse. He noted there would be no museum if it were not for the Criddles and their contributions. He stated he is concerned by the fact that the City has a master plan and other documents that have been ordained by prior Councils that the current Council seems to be willing to set aside. He stated it seems that the Wilcox family has “crossed their t’s and dotted their i’s” and he is worried about the property rights of all Syracuse residents if zoning and statutes are set aside and the Council makes it difficult for someone to do what they want to with their property. He stated his counsel would be that the Council look at the application from all sides and err on the side of property owner and grant approval of his application. He added the Criddle family has never done anything in the City that was not first class.

7:51:14 PM

Mike Eisenberg stated that he is a veteran with 27 years in the Air Force and he was a temporary resident of Syracuse who has now opted to stay and raise his family here. He stated Mayor Nagle was the honorary commander of the 388th Equipment Maintenance Squadron and she has done a lot of work behind the scenes to support the veterans. He thanked her for supporting Hill Air Force Base, for being a patriot, and for her service.

7:52:11 PM

Jeff Garcia stated he is the First Sergeant of the 388th Squadron and two years ago he got the pleasure of meeting Mayor Nagle and to work with her; he has been in the military for 22 years and he has never seen support from a community like he has seen from Syracuse and it means a lot to those that are in the military. He stated that it means a lot to see the Mayor and Council provide service to recognize the members of the military. He thanked Mayor Nagle and the Council for their support.

7:53:27 PM

Theresa Sheffield addressed Mayor Nagle and stated that what she has done is amazing. She stated that she was involved in politics a few years ago, but she backed away because she knew Mayor Nagle was able to handle the things that needed to be addressed in the City. She stated she is proud to call Mayor Nagle a friend and added that she understands it has not been easy for her in her position. She stated she feels deeply that Mayor Nagle has carried herself professionally, courteously, and honorably and she thinks Mayor Nagle is an example to everyone in this room.

7:54:43 PM

Mayor Nagle stated she wanted to add that last week the community lost a giant in the community with the passing of Layton Mayor Curtis; he gave so much support to everyone in the community. She stated the City had a Christmas dinner recently and she told the associates that she had reached out to people that were great examples of leaders and one of those was Mayor Curtis, who gave her the advice that the associates are the eyes, ears, and engine of the City and if she did not take care of them and did not have their back she would not get anything done. She stated he encouraged to support them and always let them know they are supported and it would not be necessary for her to do a thing, but she would look good. She stated there are two Syracuse employees that came from Layton and they can likely attest the fact that Mayor Curtis was an amazing leader and his death is a great loss to the community; he was always willing to commit his city to assist Syracuse in any way possible. She stated the community has lost a tremendous friend and asset and she thanked him for everything he has done for her and the City.

7:56:43 PM

8. Final Plat Approval – Country Fields Subdivision Phases
1 and 2 located at approximately 1200 S. 2750 W.

A memo from Community Development Director Christensen explained the Planning Commission held a public meeting on December 3, 2013 for Final Plan approval of Country Fields Subdivision, Phase 1 & 2. All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met. The Syracuse City Planning Commission hereby recommends that the City Council approve the final plat for the Country Fields Subdivision, Phase 1 & 2, located at approximately 1200 South 2750 West, subject to meeting all requirements of the City's Municipal Codes and City staff reviews.

[7:56:55 PM](#)

Ms. Christensen reviewed her staff memo.

[7:57:22 PM](#)

COUNCILMEMBER JOHNSON MADE A MOTION TO GRANT FINAL PLAT APPROVAL FOR THE COUNTRY FIELDS SUBDIVISION PHASES 1 AND 2, LOCATED AT APPROXIMATELY 1200 SOUTH 2750 WEST. COUNCILMEMBER LISONBEE SECONDED THE MOTION, ALL VOTED IN FAVOR.

[7:57:53 PM](#)

9. Final Plat Approval – Harvest Point Subdivision Phase 7, located at approximately 1100 West 2150 South.

A staff memo from Community Development Director Christensen explained The Planning Commission held a public meeting on November 19, 2013 for Final Plan approval of Harvest Point Subdivision, Phase 7. All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met. The Syracuse City Planning Commission hereby recommends that the City Council approve the final plat for the Harvest Point Subdivision, Phase 7, located at approximately 1100 West 2150 South, subject to meeting all requirements of the City's Municipal Codes and City staff reviews.

[7:58:16 PM](#)

Ms. Christensen reviewed her staff memo.

[7:58:20 PM](#)

COUNCILMEMBER JOHNSON MADE A MOTION TO GRANT FINAL PLAT APPROVAL FOR THE HARVEST POINT SUBDIVISION PHASE 7, LOCATED AT APPROXIMATELY 1100 WEST 2150 SOUTH. COUNCILMEMBER PETERSON SECONDED THE MOTION.

[7:58:40 PM](#)

Council discussion regarding the motion ensued.

[7:58:52 PM](#)

Mayor Nagle stated there has been a motion and second and she called for a vote. ALL VOTED IN FAVOR.

[7:58:57 PM](#)

6. Authorize Administration to write-off outstanding utility billing amounts for accounts associated with bankruptcy.

A staff memo explained that periodically it becomes necessary to adjust utility billing accounts by writing-off outstanding amounts that are no longer collectable due to bankruptcy. A spreadsheet of accounts with outstanding amounts was provided with the staff memo.

[7:59:10 PM](#)

COUNCILMEMBER SHINGLETON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO WRITE-OFF OUTSTANDING UTILITY BILLING AMOUNTS FOR ACCOUNTS ASSOCIATED WITH BANKRUPTCY. COUNCILMEMBER DUNCAN SECONDED THE MOTION.

[7:59:21 PM](#)

Council and staff discussion regarding the motion ensued.

[7:59:26 PM](#)

Mayor Nagle stated there has been a motion and second and she called for a vote. ALL VOTED IN FAVOR.

[7:59:35 PM](#)

7. Authorize Mayor Nagle to execute agreement between Syracuse City and Con Wilcox for the annexation and

development of land located at approximately 1200 South and 4000 West.

A staff memo from Community Development Director Christensen and City Attorney Drake explained staff has been working with the annexation applicant, Con Wilcox, since the November 12, 2013 Council Meeting to develop a proposed concept plan for a PRD subdivision on the site. The applicant wishes to construct single family detached homes on the property to be annexed. The draft concept plan contains 18.585 Acres, 14.868 Net Acres upon which the density calculation is based. The proposed density is 6.66 dwellings per acre.

The draft concept plan contains 50% open space, without including any park strip area, will have 20% improved open space with amenities (to be determined, but likely some type of playground or other recreational amenity). The concept also incorporates the Trail system into the development and provides two connections to the trail on 1200 South and one connection to the north for the future connection to the Emigrant Trail.

The details on the concept plan will be addressed once the property is annexed and a formal PRD application has been filed. At that time the Planning Commission and staff will address issues related to the architectural style of the homes, use and maintenance of the open space and trail, street cross sections, landscaping, including street trees, along with additional requirements of the PRD zone.

The PRD Zone would allow for a density up to 8 dwelling units per acre for this property (119 dwellings). The applicant is proposing a density of 6.66 dwellings per acre (99 dwellings).

At this time staff is requesting approval from the Council to on the proposed annexation agreement detailing the terms of the annexation in relationship to the PRD zone and the density which will be allowed and with the attached proposed concept plan and Annexation Ordinance. It should be noted that the concept plan is a draft and will be further refined through the development review process and may change slightly as engineering reviews the infrastructure design and layout, or open space connectivity is adjusted. The zoning, density, and draft concept with single family detached dwellings will be requirements of the annexation agreement.

[8:00:08 PM](#)

Ms. Christensen reviewed the staff memo and provided a synopsis of the discussion regarding this item that took place during the work session meeting.

[8:00:29 PM](#)

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE MAYOR NAGLE TO EXECUTE AGREEMENT BETWEEN SYRACUSE CITY AND CON WILCOX FOR THE ANNEXATION AND DEVELOPMENT OF LAND LOCATED AT APPROXIMATLEY 1200 SOUTH AD 4000 WEST. COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

[8:01:36 PM](#)

Council discussion regarding the motion ensued.

[8:35:22 PM](#)

Mayor Nagle stated there has been a motion and a second and she called for a vote. ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBERS DUNCAN AND LISONBEE WHO ABSTAINED FROM VOTING.

[8:35:42 PM](#)

8. Councilmember Reports

Councilmember Shingleton's report began at [8:35:47 PM](#). He was followed by Councilmembers Duncan, Lisonbee, Johnson, and Peterson.

[8:50:47 PM](#)

9. Mayor's Report.

Mayor Nagle's report began at [8:50:47 PM](#).

[8:56:00 PM](#)

10. City Manager's Report.

Acting City Manager Marshall's report began at [8:56:05 PM](#).

City Council Regular Meeting
December 10, 2013

At [8:58:24 PM](#) p.m. COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN.
COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Jamie Nagle
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: January 14, 2014