



SYRACUSE CITY

Syracuse City Council Work Session Notice

June 12, 2012 – 6:00 p.m.

Large Conference Room

Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, June 12, 2012, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Meeting agenda for the Regular Council Meeting to begin at 7:00 p.m. (5 min.)
- b. Presentation from SIRE Technology regarding broadcasting and recording City Council meetings. (20 min.)
- c. Discuss a recommendation to assign a member of the City Council to serve as a liaison to the Planning Commission. (5 min.)
- d. Discussion regarding Administrative Title to the Syracuse City Code. (25 min.)
- e. Council business. (5 min.)

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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 8<sup>th</sup> day of June, 2012 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 June 8, 2012.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

June 12, 2012

## Agenda Item “B”

**Presentation from SIRE Technology regarding  
broadcasting and recording City Council Meetings.  
(20 min.)**

### *Factual Summation*

- During the May 22 Council Work Session there was a discussion about improving the manner in which the City broadcasts and records City Council meetings. Staff has researched various options and received a presentation from SIRE Technology about some the tools they could offer the City to improve this process.
- Any questions regarding this item may be directed at City Recorder Cassie Brown.



# COUNCIL AGENDA

June 12, 2012

## **Agenda Item “C”**

**Discuss a recommendation to assign a member of the City Council to serve as a liaison to the Planning Commission. (5 min.)**

### ***Factual Summation***

- This item has been placed on the agenda at the request of Councilmember Lisonbee. Any questions regarding this item may be directed at her.



# COUNCIL AGENDA

June 12, 2012

**Agenda Item “D”**

**Discussion regarding Administrative Title to the  
Syracuse City Code. (25 min.)**

***Factual Summation***

- Any questions regarding this item may be directed at City Attorney William Carlson.
- Please see attached documentation provided by William Carlson.

# Administrative Title

Contradictions

Omissions

Redundancy

Errors



SYRACUSE

EST. CITY 1935

# Contradictions

**WRAY'S  
HUNTING  
CLUB**  
**NO HUNTING**

# Administrative Title I says who is the auditor?



Recorder



Finance Director



Attorney

# Administrative Title I says who is the auditor?



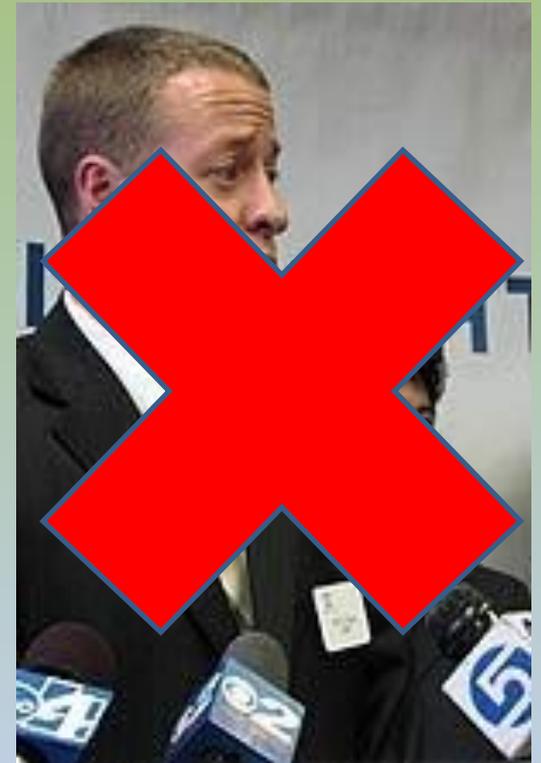
**Recorder**

Syracuse §1-7-3



**Finance Director**

Syracuse §1-20-3



**Attorney**

# T/F: The justice court judge must live in Davis County?

**TRUE**



Title I

§§1-7-1 &  
1-13-14(D)

**FALSE**



Utah Code

§78A-7-201(1)(d)

# Contradictions

27 contradictions in  
Title I

10 areas contradict  
state code



WRAY'S  
HUNTING  
CLUB  
NO HUNTING

# Omissions

# Some Departments Are Omitted

- Fire Department
- Public Works Department
- Recreation Department

# Omissions

At least 22 issues  
addressed in Title II  
are omitted from  
Title I

Including 3 operating  
departments

# Redundancy



# Redundancy

- **Admin. Title 1-1-1. CORPORATE NAME**

The Corporate name of this municipal corporation shall be "Syracuse". However, to designate the municipal character of the corporation, the name may be stated "Syracuse, a municipal corporation."

- **Title 1.02.010: CORPORATE NAME**

The Corporate name of this municipal corporation shall be "Syracuse". However, to designate the municipal character of the corporation, the name may be stated "Syracuse, a municipal corporation."

# Redundancy



- 23 sections of Title I are copied in other areas of city code.

# Errors



# Errors

- The City has no Marshal or Water Department
- Citations to State Code are wrong
- Chapter 10 lists sections 1 through 9, but only has four sections

# Errors

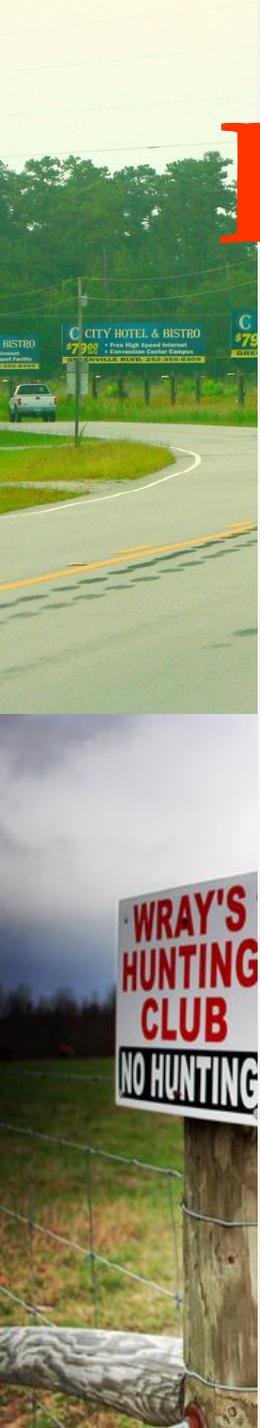
20 areas of  
Title I have clear  
errors



# Recommendation



# Recommendation



# Recommendation

- Start with Title II, consider passing as drafted.
- If not, identify what specific powers of Mayor and/or Council under Title II require clarification / expansion / limits.
- If possible, obtain vote of mayor + majority or unanimous – mayor.
- If impossible, a duplicate of mayor's powers from Title I would require a majority vote – mayor.





**SYRACUSE**  
EST. CITY 1935

Title I Detailed Analysis:

Contradictions, Omissions, Redundancy, and Errors

**Errors**

| <b>This section</b> | <b>Contains this error</b>                                                  |
|---------------------|-----------------------------------------------------------------------------|
| §1-2-6              | Makes Title VIII non-binding                                                |
| §1-2-7              | Exists but is not listed                                                    |
| §1-6-2              | References “Municipal Election Section,” which doesn’t exist                |
| §1-9-7              | Defines quorum as majority, state code defines as three not including mayor |
| §1-10-4             | Incorrectly listed in table of contents as “ex officio auditor”             |
| §1-10-5             | Listed but doesn’t exist                                                    |
| §1-10-6             | Listed but doesn’t exist                                                    |
| §1-10-7             | Listed but doesn’t exist                                                    |
| §1-10-8             | Listed but doesn’t exist                                                    |
| §1-10-9             | Listed but doesn’t exist                                                    |
| Throughout          | References to a “Marshal” rather than a “Police Chief”                      |
| §1-13-6             | Requires the court to maintain a book based on repealed state code.         |
| §1-13-8             | Requires leaving judge to transfer the book to successor.                   |
| §1-13-10(B)         | Cites §78-5-134, but should reference §78A-7-203                            |
| Chapter 17          | Water department no longer exists, is a subdivision of Public Works         |
| Chapter 18          | Street department no longer exists, is a subdivision of Public Works        |
| §1-21-1             | “§§63-2-101 et seq” should be “§§63G-2-101 et seq”                          |
| §1-21-4             | §63 should be §63G                                                          |
| §1-21-5             | §63 should be §63G                                                          |
| §1-21-6             | §63 should be §63G                                                          |

## Omitted Issues

Omissions are difficult to specify. The written word is inherently limiting and, in a way, everything in the universe that is not written in Title I is omitted from it. Nevertheless, the draft of Title II provides specifically identifiable areas of the law that did not previously exist in Title I. Many of these additions were based on state code requirements. Following is a list of issues omitted from Title I that were added into Title II:

1. 2.01.010 INTENT AND PURPOSE OF CITY CODE
2. 2.01.030 ADMINISTRATIVE ORGANIZATION GENERALLY
3. 2.01.040 INTERGOVERNMENTAL ORGANIZATION<sup>1</sup>
4. 2.02.030.3 CLOSED MEETINGS
5. 2.02.030.4 ELECTRONIC MEETINGS
6. 2.02.060 MEETING AGENDAS
7. 2.02.070 MINUTES OF MEETINGS
8. 2.02.100 VOTING IN MEETINGS
9. 2.02.130 ADVISORY COMMITTEES
10. 2.02.160 SUBPOENA POWERS OF THE CITY COUNCIL
11. 2.03.060 RESTRICTIONS ON MAYOR'S *EX OFFICIO* POWER
12. 2.04.020 MANAGER MUST GIVE NOTICE OF RESIGNATION
13. 2.04.030 MANAGER MAY NOT HAVE OUTSIDE EMPLOYMENT
14. 2.05.060 CONFLICTS OF INTEREST
15. 2.05.070.9 CITY RECORDER ≠ CITY TREASURER
16. 2.07.010 CAMPAIGN FINANCE DISCLOSURE REQUIREMENTS
17. 2.06.070 FIRE CHIEF
18. 2.06.060 RECREATION DIRECTOR
19. 2.06.030 PUBLIC WORKS DIRECTOR
20. 2.02.030 REGULAR MEETINGS<sup>2</sup>
21. 2.06.020 DUTIES OF CITY ENGINEER
22. 2.05.070.7 ABILITY TO WORK WITH COUNTY FOR ELECTIONS

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<sup>1</sup> Probably should have been “*Intragovernmental*” rather than “Intergovernmental”

<sup>2</sup> A Regular Meetings section exists in Title I, but it doesn't address regular meetings.

## Contradictions

| #  | Title I                                                                                 | City Contradiction                                                  | State Contradiction                                                          |
|----|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------|
| 1  | §1-7-1 Certain employees must be residents                                              | §1-7-3                                                              | §78A-7-201                                                                   |
| 2  | §1-9-4 Fines for violating city code are \$300 max                                      | §1-5-1                                                              | §10-3-703                                                                    |
| 3  | §1-9-13 City is only audited every other year                                           | -                                                                   | §51-2a-202                                                                   |
| 4  | §1-6-5 Candidates file from June to August                                              | -                                                                   | §20A-9-203(4)                                                                |
| 5  | §1-13-5 Judge must reside in Davis County                                               | -                                                                   | §78A-7-201                                                                   |
| 6  | §1-13-12(E) Council may remove/reappoint Judge                                          | -                                                                   | §78A-7-203                                                                   |
| 7  | §1-13-10 Judge's term is four years                                                     | -                                                                   | §78A-7-203                                                                   |
| 8  | §1-13-14 Judge must be a voter in Syracuse                                              | -                                                                   | §78A-7-201                                                                   |
| 9  | §1-19-1 City Administrator created per state code                                       | -                                                                   | §10-3b-303                                                                   |
| 10 | §1-19-12 City Administrator keeps all maps & plats                                      | -                                                                   | §10-3-903                                                                    |
| 11 | §1-7-10 all purchases approved by purchasing agent                                      | §1-19-6                                                             | -                                                                            |
| 12 | §1-19-11 City Administrator handles elections                                           | §1-10-3                                                             | -                                                                            |
| 13 | §1-7-3 Employee residency doesn't matter                                                | §1-7-1                                                              | -                                                                            |
| 14 | §1-7-3 City Recorder is Auditor                                                         | §1-20-3                                                             | -                                                                            |
| 15 | §1-7-3 Appointments occur every other year                                              | §1-7-4                                                              | -                                                                            |
| 16 | §1-7-4 Appointments occur every year                                                    | §1-7-3                                                              | -                                                                            |
| 17 | §1-8-3 Employee residency doesn't matter                                                | §1-7-1                                                              | -                                                                            |
| 18 | §1-8-4 Mayor is budget officer for the city                                             | §1-11-1                                                             | -                                                                            |
| 19 | §1-10-3 City Recorder handles elections                                                 | §1-19-1                                                             | -                                                                            |
| 20 | §1-11-1 City Treasurer is budget officer for the city                                   | §1-19-7                                                             | -                                                                            |
| 21 | §1-11-2 Treasurer collects all taxes and assessments                                    | §1-19-8                                                             | -                                                                            |
| 22 | §1-20-3 Director of Finance is Auditor                                                  | §1-7-3 & §1-10-4 <sup>3</sup>                                       | -                                                                            |
| 23 | §1-19-7 City Administrator is the budget officer                                        | §1-8-4 & §1-11-1                                                    | -                                                                            |
| 24 | §1-20-4 Director of Finance maintains books                                             | §1-10-5 <sup>4</sup>                                                | -                                                                            |
| 25 | §1-19-8 City Administrator sees to collecting all \$                                    | §1-11-2                                                             | -                                                                            |
| 26 | §1-19-10 City Administrator to publish all reports                                      | §1-20-6 & §1-6-7                                                    | -                                                                            |
| 27 | <b>§1-9-3 City Council members may have responsibility for a department<sup>5</sup></b> | <b>§1-8-3 mayor appoints &amp; §1-19-4 Administrator supervises</b> | <b>§10-3b-104(1)(c)(v) Mayor may appoints council members to departments</b> |

<sup>3</sup> Table of Contents conflicts, but no such section exists in the chapter

<sup>4</sup> Table of Contents conflicts, but no such section exists in the chapter

<sup>5</sup> "Most towns and smaller cities in Utah have council member administrators... Most small communities cannot afford to have many paid employees, and the person elected to be mayor may not have the time or inclination to run the city alone. There are, however, potential problems and disputes. Common areas of dispute include the amount of discretion a council member may have in regard to expenditure of funds, control of employees, and how much input a council member should have into another council member's department. When these disputes arise, the only solution is for the council... [to] pass ordinances that describe and limit the responsibilities of the council member administrators." *Powers and Duties: A guide for Utah municipal officials*, Utah League of Cities and Towns, pp. 21-22, Fourteenth Edition.

## Redundancy

| This part of Title I | Is repeated in this part of city code  |
|----------------------|----------------------------------------|
| “Title I”            | Title I (we have two Titles labeled I) |
| §1-1-1               | §1.02.010                              |
| §1-1-2               | §1.02.020                              |
| §1-1-3               | §1.02.030                              |
| §1-2-1               | §1.01.010                              |
| §1-2-2               | §1.01.030                              |
| §1-2-3               | §1.01.090                              |
| §1-2-5               | §1.01.080                              |
| §1-2-7               | §1.04.010-110                          |
| §1-3-1               | §1.01.040                              |
| §1-3-2               | §1.01.070                              |
| §1-3-3               | §1.01.070                              |
| §1-4-1               | §1.02.040                              |
| §1-4-2               | §1.02.050                              |
| §1-5-1               | §1.04.020 and 030                      |
| §1-9-14              | §3.01.070                              |
| §1-9-15              | §3.02                                  |
| §1-9-16              | §3.04.010                              |
| §1-16-1              | §8.01.040                              |
| §1-16-2              | §9.01.010                              |
| §1-16-3              | §9.01.010                              |
| §1-16-4              | §9.01.010                              |
| §1-16-5              | §9.01.010                              |
| §1-20-2              | §1.10.030                              |

## RECOMMENDATION

The City Attorney recommends that the Mayor and Council vote in favor of Title II as currently drafted. While this would adjust mayoral powers from the powers granted by the old title, the adjustments are minor and of a nature that present and future mayors would be unlikely to exercise them. This would require either a unanimous vote of the City Council, or a majority vote of the City Council with an affirmative vote from the Mayor.

Should the Mayor and Council decline to adopt Title II as currently drafted, the City Attorney recommends making specific changes to the draft of Title II. This would maintain the current city structure while adjusting the law as desired by the Mayor and Council. If the changes include any variation in mayoral powers from those granted by Title I, the City Attorney recommends that the Mayor vote on this as well. *See* Utah Code Ann. §10-3b-303(2).

Should the Mayor and Council fail to come to an agreement, Title II could be passed by a majority vote of the council if specific mayoral powers from Title I are repeated in a new draft of Title II. This new draft would need to resolve the discrepancies in mayoral power between the old title and the version of Title II which was voted on 19 months ago.

Sincerely,

*William J. Carlson*

William J. Carlson



# SYRACUSE CITY

## Syracuse City Council Agenda

June 12, 2012 - 7:00 p.m.

City Council Chambers

Municipal Building, 1979 W. 1900 S.

1. Meeting called to order  
Invocation or thought\*\*  
Pledge of Allegiance  
Adopt agenda
2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to McKenna Arciaga and Collin Clark.
3. Public Recognition of the winners of the Syracuse Museum and Cultural Center's 2012 Essay Competition.
4. Approval of Minutes:
  - a. Special Meeting of April 24, 2012
  - b. Special Meeting of May 22, 2012
5. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
6. Site Plan Approval, Syracuse Tanner Clinic expansion, located at 2038 West 1900 South.
7. Proposed Ordinance No. 12-13 amending various provisions of Title 10, the Land Use Ordinance, relating to administrative review and development review procedures – Site Plan Review.
8. Proposed Resolution 12-18 appointing TJ Jensen and Curt McCuiston to the Syracuse City Planning Commission with their terms expiring on June 30, 2016.
9. Public Hearing- Proposed Resolution R12-17 adopting the Fiscal Year (FY) 2012-2013 budget.
10. Public Hearing- Authorize Administration to dispose of surplus property
11. Authorize Administration to execute lease agreement for a portion of Syracuse City Hall.
12. Authorize Administration to execute agreement for the Jensen Pond 18" Secondary Transmission Line Project.
13. Proposed Ordinance No. 12-10 amending various provisions of Title 8, the Subdivision Ordinance, relating to Cul-de-sacs.
14. Proposed Ordinance No. 12-14 amending various provisions of Title 10, the Land Use Ordinance, relating to a new Business Park Zone.
15. Councilmember Reports.
16. Mayor Report.
17. City Manager Report.
18. 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

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CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

**Members of the public who desire to offer a thought or invocation at Syracuse City Council Meetings shall contact the City Administrator at least two (2) weeks in advance of the meeting. Request will be honored on a first come, first serve basis. In the event there are no requests to offer a comment or prayer, the Mayor may seek opening comment or prayer from those members of the public attending the meeting or from City Staff or City Council.



COUNCIL AGENDA

June 12, 2012

Agenda Item “2”

**Presentation of the Syracuse City and Wendy’s
“Award for Excellence” to McKenna Arciaga and
Collin Clark.**

Factual Summation

- Any questions regarding this item may be directed at Community and Economic Development Director Mike Eggett.
- Please see the attached memorandum provided by the Community and Economic Development Department.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

City Manager
Robert D. Rice

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: June 12, 2012

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence

Background

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."

"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. Both students were selected from Bluff Ridge Elementary School. The following are the individuals selected for the award and the reasoning for their selection:

McKenna Arciaga

"McKenna has worked extremely hard to improve her reading skills this year. She has made amazing progress! Her oral reading fluency has grown 45 words per minutes. She has reached a perfect score in her story retell and she has grown 2.3 grade levels in comprehension in one year taking her to an "above grade level" status.

Collin Clark

"Collin is an excellent student with the highest of grades. He is also a model citizen, and treats everyone with kindness and respect. He went the extra mile this year in petitioning the school district to get our air conditioning turned on due to the extreme early heat wave which made our classroom unbearably hot. Collin is a model student in every sense of the phrase. He sets a great example for all of us to follow!

Both students will:

- Receive a certificate and be recognized at a City Council meeting
- Have their picture put up in City Hall and the Community Center
- Have a write up in the City Newsletter, Facebook, Twitter, and website
- Be featured on the Wendy's product TV
- Receive \$10 gift certificate to Wendy's

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to McKenna Arciaga and Collin Clark.



COUNCIL AGENDA

June 12, 2012

Agenda Item “3”

Public Recognition of the winners of the Syracuse Museum and Cultural Center’s 2012 Essay Competition.

Factual Summation

- Any questions regarding this item may be directed at Museum Board Member Sue Warren.
- Please see the following information provided by Sue Warren.

Here are the winners and a brief description of the competition:

The 2nd Annual Syracuse Museum Essay Competition is again funded by the Rentmeister Family. The theme this year was "Finding a Treasure at the Museum." Don and Geneve Rentmeister were instrumental in helping to found the museum a decade ago and donated many of the items in the collections. Both felt preserving and celebrating the history of Syracuse was vital, as well as educating the younger generation about its heritage. The family, now headed by Geneve after Don's passing a few years ago, felt an essay competition for elementary, junior high, and senior high school-age Syracuse residents was one way of achieving these goals.

Winners of the 2012 competition:

Elementary Age Prize Winners:

1st--Kilie Garner (Syracuse Elem.) \$50.00
2nd--Te'a Roberson (Buffalo Point Elem.) \$25.00
3rd--Keeley Fajtek (Home Schooled) \$10.00
Hon. Mention--Elizabeth Beeli (Home Schooled) Certificate
Hon. Mention--Savannah van Dijk (Syracuse Elem.) Certificate

Junior High Age Prize Winners:

1st--Kassidy Garner (Syracuse Jr. High) \$100.00
2nd--Rosalie Beeli (Home Schooled) \$50.00
3rd--Clarissa Prigmore (Home Schooled) \$25.00
Hon. Mention--Nathan van Dijk (Syracuse Jr. High) Certificate

No prizes were awarded in the Senior High age group this year.

Hope this is what you need. Please let me know if you need anything additional.

Sue Warren
Syracuse Museum



COUNCIL AGENDA

June 12, 2012

Agenda Item “4”

Approval of Minutes:

- a. Special Meeting of April 24, 2012
- b. Special Meeting of May 22, 2012

Factual Summation

- Any questions regarding this item may be directed at City Recorder Cassie Brown
- Please see the following minutes provided by Cassie Brown

Minutes of the Syracuse City Council Special Meeting, April 24, 2012.

Minutes of the Special Meeting of the Syracuse City Council held on April 24, 2012, at 8:40 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
City Manager Robert Rice
City Recorder Cassie Z. Brown

City Employees Present:
Police Chief Brian Wallace
Fire Chief Eric Froerer
Finance Manager Steve Marshall
City Attorney Will Carlson
Recreation Director Kresta Robinson
Community Development Director Mike Eggett
City Planner Kent Andersen

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 8:40 p.m. as a specially scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Approval of Minutes

The minutes of the Regular Meeting of April 10, 2011 were reviewed.

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF APRIL 10, 2012 AS PRESENTED. COUNCILMEMBER SHINGLETON SECONDED THE MOTION. ALL VOTED IN FAVOR.

3. Public Hearing – Proposed Resolution R12-14 adjusting the Syracuse City budget for Fiscal Year ending June 30, 2012.

A staff memorandum from Finance Director Marshall explained that the biggest item in this budget opening is for the Council to authorize payment to Siemens LLC and Rocky Mountain Power for the street lighting project that will happen over the next few months. During the April 10, 2012 Council meeting a bank lease agreement was authorized in order to fund the project. The proposed budget opening would authorize the Administration to execute the lease funds in order to

1 begin the street lighting project. The total bank lease was for \$620,268 and the total purchase price for the project is
2 \$680,268; this amount is made up of a payment of \$167,232 for the purchase of 312 street light poles that are currently
3 owned by Rocky Mountain Power. It also includes payment to Siemens in the amount of \$513,036 for labor, materials, and
4 overhead to complete the street light installation project. The next item included in the budget opening is to account for
5 additional grant funding awarded to the Fire Department from the Division of Fire, Forestry, and State Lands in the amount
6 of \$14,888; the grant has a 50 percent match requirement. There was also an extension awarded for the communications
7 grant through FEMA; the award was \$5,105 with a five percent match. Both of these grants have been added into the budget
8 via the proposed budget opening. The increase in expenditures in the Fire Department can be offset with an expected
9 increase in ambulance revenue. The third item in the budget opening is related to the 1700 South Culinary Water project.
10 Initial estimates for phases one and two of the project were low and staff anticipates actual costs to be approximately
11 \$350,000 rather than the budgeted amount of \$320,000. The fourth and final item included in the budget opening is an
12 increase to the garbage fund due to increased participation in the program; the additional revenues will cover the increased
13 costs in the fund.

14 Mayor Nagle then convened the public hearing.

15 TJ Jensen, 3242 S. 1000 W., asked for an explanation of the need for the budget opening. Mr. Marshall then
16 summarized the staff memo that he provided to the Council in response to Mr. Jensen's question. Mr. Jensen then stated that
17 he wanted to commend City Manager Rice and the rest of the administrative staff as well as the Council for being forward
18 thinking regarding the street lighting conversion project. He stated that he thinks the initial start up cost of \$500,000 seems
19 somewhat high, but he understands that the project will save the City a significant amount of money in the future. He stated
20 that it sounds like all of the budget changes being recommended are within the realm of what the budget can handle.

21 There being no additional persons appearing to be heard Mayor Nagle closed the public hearing.

22 COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R12-14
23 ADJUSTING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2012. COUNCILMEMBER
24 JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

25
26 4. Authorize Administration to execute Fiscal Year 2012-2013 employee
27 benefits contracts.

1 Administration requests authorization from the Mayor and Council to approve moving forward with the following
2 vendors for our full-time employee benefits:

- 3 ○ Staff proposes that the City use Select Health as the medical carrier for the FY 2012-2013 budget year.
4 They have been the City's vendor over the past few years and have provided great services to the City.
- 5 ○ Staff proposes that the City change to Humana Dental as the dental carrier for the FY 2012-2013 budget
6 year. This new vendor has a bigger network than the existing provider and can provide better benefits at a
7 lower cost.
- 8 ○ Staff proposes that the City use Lincoln Financial as the disability insurance carrier for the FY 2012-2013
9 budget year.
- 10 ○ Staff proposes that the City use Opticare as the vision insurance carrier for the FY 2012-2013 budget year.
11 They have been the vendor over the past few years and have provided great services to the City.
- 12 ○ Staff proposes that the City use Bloomquist Hale as the employee assistance program (EAP) for the
13 FY2013 budget year. They will provide some valuable assistance to full-time employees who need
14 assistance in a variety of areas including work life & wellness, financial counseling, and crisis services.

15 Mayor Nagle explained that Mr. Marshall reviewed this item during the work session that was held prior to this
16 meeting.

17 COUNCILMEMBER JOHNSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE
18 FISCAL YEAR 2012-2013 EMPLOYEE BENEFITS CONTRACTS. COUNCILMEMBER PETERSON SECONDED THE
19 MOTION. ALL VOTED IN FAVOR.

20
21 5. Authorize Administration to execute the amendment to the interlocal
22 agreement between Davis County and the City of Syracuse for animal
23 control services.

24 City Recorder Brown stated that the contract was provided to each member of the Governing Body and attached to
25 the front of the contract was a cover letter from the Davis County Sheriff's Office, who is responsible for animal control
26 oversight. She stated that the contract is fairly self explanatory, but she did want to note that the County is actually
27 recommending a decrease in animal control service costs. Mayor Nagle stated she was very relieved to see that.

28 COUNCILMEMBER LISONBEE MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE
29 THE AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN DAVIS COUNTY AND SYRACUSE CITY
30 FOR ANIMAL CONTROL SERVICES. COUNCILMEMBER PETERSON SECONDED THE MOTION.

31 Councilmember Johnson asked if the City is required to use Davis County for animal control services or if there are
32 other options available to the City. Mayor Nagle answered that the City always has the option of funding its own animal
33 control division, but that would be very costly. Councilmember Peterson agreed and stated that Police Chief Wallace is
34 asked this question on an annual basis and the answer is always the same. Mayor Nagle stated there has been a lot of
35 discussion about this topic because the cost for service has greatly increased since the time that the City originally contracted

1 with the County. Councilmember Johnson stated that the City is basically “at the County’s mercy”. Mayor Nagle stated that
2 is what happens when the City contracts with the County for a service; the City often loses its voice.

3 Councilmember Lisonbee stated she thought that there is another city in the area that oversees its own animal
4 control services. Councilmember Shingleton stated that South Ogden City oversees their own animal control services.
5 Councilmember Johnson asked what their experience is been. City Manager Rice stated that it is very costly; the city pays
6 for an officer, his vehicle, animal housing space, and several other overhead items. Councilmember Johnson stated that he
7 appreciated the answers to his question and said that he was simply curious.

8 Mayor Nagle stated there has been a motion and a second regarding the proposed contract; she called for a motion.
9 ALL VOTED IN FAVOR.

10
11 6. Proposed Resolution R12-15 authorizing the application for Land Water Conservation Grant Fund for the
12 development of Centennial Park Phase Two: Sunshine Playground.

13 Cindy Gooch approached the Council and explained that she and the City staff are asking for the Council to support
14 them in making an application for funding through the Land Water Conservation Grant Fund for Chloe’s Park, also known as
15 the Sunshine Playground. She stated that the City applied for the same grant last year and there was a limited amount of
16 funding available. She stated that there were four projects that were awarded funding and the City’s project was fifth on the
17 list of projects. She stated that the City was told to apply for funding again last year and staff received some tips for how to
18 make their application more attractive to the selection committee. She stated that the funding for the grant comes from
19 offshore oil drilling fees that are charged to drilling companies. She stated the moneys collected through the fees are
20 controlled by the Federal Government and when the decision was made to begin charging the fees the commitment was made
21 to use the revenues generated by the fees as grants that could be allocated for the development of parks, beautification of
22 public areas, and improvement of national parks throughout the United States. She stated that the application is due on May
23 1 and it has been prepared and is ready to be submitted. She stated that staff will request \$200,000 in grant funding. She
24 then noted that the City does have a 501(c)(3) organization established, but the government will not award grant funding to
25 that type of organization and instead they will only award grants to cities. She stated the City is allowed to use money from
26 the 501(c)(3) organization as match funds, but the grant funding must be given to the City itself. Recreation Director
27 Robinson noted that there is over \$200,000 in the 501(c)(3) account that can be used for matching funds. She stated that all
28 of that money has come via donations from private donors.

1 Councilmember Peterson asked when the grant will be awarded. Ms. Gooch reiterated that the application is due
2 May 1 and if the City is awarded the grant the funding should be made available to the City by mid-October of this year. She
3 stated that because the grant is considered federal money there is a small amount of environmental paperwork that is
4 required, but that should be fairly simple.

5 Councilmember Lisonbee asked what the funds will be used for if the grant is awarded. Ms. Gooch stated that the
6 City has already received Community Development Block Grant (CDBG) funding and all of that funding must be used to
7 purchase the playground equipment for the park. She stated the money from this particular grant could be used to provide
8 landscaping, fencing, and any additional necessary ground work.

9 Councilmember Peterson asked if the funding from this grant combined with other funding should be enough to
10 allow the City to start on phase one of the project, to which Ms. Robinson answered yes. She stated there is currently enough
11 money available that the City could start phase one now, but the City has been holding on to any money so that it can be used
12 as matching funds. She stated that she believed that the funding from this grant in combination with other money currently
13 being held by the City would be enough to complete phase one of the project.

14 Ms. Gooch then noted that when she was employed with the City, the City received \$500,000 in land and water
15 conservation funding to build some parks and it does take time for the City to receive the actual funding. She stated the City
16 may be notified that they will be awarded funding, but until a contract is signed and the money has been given to the City, no
17 money should be spent on the project. She stated that the City should be cautious when dealing with this money.

18 Councilmember Lisonbee stated that she thinks this is a great idea and is very proactive. She stated that she likes
19 that the funding comes from a source that originated in 1965 when the federal government was depleting a resource and in
20 turn investing in parks. She stated, however, that in the purpose of full disclosure, it is important to plan ahead because
21 anything the City uses the funds for must be used and maintained as a dedicated park in perpetuity. She stated that means the
22 City is required to maintain the park forever even if the money was not used to purchase equipment. She stated that she feels
23 staff needs to keep that in mind. Ms. Gooch stated that is a good point and she noted that Clinton City received this type of
24 grant funding to build tennis courts at the park located at their old municipal complex. She stated the City ended up selling to
25 park in order to relocate further to the north and east. She stated that the City worked with the federal government and got
26 permission to rebuild the tennis courts in the new location. She stated the City does need to keep Councilmember Lisonbee's
27 comments in mind, but it is her hope that the City does not plan on getting rid of the Sunshine Playground any time in the
28 future. Councilmember Lisonbee stated that is not her plan, but in conducting her own research she found several very

1 lengthy articles on the internet about different states that are facing problems because they can no longer afford to maintain
2 parks that were build using this type of grant funding. She stated that she simply wanted to share that information. Ms.
3 Robinson explained that when this park was first proposed by the mother of a local resident, for whom the park is being
4 named, that resident had a lot of ideas that were very high maintenance. She stated many of those components have been
5 removed from the project in order to reduce the City's maintenance costs. Ms. Gooch added that the City has received
6 funding from Energy Solutions to be used for ongoing maintenance. She then noted that she does work for another
7 community, Garden City, and they are only completing a portion of their park with grant funds because they want to build a
8 school on the other portion of the ground.

9 Councilmember Duncan stated that he wanted to make a comment. He stated that it is very frustrating to him that
10 "we" as citizens pay "our" state and federal taxes every year and the City is then forced, through grant programs, to beg to
11 have that money back with contingents that the park must be built the way the government wants it to be built. Mayor Nagle
12 reminded Councilmember Duncan that the grant funding is not federal money and rather the funding is generated by fees
13 charged to offshore drilling companies. Councilmember Duncan stated that it is a federal program. He stated that he
14 understands that the funding is quasi-public money, but he is frustrated by it. Councilmember Johnson asked
15 Councilmember Duncan if he is simply making a political statement. Councilmember Duncan answered yes and stated that
16 rather than keeping the citizens money in Syracuse in the first place it is shuffled around to great several different types of
17 government programs before it can be brought back to the City with strings attached. He stated, however, that he thinks he
18 will support the program, but he wanted to express his frustration that the City must work to get money back that should have
19 never left the community. Ms. Robinson stated that she does not disagree with Councilmember Duncan, but she wanted to
20 point out that if Syracuse City does not apply for the money, another community will and they will benefit from the program.
21 Councilmember Duncan stated that it is a federal problem that the City is dealing with.

22 Mayor Nagle stated that Ms. Gooch and Ms. Robinson have done such great work on this project and she
23 appreciates them very much. Ms. Gooch stated that she has been a resident of Syracuse for a long time and she likes to see it
24 prosper. She stated that her business is securing funding for several different communities whether it comes from the federal
25 government. She stated that she wants to help secure projects that communities can be proud of.

26 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R12-15
27 AUTHORIZING THE APPLICATION FOR LAND WATER CONSERVATION FUND GRANT FOR THE

1 DEVELOPMENT OF CENTENNIAL PARK PHASE TWO: SUNSHINE PLAYGROUND. COUNCILMEMBER
2 JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

3 Mayor Nagle stated that she wanted to note one other item that Ms. Robinson and Mr. Rice have been working on.
4 She stated that the City received an email from a group of residents that is very upset about the condition of park ground
5 located near where they live. She stated that Ms. Robinson visited the property and she and her staff have come up with a
6 great idea to move the existing park structure from Centennial Park to the other park this summer. She stated that she wanted
7 to commend Ms. Robinson for her work to solve the problem.

8
9

10
11 At 9:20 p.m. COUNCILMEMBER LISONBEE MADE A MOTION TO ADJOURN. COUNCILMEMBER
12 SHINGLETON SECONDED THE MOTION; ALL VOTED IN FAVOR.

13

14 _____
15 Jamie Nagle
16 Mayor
17
18 Date approved: _____

Cassie Z. Brown, CMC
City Recorder

Minutes of the Syracuse City Council Special Meeting, May 22, 2012.

Minutes of the Special Meeting of the Syracuse City Council held on May 22, 2012, at 6:00 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
City Manager Robert Rice

City Employees Present:
Police Chief Brian Wallace
Fire Chief Eric Froerer
Finance Manager Steve Marshall
City Attorney Will Carlson
Recreation Director Kresta Robinson
Community Development Director Mike Eggett
IT Director TJ Peace
City Planner Kent Andersen
HR Specialist Monica Whitaker

1. Meeting Called to Order/Adopt Agenda

Mayor Nagle called the meeting to order at 6:00 p.m. as a specially scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

2. Approval of Minutes

The minutes of the Special Meeting of April 24, 2012 were reviewed.

COUNCILMEMBER LISONBEE MADE A MOTION TO TABLE THE MINUTES OF THE SPECIAL MEETING OF APRIL 24, 2012 AS PRESENTED.

Councilmember Lisonbee stated that she usually likes to compare the written minutes with the digital recording of the meeting. She stated that a couple of things included in the meeting minutes did not quite coalesce with what she remembered from the meeting. She stated that the problem is that the recording from the meeting was muted for the last half of the meeting so she was unable to compare the written minutes with the recording and so until she can rectify that situation she wants to table the minutes.

COUNCILMEMBER DUNCAN SECONDED COUNCILMEMBER LISONBEE'S MOTION. VOTING "AYE":
COUNCILMEMBERS DUNCAN, JOHNSON, LISONBEE, AND SHINGLETON. VOTING "NAY":
COUNCILMEMBER PETERSON.

1 3. VanZeben Architecture request for Final Subdivision and Site Plan approval, Pheasant Crossing Business
2 Park, located at approximately 736 S. 2000 W.

3 A memorandum from staff explained that during the initial subdivision review for this project staff requested that
4 the proposed Pheasant Crossing Business Park, a one lot subdivision, be included in an overall subdivision with the lot to the
5 south, owned by Benchmark Real Estate. VanZeben Architecture contested that request because the property had already
6 been purchased and a metes and bound description was recorded with Davis County declaring that a subdivision had already
7 occurred. However, it is staff's interpretation that because the Syracuse City Land Use Authority did not authorize the
8 subdivision, the subdivision may not be considered legal by the City; therefore, VanZeben Architecture, at the request of staff
9 and Planning Commission, agreed to contact Benchmark Real Estate to ask for their participation in an overall subdivision
10 (request letter attached) and, according to VanZeben Architecture, Benchmark Real Estate did not respond to the letter. Not
11 wanting to delay the development of the Pheasant Crossing Business Park Subdivision, staff and Planning Commission were
12 satisfied with VanZeben Architecture's attempt to enlist Benchmark Real Estate to participate in a combined subdivision.

13 On April 17, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Pheasant
14 Crossing Business Park Subdivision, during which no comments were received. On May 1, 2012, the Syracuse City Planning
15 Commission approved recommendation to the Syracuse City Council the Pheasant Crossing Business Park Subdivision.
16 Regarding approval, staff recommends that any approval be contingent upon City receipt of a joint use agreement between
17 Benchmark Real Estate and the Pheasant Crossing Business Park Subdivision allowing for the joint use of the driveway off
18 700 South and acceptance of the Pheasant Crossing Business Park detention basin crossing the property line.

19 The Community & Economic Development Department hereby recommends that the City Council review the
20 Pheasant Crossing Business Park Subdivision final approval request for discussion purposes. The Community & Economic
21 Development Department hereafter recommends, following recommendation from the Syracuse City Planning Commission,
22 that the Mayor and City Council approve the Pheasant Crossing Business Park Subdivision, located at approximately 736
23 South 2000 West, subject to all recommendations made by the Planning Commission, City Staff, and the City Engineer.

24 City Planner Andersen approached the Council and summarized the staff memo. He stated that Dan VanZeben is
25 also present to answer any questions from the Council. He stated there are a few items that staff would like the approval to
26 be contingent upon. He stated one of those items is that a joint use agreement be executed with Benchmark Real Estate. He
27 stated that off of 700 South there is a dirt road that could be used as a secondary access for the Fire Department in case of any
28 emergency and staff would like for there to be a joint access easement between Benchmark and the Pheasant Crossing

1 Business Park to ensure that the City can continue to use that access for emergency purposes. He stated that he is aware that
2 the two parties have had that conversation and an easement agreement will ultimately be executed. He then stated that the
3 second contingency would be that VanZeben be required to satisfy any outstanding staff or engineering comments. He stated
4 a letter from the City Engineer was included in the Council packets, as well as a list of staff recommendations.

5 Councilmember Lisonbee stated that there was a letter in the packet from the City's Fire Chief and she asked if his
6 concerns have been addressed. Mr. Andersen stated that the issue has not been completely resolved, but he understands that
7 Benchmark and VanZeben have met to discuss the issue and it is his understanding that they are currently working to draft a
8 letter that would address the Fire Chief's concerns. He reiterated that he would like for any approval to be contingent upon
9 the City receiving proof that the issue has been addressed.

10 Councilmember Duncan inquired as to why the City would be concerned about a one-lot subdivision. Community
11 Development Director Eggett explained that the Utah League of Cities and Towns (ULCT) encourages the development of
12 clean subdivisions and they frown upon a single-lot subdivision because it is not a true subdivision. He explained that a
13 subdivision, by definition, is a division of lots, so legally speaking a single-lot would be divided into two parcels. He stated
14 that it is much harder for the Davis County Recorder's Office to recognize a meets and bounds division for this type of
15 subdivision because the question becomes what is going to happen with the other parcel of property. He stated that the
16 County and the ULCT discourage the practice, but the City is not precluded from moving ahead and approving this type of
17 subdivision. He noted that the City's legal counsel is comfortable with proceeding with approval of the application.

18 Councilmember Lisonbee asked if she would be correct in assuming that the Planning Commission held a public
19 hearing regarding the application, to which Mr. Andersen answered yes. Councilmember Lisonbee asked Mr. Andersen to
20 provide a brief summary of the public comments for or against the application. Mr. Andersen stated there were zero
21 comments made.

22 COUNCILMEMBER PETERSON MADE A MOTION TO GRANT FINAL SUBDIVISION AND SITE PLAN
23 APPROVAL FOR THE PHEASANT CROSSING BUSINESS PARK SUBDIVISION, LOCATED AT APPROXIMATELY
24 736 S. 2000 W., CONTINGENT UPON THE CITY RECEIVING THE REQUESTED LETTER FROM BENCHMARK
25 REAL ESTATE. COUNCILMEMBER SHINGLETON SECONDED THE MOTION, BUT STATED HE WOULD LIKE
26 TO INCLUDE ADDITIONAL CONTINGENCIES THAT WERE NOTED IN THE STAFF MEMO PROVIDED IN THE
27 COUNCIL PACKET.

1 COUNCILMEMBER PETERSON AMENDED HIS MOTION TO GRANT FINAL SUBDIVISION AND SITE
2 PLAN APPROVAL FOR THE PHEASANT CROSSING BUSINESS PARK SUBDIVISION, LOCATED AT
3 APPROXIMATELY 736 S. 2000 W., CONTINGENT UPON THE CITY RECEIVING THE REQUESTED LETTER
4 FROM BENCHMARK REAL ESTATE AND ALL RECOMMENDATIONS MADE BY PLANNING COMMISSION,
5 STAFF, AND THE CITY ENGINEER. COUNCILMEMBER SHINGLETON SECONDED THE MOTION.

6 Mayor Nagle asked Fire Chief Froerer if he had any concerns about the subdivision. Chief Froerer stated that he has
7 discussed all of his concerns with the Community Development Department. He stated that he feels comfortable that access
8 will be provided as has been discussed. He noted there is a small area of landscaping to be located in the parking lot of the
9 business and he was concerned about being able to navigate and turn fire apparatus around that area, but that has been
10 resolved as well.

11 Councilmember Duncan stated his understanding is that a dental office will be built on the site in question. Mr.
12 Andersen stated that is correct. Councilmember Duncan stated that when he hears the word subdivision he thinks about
13 houses. Mr. Andersen stated that this is a commercial subdivision. Councilmember Duncan asked if staff and the Planning
14 Commission are comfortable that the contingencies will be met, to which Mr. Andersen answered yes. Councilmember
15 Duncan stated that other developments have taken place in that area; there are other dental offices in close proximity to this
16 property so he thinks this use is a good fit for the area. He stated that if “we” did not want that use in that area, “we” are a
17 little late.

18 Mayor Nagle stated there has been a motion and a second regarding the development application; she called for a
19 vote. ALL VOTED IN FAVOR.

20
21 4. Proposed Ordinance 12-12 approving the Neighborhood Services Zone.

22 A memorandum from staff explained that in October, 2011, expanding on a desire to relocate a business to the
23 corner of 1700 South and Banbury Drive, Russell Rentmeister of Rentmeister & Co., Inc. approached City Staff with a
24 request to modify his existing building off 2000 West on 2250 South by converting it to storage units. Staff viewed this as an
25 opportunity to incent gentrification at this location by creating a zone that allows more uses and encourages a landowner to
26 modify and improve the existing location. During discussion with Planning Commission and in an effort to recognize
27 requests received by the City, the proposed Neighborhood Services Zone could also meet future planning needs by creating a
28 zone that would either be isolated or transitional in nature. This zone would permit a mix of small-scale uses (both in

1 building and lot size), including commercial, professional office, and local services. The proposed purpose of the
2 Neighborhood Services Zone is to provide for a range of opportunities specifically identified as providing local neighborhood
3 services. Uses in this zone are not meant to have a large footprint, or be overly invasive to neighboring uses (further
4 established by limiting acreage allowances in this zone).

5 On November 1, 2011, the Syracuse City Planning Commission received their first draft of the
6 Neighborhood Services Zone, which was initially titled Light Industrial Zone. Since the first draft was written, eight
7 additional revisions have occurred through Planning Commission discussions. During Planning Commission review of the
8 Neighborhood Services Zone the Planning Commission was also reviewing the proposed Flex Development Zone. There was
9 some confusion from the public regarding the Neighborhood Services Zone, as it was misunderstood that this zone would be
10 used to meet The Ninigret Group's request to develop in Syracuse. Therefore, two of the emails received during the
11 Light Industrial/Neighborhood Services Zone public comment phase reference SR-193 and Ninigret. However, with a
12 maximum lot size of five acres and maximum building size of 20,000 square feet, the proposed Neighborhood Services Zone
13 could not meet the Ninigret request; nor is it the desire of the Planning Commission or City Staff to have this zone used for
14 any future large development.

15 On March 20, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed
16 Neighborhood Services Zone (at that time titled Light Industrial Zone), during which a few comments were received. On
17 May 15, 2012, the Syracuse City Planning Commission approved the Neighborhood Services Zone and recommended to the
18 Syracuse City Council that an appropriate chapter referencing the zone be included in Title Ten of the City Code.

19 The Community and Economic Development Department hereby recommends, following recommendation from the
20 Syracuse City Planning Commission, that the Mayor and City Council amend Title Ten, to include the addition of the
21 Neighborhood Services (NS) Zone within the Syracuse City Code to reflect Ordinance 12-12.

22 Mr. Andersen approached the Council and summarized the staff memo. He stated the proposed Ordinance would
23 create a new zone in Title Ten; the zone would be called the Neighborhood Services Zone. He stated that the zone was
24 developed in response to a request from Russell Rentmeister, owner of Rentmeister Total Home Services. He stated that Mr.
25 Rentmeister submitted a request for a rezone of property located off of 1700 South, a location upon which they would like to
26 build a new facility. He stated, however, that the Rentmeisters will not be able to relocate based on the fact that they will not
27 be able to do anything with the building in which their business is currently located and that prevents them from being able to
28 move forward due to finical restrictions. He stated they are currently located east of 2000 West near the Star Video location.

1 He stated that area of the City has been zoned for commercial use for some time; it was the original commercial center of
2 Syracuse City, but it has since been surrounded by residential uses. He stated that staff looked at this as an opportunity to try
3 to perform some gentrification in this location to encourage landowners to be able to expand the types of services they
4 currently provide. He stated Mr. Rentmeister was interested in converting his current location into storage units; there are
5 already existing storage units in this location, but they were built before 1978, so they were grandfathered under old
6 ordinances. He stated that Mr. Rentmeister has not been permitted to convert to storage units according to current land use
7 ordinances. He then stated that in discussions with Planning Commission in response to the types of requests that City staff
8 is receiving, this is a good zone that would make sense along 1700 South west of 1000 West; there are a few homes in that
9 area, but the City is also receiving requests to build professional office or commercial types of building. He stated this would
10 be a way for the City, on a small scale, to provide a transitional type of zone until the identity of an area becomes more
11 solidified. He stated the size of the property that would be eligible for this type of zoning is key; the property cannot exceed
12 five acres with the maximum of a 20,000 square foot building. He stated there was some confusion when this zone was
13 originally recommended because it had a different name of light industrial zone. He stated that some residents thought that it
14 was related to the Ninigret project. He stated this is not related whatsoever to any request made by Ninigret. He stated the
15 name of the zone was changed in order to be a little more descriptive of the intent of staff and the Planning Commission.

16 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 12-12
17 APPROVING THE NEIGHBORHOOD SERVICES ZONE. COUNCILMEMBER PETERSON SECONDED THE
18 MOTION.

19 Councilmember Lisonbee stated she wanted to make a comment. She stated that she received communication from
20 some citizens who expressed that they would have liked for the Council to have a public hearing on this issue. She stated that
21 there was a public hearing held by the Planning Commission, but it was held some time ago when the zone was called
22 something else. She stated that for transparency purposes she feels it would be a good idea to table the ordinance and have a
23 public hearing and then pass the ordinance at the last meeting. She stated that, by and large, it is a fairly good zone though
24 there are a couple of “tweaks” she would like to see made. She reiterated that she feels that the ordinance should be tabled
25 for transparency purposes.

26 Mr. Andersen asked if Councilmember Lisonbee could explain what changes she would like to see made so that
27 staff can work on those changes prior to the date when the ordinance will be considered. Councilmember Lisonbee stated she
28 is willing to have that discussion. Councilmember Duncan added that he also feels it would be good to give the citizens an

1 opportunity to express their feelings on this issue. He stated that he also has some concerns about the zone, especially when
2 considering how close the businesses allowed in this type of zoning could be to neighborhoods. Mr. Andersen stated that the
3 Council will have the opportunity to review that issue when the General Plan updates occur; the Council will be able to select
4 where the zone could be located throughout the City. Councilmember Duncan stated that may be the case, but in reading
5 through the document he sees the types of permitted uses that are allowed in the zone and the use of automotive and engine
6 repair services should be an exception because he would not like to be living next door to an auto-mechanic shop. He stated
7 that the City needs to be careful. He stated that someone desiring that type of use would not even be required to apply for a
8 permit from the City. He stated he feels that automotive shops are more intrusive than some of the other uses that are not
9 exceptions. He stated he would like for the City to be able to review applications and tell an applicant whether the use that
10 they desire is allowed in different areas of the City. Mr. Andersen stated that the Planning Commission had a lot of
11 discussion about automotive and engine repair services. He added that the original version of the ordinance allowed body
12 repair shops with conditional use approval, but that was removed completely from the ordinance because the Planning
13 Commission felt that a body repair shop should not be allowed in this type of zone. He stated that the Council could make
14 the change to the ordinance to dictate that automotive and engine repair shops only be allowed upon conditional use approval.
15 He stated that would allow the Planning Commission to have additional discussion about those types of applications to make
16 sure that it is appropriate for any given area of the City. He stated that would protect the neighboring uses. Councilmember
17 Duncan stated that is the type of thing he is considering. He stated that overall he feels the zone is good, but he is worried
18 about some of the categorizations in the ordinance. Mr. Andersen asked if there is concern about automotive shops only, or if
19 there is also concern about the retail and routine maintenance shops, which would be a business like Jiffy Lube for example.
20 Councilmember Johnson stated he felt both types of businesses should only be allowed upon conditional use approval, if at
21 all in this type of zone. Mr. Andersen reminded the Council that the most important thing to consider is where this type of
22 zoning will be allowed. He reiterated that he feels one good area of the City for this type of zoning would be along 1700
23 South between 1000 and 2000 West where there are some homes, but there are some good areas for commercial uses as well.
24 Councilmember Johnson stated that the name of the zone indicates that businesses will be located next to homes in residential
25 areas and he would be in favor of uses that create the least amount of impact while still allowing commercial uses. Mr.
26 Andersen stated requiring some uses to obtain conditional use permits would help the City restrict commercial uses in
27 residential areas. Councilmember Duncan stated that he is concerned about allowing equipment rental, sales, and service

1 businesses in this type of zone as well. He asked if that would be a business that would be repairing heavy equipment, like
2 tractors and other farm equipment. He stated he knows those types of businesses are needed.

3 Councilmember Shingleton stated that he had a concern about allowing a convenience store. He stated that those
4 businesses do not require conditional use approval while a restaurant does. He stated that there is not a whole lot of
5 difference between a restaurant and a convenience store. He added that most convenience stores sell gasoline and that could
6 create some sort of danger in a neighborhood setting. Mayor Nagle asked if the state regulates businesses that sell gasoline.
7 Mr. Andersen stated that he is unaware of that. Councilmember Duncan stated that he believed that those types of businesses
8 must adhere to federal and state regulations.

9 Mayor Nagle asked how long this zone has been in the review process. She stated she believed that Mr. Rentmeister
10 initially asked the City to consider something this approximately six months ago. Mr. Andersen stated that is correct. Mayor
11 Nagle stated that the Council has the responsibility to be responsible to the citizens, but they also have the responsible to get
12 the hurdles out of the way of business and a local business owner has asked the City to help him to be able to increase his
13 visibility and profitability in the City. She stated that business owner has been very patient for six months and now the
14 Council is putting more road blocks in front of him. She stated that Mr. Rentmeister is very much desiring movement on this
15 issue. Councilmember Lisonbee stated that she agreed that the Council should move quickly on this, but she does not think
16 that a two week delay is an insurmountable obstacle. Mayor Nagle reiterated that there was a public hearing held by the
17 Planning Commission. Councilmember Lisonbee stated that this is the first time that the Council has seen the ordinance.
18 Mayor Nagle stated that many Councilmembers attend the Planning Commission meetings, so Councilmember Lisonbee
19 should not say this is the first time the zone is “on their radar”. Councilmember Lisonbee stated this is the first time she has
20 seen the document. She stated that she has not had six months to review it; she is seeing it for the first time tonight. She
21 stated that she would like to hold a public hearing and allow the Council two more weeks to review the zone. She stated that
22 is just her opinion and if everyone else disagrees she is happy to move forward. She stated that for transparency reasons, and
23 also for the reason that this is the first time the Council is seeing the document, she does not think two weeks is going to be
24 an insurmountable hurdle.

25 Councilmember Johnson stated that he thinks the Council can make some amendments to the document tonight. He
26 stated that there a few uses that are allowed with conditional use approval that he would like to completely remove from the
27 ordinance. Councilmember Peterson stated that he does not have a problem with automotive shops. He stated that what he
28 pictures is a business like Paul’s Automotive. He stated that it used to be located on 1700 South at approximately 1500 West

1 for several years and now they are located in an area that has more homes located near it. Councilmember Duncan stated that
2 is his mechanic and they are great folks, but he does not want to live next to that type of business. Councilmember Lisonbee
3 stated that she lives near the new location of Paul's Automotive and she does not mind it, but she has heard from a lot of
4 citizens that have "heartburn" over living close to the business. She stated that the golf course serves as a buffer between the
5 shop and the closest residential subdivision, but there are still a lot of people that object to it. Councilmember Peterson asked
6 why they are not happy about it. Councilmember Lisonbee stated that some residents can look out their back window and
7 they can see trucks and all types of vehicles parked at the business and their view is not as nice as the view they had before
8 the business was located there. Councilmember Duncan stated that he is not saying that type of business should not be
9 allowed, but he thinks that a conditional use permit should be obtained by the applicant before they are allowed to locate that
10 type of business in this type of zone. Mayor Nagle stated that at the end of the day, this is a property rights issue and there is
11 a fine line that the City must pay close attention to. She stated there are a lot of people in attendance at this meeting that are
12 committed to defending property rights; she asked how committed are "we" to property rights and how committed are "we"
13 to businesses that have invested in the community. Councilmember Duncan stated that there are property rights on both sides
14 that the City must consider. Councilmember Lisonbee agreed. Councilmember Duncan stated that to say that the City must
15 grant zoning to anyone that wants it is recognizing. . . Mayor Nagle stated that she did not say that zoning should be granted
16 to anyone that wants it; she is saying that this is a delicate issue. She stated that it is also a delicate issue to get government
17 out of the way of businesses as well.

18 Councilmember Peterson stated that the next level of control that Mr. Andersen referenced and that he feels very
19 good about is the oversight of the General Plan and the Council will be allowed to say what areas of the City are suitable for
20 this type of zone. He stated the Council is being asked tonight to approve this ordinance so that the zone can be added to
21 Title Ten of the City Code. He stated the Council is not being asked to dictate where the zone will be allowed in the City.
22 Councilmember Duncan stated that if the Council puts an area of this type of zone "in there", if there is a permitted use in the
23 zoning language, the City has not control over what a business owner may do in the zone. He stated that if the Council is
24 willing to look at those uses that may be more intrusive and requiring that those uses be granted conditional use approval, that
25 would give the City more control. He stated he is not saying that applicants should be told that they cannot have that type of
26 use, but the City would at least have the opportunity to see where the business will be located. Mr. Eggett stated that the City
27 will have some say regarding where businesses can be located in this type of zone because the City has a site plan approval
28 process for all businesses.

1 Councilmember Johnson asked Mr. Eggett to explain the difference between minor and major conditional uses. Mr.
2 Eggett stated there is criteria established in Title Ten that the staff and Planning Commission follow like a checklist. He
3 stated that applicants must meet that criteria and if they do not the Planning Commission can comment, question, and compel
4 they applicant to provide additional information to satisfy the requirements in that list of criteria. Mr. Andersen stated that
5 one big difference between minor and major conditional uses is that minor conditional uses only require administrative
6 review, meaning that Mr. Eggett would be the land use authority for minor conditional uses. He stated that major conditional
7 uses require Planning Commission approval.

8 Mayor Nagle stated that she wanted to share a quick story. She stated that Clearfield Mayor Don Wood owns three
9 tire shops called Lynn Wood Service Center. He stated one is located in Layton, one in Clearfield, and one in Clinton. She
10 stated that he wanted to locate in the City center near Wal-Mart, but his type of business was not a permitted use. She stated
11 that his most profitable tire centers are in Clinton and Layton where he is surrounded by a Wal-Mart and other shops that
12 entice people to drop off their vehicle and then do some shopping. She stated that by prohibiting his business from being in
13 the town center, the City also prohibited the halo affect that businesses recognize. She stated that Mr. Wood tried very hard
14 to locate in the town center, but because of how restrictive the City was to businesses he could not make it happen. She
15 stated the City lost a good business and other businesses lost out on a daytime crowd that could have shopped or patronized a
16 restaurant while they were waiting to get their tires fixed or their oil changed. Councilmember Johnson asked if the town
17 center is zoned commercial. Mayor Nagle answered yes. Councilmember Johnson asked if automotive shops are not
18 permitted in commercial zones. Councilmember Duncan stated that he is not saying that he does not want automotive shops
19 in the City. Councilmember Lisonbee agreed and added that Mr. Wood could have applied for a zoning change just like
20 Ninigret is doing. Mayor Nagle stated that has not worked out so great for Ninigret. Councilmember Lisonbee stated that
21 she does not think that the choice regarding Mr. Wood's shop was made by any of the people currently serving as a member
22 of the Governing Body. She added that she did not think anyone currently serving on the Council would deny that type of
23 use in the town center. She stated she thinks that would have been a good use for the area. Mayor Nagle stated she is trying
24 to share an experience that happened in the City in the past. Councilmember Lisonbee stated that she appreciates that, but
25 she does not know how it applies to this situation. Mayor Nagle stated that is applies because it is an actual circumstance.
26 Councilmember Lisonbee stated that the circumstances do not apply to what the Council is currently discussing because if it
27 were her that would have had the opportunity to make that decision she would have wanted to open up the zone and allow
28 Mr. Wood to build his shop in that area. She stated that if someone is suggesting putting that type of use next to a residential

1 area where there are kids walking to school through neighborhoods, she would have a problem with that because she feels it
2 is the City's responsibility to balance those property rights. Councilmember Johnson stated that his only concern is that this
3 zone will be near neighborhoods and the City needs to be careful when dealing with residential areas. Mayor Nagle stated
4 there is a Jiffy Lube right next to a neighborhood. Mr. Andersen stated that there are buffering requirements built into the
5 zone so that when the zone would be located next to a residential zone there will be fencing and landscaping requirements to
6 provide a barrier between the residential and commercial uses.

7 Councilmember Peterson stated that when he first looked at the zone he thought that the list of restrictions seemed
8 somewhat short, but he has to remind himself that there are more controls available to the City throughout the approval
9 process. He stated that adopting this ordinance is not the final say on this issue and upon approval of the ordinance anyone in
10 the City can build anything anywhere they want. He stated that there are many other control mechanisms along the way and
11 that makes him feel more comfortable. Councilmember Duncan stated that if automotive shops were removed from the
12 permitted use list and added to the conditional use list, that does not mean that automotive shops are not allowed, but he
13 asked what type of control the City would have to make sure that more careful review would be given to that application.

14 Councilmember Shingleton stated that "we" can say whether the use fits where the applicant wants to locate it. He stated that
15 he agrees with 95 percent of the discussion and a couple of uses needed to be moved to the conditional use section of the
16 ordinance and he will be comfortable. He stated that he has had discussions with Mr. Rentmeister and they are literally
17 "dying on the vine" in their current location. He stated that he has owned stores in the past and he understands that they need
18 some visibility or they will die. He stated that is part of the problem with the town center; some of the businesses have no
19 visibility. Councilmember Duncan stated that conditional use approval will not hinder visibility. Councilmember Shingleton
20 agreed and added that if a couple of changes are made to the ordinance to give the Council the opportunity to review
21 conditional use applications, he will be comfortable moving forward. Councilmember Johnson stated that five items have
22 been identified. Mr. Andersen stated that he has highlighted automotive and engine repair, automotive retail, convenience
23 store, and equipment rental and service and repair to be moved from permitted uses to conditional uses. Councilmember
24 Johnson asked about item X, retail trade, including equipment sales, service and repair. Mr. Andersen stated that would
25 encompass businesses like plumbing or HVAC companies. He asked if that is something the Council would like to be
26 allowed only upon conditional use approval. Councilmember Johnson answered no, as did Councilmember Shingleton.

27 Councilmember Johnson stated that he wanted to know what item W would encompass. Mr. Eggett stated that he wanted to
28 interject; he stated that under special provisions there are industrial performance standards and those are also applied for both

1 permitted and conditional uses in this zone. He stated that those are items that will be screened by staff to determine that
2 glare, noise, and odors are also maintained properly. Councilmember Johnson reiterated he wanted to know what item W
3 would be interpreted as. Mr. Andersen stated that W, retail building materials, hardware, and farm equipment, could be a
4 small hardware store, like an ACE Store. Councilmember Peterson stated that he wanted to review some of the items that are
5 already included on the conditional use list. He stated that he agreed with Councilmember Shingleton that restaurants could
6 be moved from the conditional use to the permitted use list. He added that storage units are included on the conditional use
7 list, which surprised him because that is the type of use that was being considered when this zone was developed. He stated
8 that he was surprised to see it on the conditional use list. Mr. Andersen stated that it was originally included on the permitted
9 use list, but the concern during the Planning Commission discussion was that they wanted the additional opportunity to
10 comment on the potential impact that storage units might have on a neighborhood. Councilmember Duncan stated that
11 storage facilities, no matter how nice they are, can draw burglaries and different crimes that take place at night. Mayor Nagle
12 stated the same could be said for anyone's next door neighbor. She stated that homes draw burglars and different types of
13 crime as well. Councilmember Duncan stated that he has used storage units before and he has been robbed twice, but he has
14 never been robbed in his home. He stated that his point is that he thinks that storage units should be a conditional use and he
15 does not think it would be a good idea for it to be a permitted use.

16 Councilmember Shingleton stated that if the items that have been discussed are changed, he is comfortable moving
17 forward tonight. Councilmember Johnson stated that he has a couple of other items he wants to discuss. He stated there are a
18 couple of uses that he does not think should be allowed, whether permitted or conditional, such as items B, C, and H. He
19 stated that B is an animal hospital and he thinks that would be too large to be allowed in a residential area and it belongs in
20 more of a commercial area. Councilmember Peterson stated there is a facility on 2000 West in Clinton that is an animal
21 hospital and it is not too big. Mr. Andersen stated that is why it was included as a conditional use and he asked the Council
22 to keep in mind that the building can be no larger than 20,000 square feet. Mr. Eggett stated that item H is hotel/motel and
23 even those types of buildings could not be larger than 20,000 square feet in size. Councilmember Johnson asked about item
24 C, automobile and truck sales and rental. He asked if that is essentially a car dealership, to which Mr. Eggett answered yes.
25 Councilmember Johnson stated he is not sure that type of use should be allowed in a residential area. Councilmember
26 Peterson stated the same acreage and building restrictions would apply to that use as well. City Manager Rice added that
27 type of use could be located on a main road, such as Antelope Drive or 2000 West if the area were zoned correctly. Mr.
28 Andersen added that the market would not dictate that a car dealership be located in the middle of a neighborhood so it is not

1 very likely that the City would ever receive an application for that. Councilmember Johnson stated that is true. Mr. Rice
2 stated that this was driven by Mr. Rentmeister, but there are many other places in the City where this type of zoning would be
3 feasible. He cautioned the Council to not think that every business would be located in the middle of a neighborhood; they
4 may be located on a main road that has houses or residential subdivisions close by. Mr. Andersen stated that the types of
5 uses will serve the local residents. Councilmember Johnson asked what item N, public utility substations, generating plants,
6 pumping stations, and buildings, would entail. Mr. Eggett stated an example would be the power substations owned by Utah
7 Power and Light that is located on 1000 West near the City cemetery. He stated that if entities like that are in need of a site
8 for such a facility they can choose to use eminent domain to get what they need, but including the use in this zone would at
9 least allow the City to have some dialogue about the placement of such a facility. Mr. Andersen stated it gives the City the
10 opportunity to say that there is no reason to use eminent domain because there are areas in the City that allow that type of
11 use. Councilmember Shingleton stated that is a good protection. He then stated that he felt it would be appropriate to move
12 restaurants to the permitted list. Councilmember Johnson stated he was comfortable with that as well.

13 Councilmember Duncan asked for clarification about item I, light industrial uses (fabrication, assembly, treatment,
14 or packaging operations conducted in a totally enclosed building using previously prepared materials). Mr. Andersen stated
15 that use was inserted to allow companies like HVAC or plumbing companies. Mr. Eggett noted that a 20,000 square foot
16 light industrial use is not going to be a big operation. Councilmember Duncan stated the concern he has about restaurants is
17 that there will be additional traffic. Mr. Eggett stated that is why the Planning Commission included it as a conditional use.
18 Councilmember Duncan stated that he would hate to include it as a permitted use for traffic reasons. Councilmember
19 Shingleton stated that he would be comfortable leaving a restaurant as a conditional use. Councilmember Peterson stated that
20 all of the uses create a traffic impact, though the types of traffic they draw are different. He stated that storage facilities may
21 draw a lot of trucks. He stated that the traffic created by a restaurant does not worry him any more than the traffic created by
22 storage units.

23 Mayor Nagle stated there has been a motion and a second regarding the proposed ordinance, but there has been a lot
24 of discussion and she asked if there is a desire to amend the original motion.

25 Mr. Rice asked Mr. Andersen to briefly review the proposed changes to the ordinance. Mr. Andersen stated that
26 items D, E, J, and K from the permitted use list would be moved to the conditional use list. He stated that there was
27 discussion regarding whether to move restaurants to a permitted use, but there has been no clear resolution.

1 Councilmember Duncan asked about item X under the permitted use list. Mr. Andersen stated that it would
2 encompass businesses like plumbing or HVAC retail stores.

3 Councilmember Johnson asked if there are any concerns about the 35-foot building height. Councilmember Duncan
4 stated it is awfully tall. Mr. Andersen stated it is pretty standard for most of the zones in the City, including residential zones.
5 Councilmember Shingleton stated that restaurants and fast food places that have facades above them are typically higher than
6 35-feet.

7 Councilmember Duncan stated that he thinks item X could be good or bad. He stated that depending on what type
8 of retail services or repairs are included, it could look bad. He stated he would like to move that to the conditional use list.
9 Mayor Nagle stated that Syracuse City is a farming community. She stated that “we” need to decide what “we” want to be.
10 She stated that “we” are saying that we do not want Ninigret because “we” want farms, but if “we” want farms “we” need to
11 have a place for their equipment to be serviced. Councilmember Duncan stated that he is simply saying that it should be a
12 conditional use because maybe “we” do not want a yard full of equipment located next to a park or a school. He stated that it
13 should be conditional. He stated that some farming equipment is extremely dangerous. Councilmembers Johnson and
14 Shingleton stated they were comfortable moving item X to the conditional use list.

15 COUNCILMEMBER SHINGLETON MADE AN AMENDED MOTION TO ADOPT PROPOSED ORDINANCE
16 12-12 APPROVING THE NEIGHBORHOOD SERVICES ZONE, WITH THE FOLLOWING AMENDMENTS:

17 MOVE ITEMS D, E, J, K, AND X FROM THE PERMITTED USE LIST TO THE CONDITIONAL USE LIST.

18 COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE
19 EXCEPTION OF COUNCILMEMBER LISONBEE, WHO ABSTAINED.

20 Mayor Nagle then called for a vote on the original motion with the amendments.

21 Councilmember Duncan asked Councilmember Lisonbee if she still has concerns about holding a public hearing.
22 Councilmember Lisonbee answered yes and stated that is why she abstained from voting. Mayor Nagle stated that is
23 Councilmember Lisonbee’s right, but she reiterated that she called for a vote. Councilmember Lisonbee stated that the
24 Council can have a discussion about the original motion. Councilmember Duncan agreed and stated that he thinks the
25 document with the recommended changes is a “good thing”, but he wants to hear more about the concern regarding the lack
26 of public input. He stated that he does not want to force Mr. Rentmeister to wait for three months for a resolution, but two
27 weeks “will not kill anybody, either”. He stated that he wants to know the concerns the citizens are having and
28 Councilmember Lisonbee started to express that and he is not sure if she finished her comments. Mayor Nagle stated that no

1 one attended the public hearing held by the Planning Commission. Mr. Andersen stated there were actually a few residents in
2 attendance and a few comments were made, but those comments were regarding the Ninigret project, which does not apply to
3 this subject. Planning Commissioner TJ Jensen stated that it was those comments that prompted the Planning Commission to
4 change the name of the proposed zone.

5 Councilmember Lisonbee stated there are four Planning Commissioners present this evening and she stated that she
6 wanted to ask them a question. She asked if they felt there is any further need for additional public hearings. She asked if
7 they felt that the public needs to a proponent in this issue. Commissioner Jensen stated that the Commission actually held
8 two public hearings for this issue over the course of its development. Planning Commissioner Pratt stated that he felt that the
9 discussion the Planning Commission had as well as the public hearings that were held was a result of a name change for the
10 zone and with the modifications from the Council he is very comfortable and he does not see any malicious intent from the
11 Council in moving forward. Planning Commissioner Schenk stated that he is somewhat indifferent. He stated that he agrees
12 that the changes that the Council has made are appropriate. He stated that if the changes had been more significant he would
13 have been more concerned and felt that a public hearing needed to be held. He reiterated that the changes that have been
14 made are more than appropriate. Commissioner Pratt agreed and stated that the Planning Commission talked about many of
15 the same changes that the Council has made this evening. Commissioner Jensen stated that he agreed that the changes that
16 have been proposed by the Council are good ones. Mayor Nagle asked Commission Chair Greg Day if he had anything to
17 add. Chair Day stated that the Planning Commission had a public hearing and voted on the proposal and referred it to the
18 City Council, which speaks for itself. He stated that if the Council feels that additional input is necessary he is comfortable
19 with that as well. He stated that if the feels that input is necessary about the changes they are making he is comfortable with
20 that. Councilmember Duncan stated that some of the changes are to dictate that some of the uses require Major Conditional
21 Use Permits and he asked if that meant that those applications would be considered by the City Council. Mr. Andersen stated
22 that Major Conditional Uses are approved by the Planning Commission. Councilmember Duncan stated that in theory the
23 zoning can be assigned on a five-acre lot basis. Mr. Andersen stated that the general plan amendments and rezone
24 applications will both be considered and require approval from the Council. Councilmember Duncan stated that will give the
25 citizens some protection. Councilmember Lisonbee stated that she has another question; if this ordinance is adopted tonight
26 it is not applied to any particular zone and she asked if the Council is responsible to apply it to a zone and at what point that
27 would be done. Mr. Andersen stated that during the general plan update the Planning Commission will review and make
28 recommendations for certain locations where neighborhood service zone could be applicable. He stated that those

1 recommendations would then be provided to the City Council for comment and approval. He stated a public hearing would
2 be held through that process as well. Councilmember Duncan stated that this is the first step of three. He stated that the zone
3 creation is the first step, general plan changes is the second step, and zoning specific properties is the third step.

4 Councilmember Lisonbee stated that she is comfortable with that information.

5 A member of the audience, Ray Zaugg, asked for an opportunity to make a public comment. Mayor Nagle stated
6 that this is not a public hearing. Mr. Zaugg stated that there was no item for public comments on the agenda for this meeting.
7 Mayor Nagle stated that is correct. Councilmembers Duncan and Lisonbee stated they were comfortable with allowing Mr.
8 Zaugg to comment. Mr. Zaugg stated that he mentioned to the Planning Commission that it seemed to him that this zone was
9 created with a certain developer in mind. Mayor Nagle stated it was created with Mr. Rentmeister in mind. Mr. Zaugg stated
10 that is correct and Mr. Rentmeister is not a developer. He stated that Mr. Rentmeister's name was continually mentioned
11 during the Planning Commission meetings where this item was discussed and it has mentioned several times tonight as well.
12 He stated that concerns him and it sends the wrong message if it appears that the City is creating a zone specifically to
13 accommodate someone that has requested it.

14 Councilmember Lisonbee stated that she thinks that this zone has some application in Syracuse and she thinks it will
15 be a good zone. She stated that she is comfortable with moving forward based on the information that was just brought
16 forward.

17 Councilmember Duncan stated that if this item were solely about creating a zone for Mr. Rentmeister, he would not
18 be interested in considering it. He stated that he thinks that there is a difference between zoning for a developer that
19 expresses a need and asking the Planning Commission to review that request and agree that there is a need. He stated that he
20 sees the creation of this zone as a mutual benefit; he is not approving this zone for Mr. Rentmeister; rather, he feels that he
21 thinks that this is a good zone for the City.

22 Mayor Nagle reiterated that there has been an amended motion and a second to adopt Proposed Ordinance 12-12 as
23 amended; she called for a vote. ALL VOTED IN FAVOR.

24
25 5. Proposed Resolution R12-15 adopting an updated version of City Council Rules of Order and Procedure to
26 govern the public meetings of the legislative body of Syracuse City.

1 City Attorney Carlson provided a memorandum to the Council explaining that an amended two page draft of rules of
2 order and procedure had been compiled to include changes that had been recommended during previous meetings. The
3 memo summarized the changes to the document as follows:

- 4 ○ The introductory paragraph includes language from Title 2 referencing Roberts Rules of Order as a guide.
- 5 ○ Rule 1.A.2 adds language also allowing a majority of the City Council to change the order that the Mayor
6 presents items on the meeting agenda.
- 7 ○ Rule 1.C.1 removed an address requirement during public comment and now only requires “city of
8 residence.”
- 9 ○ Rule 1.C.2 now sets the public comment time limit at three minutes unless extended.
- 10 ○ Rule 1.C.6 was added to allow the Mayor or a majority of the Council to reopen a public hearing.
- 11 ○ Rule 1.D was altered to require a motion before a discussion rather than discussion before a motion
- 12 ○ Rule 2.A was changed to allow those with a self-perceived conflict to excuse themselves from the dias. It
13 also changes the prohibition of speaking to elected officials to a prohibition of speaking to other council
14 members except the Mayor.
- 15 ○ Rule 3 adds language also allowing a majority of the City Council to allow or disallow members of the staff
16 and public to participate in a discussion. Language was also added regarding attentiveness and avoiding
17 distractions, whether by phone or other sources.

18 Mr. Carlson summarized his staff memo and highlighted the changes that were recommended by the Council. He
19 stated that there is one exception. He stated a request was made to include language in the rules regarding substitute motions,
20 but he was somewhat confused about the intention of that request and how to appropriately respond to that request. He stated
21 that if the goal is to change language of a motion that has been made by the Council that can be accomplished through a
22 motion to amend. He stated that if the goal is to make a different motion – for example: a Councilmember may make a
23 motion to approve something, while another Councilmember wants to make a motion to postpone an item indefinitely – the
24 hierarchy included in the chart on the second page of the rules document is listed in descending order, which means that a
25 motion higher on the list can be made while a lower motion is still pending, but a motion listed lower on the list cannot be
26 made while a motion listed higher on the list is pending. He stated, for example, that is someone listed a motion for previous
27 question, a motion to table would be out of order while a motion to adjourn could be considered. Councilmember Lisonbee
28 stated that Mr. Carlson asked her for clarification on her request and the reason that she did not respond to him was because

1 she was still reviewing the document. She stated that the reason that she is concerned about that issue is that as she has
2 conducted her research she has come to realize that in Roberts Rules of Order motions are classified in several different
3 ways; there are incendiary, privileged, and classified motions. She stated that this document takes one or two motion types
4 out of each classification, which also have instances where they can or cannot be debatable. She stated that all of the motions
5 are included in one chart and establishing a hierarchy that she thinks really limits the Council and also could cause some
6 confusion among citizens. Councilmember Peterson stated that the whole document already causes confusion.

7 Councilmember Lisonbee stated that her suggestion is that in section F regarding motions there could be some amendments
8 made. She asked if the Chair asks for a reason for a motion, or should that reason simply be offered. She stated that
9 generally the motion would include the motion language. Mr. Carlson stated that the language regarding the reason for the
10 motion could be removed. Councilmember Johnson stated that he made a note about that language and stated that the
11 Council has never included the reason for a motion in the actual motion. Councilmember Peterson stated that some of the
12 wording for motions as suggested by staff often includes reasoning. Councilmember Johnson stated that he would like to
13 remove that language from the document. Councilmember Lisonbee stated that the Chair of the Body has the right to ask for
14 a reason for a motion. Councilmember Johnson agreed, but stated that is part of the discussion of the motion rather than part
15 of the actual motion. Councilmember Lisonbee stated that she would also like to add language to say that “the chart included
16 in the document includes motions that the Council commonly uses; a motion not on the chart made be made from time to
17 time:”. She stated that she would then like the motions listed, but remove the language that talks about descending order
18 because it would confuse citizens. She stated that way the citizens can understand that sometimes the Council may make
19 motions that are allowed by Roberts Rules of Order; those motions are allowed, but may not be listed on the chart. She stated
20 that in her opinion the City is covered by referencing that the Council also uses Roberts Rules of Order as a guide. She stated
21 that is her opinion and she feels that those changes would address her concerns. Mr. Carlson stated that the language
22 regarding Roberts Rules of Order is in the introduction of the document and it states that for issues not addressed in the
23 document the City Council refers to Roberts Rules of Order as a guide for the conduct of its business. He stated that because
24 that language is included the hierarchy that is included in Roberts Rules of Order could be used as a guide for the Council,
25 but it would not be a mandate upon the Council as to what can and cannot be done. He stated that the opposite is true
26 regarding the Council’s Rules of Order and Procedure because they are considered a mandate. Councilmember Lisonbee
27 stated that is why she had a problem with the language; it is not appropriate to mandate a hierarchy for the motions that can
28 or cannot be made because there are other motions or exceptions to the motions that could, according to Roberts Rules of

1 Order, be made. She reiterated that she feels the document really limits the Council. Councilmember Johnson asked if the
2 language should be included to say that the list of motions are suggested motions. Councilmember Lisonbee stated that they
3 are commonly used motions. Mr. Carlson stated that language would be more appropriate. Councilmember Lisonbee re-read
4 the language that she would like inserted into the document preceding the motion chart. Councilmember Peterson stated that
5 he is comfortable with that change, but asked why the motions are listed in descending order. Mr. Carlson stated that this
6 document is intended to provide for a smooth meeting, but sometimes multiple people want to make different motions and
7 this chart would provide an order for contradictory motions. He stated that is why Roberts Rules has different hierarchies.
8 Councilmember Peterson asked what would happen if multiple motions are still made in a meeting; would the Mayor work
9 her way down the list of motions that have been made calling for a vote on each one. Councilmember Lisonbee stated that is
10 how it is done in Roberts Rules, but the point she is trying to make is that Roberts Rules has four or five different charts
11 including motions in descending order. She stated that the chart included in the Council's rules includes two or three
12 different motions from each chart in Roberts Rules. She stated that in Roberts Rules there are exceptions that apply in certain
13 instances, but not in all instances. She stated that in reality the chart in the Council's rules is misleading to a point and it is
14 binding in a way that would not necessarily be true according to Roberts Rules. She stated that the chart would limit the
15 Council's ability at times and rather than binding the Council by the descending order, she would rather refer to Roberts
16 Rules and say that the Council is covered and able to use the ascending or descending motions while calling out the
17 commonly used motions as has been done in Mr. Carlson's draft. Councilmember Shingleton stated that Councilmember
18 Lisonbee's recommendation actually gives the Council more flexibility. Councilmember Lisonbee agreed. Councilmember
19 Peterson stated that he has always confused as to why the City would use Roberts Rules of Order rather than creating its own
20 rules, but if there is a list of common motions in the rules document he is not concerned about what order they are in. He
21 stated that he thinks the Council, in addition to the residents, also needs to be able to refer to the motions on a regular basis.

22 Mayor Nagle directed her comments at Mr. Carlson and stated that when the Council initially began this process and
23 was talking about Roberts Rules of Order, they were advised to be cautious with how closely the Council planned to adhere
24 to that document because Roberts Rules of Order were meant for a very large body for control. She stated that if the Council
25 were to follow Roberts Rules and be so formal, there are specific formalities about who can speak and when they can speak;
26 people must ask permission to speak, etc. She stated that the advice was that for a small City, Roberts Rules of Order can
27 hinder productive debate rather than encourage it. Mr. Carlson stated that was prior to his appointment, but the previous City
28 Attorney did say that Roberts Rules of Order can be a tool or a roadblock. He stated that referencing the document as a

1 guide, rather than a mandate, gives the Council the discretion to use it as a tool. Councilmember Lisonbee stated that her
2 suggested changes addressed those concerns. She stated that if there came a time when someone wanted to use a motion that
3 is not included on the chart in the City's document and that motion happened to be in order, but it was very confusing
4 because of the descending list, it would be clearer for the public to say that the motions included in the document are only
5 commonly used motions. Mr. Carlson stated that a Councilmember could make a motion that is not included on the chart and
6 the Council could choose to allow that motion or to ignore it.

7 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED RESOLUTION R12-15
8 ADOPTING THE UPDATED CITY COUNCIL RULES OF ORDER AND PROCEDURE TO GOVERN THE PUBLIC
9 MEETINGS OF THE LEGISLATIVE BODY, WITH THE FOLLOWING AMENDMENTS:

10 REMOVE THE SECOND SENTENCE IN SECTION F, MOTIONS TO APPROVE.

11 ADD A STATEMENT THAT MOTIONS NOT INCLUDED IN THE CHART MAY BE MADE BY THE
12 COUNCIL.

13 DELETE THE SENTENCE UNDER MOTION CHART.

14 IN SECTION 2B, DELETE THE STATEMENT "AS OUTLINED BY LAW" AND REPLACE IT WITH "TO
15 THE POLITICAL SUBDIVISIONS ETHICS REVIEW COMMISSION".

16 Mr. Carlson stated that the Political Subdivisions Ethic Review Commission only has the authority to hear
17 complaints of violations the State Ethics Code. He stated that if the Council is not going to pass a local ethics code, that
18 would be satisfactory, but if the Council passes a local ethics code, the Review Commission cannot hear complaints
19 regarding the City. He stated that right now there is vague general language regarding any section of City Code that address
20 ethics. He stated there are not any right now, but there is the ability to provide that. He stated that Councilmember
21 Lisonbee's suggestion can be added, but if the Council does create a local ethics code at a later date, it will be necessary to
22 again amend this rules document. Councilmember Lisonbee stated that she realizes that, but she thought that based on the
23 current status of the City it would be good to have the language because she thinks that ethics are important and she thinks
24 that the citizens should be pointed to exactly how they can make a complaint rather than including general language. She
25 stated that the language could be changed in the future is a local ethics commission is created. Councilmember Duncan
26 asked if the document could include a reference source, such as a City employee, rather than including the language that
27 Councilmember Lisonbee suggested. Mr. Carlson stated the document could refer people to the City Attorney.

1 Councilmember Duncan added the document could also refer people to the City Manager. Mayor Nagle asked Mr. Rice
2 about the discussion that was had about this issue at a meeting held by the Utah League of Cities and Towns last Monday.
3 Mr. Rice stated he cannot remember the specifics of the discussion. Mayor Nagle stated that it will all be remanded back to
4 the State. Mr. Carlson stated that if the City does not provide a specific process for a complaint regarding a violation of the
5 State Ethics Act, the complaint automatically is referred to the State. He stated that the City can create its own process, but
6 the State will never, until the law changes, address complaints of violation of local ethics laws. Mayor Nagle stated that
7 adding the language regarding a political subdivision may not be relevant at this point in time. Mr. Carlson stated that
8 Councilmember Lisonbee was referencing the title of the commission. Councilmember Lisonbee stated that State Bill SB
9 180 created the Political Subdivisions Ethic Review Commission and it states that if a municipality does not have its own
10 commission there is a process defined for the entire State. She stated that a complaint would be filed with the Lieutenant
11 Governor and it would be referred to the Political Subdivisions Ethics Review Commission. She stated it provides a process
12 for citizens that have an ethics complaint based on the Utah Ethics Act. Councilmember Peterson stated that he would be
13 more comfortable leaving the language in a more general tone. Councilmember Johnson agreed. Councilmember Lisonbee
14 stated she is comfortable with that. Councilmember Duncan stated that a reference would be appropriate. Mr. Carlson stated
15 it is wise to include two individuals in the City that could help a citizen. Councilmember Duncan stated that a
16 Councilmember could be included as well. Councilmember Lisonbee suggested that the language refer the citizens to any
17 elected official or a member of City Administration. Mr. Rice suggested that the citizens be referred to elected officials or
18 the City Manager or City Attorney. Mr. Carlson asked is Councilmember Lisonbee is comfortable with that language, to
19 which Councilmember Lisonbee answered yes.

20 Mayor Nagle asked for a second to Councilmember Lisonbee's motion.

21 Councilmember Johnson stated that he had an additional amendment to make. He stated that under 2C there is a
22 three minute time limit referenced for comments during Council meetings. He stated he would like to remove the three
23 minute reference; he knows that a time limit is necessary, but he is not sure if the section should be so specific. He stated he
24 would like to say that there may be a specified time limit that could be communicated at the Council meeting. Mr. Carlson
25 stated that language was included in the original version of the Rules of Order and Procedure. Councilmember Johnson
26 stated that he has stated before that he does not want to include a three minute reference. Councilmember Duncan stated that
27 it would be easy for the Mayor to communicate that the time limit has traditionally been three minutes and there may not be a
28 reason to vary from that three minutes. Mayor Nagle asked what would happen if the Council is challenged because there

1 have been inconsistencies. Councilmember Johnson stated that if the time limit is specified ahead of time that would be
2 appropriate. He stated that if the language needs to be reconsidered at a future date, that would be fine. Mr. Rice stated that
3 at the last meeting the Council talked about standardization and maintaining the language including the reference to three
4 minutes. He stated that the language provides consistency and citizens cannot make the claim that the Council or Mayor is
5 being unfair. He added that the citizens also have the opportunity to talk to any Councilmember at any time for any amount
6 of time and the Councilmember can then bring any concern to the entire Council and talk about an issue for as long as they
7 want. Mayor Nagle stated there is a myth that the only opportunity citizens have to talk to the Council is during the public
8 comment portion of a Council meeting. She stated that she thinks that is the least effective time to talk to the Council. She
9 stated that the most effective time is during a one-on-one conversation that allows for open dialogue and discourse. She
10 stated that is never prohibited and that is the most that the citizens can do for their constituents; listen to them one-on-one and
11 then incorporate that into future discussions. She stated that there will be times that the Council or the Mayor agrees with the
12 topic that a resident wants to discuss so they want to give the citizen 10 or 15 minutes to address the Council, but there
13 will be times when the Council or Mayor does not agree with a topic so they want to limit a citizen to three minutes. She
14 stated that as soon as the Council starts being suggestive they are open to the argument that they are being unfair and
15 punitive. Councilmember Duncan stated that he is not suggesting that different times be allotted for different people. Mayor
16 Nagle asked when the decision will be made. Councilmember Duncan stated that you can look at the crowd and see how
17 many people are present and how many want to make comments; there may only be three people that want to make
18 comments and they can have an extended period of time to make comments. Mayor Nagle stated that the Council never
19 knows ahead of time how many people wish to make comments. She stated that it is impossible to look at the crowd and
20 determine that only three people want to make comments. Councilmember Duncan agreed and stated that he would be
21 comfortable with whatever decision is made regarding this topic. Councilmember Peterson noted that removing the time
22 limit also gives additional power to the Mayor because it would be up to her to determine how long any citizen would have to
23 address the Council. Councilmember Lisonbee stated that the Mayor already has that power because the section reads that
24 the time limit can be extended by the Mayor. Councilmember Shingleton suggested leaving the language as it currently
25 reads. Councilmember Johnson asked how everyone else felt. Councilmember Peterson stated that he liked the three minute
26 time limit. Councilmember Lisonbee stated that she can see Councilmember Johnson's point of view because there are times
27 that she would like to hear what else a citizen has to say after they have been cut off. She stated that she can also see the need
28 for standardization. Councilmember Shingleton stated that the problem he has is that someone may be given a longer period

1 of time to speak because the Mayor may like one citizen more than another. Councilmember Duncan stated that it is a hard
2 position. Councilmember Johnson asked who should have the authority to extend the amount of time given to citizens. He
3 asked if it should be given to the Mayor or the Council. Mayor Nagle stated that according to State Code the Mayor has the
4 obligation to control the meeting. Mr. Carlson stated that this falls within that obligation. Mr. Johnson stated that he would
5 withdraw his suggested amendment.

6 Mayor Nagle again called for a second to Councilmember Lisonbee's motion to amend and adopt the Rules of Order
7 and Procedure.

8 COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

9

10 6. Proposed Resolution R12-16 supporting the selection of Hill Air
11 Force Base for basing of F-35A aircraft.

12 The public comment period for the F-35 Environmental Impact Statement (EIS) will come to an end on June 1.
13 Because this is an extremely important issue for Northern Utah, staff recommends the Council approve Proposed Resolution
14 R12-16 supporting the selection of Hill Air Force Base for basing of F-35A Aircraft.

15 Mr. Rice stated that this item was added at the request of the Mayor to show the City's support for the basing of the
16 F035 Joint Strike Fighter Aircraft at Hill Air Force Base. He then summarized the staff memo that was provided to the
17 Council. He stated that public comments have been received on three different occasions and most of the public comments
18 were in support of basing the aircraft at Hill Air Force Base. He stated that there were some concerns about noise from
19 residents in certain areas that are close to the Base, but there has been a noise study conducted and the findings were that the
20 noise levels would not greatly change. He stated that this resolution is to express that the City supports the number one
21 employer in the State of Utah. He stated that many citizens from Syracuse work on Base or for defense contractors that are
22 located close to the Base.

23 Councilmember Peterson asked where this resolution will go after it is adopted by the Council. Mr. Rice stated that
24 it will be included on the City's website. Mayor Nagle added that it will be submitted to the Council of Governments. Mr.
25 Rice added that the public comment period of the EIS has been closed, but the resolution will be sent to the Utah Defense
26 Alliance as well as the public affairs department at the Base. He stated that it will be widely distributed.

27 Councilmember Lisonbee stated that she was confused when she saw this resolution because there was not a lot of
28 information supporting it. She asked what would happen if the Council chose not to pass the resolution. Mayor Nagle stated

1 that the message would be sent that the Council is not supportive of the largest employer in the region. Councilmember
2 Lisonbee asked what that would mean. Mr. Carlson stated that this is a non-binding resolution so it would be the equivalent
3 of the State Legislature not approving a bill to pull out of the United Nations; it is not something that the State Legislature
4 would pass. Councilmember Duncan stated that Councilmember Lisonbee is saying the same thing as he is thinking. He
5 stated he has seen members of congress stand on the floor of congress and pass a resolution to honor Johnny Appleseed's
6 500th birthday; he understands this issue is not that far detached. Mayor Nagle stated this is a much larger issue. She stated
7 that there are five air logistics center that will be reduced to three and whoever gets this joint strike force will not be included
8 on the list for potential closure. She stated that as the F-16 aircraft is phased out, if there are no jets bedded down there, there
9 is less reason to keep the air logistics center there. Councilmember Duncan stated that he understands, but thinks it is funny
10 that the City is considering this. Councilmember Lisonbee asked if there are a lot of communities and City Council's passing
11 resolutions in the areas where the other bases are located. Mayor Nagle stated that she lived near Warner Robbins, Georgia
12 during the last BRAC process and Warner Robins is a space similar to Hill Air Force Base and they were being considered
13 for closure. She stated the community support of the base was overwhelming and it is critical. She stated that if the
14 community does not want the base, there are other communities that do. She stated that support actually adds weight to the
15 decision that is made regarding BRAC. Mr. Rice agreed and stated that the more support the base has, the better off they will
16 be.

17 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R12-16
18 SUPPORTING THE SELECTION OF HILL AIR FORCE BASE FOR BASING OF F-35A AIRCRAFT.
19 COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

20
21 7. Consideration of adjourning into Closed Executive Session pursuant
22 to the provisions of Section 52-4-205 of the Open and Public Meetings
23 Law for the purpose of discussing the character, professional competence,
24 or physical or mental health of an individual; pending or reasonably
25 imminent litigation; or the purchase, exchange, or lease of real property.

26 COUNCILMEMBER SHINGLETON MOVED THE COUNCIL ADJOURN INTO A CLOSED EXECUTIVE
27 SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW
28 FOR THE PURPOSE OF DISCUSSING THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR

1 MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER PETERSON SECONDED THE MOTION, WITH THE
2 FOLLOWING ROLL CALL VOTE: VOTING "AYE" – COUNCILMEMBERS DUNCAN, JOHNSON, LISONBEE,
3 PETERSON, AND SHINGLETON. VOTING "NO" – NONE.

4 The meeting adjourned into Closed Executive Session at 7:08 p.m.

5 The meeting reconvened at 8:00 p.m.

6

7

8

9 At 8:00 p.m. COUNCILMEMBER PETERSON MADE A MOTION TO ADJOURN. COUNCILMEMBER
10 JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

11

12

13 _____
14 Jamie Nagle
15 Mayor

Cassie Z. Brown, CMC
City Recorder

16 Date approved: _____



COUNCIL AGENDA

June 12, 2012

Agenda Item “6”

Site Plan Approval, Syracuse Tanner Clinic expansion, located at 2038 West 1900 South.

Factual Summation

- Any questions regarding this item may be directed at City Planner [Kent Andersen](#)
- Please see the attached factual summation, memo, and supporting documentation provided by Kent Andersen.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at City Planner Kent Andersen
- See the attached Syracuse Tanner Clinic Expansion Site Plan Packet

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: June 12, 2012

Subject: Syracuse Tanner Clinic Expansion Site Plan: L.K. Sorensen Associates, Inc. request for Site Plan approval located at 2038 West 1900 South

Background

This Syracuse Tanner Clinic Expansion Site Plan is a 6,900 square foot expansion of their existing facility of 11,212 square feet. According to the applicant, the Tanner Clinic facility was originally built with the intent of expanding, however due to the downturn in the economy was postponed. The expansion will include an additional seven doctors, which include family practitioners and an OBGYN.

Consideration of the Approval of the Syracuse Tanner Clinic Expansion Site Plan

On May 24, 2012 the Syracuse City Architectural Review Committee met and discussed the Site Plan. No additional concerns were brought up that were not addressed in the City staff review (see attached minutes).

On June 6, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Syracuse Tanner Clinic Expansion Site Plan, in which no comments were received. On June 6, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the Syracuse Tanner Clinic Expansion Site Plan, contingent upon satisfactory completion of City staff comments.

Staff asked that the developer provide an explanation of why the development exceeded the allowed maximum parking spaces of 82 based on the square footage of the building (see attached email from Keith Sorensen). City staff and Planning Commission are comfortable with allowing 118 parking spaces, specifically as this will provide for greater public safety by reducing on-street parking.

A primary point that City staff would like to see addressed is an access easement letter between Tanner Clinic and the adjacent property to the west, allowing the provision of a secondary ingress/egress.

The following documents have been included in your packets for use and review:

- Planning Staff Site Plan review dated May 30, 2012
- City Engineer's review dated May 29, 2012 (includes Fire Department comments)
- Email from Keith Sorensen (applicant) regarding the need for additional parking
- Minutes of the May 24, 2012, Architectural Review Committee meeting
- C101 – Site Plan
- L101 – Landscape Plan
- A101 – Floor Plan
- A201 – Exterior Elevations

Recommendation

The Community & Economic Development Department hereby recommends that the City Council review the Syracuse Tanner Clinic Expansion Site Plan approval request for discussion purposes. The Community & Economic Development Department recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council approve the Syracuse Tanner Clinic Expansion Site Plan, located at approximately 2038 West 1900 South, subject to all recommendations made by the City Council, Planning Commission, and City Staff.

Syracuse Tanner Clinic Expansion Site Plan Packet

1. Planning Staff Site Plan review dated May 30, 2012
2. City Engineer's review dated May 29, 2012 (includes Fire Department Comments)
3. Email from Keith Sorensen (applicant) regarding the need for additional parking
4. Minutes of the May 24, 2012, Architectural Review Committee meeting
5. C101 – Site Plan
6. L101 – Landscape Plan
7. A101 – Floor Plan
8. A201 – Exterior Elevations.



SYRACUSE
EST. CITY 1935

Site Plan Review – Tanner Clinic Expansion

Completed by Kent Andersen, Planner on 05/29/2012

10-4-090 Site Plan Review:	Planning Staff Review:
(D) Procedure	(D) Procedure
1. (b) A detailed boundary survey sheet showing the following information:	1. (b) A detailed boundary survey sheet showing the following information:
i. The location and width of existing and proposed abutting streets.	i. Yes.
ii. All property and lot lines.	ii. Yes.
iii. Existing and proposed easements and dedications, adjacent property owners and holding strips.	iii. None shown. Need to show easement allowing access on west side of property
iv. The location of all existing and proposed structures on the property, including the building height and any provisions to screen roof-based mechanical equipment, and the location of existing structures on adjoining properties.	iv. Yes.
v. The location of existing fencing and significant existing trees and shrubbery.	v. Yes. Existing retaining wall identified. No existing fencing shown.
vi. The location of off-street parking, driveways, loading facilities, and hard-surfaced areas.	vi. Yes. 118 off-street parking spaces
vii. The location of existing and proposed curb, gutter, and sidewalk, curb cuts. If property abuts a state highway, the applicant must obtain approval of the	vii. Yes. Curb to removed on west side, however, not part of the Tanner Clinic property. Need access easement letter.

<p>Utah State Department of Transportation Right-of-Way Engineer for location of curb, gutter, and sidewalk. The Utah Department of Transportation must also approve location and number of curb entrances.</p> <p>viii. The location of refuse container(s). Trash collection sites shall be within an area enclosed by a fence or wall at least six (6) feet in height and impervious to sight, adequate to conceal such facilities from adjacent property and the street.</p> <p>ix. The location of vehicular and pedestrian access and circulation including all existing and proposed traffic, pedestrian and road safety signs.</p> <p>1. (c) A detailed utilities site plan showing the following information:</p> <p>i. The location and size of all existing or proposed utilities that will provide service to the project (including location of nearest fire hydrants) consistent with design standards approved by the City.</p> <p>1. (d) A detailed landscaping site design plan that shows the following information:</p> <p>i. Proposed landscaping including identification of plant species and fencing in enough detail that the Planning Commission can review the screening and aesthetic qualities.</p> <p>ii. Irrigation sprinkler designs indicating the location and service size of secondary water connections. Except in a General Commercial zone, the site shall have a minimum ten (10) percent of the total lot area landscaped.</p>	<p>viii. Yes. Enclosure shown, needs to show method of enclosure and height.</p> <p>ix. Yes.</p> <p>1. (c) A detailed utilities site plan showing the following information:</p> <p>i. See City Engineer review.</p> <p>1. (d) A detailed landscaping site design plan that shows the following information:</p> <p>i. Yes.</p> <p>ii. Yes. General Commercial zone requires 15% of the total area landscaped. Site plan indicates that out of a total site area of 87,120 sq. ft., 18,214 sq. ft. is to be landscaped, or 20.9% total area landscaped.</p>
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<p>iii. Location and design of all exterior lighting. No one shall install or allow such lighting to operate in any way that permits the rays of light to penetrate beyond the property on which such light emanates.</p> <p>iv. Data table showing parcel, building, landscaping, parking area and percentages, and number of parking stall required and provided.</p> <p>1. (e) Floor Plans and Elevations including exterior finishes and colors.</p> <p>1. (f) Required engineer drawings for on- and off-site improvements as directed by the City Engineer.</p> <p>1. (g) Traffic study and Geotechnical study as directed by the City Engineer.</p> <p>1. (h) Each sheet shall be signed and stamped by a Professional Engineer.</p> <p>(E) Standards for Approval – Staff advisory comments</p>	<p>iii. Landscaping site design plan not provided. Two new exterior lights on the west side.</p> <p>iv. Yes. Information located on upper right hand corner of site plan.</p> <p>1. (e) Floor plan for unit 1, unit 2 floor plan to remain open. Exterior finishes and colors included, however, developer notes that “colors are subject to change based on submittal of actual samples.</p> <p>1. (f) Refer to City Engineer.</p> <p>1. (g) Refer to City Engineer.</p> <p>1. (h) To be completed.</p> <p>(E) Standards for Approval – Staff advisory comments</p> <p>No additional advisory comments.</p>
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Chapter 18 GC – General Commercial	Planning Staff Review:
<p>10-18-020: Permitted Use</p> <p>(J) Professional Office Buildings (situated on one [1] acre or less)</p>	<p>10-15-020: Permitted Use</p> <p>(J) Total development, 2 acres. Proposed total building is 18,112 sq. ft. Expansion of existing building and use. Adjacent properties contiguous to subject property have similar professional offices of a medical variety, though zoning designation is general commercial.</p>
<p>10-18-040: Minimum Lot Standards</p> <p>A. Lot Area: No minimum required</p> <p>B. Lot Width: As required by site plan review</p> <p>C. Front Yard: Fifteen (15) feet</p> <p>D. Side Yards: As required by site plan review</p> <p>E. Rear Yard: Ten (10) feet</p> <p>F. Building Height: The height of buildings over thirty-five (35) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings thirty-five (35) feet high or less may be permitted within ten (10) feet of the zone boundary line</p>	<p>10-18-040: Minimum Lot Standards</p> <p>A. 87,120 sq. ft.</p> <p>B. 217 feet 3 ½ inches.</p> <p>C. In excess of 15 feet.</p> <p>D. 72 feet 4 inches.</p> <p>E. 12 feet 5 inches.</p> <p>F. 22 feet.</p>
<p>10-18-050: Off-Street Parking and Loading.</p> <p>Developer needs to adhere to standards established in Title 10 Chapter 8 of the Municipal Code regarding off-street parking for the development.</p>	<p>10-18-050 Off-Street Parking and Loading.</p> <p>See answer below.</p>
<p>10-8-040: Minimum and Maximum Parking Spaces</p> <p>Dental and medical clinics: Minimum 2.5 maximum 4.5 per one thousand (1,000) square feet of floor area</p>	<p>10-8-040: Minimum and Maximum Parking Spaces</p> <p>Building total = 18,112 sq. ft. Minimum = 45 Maximum = 82 Actual = 118 (five handicap spaces). ADA</p>

	Accessibility Guidelines mandates that 1 out every 25 spaces in a parking lot require 1 handicap space. Minimum 4 handicap spaces required. Refer to attached email for explanation of need for additional overall parking spaces.
10-8-060: Access to Off-Street Parking and Loading Spaces	10-8-060: Access to Off-Street Parking and Loading Spaces
Ingress and Egress standards	Yes.
Distance from Intersections. No driveway approach located closer than forty (40) feet to intersection for commercial uses	Yes.
10-8-070: Parking Development, Standards, and Maintenance	10-8-070: Parking Development, Standards, and Maintenance
Developer is required to follow (A)-(I) of this section when developing parking areas within the development	Refer to the developer.
10-18-060: Signs	10-18-060: Signs
Developer is required to follow Title 10 Chapter 9 of the Municipal Code when implementing the use of any signs for the development.	Sign already existing
10-18-070: Special Provisions	10-18-070: Special Provisions
(A) Minimum fifteen (15) percent of the total area landscaped.	(A) 20.9%
10-18-080: Development Theme	10-18-080: Development Theme Yes.
10-18-090: Development Plan	10-18-090: Development Plan Yes.
10-18-100: Architectural Review Committee	10-18-100: Architectural Review Committee Met on 5/24/2012. Committee discussed plans, applicant answered questions, no additional concerns not addressed in staff review.

Chapter 6 – General Land Use Regulations	Planning Staff Review:
<p>10-6-060 Miscellaneous Requirements and Provisions</p> <p>(B) Visibility at Intersections.</p>	<p>10-6-060 Miscellaneous Requirements and Provisions</p> <p>(B) Developer must ensure that any trees or plants comply with the required clear-visibility triangle. Site triangle shown on the southwest corner.</p>
<p>10-6-080 Buffer Yards</p> <p>(C) <u>Determination and Approval of Buffer Yards Required</u>. To determine the type of buffer yard required between two (2) adjacent parcels or between a parcel and a street, the following procedure shall apply:</p> <ol style="list-style-type: none"> 1. Identify the land use category of the proposed use. 2. Identify the use category of the existing land use adjacent of the proposed use by an on-site survey to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property. 3. Determine the buffer yard required for the proposed development by using Table 2. 4. Using Buffer Tables A – E, identify the buffer yard options using the buffer yard requirement determine in Table 2. 	<p>10-6-080 Buffer Yards</p> <ol style="list-style-type: none"> 1. General Commercial 2. North = General Commercial West = General Commercial South = 1900 S. and GC and PO East = 2000 W. and County Library 3. North = No buffer requirement West = No buffer requirement South = No buffer requirement East = No buffer requirement 4. No buffer requirement



SYRACUSE
EST. CITY 1935

Engineer Plan Review – Tanner Clinic Building Addition **2038 West 1900 South**

Completed by Brian Bloemen on May 30, 2012

Please review the following comments for the Tanner Clinic Building Addition and make any necessary changes:

1. Chief Froerer has requested a Knox Box be installed.
2. A new 6" minimum fire service line will need to be run for the new fire sprinkler system directly off the existing main in either 1900 South or 2000 West. Chief Froerer has requested a remote fire department connection be installed near the street for easy access. The entire existing building and the new addition shall have sprinklers installed.
3. The line style for pressure irrigation water shall be labeled as "SW" and the gravity irrigation shall be labeled as "IRR". Gravity irrigation cannot be tied into pressure irrigation nor can a secondary water service come off a gravity irrigation line.
4. A joint use agreement shall be drafted for use of the private road from the west as access to the Tanner Clinic property.
5. The site plan shows an existing 12" RCP Storm Drain from the storm drain manhole in 1900 South extending north under the existing driveway to a catch basin. This line appears to be abandoned already.
6. The detention basin shall be adequately sized to handle a 100-year storm event. Please check the orifice calculations for accuracy. The 0.2 cfs orifice shall be placed on the downstream side of the detention manifold not in the existing catch basin.
7. The stop and waste for the new 1 ½" secondary service line shall be placed in the park strip.
8. The existing culinary water service comes off 1900 South not 2000 West. If additional culinary water or sewer service connections are required they shall be installed per city standards and shown on the plans.
9. Verify the pipe slopes and elevations on the storm drain boxes are correct.

If you have any further comments or questions please feel free to contact me at 801-614-9630.
Sincerely,

Brian Bloemen
City Engineer

From: Keith Sorensen [mailto:keith@lksorensenarchitects.com]
Sent: Friday, May 11, 2012 10:21 AM
To: Judy Merrill
Cc: 'Marshall Mckinnon'
Subject: Tanner, Syracuse - parking requirement information

Hi Judy,

The attached is a tabulation of information addressing the need for the 118 parking spaces shown on the Tanner Clinic, Syracuse addition Site Plan drawing. We really need the 118 parking spaces and firmly believe that it is in the best interest of the City (and the Tanner patients also) to have parking on the site and not in the street. Please let me know if you have additional questions or comments or if there is something more that we need to do.

Thanks
Keith

PARKING REQUIREMENT INFORMATION:

TANNER, SYRACUSE MEDICAL OFFICE BUILDING ADDITION
PREPARED BY L. K. SORENSEN ASSOCIATES, ARCHITECTS/PLANNERS
08 MAY 2012

THE FOLLOWING IS A SUMMARY OF THE PARKING SPACES REQUIRED ON AN HOURLY/DAILY BASIS TO MEET THE NEEDS OF TANNER CLINIC EMPLOYEES AND THE PATIENTS THEY SERVE.

DOCTORS IN EXISTING BUILDING	6
DOCTORS IN BUILDING ADDITION	7
EMPLOYEES IN EXISTING BUILDING	18
2 – EMPLOYEES PER DOCTOR PLUS 6 – ADMINISTRATIVE AND SUPPORT STAFF	
EMPLOYEES IN BUILDING ADDITION	20
2 – EMPLOYEES PER DOCTOR PLUS 6 – ADMINISTRATIVE AND SUPPORT STAFF	

TOTAL EMPLOYEES INCLUDING DOCTORS 52 PARKING SPACES REQUIRED

PHARMACY IN EXISTING BUILDING:
PHARMACY EMPLOYEES 4
PHARMACY PATRONS – OUTSIDE 5/HR AVERAGE

TOTAL PHARMACY PARKING SPACES 9 PARKING SPACES REQUIRED

EXAM ROOMS IN EXISTING BUILDING	18
EXAM ROOMS IN BUILDING ADDITION	21
TOTAL EXAM ROOMS	39 EXAM ROOMS

TYPICAL PATIENT SCHEDULING FOR EXAM ROOMS IS AS FOLLOWS:
1 – PATIENT IN WAITING ROOM
1 – PATIENT IN EXAM ROOM
1 – PATIENT IN CHECK-OUT PROCESS

EXAM ROOMS ARE SCHEDULED TO ACCOMMODATE AN AVERAGE OF 3 PATIENTS PER HOUR (APPROXIMATELY 20-MINUTES PER PATIENT)

EXAM ROOM PARKING REQUIREMENT FORMULA FOR ONE HOUR:

39-EXAM ROOMS x 1-PATIENT PER EXAM ROOM x 3-PATIENTS PER HOUR = 117 PARKING SPACES REQUIRED PER HOUR

MAXIMUM PARKING SPACES REQUIRED FOR FULL TIME STAFF	61 SPACES
MAXIMUM PARKING SPACES REQUIRED FOR PATIENTS PER HOUR	117 SPACES
MAXIMUM TOTAL PARKING SPACES	178 SPACES
MINIMUM PARKING SPACES REQUIRED FOR FULL TIME STAFF	30 SPACES
AT 50% FACILITY OCCUPANCY WHICH IS MINIMUM USE	
MINIMUM PARKING SPACES REQUIRED FOR PATIENTS PER HOUR	60 SPACES
AT 50% FACILITY OCCUPANCY WHICH IS MINIMUM USE	
MINIMUM TOTAL PARKING SPACES	90 SPACES
PARKING SPACES SHOWN ON SITE PLAN	118 SPACES

SUMMARY:

THE REALISTIC REQUIREMENT FOR ON-SITE PARKING TO ACCOMMODATE THE PATIENTS AND STAFF OF THE TANNER, SYRACUSE CLINIC IS BETWEEN A MAXIMUM OF 178 AND A MINIMUM OF 90 PARKING SPACES. OUR SITE IMPROVEMENT DESIGN HAS PROVIDED 118 PARKING SPACES ON SITE. THE CURRENT ORDINANCE, WHICH ALLOWS ONLY 82 PARKING SPACES, DOES NOT ADDRESS THE PARKING REQUIREMENTS FOR THIS SPECIFIC CLINIC FACILITY.

THE TANNER, SYRACUSE FACILITY PROVIDES THE FOLLOWING CLINIC SERVICES: PEDIATRICS, OB/GYN SERVICES, FAMILY PRACTICE, MINOR EMERGENCY SERVICES AND A PHARMACY. THESE SERVICES EQUATE TO PRIMARY USE BY FAMILIES.

PATIENTS AND PATRONS WHO NEED AND USE THIS CLINIC FACILITY MUST DRIVE TO THIS DESTINATION. THIS URBAN ENVIRONMENT REQUIRES THE USE OF AUTOMOBILES TO REACH DESTINATIONS. THERE ARE NO COMMUNITY MASS TRANSIT RESOURCES. ADEQUATE PARKING SHOULD BE PROVIDED FOR THE UNIQUE NEEDS OF A MEDICAL CLINIC.

WHEN INSUFFICIENT PARKING SPACE IS AVAILABLE ON SITE, PARKING IN THE STREET HAS BEEN THE ONLY ALTERNATIVE. PARKING IN THE STREET, ESPECIALLY FOR VEHICLES CONTAINING FAMILIES WITH CHILDREN, CREATES A SIGNIFICANT POTENTIAL FOR INJURY OR DAMAGE TO PERSONS AND/OR PROPERTY.

WE BELIEVE IT TO BE IN THE BEST INTEREST OF THE HEALTH, SAFETY AND WELFARE FOR THE PATIENTS, PATRONS, AND STAFF OF THE TANNER, SYRACUSE, CLINIC, AND SYRACUSE CITY TO ALLOW US TO PROVIDE THE 118 PARKING SPACES WE HAVE IDENTIFIED ON THE SITE IMPROVEMENT PLAN FOR THIS BUILDING ADDITION PROJECT.

WE THANK YOU FOR YOUR CONSIDERATION AND WELCOME THE OPPORTUNITY TO ADDRESS ANY QUESTIONS OR COMMENTS.



Architectural Review Committee

MINUTES

MAY 24, 2012

5:06 PM – 5:30 PM

LARGE CONFERENCE ROOM

FACILITATOR	Chairman Eric Hazen
NOTE TAKER	Judy Merrill
ATTENDEES	Hedy McClellan, Tyler Bodrero, and Braxton Schenk
CITY STAFF	Mike Eggett and Kent Andersen
VISITORS	Keith Sorensen

ITEM 1: ADOPTION OF MEETING AGENDA

Tyler made a motion to adopt the May 24, 2012, Architectural Review Committee agenda as outlined, seconded by Hedy McClellan; all voted in favor.

ITEM 2: TANNER CLINIC BUILDING ADDITION

Keith Sorensen, of L. K. Sorensen Associates, Inc. and representative for the Syracuse Tanner Clinic, located at 2038 West 1900 South, went over the proposed plans and explained how he designed the original building to accommodate this expansion. They anticipated growth in the area as requiring another phase back in 2008, but the economy took a downturn and postponed it. The facility would add seven doctors—family practitioners and an OBGYN, and the exterior would match the existing building.

Kent pointed out that Keith overlaid the landscape plan on top of the site plan, so it did not reflect what would be new and which landscaping already existed. He directed Keith to create a separate plan sheet for just the landscaping. Keith agreed and then explained that all the trees on the west and north of the private road were part of the existing landscape. The expansion would include more lawn area with five trees that matched the current tree species on the south side.

Braxton asked about underground storm drain. Keith said the detention basin, on the southwest corner, metered storm water into the system with an extension into the property about 70 feet for the already-stubbed storm-drain line.

Kent asked about lighting on the west side for the new parking. Keith was not sure but said there would not be more than two, if they added any lights, and they would be similar to the existing lights. Kent asked Keith to ensure that any new lights did not shine off site.

Referring to staff's request for an access agreement for the west side, Keith said his many attempts to reach the adjacent land owners had been unsuccessful. Kent offered to help him contact the Gertges in order to make those arrangements.

Kent then asked how the exterior would match the existing building, since the plans did not include height measurements. Keith said he would add those numbers and that the ridge line of the addition would be just a little wider and approximately 4 inches lower than the current building element. Kent also asked Keith to add the names of colors on the elevations rather than just saying they would match.

Kent referred to the lot's southwest corner and the City's clear-site triangle and asked that Keith draw those measurements onto the plans to show that trees would not encroach into that prohibited area. He also wanted it to show setbacks on all sides from building envelope.

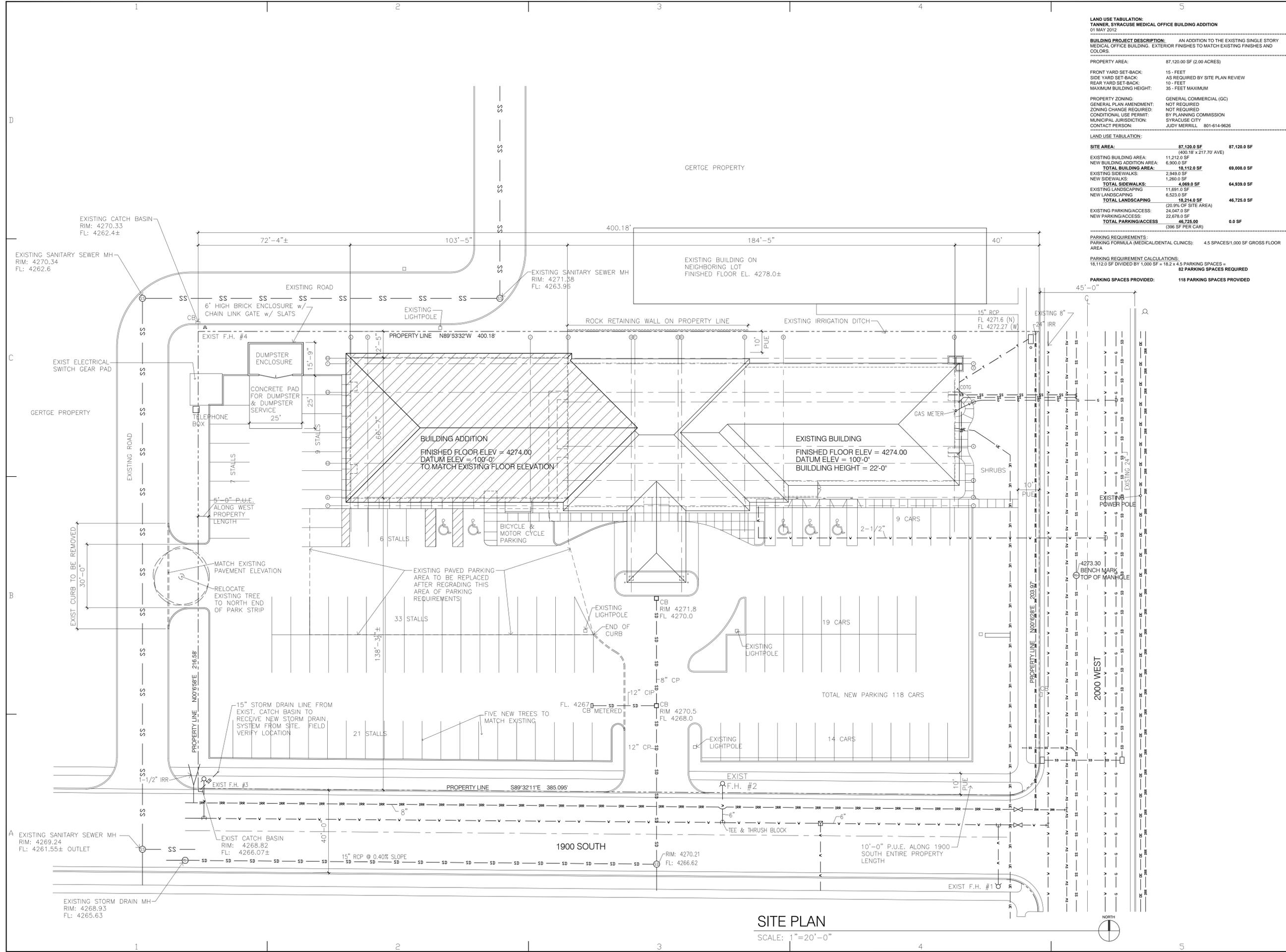
When asked about handicap parking, Keith said he believed there were currently 6, and the expansion would add 3 more, bringing the total to 9 spaces. Although uncertain, he believed the State only required 7 for the entire site, but these types of facilities needed more. Kent referred to the City's limit of parking spaces on this site to a maximum of 82 and asked him to

address that issue. Keith explained that Tanner Clinic's parking needs peaked about two days a week for several hours. If people could not find parking spaces, they parked on the street, which created a hazard for the many children coming to this Clinic. Adding more doctors would exacerbate the problem. He provided City staff with statistics to justify the need for more parking and emphasized his belief that it would serve the best interests of the Clinic as well as the community. The additional spaces would not compromise landscaping, which exceeded the required amount. Kent pointed out that Tanner Clinic also had an agreement to accommodate overflow parking on the adjacent property for an assisted living center.

Tyler asked about the location of a dumpster. Keith pointed it out on the northwest corner of the lot and said he still needed to add an enclosure, with a concrete pad underneath, with brick that matched the building.

Kent asked about the possibility of extending the sidewalk on the western portion of the lot, even though it abutted a private road. Keith told him it was very unlikely due to cost and the fact that neither their patients nor staff would need to use it. There were also other sidewalks available for pedestrians.

Tyler asked if the lines for sewer, power, and water were large enough to accommodate the addition. Keith explained that the transformer was on the east side of the building and sized for the addition already. The only utility the existing improvements lacked was a water line for fire sprinkling of the old and new buildings.



LAND USE TABULATION:
 TANNER, SYRACUSE MEDICAL OFFICE BUILDING ADDITION
 01 MAY 2012

BUILDING PROJECT DESCRIPTION:
 AN ADDITION TO THE EXISTING SINGLE STORY MEDICAL OFFICE BUILDING. EXTERIOR FINISHES TO MATCH EXISTING FINISHES AND COLORS.

PROPERTY AREA: 87,120.00 SF (2.00 ACRES)

FRONT YARD SET-BACK: 15 - FEET
SIDE YARD SET-BACK: AS REQUIRED BY SITE PLAN REVIEW
REAR YARD SET-BACK: 10 - FEET
MAXIMUM BUILDING HEIGHT: 35 - FEET MAXIMUM

PROPERTY ZONING: GENERAL COMMERCIAL (GC)
GENERAL PLAN AMENDMENT: NOT REQUIRED
ZONING CHANGE REQUIRED: NOT REQUIRED
CONDITIONAL USE PERMIT: BY PLANNING COMMISSION
MUNICIPAL JURISDICTION: SYRACUSE CITY
CONTACT PERSON: JUDY MERRILL 801-614-9626

LAND USE TABULATION:

SITE AREA:	87,120.0 SF	87,120.0 SF
EXISTING BUILDING AREA:	11,212.0 SF	
NEW BUILDING ADDITION AREA:	6,900.0 SF	
TOTAL BUILDING AREA:	18,112.0 SF	69,000.0 SF
EXISTING SIDEWALKS:	2,949.0 SF	
NEW SIDEWALKS:	1,260.0 SF	
TOTAL SIDEWALKS:	4,209.0 SF	64,939.0 SF
EXISTING LANDSCAPING:	11,691.0 SF	
NEW LANDSCAPING:	6,523.0 SF	
TOTAL LANDSCAPING:	18,214.0 SF	46,725.0 SF
EXISTING PARKING/ACCESS:	24,047.0 SF	
NEW PARKING/ACCESS:	22,678.0 SF	
TOTAL PARKING/ACCESS:	46,725.00	0.0 SF
	(386 SF PER CAR)	

PARKING REQUIREMENTS:
 PARKING FORMULA (MEDICAL/DENTAL CLINICS): 4.5 SPACES/1,000 SF GROSS FLOOR AREA

PARKING REQUIREMENT CALCULATIONS:
 18,112.0 SF DIVIDED BY 1,000 SF = 18.2 x 4.5 = 82 PARKING SPACES REQUIRED

PARKING SPACES PROVIDED: 118 PARKING SPACES PROVIDED

L. K. SORENSEN ASSOCIATES, INC.
 ARCHITECTS / PLANNERS / LANDSCAPE ARCHITECTS

1332 DUEHL CIRCLE
 SALT LAKE CITY, UTAH 84123
 (801)262-9993 Fax: (801)262-3511

CONSULTANTS

MECHANICAL:
 ADVANCED CONCEPTS ENGINEERS

ELECTRICAL:
 SPECTRUM ENGINEERS

BUILDING ADDITION FOR:

TANNER CLINIC

SYRACUSE, UTAH

MARK	DATE	DESCRIPTION

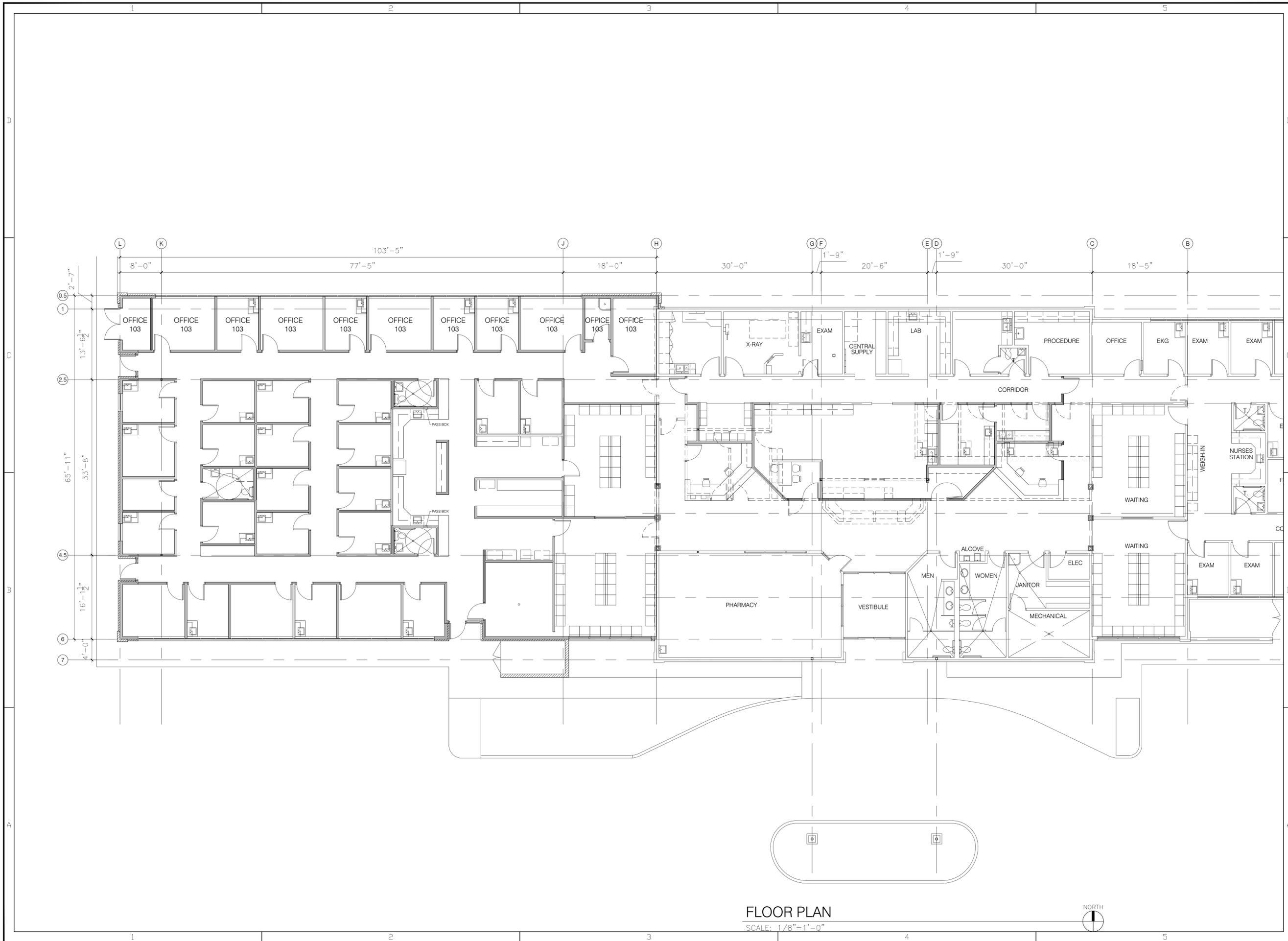
PROJECT NO: -
 DATE: 28 MAY 2012
 CAD DWG FILE:
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 CHECKED BY: lks
 DESIGNED BY: lks
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SHEET TITLE

SITE PLAN

C101

SITE PLAN
 SCALE: 1"=20'-0"



L. K. SORENSEN ASSOCIATES, INC.
 ARCHITECTS / PLANNERS / LANDSCAPE ARCHITECTS
 1332 DUEHL CIRCLE
 SALT LAKE CITY, UTAH 84123
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CONSULTANTS

MECHANICAL:
 ADVANCED CONCEPTS
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 ELECTRICAL:
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BUILDING ADDITION FOR:
TANNER CLINIC
 SYRACUSE, UTAH

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SHEET TITLE
 FLOOR PLAN

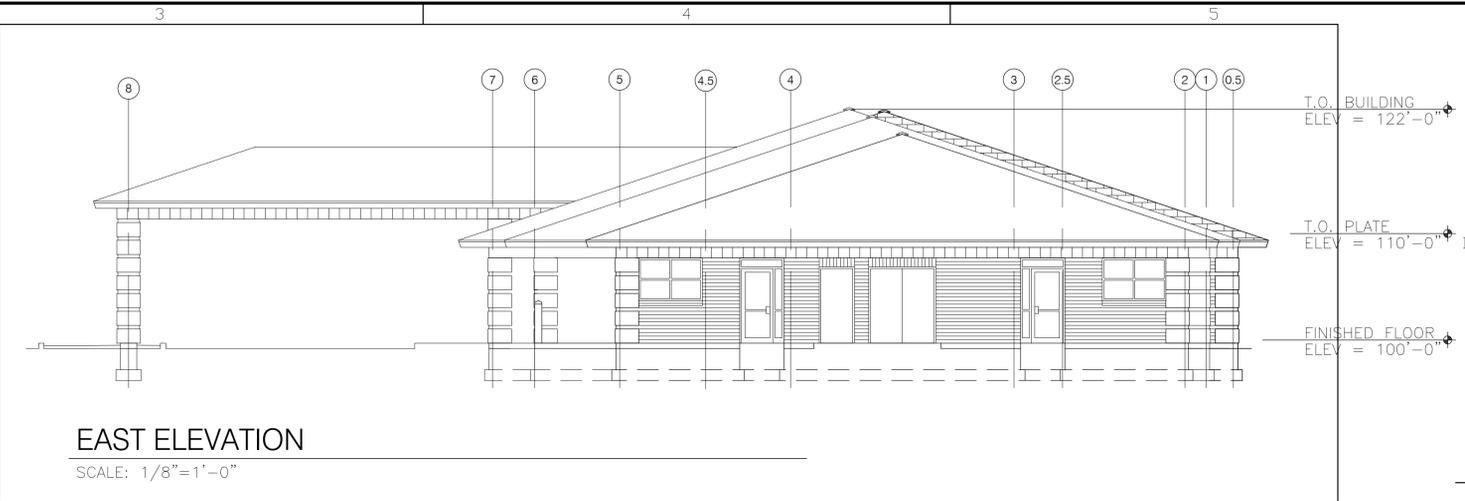
A101

FLOOR PLAN
 SCALE: 1/8"=1'-0"



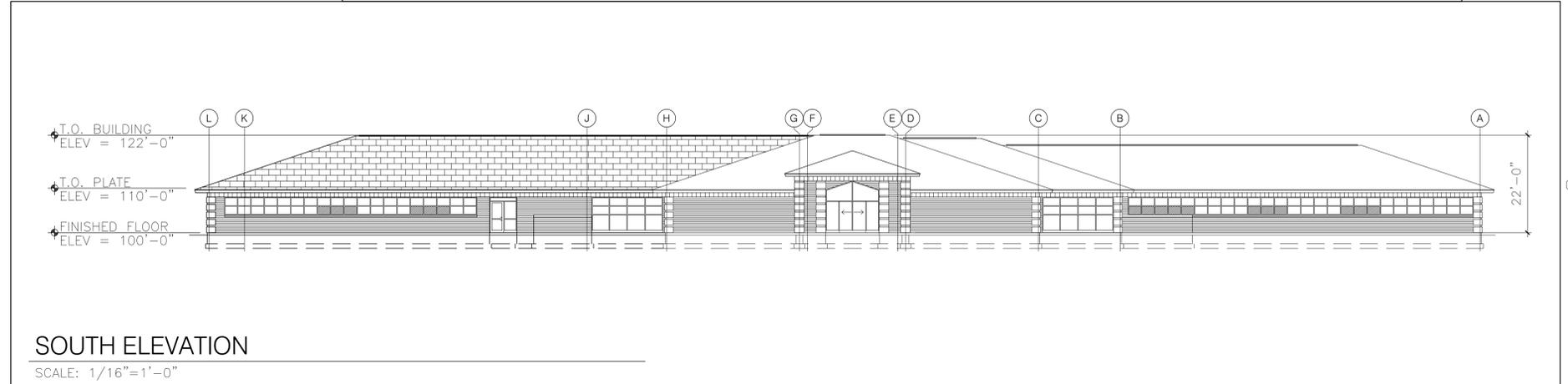
EXTERIOR FINISHES:

- ROOFING: ASPHALT SHINGLES TO MATCH EXISTING BUILDING
- FASCIA & SOFFIT: FACTORY FINISHED METAL TO MATCH EXISTING BUILDING
- FRIEZE: EIFS TO MATCH EXISTING BUILDING
- WINDOWS & DOORS: MEDIUM BRONZE ALUMINUM TO MATCH EXISTING BUILDING
- EXTERIOR WALL FINISH: BRICK TO MATCH EXISTING BUILDING
- QUOINS & SILLS: CAST STONE TO MATCH EXISTING BUILDING
- ALL COLORS TO MATCH EXISTING BUILDING



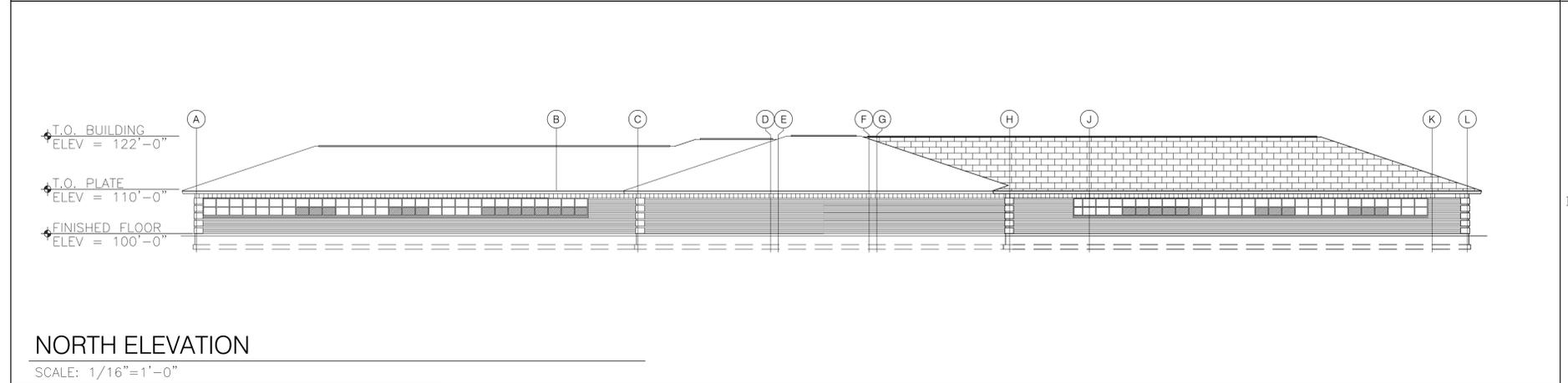
EAST ELEVATION

SCALE: 1/8"=1'-0"



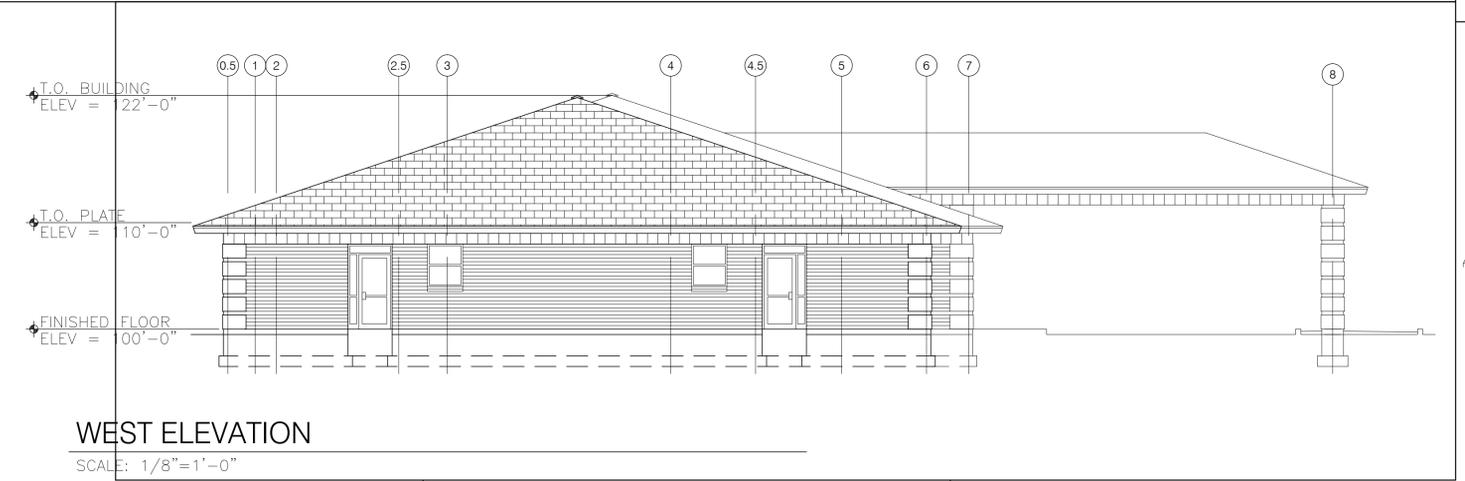
SOUTH ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

SCALE: 1/16"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

L. K. SORENSEN ASSOCIATES, INC.
 ARCHITECTS / PLANNERS / LANDSCAPE ARCHITECTS
 1332 DUEHL CIRCLE
 SALT LAKE CITY, UTAH 84123
 (801)262-9939 Fax (801)262-3511

CONSULTANTS

- MECHANICAL:
ADVANCED CONCEPTS
ENGINEERING
- ELECTRICAL:
SPECTRUM ENGINEERS

BUILDING ADDITION FOR:
TANNER CLINIC
 SYRACUSE, UTAH

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SHEET TITLE
EXTERIOR ELEVATIONS

A201



COUNCIL AGENDA

June 12, 2012

Agenda Item “7”

Proposed Ordinance No. 12-13 amending various provisions of Title 10, the Land Use Ordinance, relating to administrative review and development review procedures – Site Plan Review.

Factual Summation

- Any questions regarding this item may be directed at City Planner Kent Andersen
- Please see the attached factual summation, memo, and supporting documentation provided by Kent Andersen.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at City Planner Kent Andersen
- See the attached Ordinance No. 11-02 excerpt specific to 10-4-090
- See the attached proposed changes to Title 10 Chapter 4 Administrative Review and Development Review Procedures – Site Plan Review
- See the attached Ordinance No. 12-13

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: June 12, 2012

Subject: Proposed changes to Title 10 Chapter 4 Section 090 (H) & Section 140 Site Plan Review

Background

On February 8, 2011, City Council adopted Ordinance No. 11-02 amending various provisions of Title 10 (see attached Ordinance No. 11-02 excerpt). Included in this Ordinance was an amendment to the Site Plan review process, changing the land use authority for Site Plan approvals from the City Council to the Planning Commission and the City Council became an appellate body. However, staff missed the removal of a line in 10-4-090 (H), which states, “Upon approval by the Planning Commission, the Site Plan will be forwarded to the City Council for final approval.”

Ensuring compliance with Title 10, staff has continued to bring Site Plan approvals to City Council. To reflect the intent of the Planning Commission recommendation and City Council Ordinance No. 11-02, staff recommends the removal of the subject line in 10-4-090 (H), thereby expediting the site plan approval process. Also included in proposed Ordinance No. 12-13 are inclusions to the process table to match Title 10 Chapter 4 language.

Consideration of an Amendment to Site Plan Review

On June 5, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed amendments to the Site Plan Review, in which no comments were received. On June 5, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the attached amendments to Title Ten, Chapter 4, Administrative and Development Review Procedures as it relates to Site Plan Review within the Syracuse City Code.

Recommendation

The Community & Economic Development Department hereby recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council amend Title Ten, Chapter Four, Administrative and Development Review Procedures as it relates to Site Plan Review within the Syracuse City Code to reflect attached Ordinance No. 12-13.

Ordinance No. 11-02 excerpt

Specific to proposed changes to 10-4-090 – Site Plan Review

Adopted by the City Council on February 8, 2011

- (I) Revocation. The Planning Commission may revoke a conditional use permit as provided in Section 10-3-080 of this Title. (Ord. 10-02)
1. Any of the following shall be grounds for revocation: (Ord. 10-02)
 - (a) The use, for which the City granted the permit, ceased for one (1) year or more; (Ord. 10-02)
 - (b) The holder or user of the permit failed to comply with the conditions of approval or any City, State, or Federal law governing the conduct of the use; (Ord. 10-02)
 - (c) The holder or user of the permit failed to construct or maintain the site as shown on the approved site plan or map; or (Ord. 10-02)
 - (d) The Planning Commission determined that operation of the use or character of the site was a nuisance, or a Court of competent jurisdiction in any civil or criminal proceeding found it to be a public nuisance. (Ord. 10-02)
 2. The Planning Commission shall not revoke a conditional use permit against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission to show cause as to why they should not amend or revoke the permit. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit. (Ord. 10-02)
- (J) Expiration.
1. Conditional use permit approval issued by the City shall expire if any of the following occur:
 - (a) Applicant does not implement the granted permit within one (1) year of the issued approval date (Ord. 10-02)
 - (b) The conditional use of land or structure ceases for any reason for a period of more than one (1) year.
 2. The holder or user of a permit may submit a written request to the Community Development Department prior to the expiration date of said permit for an extension of up to six (6) months, subject to approval of the Land Use Authority and meeting the requirements under Section 10-3-040 of this Title. If the Land Use Authority does not approve the application, no one shall reapply for the same purpose for a minimum period of twelve (12) months. (Ord. 10-02)

10-4-090: SITE PLAN REVIEW. (Ord. 08-07)

- (A) Purpose. This section sets forth minimum standards and procedures for all site plan applications and required submittals. These standards and procedures are established to encourage adequate advanced site planning and review in order to assure the highest quality of development for the City. Such standards and procedures are intended to provide for orderly, harmonious, safe and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Syracuse City General Plan, this Title and the general welfare of the community. This section is not intended to so rigidly control design so as to stifle creativity or individual expression, or to cause substantial, unnecessary expense; rather, any control exercised is intended to be the minimum necessary to efficiently achieve the objectives stated herein. (Ord. 08-11)
- (B) Authority. As provided in this Section, the ~~City Council~~ **Planning Commission** is authorized to approve site plans after recommendation of the ~~Planning Commission~~ **Land Use Administrator**.
- (C) Initiation. A property owner, or the owner's agent, may request approval of a site plan as provided in Subsection (D)(1) below.
1. A site plan shall be required for any of the following uses, unless expressly exempted from such requirement by another provision of this Title:
 - (a) Any manufacturing use.
 - (b) Any commercial use.
 - (c) Any institutional use.
 - (d) Any multifamily residential use.
 2. In situations requiring site plan approval, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of a site plan. Furthermore, no clearing, grubbing, grading, drain-

Comment [JM55]: This allows CC to be appeal authority

Comment [JM56]: LU Admin for site plans would be Community Dev Director

- age work, parking lot construction or other site improvement shall be allowed prior to site plan approval.
- (D) Procedure. An application for site plan approval shall be considered and processed as provided in this subsection.
1. A complete application shall be submitted to the office of the Community Development Department in a form established by the Department along with any fee established by the City's schedule of fees. Each application shall consist of one (1) plan set of 22 inch x 34 inch (22" x 34") drawings in addition to three (3) plan sets of 11 inch x 17 inch (11" x 17") drawings. The application and plan sets shall include at a minimum the following documents and information:
 - (a) A plan set cover sheet showing the entire site plan including a title block showing the name, address, and phone number of the applicant, designer, engineer and any other professionals that contributed to the production of the plans and drawings. The cover sheet shall also include the name (if applicable) and address of the proposed project, and date of preparation of the plans and drawings. A general vicinity map shall be inset on this sheet.
 - (b) A detailed boundary survey sheet showing the following information:
 - i. The location and width of existing and proposed abutting streets.
 - ii. All property and lot lines.
 - iii. Existing and proposed easements and dedications, adjacent property owners and holding strips.
 - iv. The location of all existing and proposed structures on the property, including the building height and any provisions to screen roof-based mechanical equipment, and the location of existing structures on adjoining properties.
 - v. The location of existing fencing and significant existing trees and shrubbery.
 - vi. The location of off-street parking, driveways, loading facilities, and hard-surfaced areas.
 - vii. The location of existing and proposed curb, gutter, and sidewalk, curb cuts. If property abuts a state highway, the applicant must obtain approval of the Utah State Department of Transportation Right-of-Way Engineer for location of curb, gutter, and sidewalk. The Utah Department of Transportation must also approve location and number of curb entrances.
 - viii. The location of refuse container(s). Trash collection sites shall be within an area enclosed by a fence or wall at least six (6) feet in height and impervious to sight, adequate to conceal such facilities from adjacent property and the street. (Ord. 06-17)
 - ix. The location of vehicular and pedestrian access and circulation including all existing and proposed traffic, pedestrian and road safety signs.
 - (c) A detailed utilities site plan showing the following information: The location and size of all existing or proposed utilities that will provide service to the project (including location of nearest fire hydrants) consistent with design standards approved by the City.
 - (d) A detailed landscaping site design plan that shows the following information:
 - i. Proposed landscaping including identification of plant species and fencing in enough detail that the Planning Commission can review the screening and aesthetic qualities.
 - ii. Irrigation sprinkler designs indicating the location and service size of secondary water connections. Except in a General Commercial zone, the site shall have a minimum ten (10) percent of the total lot area landscaped.
 - iii. Location and design of all exterior lighting. No one shall install or allow such lighting to operate in any way that permits the rays of light to penetrate beyond the property on which such light emanates.

- iv. Data table showing parcel, building, landscaping, parking areas and percentages, and number of parking stalls required and provided.
 - (e) Floor Plans and Elevations including exterior finishes and colors.
 - (f) Required engineer drawings for on- and off-site improvements as directed by the City Engineer.
 - (g) Traffic study and Geotechnical study as directed by the City Engineer.
 - (h) Each sheet shall be signed and stamped by a Professional Engineer.
- (E) Standards for Approval. The City staff may provide advisory comments to the applicant prior to scheduling the site plan on the Planning Commission Agenda. Staff comments will not guarantee or imply approval of any portion of the site plan. The following standards shall apply to the approval of a site plan.
1. The entire site shall be developed at one time unless a phased development plan is approved.
 2. A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:
 - (a) Considerations relating to traffic safety and traffic congestion:
 - i. effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - ii. layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - iii. arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
 - iv. location, arrangement, and dimensions of truck loading and unloading facilities;
 - v. vehicular and pedestrian circulation patterns within the boundaries of the development;
 - vi. surfacing and lighting of off-street parking facilities; and
 - vii. provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
 - (b) Considerations relating to outdoor advertising: compliance with the provisions of Chapter 9 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
 - (c) Considerations relating to landscaping:
 - i. location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
 - ii. planting of ground cover or other surfaces to prevent dust and erosion;
 - iii. unnecessary destruction of existing healthy trees; and
 - (d) Considerations relating to buildings and site layout:
 - i. the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
 - ii. exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.
 - (e) Considerations relating to drainage and irrigation:
 - i. the effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - ii. the need for piping of irrigation ditches bordering or within the site.
 - (f) Other considerations including, but not limited to:
 - i. buffering;
 - ii. lighting;
 - iii. placement of trash containers and disposal facilities; and

- iv. location of surface, wall and roof-mounted equipment.
- (F) Provision of Curb, Gutter, and Sidewalk. The applicant for site plan approval for multiple dwellings, commercial or industrial structures, and all other business or public and semi-public buildings requiring motor-vehicle access shall provide high-back curb, gutter, and sidewalks along the entire property line which parallels any road or street except for entrances to the property as approved by the Land Use Authority, at which places the applicant shall provide curb cuts in place of high-back curb. (1991) (Ord. 06-17)
- (G) Bonding. Applicant shall provide a guarantee of installation and construction of all on-site and off-site improvements required by this Title, or as required by the Land Use Authority, prior to issuance of any building permits or the commencement of any work. The guarantee shall be in a form acceptable to the City and in an amount equal to one hundred ten (110) percent of the estimated cost of all improvements. The guarantee shall assure the installation of improvements within one (1) year of the date of site plan approval, and shall provide a one (1) year warranty pertaining to the installed improvements. It shall be the responsibility of the developer to notify the City when improvements are complete and ready for inspection.
- (H) Once all application requirements have been met, redline corrections made, revised plans submitted and city engineer's approval given, the site plan will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with Chapter 10-4-040 (A) of this Title. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan. Upon approval by the Planning Commission, the Site Plan will be forwarded to the City Council for final approval.
- (I) Appeal of Decision. Any person adversely affected by a decision of the ~~City Council~~ Planning Commission regarding approval or denial of a site plan may be appealed to the City Council or District Court in accordance with the provisions of *Utah Code Ann. § 10-9a-801 et. seq.*
- (J) Effect of Approval. Every site for which a site plan has been approved shall conform to such plan.
 1. A building permit shall not be issued for any building or structure, external alterations thereto, or any sign or advertising structure until the provisions of this Section have been met. Any building permit issued shall expressly require that development be undertaken and completed in conformity with the approved site plan. No structures or improvements may be added to a site that are not included on the approved site plan.
 2. All improvements shown on the approved site plan or amended site plan shall be maintained in a neat and attractive manner.
 3. Approval of a site plan shall not be deemed an approval of any conditional use permit or other permit. Approval of such permits shall be obtained in accordance with applicable provisions of this Title.
- (K) Amendments. Except as may be provided for elsewhere in this Title, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:
 1. Alteration or expansion of an approved site plan may be permitted by the ~~City Council~~ Planning Commission upon making the following findings:
 - (a) Any proposed use is consistent with uses permitted on the site.
 - (b) Existing uses were permitted when the site plan was approved, or have received a conditional use permit.
 - (c) The proposed use and site will conform to applicable requirements of the Syracuse City Municipal Code.
 - (d) The proposed expansion meets the approval standards of Subsection (E).
 - (e) The architecture of the proposed alteration or expansion, and landscaping, site design and parking layout are compatible with facilities existing on the site.
 - (f) The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure.

Comment [JM57]: to be consistent with the previous proposed amendment

2. If the City Council Planning Commission cannot make the findings required in Subsection (H)(1) above, a conditional use permit or amended site plan, as the case may be, shall be approved before any alteration or expansion occurs.
 3. Notice of a proposed alteration or expansion should be given as provided in Section 10-4-050 of this Chapter.
 4. The procedure for approval of an amended site plan shall be the same as the procedure for approval of an original site plan as set forth in this Section.
 5. Except as may be provided elsewhere in this Title, when a site plan is amended, the site shall be brought into compliance with current provisions of this Title.
- (L) Revocation. A site plan approval may be revoked as provided in 10-3-080 of this Title.
- (M) Expiration. Failure to obtain a building permit within one (1) year of approval of any site plan shall terminate and cancel the prior site plan approval given, whereupon the Planning Commission may require that a new site plan be submitted and approval obtained pursuant to this Section. A written request may be submitted to the City Council Planning Commission prior to expiration of the site plan for an extension of up to six months. The City Council Planning Commission can grant such an extension where good cause can be shown.

10-4-100: VARIANCES. (Ord. 08-07)

- (A) Purpose. This Section sets forth procedures for considering and approving a variance to the provisions of this Title. Variance procedures are intended to provide a narrowly circumscribed means by which relief may be granted from particular unforeseen applications of the provisions of this Title that create unreasonable hardships.
- (B) Authority. The Board of Adjustment is authorized to hear and decide variances to the provisions of this Title as provided in this section.
- (C) Initiation. A property owner, or the owner's agent, may request a variance to the provisions of this Title as provided in Subsection 10-4-100(d) below.
- (D) Procedure. An application for a special exception shall be considered and processed as provided in this subsection.
1. A complete application shall be submitted to the office of the Community Development Department in a form established by the Department along with any fee established by the City's schedule of fees. The application shall include at least the following information:
 - ~~(a) The name, address and telephone number of the applicant and the applicant's agent, if any.~~
 - (a) The address and parcel identification of the subject property.
 - (b) The specific feature or features of the proposed use, construction or development that require a variance.
 - (c) The specific provision of this Title from which the variance is sought and the precise variance being sought.
 - (d) A statement of the characteristics of the subject property that prevent compliance with the provisions of this Title and result in unnecessary hardship.
 - (e) A statement of the minimum variation needed to permit the proposed use, construction or development.
 - (f) An explanation of how the application satisfies each standard set forth in Subsection (E) below.
 - (g) A plot plan showing the following:
 - i. applicant's name;
 - ii. site address;
 - iii. property boundaries and dimensions;
 - iv. layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - v. adjoining property lines and uses within one hundred (100) feet of the subject property.
 - (h) An elevation plan drawn to scale showing all elevations of existing and proposed structures.

Comment [JM58]: See 10-4-030A

TITLE X

SYRACUSE CITY LAND USE ORDINANCE

CHAPTER 4

ADMINISTRATIVE AND DEVELOPMENT REVIEW PROCEDURES

10-4-090: SITE PLAN REVIEW. (Ord. 08-07)

- (H) Once all application requirements have been met, redline corrections made, revised plans submitted and city engineer's approval given, the site plan will be scheduled on the planning commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 10-4-040 (A) of this title. The planning commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan. ~~Upon approval by the Planning Commission, the Site Plan will be forwarded to the City Council for final approval.~~

- 10-4-140: LAND USE DECISIONS AND APPEAL PROCESS.** This Chapter shall not nullify the more restrictive provisions of covenants, agreements, other ordinances, or laws but shall prevail over provisions that are less restrictive. The City shall not impose, on a holder of an approved land-use permit, a requirement not expressed in the applicable land-use permit, documents on which the City based its approval of the land-use permit, or any of the City's adopted ordinances. The City is bound by the terms and standards of its Land Use Ordinances and shall comply with mandatory provisions of same. Table 1 of this Chapter reflects the proper procedures governing land use decisions and appeals. Land use applicants shall have fifteen (15) days to appeal any decision to the appropriate Appellate Body. If the applicant desires to continue the appeal beyond the decision of the Appellate Body, they must file such appeal with the District Court within thirty (30) days from the date on which the Appellate Body rendered its decision. (Ord. 08-07) (Ord. 11-02)

DECISION TO BE MADE	ADVISORY BODY	LAND USE AUTHORITY	APPELLATE BODY	EXTERNAL APPEAL
Adoption of or Amendments to General Plan	Planning Commission (public hearing and notice required)	City Council (public hearing optional)	District Court (appeal within thirty (30) days of decision)	
Adoption of or Amendments to Land Use Ordinance	Planning Commission (public hearing required)	City Council (public hearing optional)	District Court (appeal within thirty (30) days of decision)	
Annexation Application	Planning Commission (with recommendation of zoning designation)	City Council (public hearing and notice required)	(If petition or Ordinance is denied, process ends)	(If petition or Ordinance is denied, process ends)
Appeal of Administrative Decisions	None	Land Use Administrator	City Council or Board of Adjustment (appeal within fifteen [15] days of decision)	District Court (appeal within thirty [30] days from decision by Appellate Body)
Site Plan	None	Planning Commission (<u>Public hearing and notice required</u>)	City Council appeal within thirty (30) days of decision	Civil or District Court appeal within thirty (30) days of decision
Conditional Use Permits	None	Planning Commission or Land Use Administrator	Planning Commission or City Council (fifteen [15] days from decision by Land Use Authority)	Civil or District Court (thirty [30] days from decision by Appellate Body)
Non-Conforming Uses and Non-Complying Structures	None	Land Use Administrator	City Council (fifteen [15] days from decision by Land Use Authority)	District Court (thirty [30] days from decision by Appellate Body)
Minor Home Occupations (See Chapter 7)	None	Land Use Administrator	Planning Commission	City Council
Major Home Occupations (See Chapter 7)	Land Use Administrator	Planning Commission	City Council	District Court
Subdivision Applications and Plat Approvals	Planning Commission (public hearing required at review of sketch plan)	City Council	District Court	Thirty [30] days from decision by Land Use Authority
Vacations or amendments of Subdivision Plats	Not required None	Planning Commission (public hearing and fifteen [15]-day notice required)	District Court City Council	District Court (Thirty [30] days from decision by Land Use Authority Appellate Body)
Zoning Variances	None	Board of Adjustment	District Court	Thirty (30) days from decision by Land Use Authority
Exactions (Constitutional Takings)	City Recorder	Not Applicable	City Council	Utah State private-property ombudsman

Table 1 of Chapter 4 (Ord. 06-17) (Ord. 08-07) (Ord. 10-02) (Ord. 11-02)

ORDINANCE NO. 12-13

AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING VARIOUS PROVISIONS OF TITLE 10, THE LAND USE ORDINANCE, RELATING TO ADMINISTRATIVE REVIEW AND DEVELOPMENT REVIEW PROCEDURES – SITE PLAN REVIEW.

WHEREAS, the Syracuse City Council has previously adopted the City Subdivision Ordinance and the City Land Use Ordinance for the purpose of regulating the use of land within the City; and

WHEREAS, the City Council hereby finds and determines that the use of subdivision and land use regulations is necessary to promote the public welfare by regulating the use of land in a manner that promotes sustainable development and preserves property values of both developing property and existing development; and

WHEREAS, the City Council hereby further finds that the City Land Use Ordinance requires amendment to expedite site plan reviews;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Section 10-4-090 of the Syracuse City Code is hereby amended to read in its entirety as follows:

TITLE X

CHAPTER 4

ADMINISTRATIVE AND DEVELOPMENT REVIEW PROCEDURES

10-4-090: SITE PLAN REVIEW. (Ord. 08-07)

- (H) Once all application requirements have been met, redline corrections made, revised plans submitted and city engineer's approval given, the site plan will be scheduled on the planning commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 10-4-040 (A) of this title. The planning commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

Section 2. Amendment. Section 10-4-140 of the Syracuse City Code is hereby amended to read in its entirety as follows:

TITLE X

CHAPTER 4

ADMINISTRATIVE AND DEVELOPMENT REVIEW PROCEDURES

10-4-140: LAND USE DECISIONS AND APPEAL PROCESS. This Chapter shall not nullify the more restrictive provisions of covenants, agreements, other ordinances, or laws but shall prevail over provisions that are less restrictive. The City shall not impose, on a holder of an approved land-use permit, a requirement not expressed in the applicable land-use permit, documents on which the City based its approval of the land-use permit, or any of the City's adopted ordinances. The City is bound by the terms and standards of its Land Use Ordinances and shall comply with mandatory provisions of same. Table 1 of this Chapter reflects the proper procedures governing land use decisions and appeals. Land use applicants shall have fifteen (15) days to appeal any decision to the appropriate Appellate Body. If the applicant desires to continue the appeal beyond the decision of the Appellate Body, they must file such appeal with the District Court within thirty (30) days from the date on which the Appellate Body rendered its decision. (Ord. 08-07) (Ord. 11-02)

DECISION TO BE MADE	ADVISORY BODY	LAND USE AUTHORITY	APPELLATE BODY	EXTERNAL APPEAL
Adoption of or Amendments to General Plan	Planning Commission (public hearing and notice required)	City Council (public hearing optional)	District Court (appeal within thirty (30) days of decision)	
Adoption of or Amendments to Land Use Ordinance	Planning Commission (public hearing required)	City Council (public hearing optional)	District Court (appeal within thirty (30) days of decision)	
Annexation Application	Planning Commission (with recommendation of zoning designation)	City Council (public hearing and notice required)	(If petition or Ordinance is denied, process ends)	(If petition or Ordinance is denied, process ends)
Appeal of Administrative Decisions	None	Land Use Administrator	City Council or Board of Adjustment (appeal within fifteen [15] days of decision)	District Court (appeal within thirty [30] days from decision by Appellate Body)
Site Plan	None	Planning Commission (Public hearing and notice required)	City Council appeal within thirty (30) days of decision	Civil or District Court appeal within thirty (30) days of decision
Conditional Use Permits	None	Planning Commission or Land Use Administrator	Planning Commission or City Council (fifteen [15] days from decision by Land Use Authority)	Civil or District Court (thirty [30] days from decision by Appellate Body)
Non-Conforming Uses and Non-Complying Structures	None	Land Use Administrator	City Council (fifteen [15] days from decision by Land Use Authority)	District Court (thirty [30] days from decision by Appellate Body)
Minor Home Occupations (See Chapter 7)	None	Land Use Administrator	Planning Commission	City Council
Major Home Occupations (See Chapter 7)	Land Use Administrator	Planning Commission	City Council	District Court
Subdivision Applications and Plat Approvals	Planning Commission (public hearing required at review of sketch plan)	City Council	District Court	Thirty [30] days from decision by Land Use Authority
Vacations or amendments of Subdivision Plats	None	Planning Commission (public hearing and fifteen [15]-day notice required)	City Council	District Court (thirty [30] days from decision by Appellate Body)
Zoning Variances	None	Board of Adjustment	District Court	Thirty (30) days from decision by Land Use Authority

Exactions (Constitutional Takings)	City Recorder	Not Applicable	City Council	Utah State private-property ombudsman
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Table 1 of Chapter 4 (Ord. 06-17) (Ord. 08-07) (Ord. 10-02) (Ord. 11-02)

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF JUNE, 2012.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor



COUNCIL AGENDA

June 12, 2012

Agenda Item “8”

Proposed Resolution 12-18 appointing TJ Jensen and Curt McCuistion to the Syracuse City Planning Commission with their terms expiring on June 30, 2016.

Factual Summation

- Any questions regarding this item may be directed at Community and Economic Development Director Mike Eggett.
- Please see the following memo provided by Mike Eggett.
- Please see the attached Proposed Resolution provided by Mike Eggett.

Background

Back in February of 2011, TJ Jensen was appointed to complete the term of Nathan Miller on the Syracuse City Planning Commission. During this same time Curt McCuistion was appointed as the alternate Syracuse City Planning Commissioner. Both terms are set to expire at the end of June 2012, in order to keep the two terms in line and to maintain the establish Commission appointments rotation.

Greg Day, the Planning Commission Chairperson, has recommended to the Mayor the reappointment of TJ Jensen and Curt McCuistion to another four-year term in their respective Planning Commission positions. Both Commissioner Jensen and Commissioner McCuistion have affirmed their interest and intent to continue filling these positions for a new four-year term.

The Community and Economic Development Department fully endorses and is in support of the Mayor’s proposed reappointment of these fine Commissioners. Commissioners Jensen and McCuistion have brought a great balance of opinions and insight to the Planning Commission and the CED Department looks forward to continuing its relationship with them.

For your use and review, City Staff has provided resolution 12-18 that supports the aforementioned reappointments to the Planning Commission.

Recommendation

The Community and Economic Development Department hereby recommends that the Mayor and City Council show their continued support for Commissioners Jensen and McCuistion by approving their reappointment to the Planning Commission in the seats that they currently hold.

RESOLUTION R12-18

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL
APPOINTING TJ JENSEN AND CURT MCCUISTION TO THE
SYRACUSE CITY PLANNING COMMISSION WITH THEIR
TERMS EXPIRING ON JUNE 30, 2016.**

WHEREAS Title 2 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

WHEREAS Section 2-1-2 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed; and

WHEREAS the current term on the Planning Commission is scheduled to expire on the last day of June, 2012; and

WHEREAS TJ Jensen and Curt McCuistion are being reappointed to the Planning Commission to continue filling their position for another term.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
SYRACUSE CITY, UTAH, AS FOLLOWS:**

Section 1. Appointment. TJ Jensen is hereby appointed to serve on the Syracuse City Planning Commission with his term expiring on June 30, 2016.

Section 2. Appointment. Curt McCuistion is hereby appointed to serve on the Syracuse City Planning Commission, as an alternate, with his term expiring on June 30, 2016.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE
CITY, STATE OF UTAH, THIS 12th DAY OF JUNE, 2012.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor



COUNCIL AGENDA

June 12, 2012

Agenda Item #9

Proposed Resolution R12-17 to accept the certified tax rate provided by Davis County and adopt the FY2012 - 2013 tentative budget as the approved budget for FY2012 – 2013.

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Bob Rice.
- As required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing.
 - This requirement has been met since the City Council adopted the tentative budget on May 8th and set a public hearing on June 12, 2012 to consider adoption of the final budget.
- As required by Utah Code Annotated 10-6-118, “**before the last June 22 of each fiscal period**, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before August 17 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. A copy of the final budget for each fund shall be certified by the budget officer and filed with the state auditor within 30 days after adoption.”
- No changes have been made to the FY2012 – 2013 tentative budget adopted on May 8, 2012.
- **This is the last council meeting we have to adopt a final budget before the June 22 deadline provided by State Law.**

Staff Recommendation

- **Adopt the Tentative Fiscal Year 2012-2013 Budget as the final budget for Fiscal Year 2012 – 2013.**

RESOLUTION NO. R-12-17

A RESOLUTION OF THE SYRACUSE CITY COUNCIL ADOPTING THE FISCAL YEAR 2012-2013 BUDGET.

WHEREAS, pursuant to *Utah Code Annotated*, Sections 10-6-113, and 59-2-919 through 59-2-923, the Syracuse City Council has previously held a public hearing and accepted a tentative budget for the fiscal year ending June 30, 2013, and has also held a public hearing on June 12, 2012, to consider adoption of a certified tax rate and the final budget; and

WHEREAS, having conducted the public hearing, and having received the certified tax rate from Davis County for fiscal year 2012-2013, the Council now desires to adopt a final budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Certified Tax Rate and Budget Adoption. The fiscal year 2012-13 certified tax rate is incorporated into the fiscal year 2012-13 final budget, attached hereto as Exhibit A, and is hereby adopted by Syracuse City for said fiscal year.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF JUNE, 2012.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

EXHIBIT A

FISCAL YEAR 2012-2013 FINAL BUDGET



SYRACUSE CITY CORPORATION

FY 2013 Tentative Annual Budget

July 1, 2012 through June 30, 2013

Prepared by
Stephen Marshall
Finance Director

SYRACUSE CITY BUDGET
Fiscal Year Ending June 30, 2013

TABLE OF CONTENTS

City Government	Page 3
Organizational Chart.....	Page 4
Budget Message	Page 5
General Fund:	
Revenues	Page 10
Expenditures	Page 13
City Council	Page 14
Justice Court.....	Page 15
Administration.....	Page 16
Building Maintenance	Page 17
Community & Economic Development.....	Page 18
Police	Page 19
Fire	Page 20
Streets	Page 21
Parks & Recreation.....	Page 22
Parks Maintenance Fee Fund	Page 23
Street Lighting Fee Fund	Page 26
Class "C" Roads Fund	Page 28
Capital Improvement Fund.....	Page 31
Utility Enterprise Funds:	
Secondary Water Utility Fund	Page 35
Storm Water Utility Fund.....	Page 37
Culinary Water Utility Fund	Page 39
Sewer Utility Fund.....	Page 42
Garbage Utility Fund.....	Page 43
Information Technology Internal Service Fund	Page 44
Impact Fee Funds.....	Page 46
Syracuse City Redevelopment Agency	Page 52
Municipal Building Authority of Syracuse City	Page 54

SYRACUSE CITY GOVERNMENT

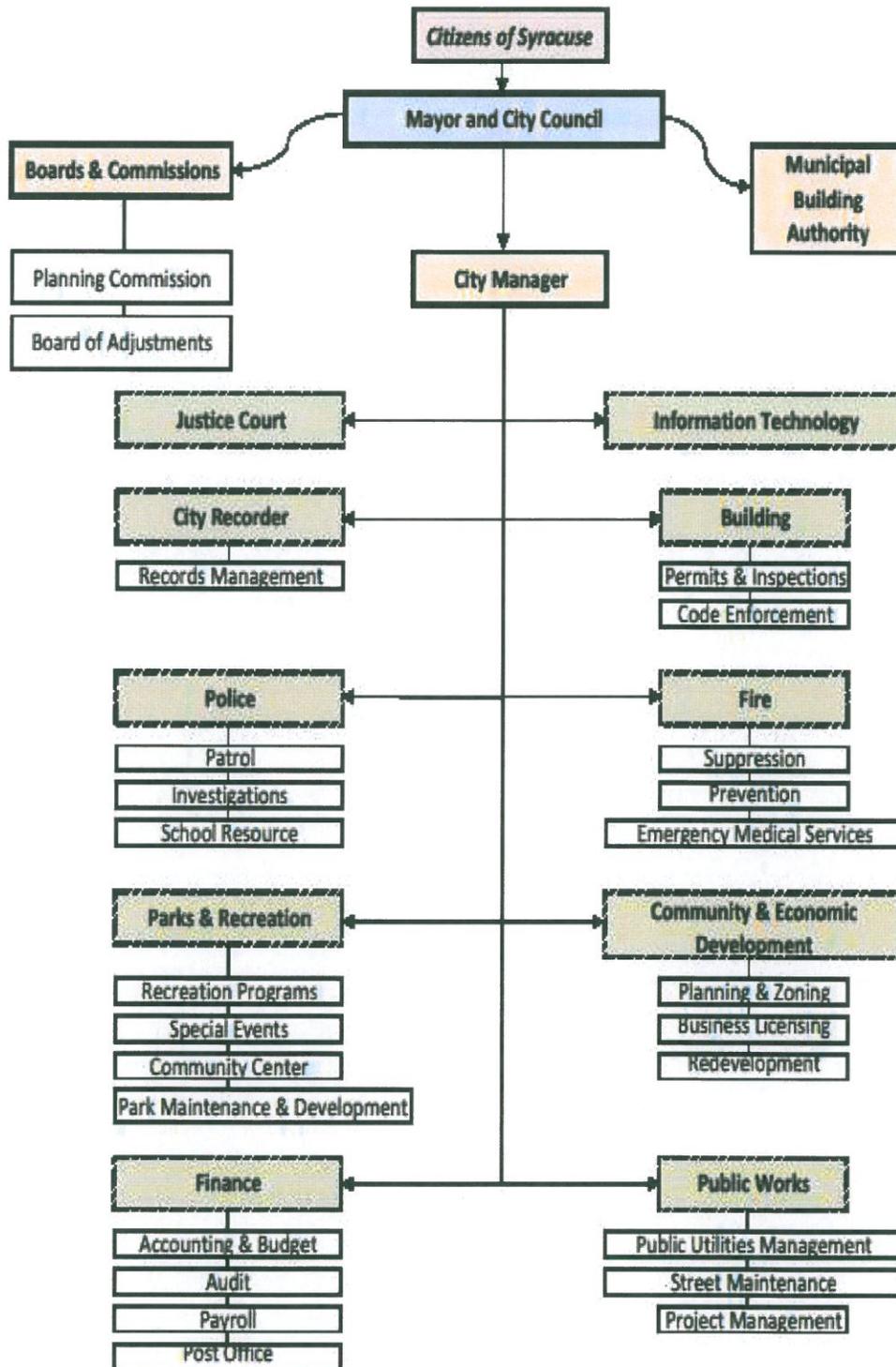
Elected Officials

Jamie Nagle ----- Mayor
Brian Duncan----- City Councilmember
Craig Johnson----- City Councilmember
Karianne Lisonbee ----- City Councilmember
Douglas Peterson ----- City Councilmember
Larry D. Shingleton ----- City Councilmember

Administrative Personnel

Robert D. Rice -----City Manager
Eric Froerer----- Fire Chief
Brian Wallace-----Police Chief
Michael A. Eggett -----Community & Economic Development Director
Stephen Marshall -----Finance Director
T.J. Peace -----Information Technology Director
Kresta Robinson -----Parks & Recreation Director
Robert Whiteley-----Public Works Director
Cassie Brown----- City Recorder
Will Carlson-----City Attorney

SYRACUSE CITY CORPORATION
Organizational Chart



BUDGET MESSAGE

To the Honorable Mayor and City Council of Syracuse City:

The City Administration is pleased to present the Fiscal Year 2013 budget for your consideration. The budget begins July 1, 2012 and ends June 30, 2013. This document reflects the efforts of the City Manager, department directors, their staffs and each of you.

This year's budget proposal does not include any increases in taxes. It does include a fee increase from the North Davis Sewer District of \$1 per month. The monthly rate will increase from \$12.30 to \$13.30 per month. The most significant change in this budget proposal is to permanently remove salaries & wages from the Class C fund and move them to the general fund. These salaries and wages will be funded through the increase in sales tax revenue and other revenues in the general fund. This will free up \$337,000 of ongoing money that will be used to fund street projects in the City.

Administration believes that the economic recession is over. This is evidenced by the 6.6% increase in sales tax revenues over the past 12 months. Another key indicator of economic recovery is the increase in building permits. Building permits issued in the first 4 months of the calendar year are up approximately 10% over last year and new development plans within the city suggest that this increase will continue in the future.

The number one issue facing the City is maintenance, repair, and upkeep of our infrastructure systems within the city. These include our roads, culinary water system, secondary water system, storm water system, sewer system, buildings, and street lighting system. It is important to note that during the recent economic recession, significant cut backs were made in capital improvement projects in order to balance the budget and maintain operational stability.

Administration recognizes that postponing infrastructure repairs and improvements to balance the budget is not a sustainable solution and will only create more costly repairs in the future. Therefore, with the economic recovery, Administration is recommending to move ahead with several capital improvement projects. It is important to note that the City would not incur any long-term debt to fund these projects. The projects would be funded with existing revenues, user fees, impact fees, and cash reserves. These projects include:

<u>Capital Improvement Projects - Roads</u>	<u>Estimated Cost</u>	<u>Funding Source</u>
Overlay/Reconstruct 3300 South at 1000 West	\$ 90,000	Class C Road Allotment
Recon 800 W - 2700 S to 2820 S	114,300	Class C Road Allotment
Villa Vista/Marilyn Dr. area Remove/Replace - phase 1	259,480	Class C Road Allotment
Overlay /Recon 2525 S- 1000 W to Bluff Ridge.	189,700	Class C Road Allotment
Surface Treatments on Fair roads	180,000	Class C Road Allotment
Widening 700 South from 2000 West to 2500 West	453,242	Road Impact Fees
Total	1,286,722	

<u>Capital Improvement Projects - Secondary Water</u>	<u>Estimated Cost</u>	<u>Funding Source</u>
Bluff Road transmission line from Jensen Park	\$ 432,569	Secondary Water Fund
Widening 700 South from 2000 West to 2500 West	40,000	Secondary Water Fund
1000 West 16" Transmission line from Jensen Park	430,000	Sec. Water Impact Fees
Total	902,569	

<u>Capital Improvement Projects - Storm Water</u>	<u>Estimated Cost</u>	<u>Funding Source</u>
3000 West Stone Haven	\$ 100,000	Storm Water Fund
1000 West Storm Drain	100,000	Storm Water Fund
Widening 700 South from 2000 West to 2500 West	230,000	Storm Impact Fees
Total	430,000	

<u>Capital Improvement Projects - Culinary Water</u>	<u>Estimated Cost</u>	<u>Funding Source</u>
1000 West (200 South to 1200 South)	\$ 500,000	Culinary Water Fund
Replace David (Marilyn to Dallas) utility	195,000	Culinary Water Fund
Widening 700 South from 2000 West to 2500 West	\$ 115,000	Culinary Water Fund
Smedly Acres	77,000	Culinary Water Fund
1000 W. Lateral Transfers	\$ 15,600	Culinary Water Fund
1000 West (2700 S. to Bluff) - upsize line to 10"	339,700	Cul Water Impact Fees
Total	1,242,300	

<u>Capital Improvement Projects - Parks</u>	<u>Estimated Cost</u>	<u>Funding Source</u>
Park Improvements at Ranchettes/ Rock Creek	\$ 73,470	Park Maintenance Fund
Total	73,470	

Total Proposed Capital Improvement Projects	3,935,061	
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General Fund Analysis

Administration's philosophy is to budget conservative on revenues and liberal on expenses. This philosophy has resulted in our general fund balance increasing from a low of 5% in FY2009 to a 14.5% at the end of FY2011. It has also allowed the City to fund an additional \$315,000 to road projects which is included in this budget proposal. State statute mandates that our general fund balance remain between 5 and 18%. It is important to have a healthy fund balance that acts as a "rainy" day fund in case of any unforeseen circumstances such as economic downturns, etc. Administration with the consent of the governing body has earmarked any excess fund balance reserves to be used for future roads projects.

General Fund expenses are estimated to be \$6,941,891 or an increase from prior year of \$512,490 or 8%. The largest increase is due to moving the Class “C” road fund salaries to the general fund totaling \$337,000. Benefit increases including health insurance increases, URS retirement increases, and workers compensation increases, make up the majority of the remaining increase of \$175,490.

The following table shows a summary of budgets for governmental funds for FY2013:

	Governmental Funds		
	General Including Parks Fee, Street Lighting Fee & Class C Roads	Capital Improvement	Impact Fees
Financing sources:			
Taxes and assessments	\$ 4,477,336	\$ 1,242,000	\$ -
Licenses and permits	350,500		461,350
Intergovernmental	901,805	75,000	
Charges for services	1,130,400		
Fines and forfeitures	350,000		
Interest / miscellaneous	74,900	65,000	3,200
Other sources	12,000		1,950,000
Contributions, Allocations, & Transfers	676,650		186,983
Use of fund balance	322,430		327,350
Total financing sources	8,296,021	1,382,000	2,928,883
Financing uses:			
General government	2,073,649		
Public safety	3,682,267		10,000
Public works	1,471,763		500,000
Parks & Recreation	995,942	75,000	20,000
Debt service		1,307,000	191,983
Internal Services Allocations	72,400		
Increase in fund balance			2,206,900
Total financing uses	8,296,021	1,382,000	2,928,883
Excess (deficiency) of financing sources over financing uses	\$ -	\$ -	\$ -

The following table shows a summary of budgets for the enterprise and internal service funds for FY2013:

	Utility Enterprise Funds					Internal Service
	Secondary Water	Culinary Water	Sewer	Storm Water	Garbage	Information Technology
Financing sources:						
Charges for services	\$ 1,367,000	\$ 1,518,250	\$ 1,100,000	\$ 288,000	\$ 1,217,160	\$ 181,602
Impact Fees	120,000	144,900	-	180,000	-	-
Federal Grants	-	312,168	-	-	-	-
Interest / miscellaneous	5,700	94,000	4,000	4,000	500	50
Use of fund balance	547,134	33,450	67,041	452,141	-	-
Total financing sources	2,039,834	2,102,768	1,171,041	924,141	1,217,660	181,652
Financing uses:						
General government	-	-	-	-	-	166,913
Public works	2,039,834	2,042,292	1,171,041	924,141	1,215,928	-
Increase in fund balance	-	60,476	-	-	1,732	14,739
Total financing uses	2,039,834	2,102,768	1,171,041	924,141	1,217,660	181,652
Excess (deficiency) of financing sources over financing uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Short-Term Initiatives

Department Directors have been given the task of searching out revenue generating opportunities as well as streamlining their operations with other departments to achieve a more efficient government overall. Some of these initiatives have been included in this budget presentation while others are still in the works and hope to achieve results within the budget year. Examples of these tasks include electronic billing, contract services, etc.

The east side of City Hall was vacated and staff moved to the west side of the building. Approximately 3,500 square feet is now available to lease out to a new tenant. Administration will continue to actively pursue a tenant to fill the vacancy in hopes that it will increase our revenues. These revenues could be used to help pay down the existing debt on city hall.

Long-Term Initiatives

The City is strategically looking long-term at implementing a metering system for our culinary water system. Utah is the second driest state in the U.S. As demand for water rises the cost of water will also rise. A metering system would help conserve water and reduce costs to the City by reducing the number of additional water shares the City would need as the City continues to grow. It would also allow the City to read water usage year round and provide up-to-date information to the City and its citizens. This could help detect such problems as water leaks, pipe breakage, etc on a real time basis which would save lost

water. It is estimated on average that 10% of our water supply is lost due to water line breaks and aging infrastructure.

Long-Term Debt

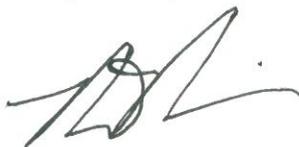
The following is a summary of outstanding bonds and payoff detail during FY2012:

Long-term Liabilities				
	Balance July 1, 2012	Payments - Principal	Balance June 30, 2013	Payoff
Governmental activities				
2005 Park Development Bond	\$ 1,260,000	\$ 135,000	\$ 1,125,000	2020
2006 MBA Facilities Bond	8,030,000	365,000	7,665,000	2028
2012 MBA Fire Station Bond	5,572,000	305,000	5,267,000	2028
Total Governmental activities	14,862,000	805,000	14,057,000	
Business-type activities				
Water Revenue Note 1992A	55,000	55,000	-	2013
Water Revenue Note 1992B	58,000	58,000	-	2013
Total business-type activities	113,000	113,000	-	
Total long-term liabilities	\$ 14,975,000	\$ 918,000	\$ 14,057,000	

This fiscal year, the City will reduce its outstanding debt by \$918,000. The proposed budget includes \$1,454,049 for principal and interest payments on the above bonds. The bonds were secured at low interest rates ranging from 3-5%. A good news story is that our 1992A and 1992B water bonds are scheduled to be paid on in this upcoming budget year. The city has no plans to issue any new debt in this budget proposal.

The City has been challenged for the last few years by reduced revenues and the need to meet citizen demands to maintain and expand city services. This budget identifies the financial operations of each of the City's departments and gives direction to the Department Directors in coordinating the services their departments are providing with the goals of the City Council. The administration is pleased to submit a budget in these difficult economic times that retains all employees and continues to maintain a sense of community for which we all can be proud.

Respectfully submitted,



Robert D. Rice
City Manager



Stephen Marshall
Finance Director

GENERAL FUND

REVENUE

Period: 04/12

May 02, 2012 08:02PM

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
TAXES							
10-31-10	PROPERTY TAXES - CURRENT	1,515,515.86	1,577,796.60	1,597,885.74	1,565,000.00	1,582,336.00	
10-31-20	DELINQUENT PRIOR YEAR'S TAXES	53,035.42	27,934.08	31,073.19	25,000.00	25,000.00	
10-31-30	SALES & USE TAXES	2,428,516.78	2,551,143.38	1,852,054.63	2,700,000.00	2,700,000.00	
10-31-70	FEE IN LIEU OF TAXES	202,112.40	176,529.18	116,716.02	170,000.00	170,000.00	
Total TAXES:		4,199,180.46	4,333,403.24	3,597,729.58	4,460,000.00	4,477,336.00	
LICENSES & PERMITS							
10-32-10	BUSINESS LICENSES	51,652.00	50,714.50	51,397.00	50,000.00	50,000.00	
10-32-21	BUILDING PERMITS	255,102.01	177,858.36	194,987.20	200,000.00	300,000.00	
10-32-22	STATE TRAINING SURCHARGE - 1%	.00	370.74	315.38	300.00	500.00	
Total LICENSES & PERMITS:		306,754.01	228,943.60	246,699.58	250,300.00	350,500.00	
INTERGOVERNMENTAL REVENUE							
10-33-10	FEDERAL GRANTS	.00	39,275.00	38,245.50	170,400.00	103,700.00	
10-33-20	PRIVATE GRANTS	.00	.00	.00	.00	1,605.00	
10-33-40	STATE GRANTS AND ALLOTMENTS	9,701.10	8,491.36	4,628.00	7,444.00	16,000.00	
10-33-43	MISC POLICE GRANTS	.00	15,334.94	13,191.90	14,500.00	3,500.00	
10-33-45	D.C. POLICE HIRING SUPPLEMENT	56,996.00	56,996.00	56,996.00	57,000.00	57,000.00	
10-33-58	LIQUOR FUND ALLOTMENT	21,701.92	18,910.56	22,494.87	22,400.00	20,000.00	
Total INTERGOVERNMENTAL REVENUE:		88,399.02	139,007.86	135,556.27	271,744.00	201,805.00	
CHARGE FOR SERVICES							
10-34-10	COMMISSION ON POSTAGE SALES	51,342.01	44,121.89	32,838.76	40,000.00	40,000.00	
10-34-15	SALE OF MAPS & PUBLICATIONS	.00	.00	.00	.00	.00	
10-34-20	RECREATION FEES	169,946.93	.00	.00	.00	.00	
10-34-21	COMMUNITY CENTER USER FEES	29,234.63	34,631.93	27,967.62	30,000.00	30,000.00	
10-34-22	COMMUNITY CENTER RENTAL	4,364.00	7,073.40	5,683.30	6,000.00	6,000.00	
10-34-23	SENIOR PROGRAMS	2,607.13	.00	.00	.00	.00	
10-34-25	BUILDING INSPECTION FEES	1,974.20	959.80	56.40	100.00	.00	
10-34-26	FIRE PROTECTION FEES	17,226.94	21,402.51	24,561.73	24,500.00	24,000.00	
10-34-30	PLAN CHECK & DEV. REVIEW FEES	117,959.33	81,145.79	103,192.82	100,000.00	150,000.00	
10-34-35	AMBULANCE REVENUE	189,022.43	273,895.39	234,725.84	300,000.00	300,000.00	
10-34-40	SALE OF CEMETERY LOTS	15,900.00	27,920.00	25,685.00	25,000.00	30,000.00	
10-34-41	BURIAL FEES	14,900.00	16,650.00	21,250.00	20,000.00	25,000.00	
10-34-50	POLICE REPORTS & FINGERPRINTS	7,231.84	7,522.40	5,424.50	6,000.00	5,900.00	
10-34-51	TRAFFIC SCHOOL FEES	8,802.11	9,522.36	6,800.00	8,500.00	8,500.00	
10-34-58	CODE ENFORCEMENT FINES	.00	5,374.88	5,245.29	4,900.00	5,000.00	
10-34-61	RECREATION - FOOTBALL	.00	39,204.75	39,625.50	39,000.00	51,000.00	
10-34-62	RECREATION - BASKETBALL	.00	53,999.50	53,764.04	54,000.00	54,000.00	
10-34-63	RECREATION - SOCCER	.00	37,594.00	29,305.50	30,000.00	25,000.00	
10-34-64	RECREATION - BASEBALL	.00	47,666.00	46,326.00	40,000.00	40,000.00	
10-34-65	RECREATION - TENNIS	.00	2,090.00	210.00	5,000.00	2,000.00	
10-34-66	RECREATION - MISC. PROGRAMS	.00	12,678.64	7,150.41	10,000.00	5,000.00	
Total CHARGE FOR SERVICES:		630,511.55	723,453.24	669,812.71	743,000.00	801,400.00	
FINES AND FORFEITURES							
10-35-11	COURT FINES	295,248.27	331,246.32	302,085.75	350,000.00	350,000.00	

Period: 04/12

May 02, 2012 08:02PM

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
Total FINES AND FORFEITURES:		295,248.27	331,246.32	302,085.75	350,000.00	350,000.00	
MISCELLANEOUS REVENUE							
10-36-10	INTEREST INCOME	1,480.11	2,737.62	4,316.92	2,500.00	4,000.00	
10-36-20	1% Cash Back Savings - CC	.00	.00	8,705.75	10,000.00	12,000.00	
10-36-40	SALE OF CAPITAL ASSETS	29,440.00	.00	156,408.00	150,000.00	.00	
10-36-50	SALE OF MATERIALS & SUPPLIES	977.15	5,148.75	.00	.00	.00	
10-36-51	SALE OF POST OFFICE SUPPLIES	.00	641.88	915.58	500.00	.00	
10-36-88	POLICE DEPT MISCELLANEOUS	58,120.90	.00	1,950.00	1,950.00	.00	
10-36-89	FIRE DEPARTMENT MISCELLANEOUS	1,477.48	2,852.31	7,322.99	51,000.00	51,500.00	
10-36-90	SUNDRY REVENUES	2,577.45	25,100.70	9,821.34	10,000.00	5,000.00	
10-36-91	Credit Card CONVENIENCE FEE	.00	268.18	205.72	.00	200.00	
10-36-92	ADVERTISING REVENUES	.00	.00	.00	.00	1,500.00	
10-36-99	MUSEUM SUNDRY REVENUES	.00	.00	.00	.00	.00	
Total MISCELLANEOUS REVENUE:		94,073.09	36,749.44	189,646.30	225,950.00	74,200.00	
OPERATING REVENUE							
10-37-20	STREET LIGHTING FEE	.00	.00	.00	.00	.00	
10-37-60	RENT INCOME	5,555.00	12,085.00	3,686.50	10,000.00	5,000.00	
10-37-70	PARK RESERVATIONS	4,497.50	4,290.00	9,886.00	5,000.00	5,000.00	
Total OPERATING REVENUE:		10,052.50	16,375.00	13,572.50	15,000.00	10,000.00	
CONTRIBUTIONS AND TRANSFERS							
10-38-20	TRANSFER FROM OTHER FUNDS	100,000.00	.00	.00	.00	.00	
10-38-30	INTERNAL SERVICE	.00	579,000.00	379,531.44	506,042.00	600,000.00	
10-38-31	RDA MANAGEMENT FEE	.00	63,000.00	66,809.55	63,000.00	66,750.00	
10-38-32	RDA REPAYMENT TO FINANCERS	.00	.00	40,173.00	40,173.00	9,900.00	
10-38-70	CONTR GENERAL FUND SURPLUS	.00	.00	.00	131,367.00	.00	
10-38-85	CONTRIBUTIONS	.00	.00	.00	.00	.00	
10-38-99	PARKS MAINTENANCE FEE	.00	.00	.00	.00	.00	
Total CONTRIBUTIONS AND TRANSFERS:		100,000.00	642,000.00	486,513.99	740,582.00	676,650.00	
GENERAL FUND Revenue Total:		5,724,218.90	6,451,178.70	5,641,616.68	7,056,576.00	6,941,891.00	
GENERAL FUND Expenditure Total:		.00	.00	.00	.00	.00	
Net Total GENERAL FUND:		5,724,218.90	6,451,178.70	5,641,616.68	7,056,576.00	6,941,891.00	
Net Grand Totals:		5,724,218.90	6,451,178.70	5,641,616.68	7,056,576.00	6,941,891.00	

GENERAL FUND

EXPENDITURES

City Council

Justice Court

Administration

Building Maintenance

Community & Economic Development

Police

Fire

Streets

Parks & Recreation

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
CITY COUNCIL							
10-41-11	PERMANENT EMPLOYEE WAGES	32,994.00	32,652.22	27,257.59	32,994.00	32,994.00	
10-41-13	EMPLOYEE BENEFITS	12,046.54	3,122.51	2,636.25	3,421.00	3,247.00	
10-41-20	ELECTION EXPENSE	.00	.00	.00	.00	.00	
10-41-21	BOOKS, SUBSCRIPTS & MEMBERSHI	8,137.26	8,717.26	9,852.31	11,500.00	13,500.00	
10-41-22	PUBLIC NOTICES	.00	.00	.00	.00	.00	
10-41-23	TRAVEL & TRAINING	1,111.74	5,539.67	1,798.20	6,000.00	6,000.00	
10-41-24	OFFICE SUPPLIES	92.91	495.49	453.27	600.00	600.00	
10-41-25	EQUIPMENT SUPPLIES & MAINT	.00	.00	.00	.00	.00	
10-41-29	ORDINANCES & PUBLICATIONS	.00	.00	.00	.00	.00	
10-41-59	SUNDRY	211.86	1,259.76	556.22	1,000.00	3,000.00	
10-41-60	YOUTH COUNCIL	.00	.00	.00	.00	.00	
10-41-61	CITY NEWSLETTER	.00	.00	.00	.00	.00	
10-41-70	CAPITAL OUTLAY	.00	.00	.00	.00	.00	
Total CITY COUNCIL:		54,594.31	51,786.91	42,553.84	55,515.00	59,341.00	
Net Grand Totals:		54,594.31-	51,786.91-	42,553.84-	55,515.00-	59,341.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
JUSTICE COURT							
10-42-10	OVERTIME	.00	104.17	35.19	.00	.00	
10-42-11	PERMANENT EMPLOYEE WAGES	99,402.52	107,099.82	105,751.42	131,164.00	127,152.00	
10-42-12	PART-TIME WAGES	.00	.00	1,519.70	3,000.00	.00	
10-42-13	EMPLOYEE BENEFITS	41,356.94	67,543.26	43,431.44	54,777.00	56,549.00	
10-42-21	BOOKS, SUBSCRIPTS & MEMBERSHI	1,286.34	1,347.34	1,523.31	1,500.00	1,500.00	
10-42-22	PUBLIC NOTICES	.00	.00	.00	.00	.00	
10-42-23	TRAVEL & TRAINING	1,107.01	935.97	395.00	3,000.00	3,000.00	
10-42-24	OFFICE SUPPLIES	2,996.04	2,505.53	1,460.90	3,000.00	3,000.00	
10-42-37	PROFESSIONAL & TECH SERVICES	30,289.97	29,732.00	23,291.30	27,000.00	6,000.00	
10-42-39	LEGAL FEES	.00	.00	.00	.00	.00	
10-42-50	JUROR & WITNESS COSTS	328.96	662.69	1,423.65	2,000.00	2,000.00	
10-42-60	YOUTH COURT	.00	.00	.00	.00	.00	
10-42-70	CAPITAL OUTLAY	.00	.00	.00	.00	.00	
Total JUSTICE COURT:		176,767.78	209,930.78	178,831.91	225,441.00	199,201.00	
Net Grand Totals:		176,767.78-	209,930.78-	178,831.91-	225,441.00-	199,201.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
ADMINISTRATION							
10-44-10	OVERTIME	.00	34.74	523.93	.00	.00	
10-44-11	PERMANENT EMPLOYEE WAGES	407,980.59	297,962.67	290,282.40	367,672.00	420,015.00	
10-44-12	PART-TIME WAGES	.00	31,975.09	19,295.75	25,400.00	25,000.00	
10-44-13	EMPLOYEE BENEFITS	131,068.94	113,136.04	110,651.77	138,870.00	167,586.00	
10-44-19	TRANSPORTATION ALLOWANCE	.00	1,650.00	.00	.00	.00	
10-44-21	BOOKS, SUBSCRIPTS & MEMBERSHI	990.00	2,361.28	2,398.76	6,950.00	7,900.00	
10-44-22	PUBLIC NOTICES	.00	4,052.38	5,166.63	9,000.00	9,000.00	
10-44-23	TRAVEL & TRAINING	4,092.50	4,598.31	6,740.12	11,300.00	13,500.00	
10-44-24	OFFICE SUPPLIES	817.35	13,269.60	10,402.14	11,365.00	12,000.00	
10-44-25	EQUIPMENT SUPPLIES & MAINT	.00	.00	.00	.00	.00	
10-44-26	VEHICLE EXPENSE	.00	.00	2,008.83	1,620.00	3,200.00	
10-44-28	COMMUNICATIONS	.00	.00	.00	.00	.00	
10-44-37	PROFESSIONAL & TECH SERVICES	.00	47,413.27	35,265.58	53,000.00	40,100.00	
10-44-38	LEGAL FEES	.00	51,463.50	18,612.00	21,000.00	.00	
10-44-39	ELECTION EXPENSES	.00	.00	20,812.16	20,000.00	.00	
10-44-42	PROFESSIONAL & TECH SERVICE	.00	.00	.00	.00	.00	
10-44-51	INSURANCE	.00	139,077.37	152,506.14	150,950.00	155,000.00	
10-44-52	INSURANCE CONTINGENCY	.00	69.00	.00	.00	.00	
10-44-54	CONTRIBUTIONS	.00	2,000.00	3,000.00	5,000.00	6,000.00	
10-44-55	EMPLOYEE INCENTIVE PROGRAM	.00	.00	.00	30,000.00	30,000.00	
10-44-57	TUITION ASSISTANCE	.00	8,757.28	6,158.15	10,000.00	15,000.00	
10-44-58	CITY NEWSLETTER	457.40	17,436.02	13,553.44	15,000.00	18,000.00	
10-44-59	CASH OVER/SHORT	29.37-	88.20	81.71-	50.00	50.00	
10-44-60	SUNDRY EXPENSE	400,000.00-	46.88	2,385.69	4,000.00	4,000.00	
10-44-70	CAPITAL OUTLAY	.00	.00	.00	.00	.00	
Total ADMINISTRATION:		145,377.41	735,391.63	699,681.78	881,177.00	926,351.00	
Net Grand Totals:		145,377.41-	735,391.63-	699,681.78-	881,177.00-	926,351.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
BUILDING MAINTENANCE							
10-51-10	OVERTIME	.00	.00	1,873.97	2,000.00	.00	
10-51-11	PERMANENT EMPLOYEE WAGES	12,034.79	.00	23,872.86	29,557.00	29,557.00	
10-51-12	PART-TIME WAGES	.00	5,741.43	.00	.00	.00	
10-51-13	EMPLOYEE BENEFITS	1,751.78	659.85	18,028.78	21,818.00	23,287.00	
10-51-15	UNIFORMS	.00	.00	.00	.00	500.00	
10-51-23	TRAVEL & TRAINING	.00	.00	.00	.00	1,400.00	
10-51-26	VEHICLE MAINTENANCE	.00	.00	.00	.00	3,000.00	
10-51-27	UTILITIES	116,973.17	132,288.34	101,227.90	132,000.00	142,000.00	
10-51-28	COMMUNICATIONS	37,156.66	33,646.00	25,389.15	30,000.00	30,000.00	
10-51-30	BUILDING & GROUND MAINTENANCE	32,927.13	46,169.79	28,270.47	33,000.00	51,000.00	
10-51-37	PROFESSIONAL & TECH SERVICES	.00	5,201.21	13,950.00	16,740.00	16,740.00	
10-51-60	SUNDRY	.00	.00	.00	.00	500.00	
10-51-70	CAPITAL OUTLAY (GENERAL BUILDI	.00	.00	.00	.00	.00	
Total BUILDING MAINTENANCE:		200,843.53	223,706.62	212,613.13	265,115.00	297,984.00	
Net Grand Totals:		200,843.53-	223,706.62-	212,613.13-	265,115.00-	297,984.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
COMMUNITY&ECONOMIC DEVELOPMENT							
10-52-10	OVERTIME	.00	210.56	195.21	.00	.00	
10-52-11	PERMANENT EMPLOYEE WAGES	156,907.88	175,112.78	246,438.06	321,586.00	309,751.00	
10-52-12	PART-TIME WAGES	.00	2,875.00	3,175.00	4,575.00	26,455.00	
10-52-13	EMPLOYEE BENEFITS	75,689.12	92,420.59	120,924.76	162,070.00	169,251.00	
10-52-21	BOOKS, SUBSCRIPTS & MEMBERSHI	164.01	578.00	1,791.96	3,560.00	3,360.00	
10-52-22	PUBLIC NOTICES	285.20	701.43	459.31	600.00	1,200.00	
10-52-23	TRAVEL & TRAINING	.00	1,670.00	1,187.31	8,585.00	8,785.00	
10-52-24	OFFICE SUPPLIES	2,368.92	3,187.58	1,912.45	3,730.00	3,770.00	
10-52-25	EQUIPMENT SUPPLIES & MAINT	.00	.00	.00	400.00	600.00	
10-52-26	VEHICLE EXPENSES	2,748.88	102.83	1,333.02	3,565.00	2,250.00	
10-52-28	COMMUNICATIONS	1,276.31	1,419.25	2,138.86	2,500.00	2,500.00	
10-52-29	ORDINANCE ENFORCEMENT	4,108.00	2,906.00	1,157.00	6,000.00	7,000.00	
10-52-37	PROFESSIONAL & TECH SERVICES	21,368.73	39,314.71	22,329.58	24,000.00	17,540.00	
10-52-50	NON-CAPITAL EQUIPMENT	.00	.00	.00	.00	.00	
10-52-60	SUNDRY	67.95	71.05	.00	.00	100.00	
10-52-65	GRANT FUNDED EXPENSES	.00	.00	50,449.75	85,500.00	38,210.00	
10-52-70	CAPITAL OUTLAY	.00	.00	.00	.00	.00	
Total COMMUNITY&ECONOMIC DEVELOPMENT:		264,985.00	320,569.78	453,492.27	626,671.00	590,772.00	
Net Grand Totals:		264,985.00-	320,569.78-	453,492.27-	626,671.00-	590,772.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
POLICE DEPARTMENT							
10-53-09	EMPLOYEE WAGE REIMBURSEMENT	.00	33,845.80-	32,421.48-	33,000.00-	42,500.00-	
10-53-10	OVERTIME	.00	36,562.85	42,077.50	40,441.00	54,857.00	
10-53-11	PERMANENT EMPLOYEE WAGES	1,088,423.72	996,383.69	809,097.16	1,002,982.00	999,878.00	
10-53-12	PART-TIME WAGES	.00	63,250.21	53,636.35	66,728.00	82,103.00	
10-53-13	EMPLOYEE BENEFITS	579,311.66	616,401.68	518,925.16	645,470.00	688,889.00	
10-53-15	UNIFORMS	14,606.19	17,290.98	11,641.33	16,380.00	17,460.00	
10-53-21	BOOKS, SUBSCRIPTS & MEMBERSHI	16,364.39	18,140.41	22,584.53	22,376.00	27,452.00	
10-53-23	TRAVEL & TRAINING	17,444.83	8,035.35	13,607.83	16,000.00	18,500.00	
10-53-24	OFFICE SUPPLIES	5,439.49	9,562.76	5,492.36	10,600.00	9,200.00	
10-53-25	EQUIPMENT SUPPLIES & MAINT	10,272.22	11,176.42	28,426.83	27,000.00	13,280.00	
10-53-26	VEHICLE MAINTENANCE	78,608.95	85,039.54	71,622.54	85,000.00	57,000.00	
10-53-27	UTILITIES	881.94	855.91	942.61	1,200.00	.00	
10-53-28	COMMUNICATIONS	31,237.87	31,979.39	23,549.65	36,000.00	37,200.00	
10-53-29	TRAFFIC SCHOOL EXPENDITURES	.00	.00	.00	.00	.00	
10-53-37	PRO & TECH - ANIMAL CONTROL	40,647.00	42,259.80	21,552.90	41,690.00	43,000.00	
10-53-38	PRO & TECH - DISPATCH	55,809.00	57,802.11	52,403.40	53,032.00	54,000.00	
10-53-61	SUNDRY	.00	.00	.00	.00	.00	
10-53-69	GRANT FUNDED EXPENDITURES	26,356.25	22,608.38	2,288.15	3,500.00	8,400.00	
10-53-70	CAPITAL OUTLAY	.00	.00	.00	.00	.00	
Total POLICE DEPARTMENT:		1,965,403.51	1,983,503.68	1,645,426.82	2,035,399.00	2,068,719.00	
Net Grand Totals:		1,965,403.51-	1,983,503.68-	1,645,426.82-	2,035,399.00-	2,068,719.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
FIRE EXPENDITURES							
10-55-09	EMPLOYEE WAGE REIMBURSEMENT	.00	.00	.00	.00	.00	
10-55-10	OVERTIME	.00	97,121.38	91,043.48	110,000.00	110,000.00	
10-55-11	PERMANENT EMPLOYEE WAGES	823,673.86	506,753.62	413,975.40	542,167.00	579,038.00	
10-55-12	PART-TIME WAGES	.00	220,412.42	192,877.07	211,888.00	185,003.00	
10-55-13	EMPLOYEE BENEFITS	270,306.09	302,454.18	249,820.80	315,945.00	394,411.00	
10-55-15	UNIFORMS	6,473.75	12,031.70	8,370.02	13,200.00	12,800.00	
10-55-21	BOOKS, SUBSCRIPTS & MEMBERSHI	2,018.25	1,928.04	1,341.38	3,445.00	3,100.00	
10-55-23	TRAVEL & TRAINING	8,424.86	14,021.74	13,513.63	13,300.00	14,774.00	
10-55-24	OFFICE SUPPLIES	5,188.96	7,166.04	3,489.61	7,375.00	6,573.00	
10-55-25	EQUIPMENT SUPPLIES & MAINT	19,800.04	36,498.52	32,365.43	43,180.00	43,857.00	
10-55-26	APPARATUS MAINTENANCE	22,049.55	32,472.87	33,918.18	41,750.00	39,016.00	
10-55-28	COMMUNICATIONS	13,339.81	19,508.76	13,516.70	15,571.00	18,026.00	
10-55-29	FIRE PREVENTION & EDUCATION	1,733.68	8,659.15	4,327.64	7,800.00	7,700.00	
10-55-37	PRO & TECH - PARAMEDICS	18,806.53	21,145.68	10,432.68	21,600.00	20,000.00	
10-55-38	PRO & TECH - AMBULANCE BILLING	17,105.82	21,761.88	18,561.52	30,000.00	29,000.00	
10-55-39	PRO & TECH - DISPATCH	.00	.00	3,204.60	7,000.00	8,300.00	
10-55-40	PRO & TEC - WILDLAND FIRE	.00	.00	7,590.04	10,000.00	.00	
10-55-43	MEDICAL SUPPLIES	34,942.36	38,022.11	29,071.13	37,000.00	39,300.00	
10-55-50	NON-CAPITAL EQUIPMENT	.00	.00	.00	.00	.00	
10-55-60	SUNDRY	629.09	454.64	577.99	650.00	650.00	
10-55-61	GRANT FUNDED EXPENSES	11,687.00	45,637.81	33,154.65	100,643.00	102,000.00	
10-55-70	CAPITAL OUTLAY	.00	.00	.00	.00	.00	
Total FIRE EXPENDITURES:		1,256,179.65	1,386,050.54	1,161,151.95	1,532,514.00	1,613,548.00	
Net Grand Totals:		1,256,179.65-	1,386,050.54-	1,161,151.95-	1,532,514.00-	1,613,548.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
STREETS							
10-60-10	OVERTIME	.00	.00	.00	.00	6,000.00	
10-60-11	PERMANENT EMPLOYEE WAGES	.00	.00	.00	.00	201,281.00	
10-60-12	PART-TIME WAGES	.00	.00	.00	.00	.00	
10-60-13	EMPLOYEE BENEFITS	.00	.00	.00	.00	126,352.00	
10-60-15	UNIFORMS	.00	.00	.00	850.00	2,500.00	
10-60-23	TRAVEL & TRAINING	.00	1,420.86	770.00	2,260.00	3,150.00	
10-60-24	OFFICE SUPPLIES	.00	102.17	2.38	50.00	950.00	
10-60-28	COMMUNICATIONS	.00	2,628.09	2,121.77	2,600.00	2,600.00	
Total STREETS:		.00	4,151.12	2,894.15	5,760.00	342,833.00	
Net Grand Totals:		.00	4,151.12-	2,894.15-	5,760.00-	342,833.00-	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GENERAL FUND							
PARKS & RECREATION EXPENDITURES							
10-64-10	OVERTIME	.00	231.46	1,026.79	5,513.00	6,000.00	
10-64-11	PERMANENT EMPLOYEE WAGES	260,931.45	179,903.12	234,778.90	304,455.00	262,876.00	
10-64-12	PART-TIME WAGES	.00	94,958.63	131,062.38	197,434.00	200,387.00	
10-64-13	EMPLOYEE BENEFITS	79,397.97	90,006.46	130,947.10	175,065.00	153,344.00	
10-64-21	BOOKS, SUBSCRIPTS & MEMBERSHI	19,256.00	22,860.27	3,830.29	22,635.00	22,785.00	
10-64-23	TRAVEL & TRAINING	390.00	491.58	843.97	850.00	2,050.00	
10-64-24	OFFICE SUPPLIES	3,922.52	6,543.06	2,822.30	6,350.00	5,800.00	
10-64-25	EQUIPMENT SUPPLIES & MAINT	47,058.29	52,002.33	42,620.21	58,720.00	70,700.00	
10-64-26	VEHICLE EXPENSES	1,244.47	1,047.48	387.31	1,080.00	1,080.00	
10-64-28	COMMUNICATIONS	973.66	2,331.77	1,849.74	2,200.00	2,200.00	
10-64-29	BUILDING MAINTENANCE	.00	.00	10,976.12	18,420.00	4,320.00	
10-64-30	OFFICIALS	12,332.00	13,517.50	13,731.00	15,750.00	18,000.00	
10-64-31	CEMETARY MAINTENANCE	.00	.00	.00	.00	1,700.00	
10-64-40	SPECIAL DEPT. MATERIALS & SUPP	19,094.65	19,614.15	7,793.96	22,500.00	19,500.00	
10-64-41	JENSEN PARK OPENING	.00	.00	.00	.00	.00	
10-64-42	SENIOR PROGRAMS	2,607.13	.00	.00	.00	.00	
10-64-60	SUNDRY	7.62	.00	.00	.00	.00	
10-64-61	GRANT FUNDED EXPENDITURES	.00	.00	.00	.00	.00	
10-64-70	CAPITAL OUTLAY	.00	.00	.00	11,000.00	.00	
Total PARKS & RECREATION EXPENDITURES:		447,215.76	483,507.81	582,670.07	841,972.00	770,742.00	
Net Grand Totals:		447,215.76-	483,507.81-	582,670.07-	841,972.00-	770,742.00-	

PARKS MAINTENANCE FEE FUND

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
PARKS MAINTENANCE FUND							
MISCELLANEOUS REVENUE							
17-36-10	INTEREST EARNINGS	179.63	55.15	257.49	.00	200.00	
17-36-90	SUNDRY REVENUES	159.99	.00	.00	.00	.00	
Total MISCELLANEOUS REVENUE:		339.62	55.15	257.49	.00	200.00	
OPERATING REVENUES							
17-37-10	PARK MAINTENANCE FEE	222,047.68	225,155.57	189,793.43	220,000.00	225,000.00	
Total OPERATING REVENUES:		222,047.68	225,155.57	189,793.43	220,000.00	225,000.00	
FUND BALANCE							
17-39-50	USE OF FUND BALANCE	.00	.00	.00	880.00	.00	
Total FUND BALANCE:		.00	.00	.00	880.00	.00	
PARK MAINTENANCE FUND							
17-40-23	TRAVEL & TRAINING	336.32	729.29	974.82	2,500.00	2,500.00	
17-40-25	EQUIPMENT SUPPLIES & MAINT	12,971.26	18,177.26	11,516.54	15,080.00	11,780.00	
17-40-26	VEHICLE EXPENSE	15,930.87	23,136.61	18,525.68	18,900.00	21,000.00	
17-40-27	UTILITIES	5,999.09	7,412.83	4,480.80	10,000.00	10,750.00	
17-40-28	COMMUNICATIONS	403.92	2,786.90	1,716.32	3,400.00	2,500.00	
17-40-30	BUILDINGS & GROUNDS MAINTAIN	143,114.34	82,215.77	32,109.70	81,800.00	69,100.00	
17-40-55	BAD DEBT	.00	43.57	37.71	100.00	100.00	
17-40-70	CAPITAL OUTLAY	44,900.00	85,285.16	12,106.22	89,100.00	107,470.00	
17-40-90	CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.00	
Total PARK MAINTENANCE FUND:		223,655.80	219,787.39	81,467.79	220,880.00	225,200.00	
Net Grand Totals:		1,268.50-	5,423.33	108,583.13	.00	.00	

PARKS MAINTENANCE FUND
Fiscal Year Ending June 30, 2013
Line Item Detail

Preliminary

	Requested	City Manager/Council Recommendation	Adopted Budget
17-40-30 Buildings & grounds maintenance			
Prior year budget, as modified			\$ 81,800
Current estimates:			
Fertilizer - 3 broadcast applications	\$ 21,000	\$ 21,000	
Pesticides/ Broadleaf and weed killer	3,000	3,000	
Irrigation repairs	5,000	5,000	
Toy Lot Repair	10,500	10,500	
Filters for Legacy/Canterbury North/South	1,100	1,100	
Ballfield Maintenance Dirt/Chalk/Paint	6,000	6,000	
Park restroom supplies and repairs	3,000	3,000	
Trees purchase- Bluff Ridge for Arbor Day	2,000	2,000	
Jensen Pond algae control	4,000	4,000	
Ice melt	4,000	4,000	
Misc. repairs, paper goods & cleaning chemicals	1,500	1,500	
Bluff, Canterbury, Fremont Crack Seal ad Slurry	8,000	8,000	
Total budget for account	<u>\$ 69,100</u>	<u>\$ 69,100</u>	<u>\$ -</u>
Amount changed from request			\$ (69,100)
Increase/(decrease) from prior year modified budget	\$ (12,700)	\$ (12,700)	\$ (81,800)

17-40-70 Capital outlay

Prior year budget, as modified			\$ 89,100
Current estimates:			
Pickup truck	\$ 19,000	\$ 19,000	
Park Improvements Ranchettes/Rock Creek	70,000	73,470	
52" Mower	15,000	15,000	
Total budget for account	<u>\$ 104,000</u>	<u>\$ 107,470</u>	<u>\$ -</u>
Amount changed from request			\$ (104,000)
Increase/(decrease) from prior year modified budget	\$ 14,900	\$ 18,370	\$ (89,100)

STREET LIGHTING FEE FUND

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
STREET LIGHTING FUND							
MISCELLANEOUS REVENUE							
18-36-10	INTEREST EARNINGS	91.19	250.26	292.60	.00	.00	
18-36-90	Sundry Revenue	.00	.00	2,925.00	.00	.00	
Total MISCELLANEOUS REVENUE:		91.19	250.26	3,217.60	.00	.00	
OPERATING REVENUES							
18-37-10	STREET LIGHTING FEE	102,471.79	103,975.55	87,393.92	102,000.00	104,000.00	
Total OPERATING REVENUES:		102,471.79	103,975.55	87,393.92	102,000.00	104,000.00	
NON-OPERATING REVENUE							
18-38-10	CAPITAL LEASE PROCEEDS	.00	.00	.00	620,268.00	.00	
18-38-85	STREET LIGHT PARTICIPATION	.00	12,500.00	.00	.00	.00	
Total NON-OPERATING REVENUE:		.00	12,500.00	.00	620,268.00	.00	
FUND BALANCE							
18-39-50	USE OF FUND BALANCE	.00	.00	.00	51,100.00	.00	
Total FUND BALANCE:		.00	.00	.00	51,100.00	.00	
STREET LIGHTING FUND							
18-40-25	STREET LIGHT MAINTENANCE	.00	3,302.20	723.49	4,000.00	500.00	
18-40-27	STREET LIGHT UTILITIES	76,427.62	78,716.22	53,869.03	82,000.00	15,000.00	
18-40-33	STREET LIGHT INSTALLATION	.00	17,985.24	6,591.92	7,000.00	.00	
18-40-40	CAPITAL LEASE REPAYMENT	.00	.00	.00	.00	88,400.00	
18-40-55	BAD DEBT	.00	34.97	17.04	100.00	100.00	
18-40-60	SUNDRY	9.70	.00	.00	.00	.00	
18-40-70	CAPITAL OUTLAY	.00	.00	.00	680,268.00	.00	
18-40-90	CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.00	
Total STREET LIGHTING FUND:		76,437.32	100,038.63	61,201.48	773,368.00	104,000.00	
Net Grand Totals:		26,125.66	16,687.18	29,410.04	.00	.00	

CLASS "C" ROADS FUND

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
CLASS "C" ROAD FUND							
REVENUE							
20-33-56	CLASS "C" ROAD FUND ALLOTMENT	658,049.62	685,242.17	457,666.48	650,000.00	700,000.00	
Total REVENUE:		658,049.62	685,242.17	457,666.48	650,000.00	700,000.00	
REVENUE							
20-34-35	ROAD CUT PERMITS	2,772.86	2,298.32	9,522.92	4,500.00	2,000.00	
Total REVENUE:		2,772.86	2,298.32	9,522.92	4,500.00	2,000.00	
MISCELLANEOUS REVENUE							
20-36-10	INTEREST INCOME	.00	231.22	1,150.46	800.00	500.00	
20-36-90	SUNDRY REVENUES	.00	323.36	90.00	.00	.00	
Total MISCELLANEOUS REVENUE:		.00	554.58	1,240.46	800.00	500.00	
OTHER FINANCING SOURCES							
20-38-10	CAPITAL LEASE PROCEEDS	.00	.00	183,014.34	183,000.00	.00	
Total OTHER FINANCING SOURCES:		.00	.00	183,014.34	183,000.00	.00	
FUND BALANCE							
20-39-40	TRANSFERS FROM OTHER FUNDS	.00	.00	315,580.00	315,580.00	.00	
20-39-50	USE OF FUND BALANCE	.00	.00	.00	69,375.00	322,430.00	
Total FUND BALANCE:		.00	.00	315,580.00	384,955.00	322,430.00	
EXPENDITURES							
20-40-10	OVERTIME	.00	3,952.57	6,080.79	5,513.00	.00	
20-40-11	PERMANENT EMPLOYEE WAGES	290,788.98	171,178.81	129,272.09	188,198.00	.00	
20-40-13	EMPLOYEE BENEFITS	132,324.07	96,567.60	75,606.66	112,849.00	.00	
20-40-23	TRAVEL & TRAINING	1,160.00	.00	.00	.00	.00	
20-40-24	OFFICE SUPPLIES	226.96	.00	.00	.00	.00	
20-40-25	EQUIPMENT SUPPLIES AND MAINTEN	7,654.26	23,955.07	14,418.99	31,900.00	27,850.00	
20-40-26	VEHICLE EXPENSES	27,583.85	34,097.80	18,544.21	35,950.00	40,100.00	
20-40-28	COMMUNICATIONS	3,081.41	.00	.00	.00	.00	
20-40-36	INTERNAL SERVICES ALLOCATION	80,000.00	75,000.00	.00	.00	.00	
20-40-37	PROFESSIONAL & TECH SERVICES	8,004.25	6,693.40	33,443.77	25,000.00	.00	
20-40-41	CAPITAL LEASE PAYMENT	.00	.00	38,948.74	40,000.00	.00	
20-40-44	SPECIAL HIGHWAY PROJECTS	38,058.96	202,748.46	38,946.73	66,000.00	59,000.00	
20-40-50	NON-CAPITAL EQUIPMENT	10,000.00	.00	.00	.00	.00	
20-40-60	SUNDRY EXPENDITURES	14.78	.00	.00	.00	.00	
20-40-70	CAPITAL PROJECTS	.00	.00	23,685.44	512,445.00	833,480.00	
20-40-75	CAPITAL EQUIPMENT	.00	.00	113,213.00	205,400.00	64,500.00	
Total EXPENDITURES:		598,897.52	614,193.71	492,160.42	1,223,255.00	1,024,930.00	
Net Grand Totals:		61,924.96	73,901.36	474,863.78	.00	.00	

CLASS C ROADS FUND
Fiscal Year Ending June 30, 2013
Line Item Detail

	Requested	City Manager/Council Recommendation	Adopted Budget
20-40-70 Capital projects			
Prior year budget, as modified			\$ 512,445
<i>Items in red represent roads with little or no useful life left</i>			
Current estimates:			
Overlay/Recon 3300 S- 1000 W-950 W	90,000	90,000	
Recon 800 W - 2700 S to 2820 S	114,300	114,300	
Overlay /Recon 2525 S- 1000 W to Bluff Ridge.	189,700	189,700	
Villa Vista/Marilyn Dr. area Remove/Replace	1,020,800	259,480	
Surface Treatments on Fair roads	180,000	180,000	
Overlay /Reconstruct Bluff Rd - 1700 S - 3000 W	225,580		
Reconstruct/Fabric Doral Dr. 1700 S North	184,900		
Reconstruct 2700 S - 2809 W to 3000 W	218,700		
(5 Year road plan being updated)			-
Total budget for account	\$ 2,223,980	\$ 833,480	\$ -
Amount changed from request			\$ (2,223,980)
Increase/(decrease) from prior year modified budget	\$ 1,711,535	\$ 321,035	\$ (512,445)

20-40-75 Capital equipment

Prior year budget, as modified			\$ 205,400
Current estimates:			
Road management software with training	13,500	13,500	
Replace 1999 Chevy Pick up with new	\$ 45,000	\$ -	
New Salt Spreader 1994 10 Wheeler (Stainless)	\$ 26,000	26,000	
10' Stainless Steel Dump Bed for Bobtail	\$ 17,000	17,000	
Enclosed Trailer for Pavement Marking Equipment (Changed to 5-year lease)	\$ 8,000	8,000	
Traffic Counter - <i>move to special highway projects</i>	\$ 1,000	-	
Total budget for account	\$ 150,500	\$ 64,500	\$ -
Amount changed from request			\$ (150,500)
Increase/(decrease) from prior year modified budget	\$ (54,900)	\$ (140,900)	\$ (205,400)

CAPITAL IMPROVEMENT FUND

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
CAPITAL IMPROVEMENT FUND							
TAXES							
80-31-40	FRANCHISE TAX	1,208,895.05	1,228,856.50	1,014,683.30	1,210,000.00	1,242,000.00	
Total TAXES:		1,208,895.05	1,228,856.50	1,014,683.30	1,210,000.00	1,242,000.00	
INTERGOVERNMENTAL REVENUE							
80-33-10	FEDERAL GRANTS	.00	.00	.00	20,000.00	.00	
80-33-15	STATE GRANTS	.00	.00	45,468.13	47,850.00	75,000.00	
80-33-20	CAPITAL LEASE PROCEEDS	.00	.00	394,718.66	395,000.00	.00	
Total INTERGOVERNMENTAL REVENUE:		.00	.00	440,186.79	462,850.00	75,000.00	
MISCELLANEOUS REVENUE							
80-36-10	INTEREST INCOME	2,877.41	1,494.42	157.83-	2,000.00	.00	
80-36-50	CELL TOWER REVENUE	61,487.00	64,309.14	58,584.38	65,000.00	65,000.00	
80-36-90	SUNDRY REVENUE	2,080.00	1,380.00	1,340.00	.00	.00	
Total MISCELLANEOUS REVENUE:		66,444.41	67,183.56	59,766.55	67,000.00	65,000.00	
CONTRIBUTIONS AND TRANSFERS							
80-39-40	TRANSFERS FROM OTHER FUNDS	.00	.00	200,000.00	200,000.00	.00	
80-39-45	CONTRIBUTIONS	76,118.75	12,011.00	5,385.50	.00	.00	
80-39-50	USE OF FUND BALANCE	.00	.00	.00	79,000.00	.00	
Total CONTRIBUTIONS AND TRANSFERS:		76,118.75	12,011.00	205,385.50	279,000.00	.00	
CAPITAL IMPROVEMENTS FUND							
80-40-40	MBA LEASE PAYMENT	1,082,819.93	1,172,920.86	1,174,903.56	1,174,500.00	1,162,000.00	
80-40-41	CAPITAL LEASE REPAYMENT	.00	.00	102,657.50	115,000.00	145,000.00	
80-40-48	TRANSFER TO OTHER FUNDS	216,379.85	306,908.64	.00	.00	.00	
80-40-70	CAPITAL EQUIPMENT	152,703.50	.00	650,825.42	651,500.00	.00	
80-40-71	CAPITAL PROJECTS	.00	32,171.27	68,532.21	77,850.00	75,000.00	
Total CAPITAL IMPROVEMENTS FUND:		1,451,903.28	1,512,000.77	1,996,918.69	2,018,850.00	1,382,000.00	
Net Grand Totals:		100,445.07-	203,949.71-	276,896.55-	.00	.00	

CAPITAL IMPROVEMENT FUND
Fiscal Year Ending June 30, 2012
Line Item Detail

Preliminary

	<u>Requested</u>	<u>City Manager/Council Recommendation</u>	<u>Adopted Budget</u>
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80-40-40 MBA Lease payment

Prior year budget, as modified			\$ 1,174,500
Current estimates:			
City buildings lease payment	\$ 1,162,000	\$ 1,162,000	
Total budget for account	<u>\$ 1,162,000</u>	<u>\$ 1,162,000</u>	<u>\$ -</u>
Amount changed from request			\$ (1,162,000)
Increase/(decrease) from prior year modified budget	\$ (12,500)	\$ (12,500)	\$ (1,174,500)

80-40-41 Capital Lease Payment

Prior year budget, as modified			\$ -
Current estimates:			
Police cars lease payment	\$ 105,000	\$ 105,000	
10 Wheeler lease payment	40,000	40,000	
Total budget for account	<u>\$ 145,000</u>	<u>\$ 145,000</u>	<u>\$ -</u>
Amount changed from request			\$ (145,000)
Increase/(decrease) from prior year modified budget	\$ 145,000	\$ 145,000	\$ -

80-40-71 Capital projects

Prior year budget, as modified			\$ 77,850
Current estimates:			
Chloe Sunshine Park (CCBG Grant money)	75,000	75,000	
Total budget for account	<u>\$ 75,000</u>	<u>\$ 75,000</u>	<u>\$ -</u>
Amount changed from request			\$ (75,000)
Increase/(decrease) from prior year modified budget	\$ (576,500)	\$ (576,500)	\$ (651,500)

Total expenditures

Prior year budget, as modified			\$ 1,903,850
Total budget for expenditures	<u>\$ 585,500</u>	<u>\$ 585,500</u>	<u>\$ (651,500)</u>
Amount changed from request			\$ (1,237,000)
Increase/(decrease) from prior year modified budget	\$ (1,318,350)	\$ (1,318,350)	\$ (2,555,350)

Utility Enterprise Funds

Secondary Water Utility Fund

Culinary Water Utility Fund

Sewer Utility Fund

Storm Water Utility Fund

Garbage Utility Fund

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
SECONDARY WATER OPERATING FUND							
CHARGE FOR SERVICES							
30-34-25	SERVICE FEE - SECONDARY WATER	1,304,751.01	1,315,916.41	1,103,716.11	1,322,000.00	1,322,000.00	
Total CHARGE FOR SERVICES:		1,304,751.01	1,315,916.41	1,103,716.11	1,322,000.00	1,322,000.00	
MISCELLANEOUS REVENUE							
30-36-10	INTEREST INCOME	6,227.79	3,909.48	4,624.43	5,000.00	5,000.00	
30-36-40	SALE OF ASSETS	276.00	.00	.00	.00	.00	
30-36-90	SUNDRY REVENUE	.00	.00	246.00	.00	.00	
Total MISCELLANEOUS REVENUE:		6,503.79	3,909.48	4,870.43	5,000.00	5,000.00	
OPERATING REVENUE							
30-37-60	CONNECTION FEES, SEC. WATER	30,107.00	15,175.00	19,475.00	20,000.00	45,000.00	
Total OPERATING REVENUE:		30,107.00	15,175.00	19,475.00	20,000.00	45,000.00	
CONTRIBUTIONS AND TRANSFERS							
30-39-45	CONTRIBUTIONS FROM SUBDIVISION	437,157.13	630,688.02	.00	.00	.00	
30-39-92	USE OF RETAINED EARNINGS	.00	.00	.00	203,179.00	227,834.00	
Total CONTRIBUTIONS AND TRANSFERS:		437,157.13	630,688.02	.00	203,179.00	227,834.00	
SECONDARY WATER OPERATING FUND							
30-40-08	SOURCE OF SUPPLY	273,936.70	272,597.53	281,882.44	280,000.00	285,000.00	
30-40-10	OVERTIME	.00	2,359.58	1,796.08	4,918.00	5,000.00	
30-40-11	PERMANENT EMPLOYEE WAGES	118,518.42	119,694.57	118,979.03	155,989.00	135,116.00	
30-40-12	PART-TIME WAGES	.00	5,292.12	5,265.75	10,660.00	22,703.00	
30-40-13	EMPLOYEE BENEFITS	49,557.53	60,806.43	42,885.61	69,621.00	65,692.00	
30-40-15	UNIFORMS	.00	.00	24.00	600.00	600.00	
30-40-24	OFFICE SUPPLIES	.00	.00	53.00	200.00	1,000.00	
30-40-25	EQUIPMENT SUPPLIES AND MAINTEN	4,808.41	5,754.28	4,205.79	9,000.00	4,500.00	
30-40-26	VEHICLE EXPENSES	7,970.67	18,065.44	8,978.12	26,100.00	34,500.00	
30-40-27	UTILITIES	106,092.81	111,908.12	87,101.35	137,000.00	140,000.00	
30-40-28	COMMUNICATIONS	495.48	2,628.43	1,751.74	2,000.00	2,000.00	
30-40-36	INTERNAL SERVICES ALLOCATION	80,000.00	100,000.00	114,973.47	153,298.00	209,240.00	
30-40-37	PROFESSIONAL & TECH SERVICES	907.25	6,891.75	940.93	26,500.00	6,000.00	
30-40-45	SECONDARY SYSTEM MAINTENANCE	69,810.37	78,739.76	34,345.07	70,000.00	70,000.00	
30-40-48	TRANSFERS TO OTHER FUNDS	190,480.00	186,230.00	186,792.50	186,793.00	186,983.00	
30-40-50	DEPRECIATION	371,163.90	372,723.81	310,318.63	415,000.00	430,000.00	
30-40-55	BAD DEBT	.00	901.78	409.63	2,000.00	1,000.00	
30-40-60	SUNDRY	1,562.37	.00	63.53	500.00	500.00	
30-40-70	CAPITAL OUTLAY	113,978.02	.00	.00	.00	472,569.00	
30-40-71	MOVE CAPITAL TO BALANCE SHEET	113,978.02	.00	.00	.00	472,569.00	
Total SECONDARY WATER OPERATING FUND:		1,275,303.91	1,344,593.60	1,200,766.67	1,550,179.00	1,599,834.00	
Net Grand Totals:		503,215.02	621,095.31	72,705.13-	.00	.00	

SECONDARY WATER OPERATING FUND
Fiscal Year Ending June 30, 2013
Capital Line Item Detail

Preliminary

	Requested	City Manager/Council Recommendation	Adopted Budget
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30-1651 Machinery & equipment

Prior year budget, as modified			\$ 56,000
Current estimates:			
New Fleet Truck (1/2)	\$ 22,500	\$ -	
Total budget for account	<u>\$ 22,500</u>	<u>\$ -</u>	<u>\$ -</u>
Amount changed from request			\$ (22,500)
Increase/(decrease) from prior year modified budget	\$ (33,500)	\$ (56,000)	\$ (56,000)

30-1671 Water system

Prior year budget, as modified			\$ 432,569
Current estimates:			
Bluff Road Transmission Line	432,569	\$ 432,569	
700 South Project - Water service rec.	-	40,000	
Total budget for account	<u>\$ 1,012,569</u>	<u>\$ 472,569</u>	<u>\$ -</u>
Amount changed from request			\$ (1,012,569)
Increase/(decrease) from prior year modified budget	\$ 580,000	\$ 40,000	\$ (432,569)

Total expenditures

Prior year budget, as modified			\$ 488,569
Total budget for expenditures	<u>\$ 1,035,069</u>	<u>\$ 472,569</u>	<u>\$ -</u>
Amount changed from request			\$ (1,035,069)
Increase/(decrease) from prior year modified budget	\$ 546,500	\$ (16,000)	\$ (488,569)

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
STORM WATER OPERATING FUND							
MISCELLANEOUS REVENUE							
40-36-10	INTEREST INCOME	1,295.74	1,288.73	1,489.33	1,500.00	1,500.00	
Total MISCELLANEOUS REVENUE:		1,295.74	1,288.73	1,489.33	1,500.00	1,500.00	
OPERATING REVENUE							
40-37-10	STORM WATER USER FEES	284,340.33	285,547.59	240,510.16	288,000.00	288,000.00	
Total OPERATING REVENUE:		284,340.33	285,547.59	240,510.16	288,000.00	288,000.00	
CONTRIBUTIONS AND TRANSFERS							
40-39-40	TRANSFERS FROM OTHER FUNDS	5,096,491.87	.00	.00	.00	.00	
40-39-43	USE OF FUND BALANCE	.00	.00	.00	152,135.00	194,641.00	
40-39-45	CONTRIBUTIONS FROM SUBDIVISION	604,748.60	532,497.04	.00	.00	.00	
Total CONTRIBUTIONS AND TRANSFERS:		5,701,240.47	532,497.04	.00	152,135.00	194,641.00	
STORM WATER OPERATING FUND							
40-40-10	OVERTIME	.00	1,053.95	1,672.15	2,000.00	3,000.00	
40-40-11	PERMANENT EMPLOYEE WAGES	81,651.97	69,891.33	53,515.54	72,962.00	71,896.00	
40-40-12	PART-TIME WAGES	.00	1,992.41	7,373.75	10,660.00	10,660.00	
40-40-13	EMPLOYEE BENEFITS	32,517.68	32,347.70	37,429.57	39,378.00	55,305.00	
40-40-23	TRAVEL & TRAINING	40.00	365.00	.00	500.00	500.00	
40-40-24	OFFICE SUPPLIES	74.25	62.70	.00	100.00	500.00	
40-40-25	EQUIPMENT SUPPLIES AND MAINT	1,346.91	1,242.52	332.37	1,000.00	6,400.00	
40-40-26	VEHICLE EXPENSE	806.27	679.87	.00	2,700.00	7,500.00	
40-40-36	INTERNAL SERVICES ALLOCATION	80,000.00	100,000.00	63,626.22	84,835.00	89,080.00	
40-40-37	PROFESSIONAL & TECH SERVICES	.00	17,502.74	.00	4,000.00	4,000.00	
40-40-45	STORM WATER SYSTEM MAINTENAN	17,600.44	15,322.94	7,557.58	20,000.00	25,000.00	
40-40-47	PROFESSIONAL & TECHNICAL SERVI	2,503.50	.00	.00	.00	.00	
40-40-50	DEPRECIATION	172,596.30	185,450.29	151,823.18	203,000.00	210,000.00	
40-40-55	BAD DEBT	.00	210.84	123.40	500.00	300.00	
40-40-60	SUNDRY	275.01	.00	.00	.00	.00	
40-40-70	CAPITAL PROJECTS	.00	.00	.00	.00	200,000.00	
40-40-71	MOVE CAPITAL TO BALANCE SHEET	.00	.00	.00	.00	200,000.00	
Total STORM WATER OPERATING FUND:		389,412.33	426,122.29	323,453.76	441,635.00	484,141.00	
Net Grand Totals:		5,597,464.21	393,211.07	81,454.27-	.00	.00	

STORM WATER OPERATING FUND
Fiscal Year Ending June 30, 2013
Capital Line Item Detail

Preliminary

	<u>Requested</u>	<u>City Manager/Council Recommendation</u>	<u>Adopted Budget</u>
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40-1651 Machinery & equipment

Prior year budget, as modified \$ 50,000

Current estimates:

Total budget for account	\$ -	\$ -	\$ -
Amount changed from request			\$ -
Increase/(decrease) from prior year modified budget	\$ (50,000)	\$ (50,000)	\$ (50,000)

40-1671 Storm water system

Prior year budget, as modified \$ -

Current estimates:

3000 West Stone Haven	\$ 100,000	\$ 100,000	\$ -
1000 West Storm Drain	\$ 100,000	\$ 100,000	

Total budget for account	\$ 200,000	\$ 200,000	\$ -
Amount changed from request			\$ (200,000)
Increase/(decrease) from prior year modified budget	\$ 200,000	\$ 200,000	\$ -

Total expenditures

Prior year budget, as modified \$ 50,000

Total budget for expenditures	\$ 200,000	\$ 200,000	\$ -
Amount changed from request			\$ (200,000)
Increase/(decrease) from prior year modified budget	\$ 150,000	\$ 150,000	\$ (50,000)

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
CULINARY WATER OPERATING FUND							
INTERGOVERNMENTAL REVENUE							
50-33-10	FEDERAL GRANTS	.00	.00	.00	.00	142,318.00	
Total INTERGOVERNMENTAL REVENUE:		.00	.00	.00	.00	142,318.00	
CHARGE FOR SERVICES							
50-34-60	WATER CONNECTION FEES	34,369.00	21,204.00	25,404.00	30,000.00	48,750.00	
Total CHARGE FOR SERVICES:		34,369.00	21,204.00	25,404.00	30,000.00	48,750.00	
MISCELLANEOUS REVENUE							
50-36-10	INTEREST INCOME	8,456.80	8,379.30	9,781.77	12,000.00	12,000.00	
50-36-40	SALE OF ASSETS	276.00	20,886.00	4,732.00	4,700.00	.00	
50-36-84	PENALTIES ON UTILITY BILL	17,785.00	23,017.67	41,788.91	50,000.00	80,000.00	
50-36-90	SUNDRY REVENUES	300.00	255.00	685.98	200.00	500.00	
Total MISCELLANEOUS REVENUE:		26,817.80	52,537.97	56,988.66	66,900.00	92,500.00	
OPERATING REVENUE							
50-37-10	WATER REVENUE	1,496,483.22	1,483,901.88	1,254,521.14	1,465,000.00	1,469,500.00	
Total OPERATING REVENUE:		1,496,483.22	1,483,901.88	1,254,521.14	1,465,000.00	1,469,500.00	
CONTRIBUTIONS AND TRANSFERS							
50-39-45	CONTRIBUTION FROM SUBDIVISIONS	685,214.73	776,719.15	.00	.00	.00	
50-39-92	USE OF RETAINED EARNINGS	.00	.00	.00	104,335.00	.00	
Total CONTRIBUTIONS AND TRANSFERS:		685,214.73	776,719.15	.00	104,335.00	.00	
CULINARY WATER OPERATIONS							
50-40-08	SOURCE OF SUPPLY	385,229.00	393,229.00	398,949.75	400,000.00	413,000.00	
50-40-09	POSER & PUMPING	9,755.20	.00	.00	.00	.00	
50-40-10	OVERTIME	.00	2,388.73	2,034.06	4,042.00	5,000.00	
50-40-11	PERMANENT EMPLOYEE WAGES	118,136.41	133,123.92	113,988.85	145,880.00	145,058.00	
50-40-12	PART-TIME WAGES	.00	7,288.60	11,650.38	23,015.00	30,160.00	
50-40-13	EMPLOYEE BENEFITS	48,458.91	67,302.28	61,547.23	80,745.00	88,973.00	
50-40-15	UNIFORMS	400.00	.00	865.34	1,500.00	1,500.00	
50-40-21	BOOKS, SUBSCRIPTS & MEMBERSHI	.00	.00	.00	1,000.00	3,500.00	
50-40-23	TRAVEL & TRAINING	3,006.00	1,075.43	4,031.56	5,500.00	6,500.00	
50-40-24	OFFICE SUPPLIES	4,612.26	1,858.26	1,118.24	4,500.00	4,500.00	
50-40-25	EQUIP SUPPLIES & MAINT	9,191.62	11,101.45	3,206.24	5,500.00	500.00	
50-40-26	VEHICLE EXPENSES	21,225.32	36,700.85	24,367.94	30,600.00	37,500.00	
50-40-27	UTILITIES	4,715.40	13,977.66	11,259.77	21,000.00	21,000.00	
50-40-28	COMMUNICATIONS	1,909.79	3,452.90	2,097.93	3,200.00	3,200.00	
50-40-36	INTERNAL SERVICES ALLOCATION	100,000.00	224,000.00	210,969.72	281,293.00	304,481.00	
50-40-37	PROFESSIONAL & TECH SERVICES	19,083.76	50,893.14	45,167.99	45,500.00	6,000.00	
50-40-45	CULINARY SYSTEM MAINTENANCE	48,856.33	32,317.05	24,431.03	45,000.00	45,000.00	
50-40-50	DEPRECIATION	453,508.67	443,460.22	352,955.10	467,000.00	475,000.00	
50-40-55	BAD DEBT	.00	2,859.57	722.74	3,000.00	1,500.00	
50-40-60	SUNDRY	2,127.11	.00	417.51	500.00	500.00	
50-40-70	CAPITAL OUTLAY	91,878.06	.00	.00	.00	912,600.00	
50-40-71	MOVE CAPITAL TO BALANCE SHEET	91,878.06	.00	.00	.00	912,600.00	
50-40-94	RETAINED EARNINGS	.00	.00	.00	.00	60,476.00	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
Total CULINARY WATER OPERATIONS:		1,230,215.78	1,425,029.06	1,269,781.38	1,568,775.00	1,653,348.00	
UTILITIES OFFICE							
50-41-24	OFFICE SUPPLIES	22,046.76	29,234.24	30,440.66	35,000.00	41,920.00	
50-41-25	EQUIP SUPPLIES & MAINTENANCE	3,220.33	999.50	1,236.50	2,000.00	2,000.00	
50-41-26	VEHICLE EXPENSE	1,171.94	699.86	.00	2,860.00	.00	
50-41-28	COMMUNICATIONS	279.00	186.00	139.50	600.00	600.00	
50-41-37	PROFESSIONAL & TECH SERVICES	34,755.95	47,942.46	42,682.56	57,000.00	55,200.00	
Total UTILITIES OFFICE:		61,473.98	79,062.06	74,499.22	97,460.00	99,720.00	
Net Grand Totals:		951,194.99	830,271.88	7,366.80-	.00	.00	

CULINARY WATER OPERATING FUND
Fiscal Year Ending June 30, 2013
Capital Line Item Detail

Preliminary

	Requested	City Manager/Council Recommendation	Adopted Budget
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50-1651 Machinery & equipment

Prior year budget, as modified			-
Current estimates:			
Meter Reader - new software & equipment	\$ -	\$ 10,000	
Total budget for account	\$ -	\$ 10,000	\$ -
Amount changed from request			\$ -
Increase/(decrease) from prior year modified budget	\$ -	\$ 10,000	\$ -

50-1671 Water System

Prior year budget, as modified			-
Current estimates:			
1000 West (200 South to 1200 South)	\$ 500,000	\$ 500,000	
Replace David (Marilyn to Dallas) utility (Drinking Water Grant)	90,000	195,000	
700 South Project	115,000	115,000	
Smedly Acres (Drinking Water Grant)	-	77,000	
1000 W. Lateral Transfers (Drinking Water Grant)		15,600	
Total budget for account	\$ 705,000	\$ 902,600	\$ -
Amount changed from request			\$ (705,000)
Increase/(decrease) from prior year modified budget	\$ 705,000	\$ 902,600	\$ -

Total expenditures

Prior year budget, as modified			\$ -
Total budget for expenditures	\$ 705,000	\$ 912,600	\$ -
Amount changed from request			\$ (705,000)
Increase/(decrease) from prior year modified budget	\$ 705,000	\$ 912,600	\$ -

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
SEWER OPERATING FUND							
CHARGE FOR SERVICES							
53-34-82	SEWER CONNECTION FEES	30,322.00	19,511.00	23,411.00	25,000.00	45,000.00	
Total CHARGE FOR SERVICES:		30,322.00	19,511.00	23,411.00	25,000.00	45,000.00	
MISCELLANEOUS REVENUE							
53-36-10	INTEREST INCOME	1,426.05	2,480.43	3,289.45	3,800.00	4,000.00	
Total MISCELLANEOUS REVENUE:		1,426.05	2,480.43	3,289.45	3,800.00	4,000.00	
OPERATING REVENUE							
53-37-30	SEWER REVENUE	958,290.47	966,190.53	813,921.93	973,000.00	1,055,000.00	
Total OPERATING REVENUE:		958,290.47	966,190.53	813,921.93	973,000.00	1,055,000.00	
CONTRIBUTIONS AND TRANSFERS							
53-39-45	CONTRIBUTION FROM SUBDIVISIONS	609,972.02	607,456.57	.00	.00	.00	
53-39-50	USE OF RETAINED EARNINGS	.00	.00	.00	19,724.00	67,041.00	
Total CONTRIBUTIONS AND TRANSFERS:		609,972.02	607,456.57	.00	19,724.00	67,041.00	
SEWER OPERATING FUND							
53-40-10	OVERTIME	.00	1,775.89	876.91	4,286.00	5,000.00	
53-40-11	PERMANENT EMPLOYEE WAGES	107,758.67	100,270.65	62,302.70	80,268.00	84,189.00	
53-40-12	PART-TIME WAGES	.00	1,992.41	.00	.00	.00	
53-40-13	EMPLOYEE BENEFITS	45,046.56	47,862.88	36,250.07	35,538.00	57,372.00	
53-40-18	SEWAGE DISPOSAL FEES	552,828.50	556,990.70	433,274.80	560,000.00	650,000.00	
53-40-23	TRAVEL & TRAINING	25.00	.00	20.00	1,000.00	1,000.00	
53-40-24	OFFICE SUPPLIES	74.25	204.00	18.01	300.00	500.00	
53-40-25	EQUIP SUPPLIES & MAINT	1,224.51	2,021.81	443.38	1,750.00	6,900.00	
53-40-26	VEHICLE EXPENSES	4,743.13	6,017.77	1,660.62	4,500.00	9,500.00	
53-40-28	COMMUNICATIONS	.00	.00	.00	500.00	500.00	
53-40-36	INTERNAL SERVICES ALLOCATION	40,000.00	40,000.00	35,161.47	46,882.00	59,080.00	
53-40-37	PROFESSIONAL & TECH SERVICES	997.50	83.00	.00	5,000.00	500.00	
53-40-45	SEWER SYSTEM MAINTENANCE	2,384.32	2,577.22	1,120.65	6,000.00	10,000.00	
53-40-50	DEPRECIATION	236,145.65	252,254.62	205,176.62	274,000.00	285,000.00	
53-40-55	BAD DEBT	.00	699.04	310.53	1,000.00	1,000.00	
53-40-60	SUNDRY	900.75	.00	.00	500.00	500.00	
Total SEWER OPERATING FUND:		992,128.84	1,012,749.99	776,615.76	1,021,524.00	1,171,041.00	
Net Grand Totals:		607,881.70	582,888.54	64,006.62	.00	.00	

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
GARBAGE UTILITY OPERATING FUND							
MISCELLANEOUS REVENUE							
55-36-10	INTEREST INCOME	671.33	1,017.91	1,010.04	1,000.00	500.00	
Total MISCELLANEOUS REVENUE:		671.33	1,017.91	1,010.04	1,000.00	500.00	
OPERATING REVENUE							
55-37-70	WASTE COLLECTION REVENUE	1,126,901.04	1,145,248.20	928,387.25	1,150,000.00	1,108,560.00	
55-37-71	GREEN WASTE RECYCLING	.00	17,990.60	81,457.31	97,000.00	93,600.00	
55-37-75	GARBAGE CAN PURCHASE FEE	9,600.00	6,520.00	7,800.00	7,000.00	15,000.00	
Total OPERATING REVENUE:		1,136,501.04	1,169,758.80	1,017,644.56	1,254,000.00	1,217,160.00	
GARBAGE OPERATING FUND							
55-40-10	OVERTIME	.00	30.00	.00	.00	.00	
55-40-11	PERMANENT EMPLOYEE WAGES	26,732.32	21,177.78	25,332.34	31,034.00	39,270.00	
55-40-12	PART-TIME WAGES	.00	3,205.07	.00	.00	.00	
55-40-13	EMPLOYEE BENEFITS	8,079.19	7,285.29	11,338.25	13,738.00	9,828.00	
55-40-15	UNIFORMS	500.00	.00	.00	1,000.00	500.00	
55-40-23	TRAVEL & TRAINING	.00	.00	.00	500.00	500.00	
55-40-24	OFFICE SUPPLIES	.00	42.37	.00	1,000.00	1,000.00	
55-40-30	GARBAGE COLLECTION EXPENSE	1,002,283.74	1,017,506.27	753,486.96	1,014,000.00	998,000.00	
55-40-31	GARBAGE CAN PURCHASES	12,775.00	42,727.00	.00	25,000.00	10,000.00	
55-40-36	INTERNAL SERVICES ALLOCATION	20,000.00	40,000.00	35,161.47	46,882.00	47,080.00	
55-40-40	GREEN WASTE COLLECTION FEES	.00	15,058.50	58,420.75	70,000.00	90,000.00	
55-40-41	GREEN WASTE CAN PURCHASES	.00	.00	.00	19,000.00	18,750.00	
55-40-55	BAD DEBT	.00	1,254.00	429.82	2,500.00	1,000.00	
55-40-60	SUNDRY	1,667.30	.00	.00	.00	.00	
55-40-94	RETAINED EARNINGS	.00	.00	.00	30,346.00	1,732.00	
Total GARBAGE OPERATING FUND:		1,072,037.55	1,148,286.28	884,169.59	1,255,000.00	1,217,660.00	
Net Grand Totals:		65,134.82	22,490.43	134,485.01	.00	.00	

Information Technology Internal Service Fund

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
INFORMATION TECHNOLOGY FUND							
MISCELLANEOUS REVENUE							
63-36-10	INTEREST INCOME	.00	.00	53.02	.00	50.00	
Total MISCELLANEOUS REVENUE:		.00	.00	53.02	.00	50.00	
SPECIAL FUND REVENUE							
63-39-91	DEPARTMENTAL CHARGES	.00	.00	133,934.94	178,580.00	181,602.00	
Total SPECIAL FUND REVENUE:		.00	.00	133,934.94	178,580.00	181,602.00	
OPERATING EXPENDITURES							
63-40-11	PERMANENT EMPLOYEE WAGES	.00	.00	69,637.38	85,809.00	85,809.00	
63-40-13	EMPLOYEE BENEFITS	.00	.00	28,604.99	34,690.00	38,973.00	
63-40-21	BOOKS, SUBSCRIPTS & MEMBERSHI	.00	.00	116.34	200.00	200.00	
63-40-23	TRAVEL & TRAINING	.00	.00	.00	2,000.00	3,500.00	
63-40-24	OFFICE SUPPLIES	.00	.00	.00	25.00	25.00	
63-40-25	EQUIPMENT SUPPLIES & MAINT	.00	.00	22,336.54	28,900.00	31,546.00	
63-40-37	PROFESSIONAL & TECH SERVICES	.00	.00	3,289.79	4,860.00	6,860.00	
Total OPERATING EXPENDITURES:		.00	.00	123,985.04	156,484.00	166,913.00	
FUND BALANCE							
63-48-80	INCREASE IN FUND BALANCE	.00	.00	.00	22,096.00	14,739.00	
Total FUND BALANCE:		.00	.00	.00	22,096.00	14,739.00	
Net Grand Totals:		.00	.00	10,002.92	.00	.00	

Impact Fees

Park Purchase
Park Development
Public Safety
Transportation
Culinary Water
Secondary Water
Storm Water

IMPACT FEES
Revenues & Cost Allocation Detail

Account Description	Park Purchase	Park Development	Public Safety	Transportation	Secondary Water	Storm Water	Culinary Water
Estimated beginning balance:	<u>\$ (156,183)</u>	<u>\$ (474,755)</u>	<u>\$ 57,703</u>	<u>\$ 1,069,551</u>	<u>\$ 192,365</u>	<u>\$ 531,434</u>	<u>\$ 90,153</u>
Revenue:							
Impact fees	\$ 10,000	\$ 247,950	\$ 33,750	\$ 169,650	\$ 120,000	\$ 180,000	\$ 144,900
Interest	-	-	200	3,000	700	2,500	1,500
Federal Grants	-	-	-	-	-	-	169,850
Transfers from other funds	-	186,983	-	-	-	-	-
Sale of Park Land	<u>1,950,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Sub-total revenue	<u>\$ 1,960,000</u>	<u>\$ 434,933</u>	<u>\$ 33,950</u>	<u>\$ 172,650</u>	<u>\$ 120,700</u>	<u>\$ 182,500</u>	<u>\$ 316,250</u>
Expenditures:							
Interest	\$ 1,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -
Bond payment - principal	-	135,000	-	-	-	-	-
Bond payment - interest	-	51,983	-	-	-	-	-
Professional and technical	-	-	-	-	-	-	-
Impact Fee Study Plan	10,000	10,000	10,000	40,000	10,000	10,000	10,000
Capital projects/ Purch of Land	<u>-</u>	<u>-</u>	<u>-</u>	<u>460,000</u>	<u>430,000</u>	<u>230,000</u>	<u>339,700</u>
Sub-total expenditures	<u>\$ 11,000</u>	<u>\$ 200,983</u>	<u>\$ 10,000</u>	<u>\$ 500,000</u>	<u>\$ 440,000</u>	<u>\$ 240,000</u>	<u>\$ 349,700</u>
Total activity	<u>\$ 1,949,000</u>	<u>\$ 233,950</u>	<u>\$ 23,950</u>	<u>\$ (327,350)</u>	<u>\$ (319,300)</u>	<u>\$ (57,500)</u>	<u>\$ (33,450)</u>
Estimated ending balance:	<u>\$ 1,792,817</u>	<u>\$ (240,805)</u>	<u>\$ 81,653</u>	<u>\$ 742,201</u>	<u>\$ (126,935)</u>	<u>\$ 473,934</u>	<u>\$ 56,703</u>

IMPACT FEES
Fiscal Year Ending June 30, 2013
Line Item Detail

Preliminary

Requested	City Manager/Council Recommendation	Adopted Budget
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Park Purchase Impact Fee:

11-40-37 Professional & Technical

Prior year budget, as modified

Current estimates:

Impact Fee Study Plan

\$	10,000	\$	10,000	\$	-
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Total budget for account

\$	10,000	\$	10,000	\$	-
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Amount changed from request

\$	(10,000)
----	----------

Increase/(decrease) from prior year modified budget

\$	10,000	\$	10,000	\$	-
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11-40-53 Interest

Prior year budget, as modified

Current estimates:

Cash Borrowing from other funds

\$	1,000	\$	1,000	\$	-
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Total budget for account

\$	1,000	\$	1,000	\$	-
----	-------	----	-------	----	---

Amount changed from request

\$	(1,000)
----	---------

Increase/(decrease) from prior year modified budget

\$	1,000	\$	1,000	\$	-
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Park Development Impact Fee:

12-40-20 Bond Payment

Prior year budget, as modified

Current estimates:

Annual Bond Payment

\$	135,000	\$	135,000	\$	-
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Total budget for account

\$	135,000	\$	135,000	\$	-
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Amount changed from request

\$	(135,000)
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Increase/(decrease) from prior year modified budget

\$	135,000	\$	135,000	\$	-
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12-40-37 Professional & Technical

Prior year budget, as modified

Current estimates:

Impact Fee Study Plan

\$	10,000	\$	10,000	\$	-
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Total budget for account

\$	10,000	\$	10,000	\$	-
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Amount changed from request

\$	(10,000)
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Increase/(decrease) from prior year modified budget

\$	10,000	\$	10,000	\$	-
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IMPACT FEES
Fiscal Year Ending June 30, 2013
Line Item Detail

Preliminary

	Requested	City Manager/Council Recommendation	Adopted Budget
12-40-52 Bond Interest Payment			
Prior year budget, as modified			
Current estimates:			
Bond Interest	\$ 51,983	\$ 51,983	\$ -
Total budget for account	<u>\$ 51,983</u>	<u>\$ 51,983</u>	<u>\$ -</u>
Amount changed from request			\$ (51,983)
Increase/(decrease) from prior year modified budget	\$ 51,983	\$ 51,983	\$ -
12-40-53 Interest			
Prior year budget, as modified			
Current estimates:			
Cash Borrowing from other funds	\$ 4,000	\$ 4,000	\$ -
Total budget for account	<u>\$ 4,000</u>	<u>\$ 4,000</u>	<u>\$ -</u>
Amount changed from request			\$ (4,000)
Increase/(decrease) from prior year modified budget	\$ 4,000	\$ 4,000	\$ -
Public Safety Impact Fee:			
13-40-37 Professional & Technical			
Prior year budget, as modified			
Current estimates:			
Impact Fee Study Plan	\$ 10,000	\$ 10,000	\$ -
Total budget for account	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ -</u>
Amount changed from request			\$ (10,000)
Increase/(decrease) from prior year modified budget	\$ 10,000	\$ 10,000	\$ -
Transportation Impact Fee:			
21-40-37 Professional & Technical			
Prior year budget, as modified			
Current estimates:			
Impact Fee Study Plan	\$ 40,000	\$ 40,000	\$ -
Total budget for account	<u>\$ 40,000</u>	<u>\$ 40,000</u>	<u>\$ -</u>
Amount changed from request			\$ (40,000)
Increase/(decrease) from prior year modified budget	\$ 40,000	\$ 40,000	\$ -

IMPACT FEES
Fiscal Year Ending June 30, 2013
Line Item Detail

Preliminary

	Requested	City Manager/Council Recommendation	Adopted Budget
21-40-70 Capital Projects			
Prior year budget, as modified			\$ -
Current estimates:			
700 South Road Widening Project	\$ 460,000	\$ 460,000	\$ -
Total budget for account	\$ 460,000	\$ 460,000	\$ -
Amount changed from request			\$ (460,000)
Increase/(decrease) from prior year modified budget	\$ 460,000	\$ 460,000	\$ -

Secondary Water Impact Fee:

31-40-37 Professional & Technical			
Prior year budget, as modified			\$ -
Current estimates:			
Impact Fee Study Plan	\$ 10,000	\$ 10,000	\$ -
Total budget for account	\$ 10,000	\$ 10,000	\$ -
Amount changed from request			\$ (10,000)
Increase/(decrease) from prior year modified budget	\$ 10,000	\$ 10,000	\$ -

31-40-70 Capital Projects

Prior year budget, as modified			\$ -
Current estimates:			
1000 West 16"Transmission Line	\$ -	\$ 430,000	
	\$ -	\$ -	\$ -
Total budget for account	\$ -	\$ 430,000	\$ -
Amount changed from request			\$ -
Increase/(decrease) from prior year modified budget	\$ -	\$ 430,000	\$ -

Storm Water Impact Fee:

41-40-37 Professional & Technical			
Prior year budget, as modified			\$ -
Current estimates:			
Impact Fee Study Plan	\$ 10,000	\$ 10,000	\$ -
Total budget for account	\$ 10,000	\$ 10,000	\$ -
Amount changed from request			\$ (10,000)
Increase/(decrease) from prior year modified budget	\$ 10,000	\$ 10,000	\$ -

IMPACT FEES
Fiscal Year Ending June 30, 2013
Line Item Detail

Preliminary

	Requested	City Manager/Council Recommendation	Adopted Budget
41-40-70 Capital Projects			
Prior year budget, as modified			\$ -
Current estimates:			
700 South Storm Sewer	\$ 230,000	\$ 230,000	
	\$ -	\$ -	\$ -
Total budget for account	<u>\$ 230,000</u>	<u>\$ 230,000</u>	<u>\$ -</u>
Amount changed from request			\$ (230,000)
Increase/(decrease) from prior year modified budget	\$ 230,000	\$ 230,000	\$ -
Culinary Water Impact Fee:			
51-40-37 Professional & Technical			
Prior year budget, as modified			\$ -
Current estimates:			
Impact Fee Study Plan	\$ 10,000	\$ 10,000	\$ -
Total budget for account	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ -</u>
Amount changed from request			\$ (10,000)
Increase/(decrease) from prior year modified budget	\$ 10,000	\$ 10,000	\$ -
51-40-70 Capital Projects			
Prior year budget, as modified			\$ -
Current estimates:			
1000 West Waterline Repl. (2700 S. to Bluff)	\$ -	\$ 339,700	
(increase line size from 6 to 10 inches)	\$ -	\$ -	\$ -
Total budget for account	<u>\$ -</u>	<u>\$ 339,700</u>	<u>\$ -</u>
Amount changed from request			\$ -
Increase/(decrease) from prior year modified budget	\$ -	\$ 339,700	\$ -

Syracuse City Redevelopment Agency

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
REDEVELOPMENT AGENCY							
MISCELLANEOUS REVENUE							
65-36-10	INTEREST INCOME	826.05	1,390.90	2,127.33	1,000.00	1,500.00	
65-36-20	TAX INCREMENT	284,503.00	421,094.00	445,397.00	420,000.00	445,000.00	
Total MISCELLANEOUS REVENUE:		285,329.05	422,484.90	447,524.33	421,000.00	446,500.00	
REDEVELOPMENT AGENCY							
65-40-25	SUPPLIES AND MAINTENANCE	36,999.97	4,201.80	.00	5,000.00	.00	
65-40-36	MANAGEMENT FEE	.00	63,000.00	66,809.55	63,000.00	66,750.00	
65-40-37	PROFESSIONAL AND TECHNICAL SE	.00	.00	.00	5,000.00	.00	
65-40-41	REPAYMENT TO FINANCERS	79,392.00	79,392.00	119,565.00	120,500.00	89,305.00	
65-40-70	CAPITAL OUTLAY	.00	92,140.00	.00	100,000.00	100,000.00	
65-40-90	CONTRIBUTION TO FUND BALANCE	.00	.00	.00	127,500.00	190,445.00	
Total REDEVELOPMENT AGENCY:		116,391.97	238,733.80	186,374.55	421,000.00	446,500.00	
Net Grand Totals:		168,937.08	183,751.10	261,149.78	.00	.00	

Municipal Building Authority of Syracuse City

Account Number	Account Title	2009-10 Prior year 2 Actual	2010-11 Prior year Actual	2011-12 Current year Actual	2011-12 Current year Budget	2012-13 Recommended Budget	Council Approved Budget
MUNICIPAL BUILDING AUTHORITY							
MUNICIPAL BUILDING AUTHORITY							
67-33-10	FEDERAL GRANTS	115,149.26	.00	.00	.00	.00	
Total MUNICIPAL BUILDING AUTHORITY:		115,149.26	.00	.00	.00	.00	
MISCELLANEOUS REVENUE							
67-36-10	INTEREST INCOME	.00	329.91	480.56	500.00	500.00	
Total MISCELLANEOUS REVENUE:		.00	329.91	480.56	500.00	500.00	
OPERATING REVENUE							
67-37-60	CITY LEASE PAYMENTS	1,082,819.93	1,172,920.86	1,174,903.56	1,174,500.00	1,162,000.00	
Total OPERATING REVENUE:		1,082,819.93	1,172,920.86	1,174,903.56	1,174,500.00	1,162,000.00	
CONTRIBUTIONS AND TRANSFERS							
67-39-40	TRANSFER FROM OTHER FUNDS	50,000.00	.00	.00	.00	.00	
67-39-50	USE OF FUND BALANCE	.00	.00	.00	2,893.00	.00	
Total CONTRIBUTIONS AND TRANSFERS:		50,000.00	.00	.00	2,893.00	.00	
MUNICIPAL BUILDING AUTHORITY							
67-40-24	OFFICE SUPPLIES	10.00	.00	.00	.00	.00	
67-40-40	BOND PRINCIPAL PAYMENTS	1,173,366.46	556,000.00	580,000.00	580,000.00	670,000.00	
67-40-52	BOND INTEREST PAYMENTS	.00	609,410.86	586,883.56	586,883.00	484,066.00	
67-40-54	BOND FEES	8,010.00	7,510.00	10,020.00	11,010.00	8,010.00	
67-40-74	CONSTRUCTION - POLICE BUILDING	200,096.01	.00	.00	.00	.00	
67-40-76	FREMONT FIRE STATION	52,299.14	.00	.00	.00	.00	
67-40-90	CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	424.00	
Total MUNICIPAL BUILDING AUTHORITY:		1,433,781.61	1,172,920.86	1,176,903.56	1,177,893.00	1,162,500.00	
Net Grand Totals:		185,812.42-	329.91	1,519.44-	.00	.00	



COUNCIL AGENDA

June 12, 2012

Agenda Item #10

Public Hearing- Authorize Administration to dispose of surplus property.

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Bob Rice.
- Fire Chief Eric Froerer, Police Chief Brian Wallace, and Parks and Recreation Director Kresta Robinson have each compiled and attached a list of items that the City would like to dispose of. Staff will be present to review the list of items with the Governing Body as well as answer any question regarding this action.

To whom it may concern,

The following items are to be donated to the Davis Applied Technology College Fire Science Class. This gear is out of date and is to be marked clearly as training gear, and is to be used as such, in accordance with NFPA 1851 and 1852.

<u>ITEM</u>	<u>SERIAL #</u>	<u>SIZE</u>	<u>MFR DATE</u>
Turn-out Coat	1620499	44/32	10-99
Turn-out Coat	1351996	42/32	9-97
Turn-out Coat	1153574	40/32	12-95
Turn-out Coat	1469976	42/32	10-98
Turn-out-Coat	1479377	48/32	10-98
Turn-out-Coat	1660091	42/32	11/99
Turn-out-Coat	1335257	44/32	07/97
Turn-out-Coat	1672395	40/32	12/99
Turn-out-Coat	1469975	42/32	09/98
Turn-out-Coat	1469978	42/32	09/98
Turn-out Pants	1558593	44/30	7-98
Turn-out Pants	1381571	40/28	12-97
Turn-out Pants	897604	30/34	11-93
Turn-out Pants	1445342	38/28	6-98
Turn-out Pants	1558585	44/30	1990
Turn-out Pants	1459137	38/30	3-98
Turn-out Pants	1434385	38/28	5-98
Turn-out-Pants	1680570	38/30	10/99
Turn-out-Pants	1495677	38/28	11/98
Turn-out-Pants	1698511	36/32	10/99
Turn-out-Pants	1470032	38/32	9/98

By signing below you are accepting this gear, and taking full responsibility for it. This also releases Syracuse City from any and all liability associated with the gear.

Daniel L. Holman
Engineer/Equipment Custodian
Syracuse City Fire
801-614-9618

DATC REPRESENTATIVE

I hereby accept the terms set forth in this document.

Printed Name/Title

Signature

Syracuse Police 2012 Auction Items

Item #	Item Description	Brand	Model/SSN	Sold Amount	Paid	Comments
1	I-POD	APPLE 2 GIG	A1199			
2	I-POD	APPLE 2 GIG	A1320			
3	I-POD	APPLE 16 GIG	A1285			
4	I-POD	APPLE 2 GIG	A1199			
5	I-POD	APPLE 60 GIG	A1136			
6	I-POD	APPLE 20 GIG	A1059			
7	I-POD	APPLE 80 GIG				
8	I-POD	APPLE 4 GIG	A1236			
9	I-POD	APPLE	A1320			
10	I-POD	APPLE 30 GIG	A1136			
11	I-POD	APPLE 4 GIG	A1236			
12	I-POD	APPLE 4 GIG	A1320			
13	I-POD	APPLE	A1320			
14	I-POD	APPLE 8 GIG	A1320			
15	MUSIC PLAYER	SANDISK	E250			
16	MUSIC PLAYER	SAMSUNG	HO3 S/N 00360147110			
17	PORTABLE DVD PLAYER	SAMSUNG	DVDL300A			
18	CASSETTE RECORDER	SONY	TCM150			
19	DVD PLAYER	MAGNOVOX	DP100MW8B			
20	CELL PHONE	CRICKET	"PAY GO"			
21	CELL PHONE	MOTOROLA	VGA ZOOM G305JG3QFK			
22	CELL PHONE	NOKIA	6133			
23	CELL PHONE	VIRGIN	KYOCERA			
24	CELL PHONE	AT&T	LE430N			
25	CELL PHONE	VERIZON				
26	CELL PHONE	T-MOBILE				
27	CELL PHONE	VERIZON				
28	CELL PHONE	SAMSUNG				
29	PHONE W/CHARGER	AT&T				

Syracuse Police 2012 Auction Items

30	CAMERA	KODAK DIGITAL	C613			
31	DIGITAL CAMERA	KODAK	DX3500			
32	DIGITAL DVD CAMCORDER	CANON	DC-10A			
33	VIDEO RECORDER W/BAG, BLACK LIGHT, FAN, EAR PLUGS ET					
34	CD'S (18 CD'S) IN RED CASE	VARIOUS ARTISTS				
35	CD'S (50 CD'S) IN CASE	VARIOUS ARTISTS				
36	CD'S (50 CD'S) IN CASE	VARIOUS ARTISTS				
37	CD'S (40 CD'S) IN CASE	VARIOUS ARTISTS				
38	CD'S (32 CD'S) IN BLACK CASE	VARIOUS ARTISTS				
39	CD's (12 CD's) IN PINK/BLACK CASE	VARIOUS ARTISTS				
40	DVD NEW MOVIES	12 MOVIES				
41	COMPLETE WALTONS 6TH SEASON (4 COPIES)					
42	ONE TREE HILL 4TH SEASON (2 COPIES)					
43	NINTENDO DS (BLUE IN BOX)	NINTENDO	1941283			
44	NINTENDO DS (PINK IN BOX)	NINTENDO	2131323			
45	PLAYSTATION (WHITE IN COLOR)	SONY	PS-3001			
46	PLAYSTATION (PURPLE IN COLOR)	SONY	PS-3001			
47	CAR STEREO	PIONEER	AM/FM CD DEH-1100MP			
48	HEATER FAN	RALLY	7423			
49	4-6X8 CAR SPEAKERS (NEW)	PIONEER	TS-A6872R			
50	4" CAR SPEAKERS (NEW)	DUAL	TS-45			
51	600 WATT POWER AMP/CROSSOVER (NEW)	DUAL	XPA4640			
52	CD CAR STEREO, AM/FM	DUAL	XD-1222			
53	GPS	GARMIN	200			
54	CD CAR STEREO	SONY	CDX-L410X			
55	BOX SPEAKER SYSTEM	ROADMASTER				
56	CAR CHARGER	VIVITAR				
57	400 W INVERTER DC/AC POWER	OZARK TRAIL	PP2200			
58	CAMO JACKET, HELMET, VEST WITH WATER POUCH					
59	LADIES BEIGE, HIGH HEEL SHOES, SIZE 8.5 (NEW IN BOX)	ELLE				

Syracuse Police 2012 Auction Items

60	BALL CAP (NEW)	U OF U				
61	LEVI 569 LOOSE FIT JEANS, 34X32 (NEW)	LEVI				
62	LEVI 550 RELAXED FIT JEANS, 34X32 (NEW)	LEVI				
63	HEAVY DUTY DOWN COAT, SIZE MEDIUM, (NEW)	NORTH FACE				
64	2 PAIR BATTERY HEATED SOX (NEW IN BOX)	NORDIC GEAR				
65	WOODBBOX W/MISC FLASHLIGHT, COMPASS, ETC					
66	HELMET & TWO WALKIE TALKIES (STAR WARS)	BOHBO FET				
67	MICRO TALK W/CHARGER	COBRA				
68	DRAGON CASTLE WITH CANDLE					
69	16 PIECE STONEWARE (NEW IN BOX)	BASIC ESSENTIALS				
70	16 PIECE STONEWARE (NEW IN BOX)	BASIC ESSENTIALS				
71	SAFE (10"X12"X6")	SENTRY	V120			
72	FLY ROD 7.6" (NEW)	SHIMANO				
73	DOLL (NEW)	WISPY WALKER				
74	RESCUE MED BREATHING PACK	R-8				
75	SKIIS, 1 PAIR, 160 LENGTH	DYNAMIC				
76	JEWELRY, MEN'S GOLD WEDDING RING, 2 NECKLACES					
77	JEWELRY, MEN'S GOLD RING					
78	JEWELRY, 3 MEN'S WATCHES	US POLO ARMITRON ALARM CHRONO				
79	COINS AND CURRENCY, 5 SILVER CANADIAN #5 COINS					
80	COINS AND CURRENCY, 27 COINS, CANADIAN, MEXICO, LAOS, COLUMBIA, EAST AFRICA, MISC					
81	COINS AND CURRENCY, 250 PESOS PAPER MONEY, MEXICO					
82	COINS AND CURRENCY, 1 (DOLLAR ?) HONDURAS					
83	BICYCLE, BMX, 10 TOTAL					
84	BICYCLE, FULL SIZE, 11 TOTAL					
85	SCOOTER	RAZOR				
86	LONGBOARD (SKATEBOARD)					

Syracuse Police 2012 Auction Items

14" WHEEL COVERS 4 PK ALLOY FINISH		KT987-145PBK			**PARTS STORE**
TSW "ROTARY FORGED" 18X8.0 RIMS NURBURGRING (2)					**PARTS STORE**
HANKOOK 265/60 R18 110T TIRES (4) PIKE RW11					**PARTS STORE**
NITTO NEO GEN 205/402R17 84W TIRES (4)					**PARTS STORE**
INVO 235/40ZR18 91W TIRES (4)					**PARTS STORE**
NITTO P275/40 R17 93V TIRE (1) EXTREME DRAG					**PARTS STORE**
MISHIMOTO ALUMINUM RADIATOR MMRAD-RHD-R33 NISSAN R33					**PARTS STORE**
ZEX NITROUS SYSTEMS (1999-04 MUSTANG)					**PARTS STORE**
FUEL FILTER 40 MICRON PN 12335 AEROMOTIVE					**PARTS STORE**
WASTGATE RG-45 TURBO CHARGER KIT					**PARTS STORE**
DERALE PERFORMANCE HYPER-COOL REMOTE MOUNT FLUID COOLER					**PARTS STORE**
BOLT CUTTERS (3)					**PUBLIC WORKS**
TIE DOWNS (10)					**PUBLIC WORKS**
HAND TOOLS	VARIOUS				**PUBLIC WORKS**
PHONE MACHINE					**FIRE DEPARTMENT**
12 V CHARGER					**FIRE DEPARTMENT**
CAMERA W/CASE, 250 MM LENS, 55 MM LENS, BATTERY CHARGER AND ACCESSORIES	CANON	EOS REBEL 0320103176			**PLANNING DEPARTMENT**

Surplus Property

Parks and Recreation

Ford Ranger

Vin1FTZR15V5YPB52933

Mileage 94,774

2004 Dodge Dakota Sport

Vin 1D7HG32K74S587280

Mileage 77620



COUNCIL AGENDA

June 12, 2012

Agenda Item “11”

**Authorize Administration to execute lease agreement
for a portion of Syracuse City Hall.**

Factual Summation

- Any questions regarding this item may be directed at City Manager Bob Rice.
- Please see the attached lease agreement.

LEASE AGREEMENT

THIS STANDARD REAL ESTATE LEASE dated effective this ____ day of ____ 20xx, by and between SYRACUSE, a Utah municipal corporation, hereinafter called "Lessor" and AccuColor Printing Company, a Utah Corporation, hereinafter called "Lessee".

WITNESSETH

Whereas Lessor and Lessee desire to enter this Lease Agreement to provide for the leasing of space owned by Lessor to Lessee, the parties now agrees as follows:

ARTICLE 1 -- Premises

Lessor does hereby demise and let to Lessee and Lessee does hereby lease from Lessor, those certain premises including the east wing of the Syracuse City Hall as now built or under construction and located at 1979 West 1900 South, Syracuse, UT 84075. Premises have a total area of approximately Two Thousand Four Hundred and Thirty (2,430) square feet hereinafter collectively called the "Leased Premises." The approximate boundaries, together with the common areas for use in common with others entitled thereto, including service roads, sidewalks and car parking areas, are shown and depicted as a "cross hatched" space on Exhibit "A" (by this reference made a part hereof) subject however, to the terms and conditions of this agreement and to reasonable rules and regulations for the use thereof as prescribed from time to time by Lessor.

ARTICLE 2 -- Construction

Lessor has agreed that it will, in reliance upon the execution of this Lease by Lessor, commence and pursue the completion of the construction of the necessary improvements by Lessee to the extent shown on the plans and specifications attached as Exhibit "B." The improvements provided by the Lessee, if any, are set forth on the attached Exhibit "C." In this Lease the word "Premises" shall mean the building or unit of the building demised hereby except only where the context clearly requires a different meaning. The word "City Hall" shall mean the entire building and land of which the Premises comprise a part known as Syracuse City Hall.

ARTICLE 3 -- Use of Premises

Lessee shall use the Leased premises solely for the purpose of general office use, including the customary operations of Lessee's real estate business and related activities and for no other purpose without the express written consent of the Lessor. Lessee is allowed to leave vehicles and storage of office equipment on site 24 hours a day as long as they are moved for maintenance by tenant when appropriate.

ARTICLE 4 -- Term

The Term of this Lease shall be for five (5) years, to commence upon completion of improvements and receipt of Certificate of Occupancy from the city and ending 60 months after Lease Commencement at midnight unless sooner terminated as herein provided; together with two – two year additional terms as agreed upon by both parties, in writing, within 90 days prior to the end of a Term and upon the same conditions as stated herein except that rents shall be adjusted to market rate for similarly classified office space in the area upon such renewal. Landlord and Tenant shall execute Exhibit "D" Monthly Rent Addendum attached hereto within 5 business days after receipt of Certificate of

Occupancy. Term may be extended an additional month plus for delays in completing interiors so tenant can move into the space and be operational.

ARTICLE 5 -- Rent

(a) Payment Location. Lessee agrees to pay to SYRACUSE at its office, 1979 West 1900 South, Syracuse, UT, the sum of the following:

(b) Fixed Rental. The annual fixed base rent for the initial term of this lease shall be as follows:

Year 1: \$32,805 or \$2,733.75 per month

Year 2: \$32,805 or \$2,733.75 per month

Year 3: \$32,805 or \$2,733.75 per month

Year 4: \$34,445 or \$2,870.42 per month

Year 5: \$36,167 or \$3,013.92 per month

(c) Rent Installments. Said rent shall be payable in equal installments each month in advance on the first day of each month during the term of this lease.

ARTICLE 6 -- Past Due Rent

If Lessee shall fail to pay, when the same is due and payable, the base rent or charges of the character described in Article 5 hereof, then such unpaid amounts shall bear interest from the due date thereof to the date payment is made at the rate of ten percent per annum. If the monthly payments for the base rent are not made before the 10th day of the month, a late fee of one hundred dollars (\$100.00) will be assessed for each late payment.

ARTICLE 7 – Exterior Common Area

All automobile parking areas, driveways, entrances and exits thereto, and other facilities furnished by Lessor in or near the premises, including employee parking areas, the truck way or ways, pedestrian sidewalks and ramps, landscaped areas, and other improvements provided by Lessor for the general use, in common of tenants, their officers, agents, employees and customers, shall at all times be subject to the exclusive control and management of Lessor and Lessor shall have the right from time to time to establish, modify and enforce reasonable rules and regulations with respect to all facilities and are as mentioned in this Article.

ARTICLE 8 -- Control of Common Area

Lessor shall have the right to construct, maintain and operate lighting facilities on all said areas and improvements; from time to time to change the area, level, locations and arrangement of parking areas, pedestrian sidewalks and ramps, building, common areas and other facilities hereinabove referred to; to restrict parking by tenants, their officers, agents and employees to employee parking areas; to enforce parking charges (by operation of meters or otherwise), with appropriate provisions for free parking or ticket validating by Lessee; to close all or any portion of said areas or facilities to such extent as may, in the opinion of Lessor's counsel, be legally sufficient to prevent a dedication thereof or the accrual of any rights to any person or the public therein; to close temporarily all or any portion of the parking areas or facilities; to discourage non-customer parking; and to do and perform such other acts in and to said areas and improvements as, in the use of good judgment, the Lessor shall determine to be advisable with a view to the improvement and for the convenience and use thereof by Lessees, their officers, agents, employees and customers. Lessor will operate and maintain the common facilities referred to above in such reasonable manner as Lessor in its sole discretion shall determine from time to

time. Lessor shall have the full right and authority to employ all personnel and to make all rules and regulations pertaining to, and necessary for, the proper operation and maintenance of the common areas and facilities.

ARTICLE 9 -- Licenses

All common areas and facilities not within the leased premises, which Lessee may be permitted to use and occupy, are to be used and occupied under a revocable license, and if the amount of such areas be diminished, Lessor shall not be subject to any liability nor shall Tenant be entitled to any compensation or diminution or abatement of rent, nor shall such diminution of such areas be deemed constructive or actual eviction. Nevertheless, Lessor shall assure Lessee that basic common amenities shall be provided throughout the Term.

ARTICLE 10 -- Business Solicitation and Hand Bills

Lessee shall obtain permission from Lessor to distribute or cause to be distributed any handbill or other advertising matter in common areas.

ARTICLE 11 -- Signs

Signage plans will be submitted to Lessor for approval prior to any sign being attached to any part of the building.

Lessee will not place or suffer to be placed or maintained on any exterior door or wall or window of the leased premises any sign, awning or canopy, or advertising matter or other thing of any kind, and will not place or maintain any decoration, letter or advertising matter on the glass of any window or door of the leased premises without first obtaining Lessor's written approval and consent. Lessor agrees that Lessee may have reasonable exterior signage and that Lessor shall not unreasonably withhold, delay or condition its consent for Lessee's signage. Lessee further agrees to maintain such sign, awning, canopy, decoration, lettering, advertising or matter or other thing as may be approved by Lessor in good condition and repair at all times.

ARTICLE 12 -- Installation by Lessee

All fixtures installed by Lessee shall be new or completely reconditioned. Lessee shall not make or cause to be made any alterations, additions or improvements or install or cause to be installed any trade fixture, exterior signs, interior or exterior lighting, plumbing fixtures, shades or awnings or make any changes to the store front without first obtaining Lessor's written approval and consent.

Lessee shall supply all special or professional equipment, including but not limited to refrigerators, drinking fountains, tanks, and special electrical lighting fixtures.

ARTICLE 13 -- Alterations

Lessee shall not make any alterations in or additions to the premises involving any change of the structural members or exterior of the building punch or drill holes in the roof, walls or columns of the interior or exterior without the written consent of Lessor. All alterations, decorations, additions, and improvements made to the leased premises by the Lessor on the Lessee's behalf by agreement under this lease, which cannot be removed without damage to the premises, shall remain the property of the Lessor.

At the expiration of the tenancy hereby created, Lessee shall surrender the leased premises in the same condition as the leased premises were in upon delivery of possession thereto under this Lease, reasonable wear and tear excepted, and shall surrender all keys for the leased premises to Lessor at the place then fixed for the payment of rent and shall inform Lessor of all combinations on locks, safes and vaults, if any, in the leased premises.

All Lessee's installation or additions to the leased premises, which cannot be removed without damage to the leased premises, shall be deemed Lessor's property. Lessee shall, prior to any such termination of the term of this Lease, remove from the premises all Lessee's furniture, trade fixtures, and other personal property of every kind whatsoever not becoming Lessor's property as hereinbefore specified, and in default of such removal by Lessee all such property and every interest of Lessee in same, shall be conclusively presumed to have been conveyed by Lessee to Lessor under this Lease as a Bill of Sale without compensation, allowance, or credit to Lessee. Lessee shall upon termination of the term of this Lease or of Lessee's right to possession, return to Lessor the premises and all equipment and fixtures comprising a part thereof in as good condition as when Lessee took possession, excepting only ordinary wear and tear and damage by fire, or other casualty for which Lessee is not legally responsible.

ARTICLE 14 -- Lessee Shall Discharge All Liens

Regarding Lessee's installations or construction, Lessee shall promptly pay all contractors and material men, so as to minimize the possibility of a lien attaching to the leased premises, and should any such lien be made or filed, Lessee shall bond against or discharge the same within ten (10) days after Lessee receives notice of the same. Nothing herein contained shall empower Lessee to do any act which can, may or shall cloud or encumber Lessor's title.

ARTICLE 15 -- Rules and Regulations

The rules and regulations appended to this lease are hereby made a part of this lease, and Lessee agrees to comply with and observe the same. Lessee's failure to keep and observe said rules and regulations shall constitute a breach of the terms of this Lease in the manner as if the same were contained herein as covenants. Lessor reserves the right from time to time to amend or supplement said rules and regulations and to adopt and promulgate additional reasonable rules and regulations applicable to the leased premises. Notice of such additional rules and regulations, and amendments and supplements, if any, shall be given to Lessee and Lessee agrees thereupon to comply with and observe all such rules, regulations, and amendments and supplements.

ARTICLE 16 -- Hold Over

Any hold over beyond the termination of this Lease, and any acceptance of rental beyond the term of this Lease shall be deemed to have established a month-to-month tenancy as between Lessor and Lessee. During a month-to-month tenancy (terminable in the manner set forth in Utah's Unlawful Detainer Statutes), said tenancy shall be upon the same terms and conditions, including rent, as those herein specified.

ARTICLE 17 -- Fire Insurance

Lessor shall procure and keep in force during the entire term of this lease, a policy or policies of fire and extended coverage insurance covering the Premises and the improvements thereon (excepting, however, the property to be insured by Lessee as herein provided) in an amount as close as practicable to the full replacement cost of the Premises and the improvements thereon without deduction for

depreciation. Lessor may at its election include such insurance within the coverage of any blanket policy or policies of fire and comprehensive insurance covering all or part of the Project.

Lessee shall procure and keep in force during the entire term of this lease a policy or policies of fire and extended coverage insurance in an amount as close as practicable to the full replacement cost of Lessee's trade fixtures, merchandise and other property from time to time situated in or upon the Premises and a policy or policies of business interruption insurance against business interruption which may be occasioned by a peril covered by a fire and extended coverage insurance policy or occasioned by other occurrences generally covered by business interruption insurance.

ARTICLE 18 -- Liability and Casualty Insurance

Lessee shall procure and keep in force during the entire term of this lease, a policy of public liability and property damage insurance covering the Premises and the business operated on the Premises with reasonable minimum limits reset by mutual agreement of Lessor and Lessee not less frequently than every three (3) years during the term of this lease based upon minimum limits used for similar properties at the time of such agreement but initially not less than Five Hundred Thousand Dollars (\$500,000.00) for injury to one (1) person; One Million Dollars (\$1,000,000.00) for each accident; and One Hundred Thousand Dollars (\$100,000.00) for property damage.

Whenever Lessee is required hereunder to insure against any risk, said insurance shall be in an insurance company qualified to do business in the State of Utah and shall name Lessor and such other persons, firms, or corporations as may have an interest in the Project, such as Lessors, mortgagees or vendors, as Lessor shall designate as additional insureds. An executed copy of such policy or certificate thereof shall be delivered to Lessor and such other additional insureds, together with a commitment from the insurance carrier endorsed thereon providing that said policy shall not be modified or canceled unless and until Lessor and such additional insureds are given at least thirty (30) days prior written notice of any change or cancellation.

Lessor and Lessee each hereby waive any rights against the other for loss or damage caused by risks herein required to be insured against; provided, however, that this waiver shall be unenforceable against one party if the other party fails to procure and keep in force the policies of insurance required to be obtained hereunder.

Lessee shall not do or permit the doing of any act in or about the Premises which will constitute an extra-hazardous act, or which will violate, suspend or cause a cancellation of any policy of insurance covering any portion of the Project. Lessee agrees to pay any increase in premiums for property insurance (including without limitation fire and extended coverage insurance) carried by Lessor on the Project or the Premises, resulting from the merchandise or articles stored, used or sold in the Premises, or any activity carried on in the Premises, or any omission by Lessee to do any act or any failure by Lessee to provide or install any safeguard prudent to Lessee's type of business or occupancy, whether or not Lessor has consented to or required the same.

ARTICLE 19 -- Indemnification

Each party will indemnify the other party and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the premises or any part thereof, or occasioned wholly or in part by any servants, lessees or concessionaires.

ARTICLE 20 -- Utility Charges

Lessee shall procure and be solely responsible for and promptly pay all charges for janitorial services, data and telecommunications costs. Lessor shall be responsible for all charges for heat, water, gas, electricity, and any other utilities used or consumed on the leased premises, excepting those listed as the responsibility of the Lessee herein. In no event shall Lessor be liable for an interruption or failure in the supply of any such services to the leased premises, unless caused by Lessor's negligence or wrongful acts or omissions.

ARTICLE 21 -- Maintenance

Maintenance by Lessor. Lessor shall, except as to the extent prevented by practical impossibility, and except as otherwise provided herein, keep the exterior of the premises, excluding any signs of Lessee, but including the foundation, roof replacement (but not repair), entrances and doors, sidewalks, walls, and supporting framework, and equipment including lighting, HVAC, and plumbing fixtures escalators and elevators, if any, and any air conditioning system in good condition and repair except for reasonable wear and tear.

Maintenance by Lessee. Lessee shall at Lessee's own expense at all times keep the interior of leased premises and all signs, partitions, doors, ceilings, and fixtures in good order, condition and repair. Lessee shall repair any damage to the interior or exterior of leased premises caused by Lessee's negligence or default hereunder. If Lessor is required to make repairs to structural portions by reason of Lessee's negligent acts or omission to act, Lessor may add the cost of such repairs to as additional rent which shall thereafter become due.

Lessee's Neglect. If Lessee refuses or neglects to repair property as required hereunder and to the reasonable satisfaction of Lessor, as soon as reasonably possible after written demand, Lessor may make such repairs without liability to Lessee for any loss or damage that may accrue to Lessee's merchandise, fixtures, or other property, or to Lessee's business by reason thereof and upon completion thereof, Lessee shall pay Lessor's costs for making such repairs plus pay ten percent for overhead, upon presentation of bill thereof, as additional rent.

Lessee's Interior. Anything herein to the contrary notwithstanding, it is expressly understood and agreed that the Lessor shall not be obligated to make any repairs to ceilings or partitions of the interior of the leased premises, or to any items and equipment or fixtures located within or about the leased premises except as stated above; Lessor is not liable for damages for any losses which may occur from damage to Lessee's fixtures, merchandise, furniture, floor coverings, or any other items which may be damaged by water, fire or any other cause, unless caused by Lessor's negligence or wrongful acts or omissions.

ARTICLE 22 -- State or Governmental Regulations

Lessee shall, at Lessee's sole cost and expense, comply with all requirements and regulations for federal, state, county, municipal or other applicable governmental authorities, now in force or which may hereafter be in force, pertaining to leased premises, and shall at all times observe and use the premises according to municipal and county ordinances and state and federal statutes now in force or which may hereafter be in force.

ARTICLE 23 -- Waste or Nuisance Material

Lessee shall not cause nor permit any waste upon leased premises or any nuisance or other act or thing which may disturb, annoy, or vex any other lessee or customer in the building or area thereof.

ARTICLE 24 -- Lessee's Name

Lessee hereby agrees not to change the advertised name of the business operated in the leased premises without written consent approving same by Lessor.

ARTICLE 25 -- Assignment and Subletting

Lessee will not assign this lease in whole or in part, nor sublet all or any part of the leased premises without the consent of Lessor.

ARTICLE 26 -- Successors

All rights and liabilities herein given to, or imposed upon the respective parties hereto shall extend to and bind the several respective heirs, executors, administrators, and assigns of said parties: and if there shall be more than one Lessee, they shall be bound jointly and severally by the terms, covenants, and agreements herein. No rights, however, shall inure to the benefit of any assignee of Lessee unless the assignment to such assignee has been approved by Lessor in writing as provided in Article 27 hereof.

ARTICLE 27 -- Corporate Ownership

If without the written consent of Lessor at any time during the term of this Lease any part or all of the corporate shares of Lessee shall be transferred by sale, assignment, bequest, inheritance, operation of law or other disposition so as to result in a change in the present effective voting control of Lessee by the person or persons owning a majority of said corporate shares on the date of this lease, Lessee shall promptly notify Lessor in writing of such change, and Lessor may terminate this Lease at any time after such change in control by giving Lessee ninety (90) days prior written notice of such termination. Lessee may from time to time change the form of its business e.g. from corporation to limited liability company or other legally authorized form of doing business without such constituting a violation of the foregoing restriction.

ARTICLE 28 -- Offset Statement

Within ten days after request therefore by Lessor, Lessee agrees to deliver in recordable form a certificate to any proposed mortgagee or purchaser, to Lessor, certifying (if such be the case) that this Lease is in full force and effect and that there are no defenses or offsets thereto, or stating those claimed by Lessee. Such request shall not be made more than one time in any calendar year.

ARTICLE 29 -- Attornment

Lessee shall, in the event any proceedings are brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by the Lessor covering the leased premises, attorn to the purchaser upon any such foreclosure of sale and recognize such purchaser as the Lessor under this Lease, provided such purchaser agrees to abide by all the terms of this lease and to perform all of the obligations of Lessor hereunder.

ARTICLE 30 -- Subordination

Upon request of the Lessor, Lessee will subordinate its rights hereunder, except its rights to prepaid rents, to the lien of any mortgage or mortgages, the lien resulting from any other method of

financing or refinancing, now or hereafter in force against the land and/or buildings of which the leased premises are a part, and to all advances made or hereafter to be made upon the security thereof.

ARTICLE 31 -- Attorney-in-Fact

The Lessee, upon written request of any party in interest, shall execute promptly such instruments or certificates to carry out the intent of Articles 29 and 30 above as shall be requested by the Lessor. The Lessee hereby irrevocably appoints the Lessor as attorney-in-fact for the Lessee with full power and authority to execute and deliver in the name of the Lessee any such instruments or certificates of attornment or subordination or both. If fifteen (15) days after the date of a written request by Lessor to execute such instruments, the Lessee shall not have executed the same, the Lessor may, at its option, cancel this lease without incurring any liability on account thereof, and the term hereby granted is expressly limited accordingly.

ARTICLE 32 -- Examination of Premises

The parties hereby acknowledge that the inspection documentation attached hereto as Exhibit “__” and incorporated herein by reference represents the conditions of the premises at the Commencement Date. In addition, Lessee shall examine the premises before taking possession hereunder, and such taking of possession shall be conclusive evidence as against Lessee that at the time thereof the premises were in good order and satisfactory condition.

ARTICLE 33 -- Rights of Lessor

Performance Failure: Anything in this agreement to the contrary notwithstanding, providing such use is not due to the willful act or neglect of the Lessor, the Lessor shall not be deemed in default with respect to the performance of any of the terms, covenants and conditions of this Lease if same shall be due to any strike, lockouts, civil commotion, war-like operation, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations or controls, inability to obtain any material, service of financing through Act of God or other similar cause beyond the control of the Lessor.

ARTICLE 34 -- Fire and Other Casualty

If the lease premises shall be damaged by fire, or other casualty, but are not thereby rendered unleaseable in whole, Lessor shall at its own expense cause such damage to be repaired, and the rent shall be abated only for the period of interruption. If the premises shall be rendered reasonably unleaseable in whole or in part by reason of such occurrence the Lessee may, at its election, terminate this lease and the tenancy hereby created by giving to Lessee within ninety (90) days following the date of said occurrence, written notice of Lessee's election so to do and in event of such termination rent shall be adjusted as of such date, and any prepaid rent shall be reimbursed to Lessee.

ARTICLE 35 -- Condemnation

If the whole of the leased premise shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this lease shall cease and terminate as of the date of title vesting in such proceeding and all rentals shall be paid to that date and Lessee shall have no claim against Lessor nor the condemning authority for the value of any unexpired term of this Lease.

If any part of the leased premises shall be acquired or condemned as aforesaid, and in the event that such partial taking or condemnation shall render the leased premises unsuitable for the business of Lessee, or in the reasonable opinion of Lessee, then the term of this Lease shall cease and terminate as of

the date of title vesting in such proceeding. Lessee shall have no claim against Lessor nor the condemning authority for the value of any unexpired term of this lease and rent shall be adjusted to the date of such termination.

In the event of any condemnation, taking as aforesaid, whether whole, or partial, the Lessee shall not be entitled to any part of the award paid for such condemnation and Lessor is to receive the full amount of such award, the Lessee hereby expressly waiving any right or claim to any part thereof.

The Lessee acknowledges it has reviewed the current "condemned" status of the property and accepts the parking lot in an "as is" condition. Lessee acknowledges the deficiencies in the parking lot and access to it. Lessee is aware that Lessor may in the near future make significant changes to the parking lot, driveways, and landscaping areas of the Office Complex. Lessee understands and agrees that the access between the property immediately to the west may be closed at some point in the future. Lessee understands and agrees that Lessor may eliminate some parking stalls immediately adjacent to the leased premises. Lessor makes no representations or warranties that it can or will be successful in any attempts to remedy the parking situation.

Notwithstanding anything herein to the contrary, Lessee shall receive a refund of any prepaid rents in the event of condemnation, and shall be entitled to seek and recover the value of any tenant improvements actually provided by Lessee during the Term together with any other loss of Lessee's property because of condemnation.

ARTICLE 36 -- Access by Lessor

Lessor or Lessor's agents shall have the right to enter leased premises at reasonable times upon reasonable notice to examine the same, to make such repairs, alterations, improvements or additions as Lessors may deem necessary or desirable, and to inspect the premises and Lessor shall be allowed to take all material into and upon said premises that may be required therefore without the same constituting an eviction of Lessee in whole or in part and the rent reserved shall in no wise abate while said repairs, alterations, improvements, or additions are being made, by reason of loss or interruption of business of Lessee, or otherwise. During the three months prior to the expiration of the term of this Lease or any renewal term Lessor may exhibit the premises to prospective Lessees or purchasers, and place upon the premises the usual notices "For Lease" which notices Lessee shall permit to remain present.

Lessee may be open for business and permit an entry into said premises, at any time, when for any reason an entry therein shall be necessary or permissible to Lease the premises. Lessor or Lessor's agents may enter the premises without in any manner affecting the obligations and covenants of this Lease. Nothing herein contained, however, shall be deemed or construed to impose upon Lessor any obligations, responsibility or liability whatsoever, for the care, maintenance or repair of the building or any part hereof, except as otherwise herein specifically provided.

If an excavation and/or construction shall be made upon land adjacent to the leased premises, or shall be authorized to be made, Lessee shall afford to the person causing or authorized to cause such excavation, license to enter upon the leased premises for the purpose of doing such work as Lessor shall deem necessary to preserve the wall or the building of which the leased premises form a part from injury or damage and to support the same by proper foundations, without any claim for damages or indemnification against Lessor or diminution or abatement of rent.

ARTICLE 37 -- Lessee's Property

Lessee shall be responsible for and shall pay before delinquency all municipal, county or state taxes assessed during the term of this Lease against any leasehold interest or personal property of any kind, owned by or placed in, upon or about the leased premises by the Lessee.

Lessor shall not be liable for any damage to the property of Lessee or of others located on the leased premises, nor for the loss of or damage to any property of Lessee or of others by theft or otherwise except for Lessor's negligence or wrongful act or omissions. Lessor shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain, or snow or leaks from any part of the leased premises or from the pipes, appliances of plumbing works or from the roof, street or sub-surface or from any other place or by dampness or by any other cause of whatsoever nature except for Lessor's negligence or wrongful acts or omissions. Lessor shall not be liable for any such damage caused by other lessees or persons in the leased premises, occupants of adjacent property, of the Office Complex, or the public, or caused by operation in construction of any private, public, or quasi-public work. All property of Lessee kept or stored on the leased premises shall be so kept or stored at the risk of Lessee only and Lessee shall hold Lessor harmless from any claims arising out of damage to the same, including subrogation claims by Lessee's insurance carrier.

ARTICLE 38 -- Waiver

The waiver by Lessor or any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of any other term, covenant, or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant or condition of this Lease, other than the failure of Lessee to pay the particular rental so accepted, regardless of Lessor's knowledge of such preceding breach, at the time of Lessor's acceptance of such rent. Subsequent breaches of this Lease by Lessee shall be deemed to have not been waived by Lessor unless such waiver is in writing by Lessor.

ARTICLE 39 -- Accord and Satisfaction

No payment by Lessee or receipt by Lessor of a lesser amount than the monthly rent herein stipulated shall be deemed to be other than on account of the earliest stipulated rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction, and Lessor may accept such check or payment without prejudice to Lessor's right to recover the balance of such rent or pursue any other remedy provided in this lease.

ARTICLE 40 -- Entire Agreement

This Lease and Exhibits, and Rider if any, attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between Lessor and Lessee concerning the leased premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Lease shall be binding upon Lessor or Lessee unless reduced to writing and signed by them.

Notwithstanding anything herein to the contrary, wherever the consent or approval of Lessor is required, Lessor's approval or consent shall not be unreasonably withheld, conditioned or delayed.

ARTICLE 41 -- No Partnership

Lessor does not, in any way or for any purpose, become a partner of Lessee in the conduct of its business, or otherwise, or joint venturer or member of a joint enterprise with Lessee.

ARTICLE 42 -- Force Majeure

In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of the Lease, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. The provision of this section shall not operate to excuse Lessee from prompt payment of rent, additional rent or any other payments required by the terms of this lease.

ARTICLE 43 -- Notice

Any notice, demand, request or other instrument which may be or is required to be given under this Lease shall be delivered in person or sent by United States certified mail postage prepaid and shall be addressed (a) if to Lessor at the address set forth in Article 5 hereof or at such other address as Lessor may designate by written notice and (b) if to Lessee at the leased premises or at such other address as Lessee shall designate by written notice.

ARTICLE 44 -- Lessee Defined

The word "Lessee" shall be deemed and taken to mean each and every person or party mentioned as a Lessee or Lessee herein, be the same one or more; and if there shall be more than one Lessee, any notice required or permitted by the terms of this lease may be given by or to any one thereof, and shall have the same force and effect as if given by or to all thereof. The use of the neuter singular pronoun to refer to Lessor or Lessee shall be deemed a proper reference even though Lessor or Lessee may be an individual, a partnership, a corporation, or a group of two or more individuals or corporations. The necessary grammatical changes required to make the provision of this lease apply in the plural sense where there is more than one Lessor or Lessee and to either corporations, associations, partnerships, or individuals, males or females, shall in all instances be assumed as though in each case fully expressed.

ARTICLE 45 -- Brokers Commission

Each of the parties represents and warrants that there are no claims for brokerage commissions or finder's fees in connection with the execution of this lease, except as listed below, and each of the parties agree to indemnify the other against, hold it harmless from, all liabilities arising from any such claim, (including without limitation, the cost of counsel fees in connection therewith) except as follows: None

Article 46 -- Captions and Section Numbers

The captions, article numbers, and index appearing in this lease are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of such sections or contents of this Lease, nor in any way affect this Lease.

ARTICLE 47 -- Partial Invalidity

If any term, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the

application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

ARTICLE 48-- Execution of Lease

The submission of this Lease for examination does not constitute a reservation of or option for the leased premises and this Lease becomes effective as a Lease only upon execution and delivery thereof by Lessor and Lessee.

ARTICLE 49 -- Security Deposit

Lessee shall, upon execution of this lease, deposit with Lessor the sum of \$4,600. Lessee agrees that if Lessee shall fail to pay the rent herein reserved promptly when due, said deposit may, at the option of the Lessor (but Lessor shall not be required to) be applied to any rent due and unpaid, and if the Lessee violates any of the other terms, covenants and conditions of this Lease, said deposit shall be applied to any damages suffered by Lessor, as a result of Lessee's default, to the extent of the amount of the damages suffered.

Nothing contained in this Article 49 shall in any way diminish or be construed as waiving any of the Lessor's other remedies as provided herein, or by law and applied by Lessor for the payment of overdue rent or other sums due and payable to Lessor by Lessee hereunder, then Lessee shall, on the written demand of Lessor, forthwith remit to Lessor a sufficient amount in cash to restore said security deposit to its original amount, and Lessee's failure to do so within fifteen (15) days after receipt of such demand, shall constitute a breach of this lease. Should Lessee comply with all of the terms, covenants, and conditions of this lease and promptly pay all of the rental herein provided for as it falls due, and all other sums payable by Lessee to Lessor hereunder, said security deposit shall be returned in full to Lessee at the end of the term of this lease.

ARTICLE 50 -- Compliance with Government Regulations

(a) Lessee shall, at Lessee's sole cost and expense, comply with all requirements of all county, municipal, state and federal authorities now in force or which may hereafter be in force pertaining to the Premises, and shall faithfully observe in the use of the Premises all municipal ordinances and state and federal statutes and regulations in force or which may hereafter be in force. Lessee shall also, at its sole cost and expense, obtain all requisite licenses and permits necessary to conduct the business described in ARTICLE 3 above. Lessor shall reasonably assist Lessee in obtaining such licenses or permits; provided, however, that Lessee shall promptly reimburse Lessor for all reasonable costs and expenses including attorneys' fees incurred by Lessor in so assisting Lessee. If, after receiving written notice from Lessor or from a county, municipal, state or federal authority, of infractions of or failure to meet any requirement of any such authority, Lessee refuses or neglects to comply with such requirement, Lessor may, at its sole discretion and without waiving any other rights and remedies to which it may be entitled, enter the Premises and make such repairs or take any other action necessary to achieve such compliance on Lessee's behalf, and Lessee hereby waives any right to claim or bring any action at law for damages against Lessor based upon any injury or loss resulting from Lessor's action hereunder. Lessee further agrees to pay Lessor's costs for making such repairs or taking any other action, plus any tax thereon, upon receipt of a bill therefore from Lessor.

(b) Without limiting the foregoing, Lessee shall comply with all governmental rules and regulations pertaining to hazardous or toxic substances and the sale or storage thereof, and further agrees as follows:

(1) Lessee shall not violate any federal, state (including but not limited to Utah Code Annotated Section 26-14e-101 et seq (1953 as amended) relating to Underground Storage Tanks), or local law, ordinance, or regulation relating to industrial hygiene or to the environmental conditions on, under, or about the Property including, but not limited to, soil and groundwater or dispose of on, under, or about the Property or transport to or from the Property any flammable explosives, radioactive materials, hazardous wastes, toxic substances, or related materials, ("Hazardous Materials"). Hazardous Materials shall include, but shall not be limited to, substances defined as "hazardous substances" in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C Sec 9601-9657, the Hazardous Materials Transportation Act of 1975, 49 U.S.C. Sec 1801-1812, and the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sec 6901-6987.

(2) Lessee shall not release or threaten release of hazardous wastes on, from, or under the Property, except as may have previously been disclosed to and consented by Lessor in writing.

(3) Lessee shall immediately advise Lessor in writing of (i) any and all enforcement, cleanup, remedial, removal, or other governmental or regulatory actions instituted, completed, or threatened pursuant to any applicable federal, state, or local laws, ordinances, or regulations relating to any Hazardous Materials affecting the Property, and (ii) all claims made or threatened by any third party against Lessee in regard to the Property relating to damage, contribution, cost recovery compensation, loss, or injury resulting from any Hazardous Materials.

(4) Lessee's agreement under this subparagraph (b) shall survive any foreclosure of Lessee's interests in the Property.

ARTICLE 51 -- Recording

Lessee shall not record this Lease without the written consent of Lessor; however, upon the request of either party hereto the other party shall join in the execution of a memorandum of so-called "short form" of this Lease for the purposes of recordation. Said memorandum or short form of this Lease shall describe the parties, the leased premises, and term of this Lease and shall incorporate this Lease by reference.

FOR LESSOR:

SYRACUSE

Its: _____

FOR LESSEE:

Its: _____

Attest:

DRAFT

**EXHIBIT A
LEASED PREMISES**

*All Ground surrounding the buildings are considered Common Area

Drawing to be added showing the premises and parking areas

DRAFT

**EXHIBIT B
IMPROVEMENTS**

1. Lessor shall install monument or pole signs on suitable locations 1700 S and 2000 W within 30 days from the commencement of the lease. A minimum of 16sf of sign space shall be made available for Tenant to market its business. Lessee also requests temporary signage be allowed near the entrance to the building for the first 90 days of the lease period to allow clients to locate the business.
2. Remove the interior stub wall inside the inner glass door separating the two-desk area from the three-desk area leaving the area completely open.
3. Install a sink with hot/cold water in copy room on east side of the space.
4. Install a wall and a 30" door separating Tenant's portion of the space from the remaining space.

Lessee shall install in the premises the following items:

1. Any additional computer wiring required for its use.
2. Any telephone equipment and stations for its use.
3. Computer Server equipment
4. Any security systems and alarms, designed, and installed by outside Vendor.

Lessee: _____

By: _____



COUNCIL AGENDA

June 12, 2012

Agenda Item “12”

Authorize Administration to execute agreement for the Jensen Pond 18” Secondary Transmission Line Project.

Factual Summation

- Any questions regarding this item may be directed at Public Works Director Robert Whiteley.
- Please see the attached memo and supporting documentation provided by Robert Whiteley.



MEMORANDUM

To: Mayor and City Council

From: Public Works Department

Date: May 3, 2012

Subject: Bid Award for Jensen Pond 18" Secondary Transmission Line Project

Background:

This secondary project is one that was identified in our list presented to city council as a high priority due to the restrictions the existing 6" line places on the Jensen Pond Pump House. This project will involve the installation of an 18" transmission line along Bluff Road from 2700 South Street to 3150 West Street.

A portion of this main at 1500 West Street will need to be bored due to utility conflicts. The cost of the boring will be bid out separately from this project on June 12, 2012. The engineers estimate for the boring is \$40,000.

Syracuse City will also be purchasing the pipe for the boring at a discounted price from Kaysville City. The estimated cost of the pipe and fusion of the pipe is \$25,000.

Jensen Pond 18" Secondary Transmission Line Project: \$310,178.05

Jensen Pond 22" Secondary Transmission Line Project (Boring): \$40,000.00 (Estimate)

22" HDPE Pipe and fusion: \$25,000.00

TOTAL ESTIMATED PROJECT COST BEFORE CONTINGENCY: \$375,178.05

Summary:

The construction will begin as soon as contract documents are in place and be completed in September..

Comments:

The cost for this project came in about \$65K less than the estimate. The two lowest bids came in fairly close to one another. The bid amount on this project is \$310,178.05. Funding for this project will come from our secondary water budget. \$432,000 has been budgeted this fiscal year for this project.

Recommendation:

We recommend that the bid be awarded to Craythorne, Inc.



June 4, 2012

Mr. Robert Rice, City Manager
Syracuse City Corporation
1979 West 1900 South
Syracuse, Utah 84075

Re: Recommendation for Award of Contract
Jensen Pond 18" Secondary Transmission Line Project

Dear Bob:

Enclosed is the bid tabulation for the bids opened May 29, 2012 for the above referenced project. This project is an 18" secondary water transmission line project on Bluff Road from 2700 South Street to 3150 West Street.

The low bidder and bid amount are as follows:

Low Bidder: Craythorne, Inc.
601 West 1700 South
Syracuse, UT 84075
Telephone: (801)-628-6464
Bid Amount: \$310,178.05
Engineer's Opinion of Probable Cost for the project: \$375,000.00

We have reviewed the submitted bid from all bidders and recommend awarding the contract to Craythorne, Inc. as soon as possible. Please call us with any questions you may have regarding this information. Once the Notice of Award has been executed we will forward them to the contractor for signature.

Sincerely,

Brian Bloemen
City Engineer

Jensen Pond 18" Secondary Transmission Line

*Denotes Corrected Mathematical Error

				Cr	Br	E	
	D	U	Q	U Pr	A	U Pr	A
1	Mobilization and Demobilization	LS	1	\$ 3,260.00	\$ 3,260.00	\$ 3,500.00	\$ 3,500.00
2	Traffic Control	LS	1	\$ 5,668.00	\$ 5,668.00	\$ 4,000.00	\$ 4,000.00
3	Remove & Dispose Planter & Replace w/ Grass	LS	1	\$ 1,137.00	\$ 1,137.00	\$ 1,000.00	\$ 1,000.00
4	Remove & Replace Grass	LS	1	\$ 7,074.00	\$ 7,074.00	\$ 5,500.00	\$ 5,500.00
5	Remove & Replace 30" Curb & Gutter	LF	20	\$ 23.35	\$ 467.00	\$ 25.00	\$ 500.00
6	Remove & Replace 6" Driveway	SY	41	\$ 41.95	\$ 1,719.95	\$ 40.00	\$ 1,640.00
7	Remove & Replace 4" Sidewalk	SY	4	\$ 24.50	\$ 98.00	\$ 70.00	\$ 280.00
8	Double Yellow Centerline Stripe (34+00 to 40+00)	LF	575	\$ 1.50	\$ 862.50	\$ 0.52	\$ 299.00
9	18" C-900 DR-18 PVC Pipe (White or Purple Pipe)	LF	3587	\$ 49.75	\$ 178,453.25	\$ 50.00	\$ 179,350.00
10	14" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	55	\$ 35.95	\$ 1,977.25	\$ 40.00	\$ 2,200.00
11	8" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	40	\$ 17.00	\$ 680.00	\$ 30.00	\$ 1,200.00
12	6" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	25	\$ 16.28	\$ 407.00	\$ 30.00	\$ 750.00
13	6" MJ x FL Gate Valve	EA	3	\$ 971.00	\$ 2,913.00	\$ 1,170.00	\$ 3,510.00
14	8" MJ x FL Gate Valve	EA	1	\$ 1,288.00	\$ 1,288.00	\$ 1,500.00	\$ 1,500.00
15	18" MJ x FL Butterfly Valve	EA	3	\$ 4,405.00	\$ 13,215.00	\$ 4,750.00	\$ 14,250.00
16	8"x8"x6"x6" DI MJ x FL x FL x FL Cross	EA	1	\$ 968.00	\$ 968.00	\$ 1,000.00	\$ 1,000.00
17	18"x18"x14" DI MJ x FL Tee w/ Blind Flange	EA	1	\$ 2,642.00	\$ 2,642.00	\$ 2,973.00	\$ 2,973.00
18	18"x18"x8" DI MJ x FL Tee	EA	1	\$ 2,119.00	\$ 2,119.00	\$ 2,450.00	\$ 2,450.00
19	18"x18"x6" DI MJ x FL Tee	EA	1	\$ 1,728.00	\$ 1,728.00	\$ 2,050.00	\$ 2,050.00
20	8" DI MJ 45° Bend	EA	1	\$ 402.00	\$ 402.00	\$ 620.00	\$ 620.00
21	14" DI MJ x FL 22.5° Bend	EA	1	\$ 988.00	\$ 988.00	\$ 1,090.00	\$ 1,090.00
22	14" DI MJ 45° Bend	EA	1	\$ 983.00	\$ 983.00	\$ 1,090.00	\$ 1,090.00
23	2" Combination Air Vac	EA	1	\$ 3,212.00	\$ 3,212.00	\$ 3,880.00	\$ 3,880.00
24	Storm Drain Relocation	LS	1	\$ 880.00	\$ 880.00	\$ 1,000.00	\$ 1,000.00
25	Connect to existing 6" Water Main	EA	2	\$ 371.00	\$ 742.00	\$ 1,200.00	\$ 2,400.00
26	Connect to existing 8" Water Main	EA	1	\$ 482.00	\$ 482.00	\$ 1,200.00	\$ 1,200.00
27	Connect to existing 14" Water Main	EA	1	\$ 1,019.00	\$ 1,019.00	\$ 1,600.00	\$ 1,600.00
28	Connect to existing 18" Water Main	EA	3	\$ 3,341.00	\$ 10,023.00	\$ 3,870.00	\$ 11,610.00
29	Type A1 Foundation Material	TON	375	\$ 18.10	\$ 6,787.50	\$ 16.00	\$ 6,000.00
30	Type A2 Bedding Material	TON	2500	\$ 10.56	\$ 26,400.00	\$ 10.00	\$ 25,000.00
21	Type A4 Agg. Base Material	TON	1100	\$ 14.23	\$ 15,653.00	\$ 14.00	\$ 15,400.00
32	4" Bituminous Asphalt	SF	4192	\$ 3.80	\$ 15,929.60	\$ 2.80	\$ 11,737.60
	Total			\$	310,178.05	\$	310,579.60

Jensen Pond 18" Secondary Transmission Line

*Denotes Corrected Mathematical Error

				U	Q	U	A	U	A
				Pr		Pr		Pr	
	D	U	Q	U	A	U	A	U	A
				Pr		Pr		Pr	
1	Mobilization and Demobilization	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 18,750.00	\$ 18,750.00		
2	Traffic Control	LS	1	\$ 3,500.00	\$ 3,500.00	\$ 11,121.00	\$ 11,121.00		
3	Remove & Dispose Planter & Replace w/ Grass	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00		
4	Remove & Replace Grass	LS	1	\$ 9,600.00	\$ 9,600.00	\$ 7,500.00	\$ 7,500.00		
5	Remove & Replace 30" Curb & Gutter	LF	20	\$ 30.00	\$ 600.00	\$ 45.00	\$ 900.00		
6	Remove & Replace 6" Driveway	SY	41	\$ 60.00	\$ 2,460.00	\$ 81.00	\$ 3,321.00		
7	Remove & Replace 4" Sidewalk	SY	4	\$ 60.00	\$ 240.00	\$ 81.00	\$ 324.00		
8	Double Yellow Centerline Stripe (34+00 to 40+00)	LF	575	\$ 1.50	\$ 862.50	\$ 0.90	\$ 517.50		
9	18" C-900 DR-18 PVC Pipe (White or Purple Pipe)	LF	3587	\$ 56.00	\$ 200,872.00	\$ 48.92	\$ 175,476.04		
10	14" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	55	\$ 35.00	\$ 1,925.00	\$ 50.60	\$ 2,783.00		
11	8" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	40	\$ 40.00	\$ 1,600.00	\$ 36.19	\$ 1,447.60		
12	6" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	25	\$ 40.00	\$ 1,000.00	\$ 31.57	\$ 789.25		
13	6" MJ x FL Gate Valve	EA	3	\$ 1,300.00	\$ 3,900.00	\$ 1,069.89	\$ 3,209.67		
14	8" MJ x FL Gate Valve	EA	1	\$ 1,700.00	\$ 1,700.00	\$ 1,397.96	\$ 1,397.96		
15	18" MJ x FL Butterfly Valve	EA	3	\$ 2,600.00	\$ 7,800.00	\$ 5,159.06	\$ 15,477.18		
16	8"x8"x6"x6" DI MJ x FL x FL x FL Cross	EA	1	\$ 1,800.00	\$ 1,800.00	\$ 968.17	\$ 968.17		
17	18"x18"x14" DI MJ x FL Tee w/ Blind Flange	EA	1	\$ 7,500.00	\$ 7,500.00	\$ 7,812.73	\$ 7,812.73		
18	18"x18"x8" DI MJ x FL Tee	EA	1	\$ 2,700.00	\$ 2,700.00	\$ 1,463.55	\$ 1,463.55		
19	18"x18"x6" DI MJ x FL Tee	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 1,869.56	\$ 1,869.56		
20	8" DI MJ 45° Bend	EA	1	\$ 350.00	\$ 350.00	\$ 498.43	\$ 498.43		
21	14" DI MJ x FL 22.5° Bend	EA	1	\$ 2,100.00	\$ 2,100.00	\$ 1,541.64	\$ 1,541.64		
22	14" DI MJ 45° Bend	EA	1	\$ 2,100.00	\$ 2,100.00	\$ 1,129.19	\$ 1,129.19		
23	2" Combination Air Vac	EA	1	\$ 4,500.00	\$ 4,500.00	\$ 4,363.03	\$ 4,363.03		
24	Storm Drain Relocation	LS	1	\$ 900.00	\$ 900.00	\$ 826.56	\$ 826.56		
25	Connect to existing 6" Water Main	EA	2	\$ 1,800.00	\$ 3,600.00	\$ 932.21	\$ 1,864.42		
26	Connect to existing 8" Water Main	EA	1	\$ 1,800.00	\$ 1,800.00	\$ 1,117.81	\$ 1,117.81		
27	Connect to existing 14" Water Main	EA	1	\$ 2,100.00	\$ 2,100.00	\$ 2,405.12	\$ 2,405.12		
28	Connect to existing 18" Water Main	EA	3	\$ 2,500.00	\$ 7,500.00	\$ 2,566.72	\$ 7,700.16		
29	Type A1 Foundation Material	TON	375	\$ 16.00	\$ 6,000.00	\$ 16.00	\$ 6,000.00		
30	Type A2 Bedding Material	TON	2500	\$ 10.00	\$ 25,000.00	\$ 14.00	\$ 35,000.00		
21	Type A4 Agg. Base Material	TON	1100	\$ 14.00	\$ 15,400.00	\$ 14.00	\$ 15,400.00		
32	4" Bituminous Asphalt	SF	4192	\$ 2.80	\$ 11,737.60	\$ 3.06	\$ 12,827.52		
	Total			\$	346,147.10	\$	347,302.09		

Jensen Pond 18" Secondary Transmission Line

*Denotes Corrected Mathematical Error

				E. K		W C	
				C		I	
I	D	U	Q	U Pr	A	U Pr	A
1	Mobilization and Demobilization	LS	1	\$ 11,500.00	\$ 11,500.00	\$ 22,000.00	\$ 22,000.00
2	Traffic Control	LS	1	\$ 5,600.00	\$ 5,600.00	\$ 9,000.00	\$ 9,000.00
3	Remove & Dispose Planter & Replace w/ Grass	LS	1	\$ 425.00	\$ 425.00	\$ 1,000.00	\$ 1,000.00
4	Remove & Replace Grass	LS	1	\$ 6,800.00	\$ 6,800.00	\$ 6,000.00	\$ 6,000.00
5	Remove & Replace 30" Curb & Gutter	LF	20	\$ 35.00	\$ 700.00	\$ 25.00	\$ 500.00
6	Remove & Replace 6" Driveway	SY	41	\$ 66.00	\$ 2,706.00	\$ 80.00	\$ 3,280.00
7	Remove & Replace 4" Sidewalk	SY	4	\$ 64.80	\$ 259.20	\$ 55.00	\$ 220.00
8	Double Yellow Centerline Stripe (34+00 to 40+00)	LF	575	\$ 1.15	\$ 661.25	\$ 0.52	\$ 299.00
9	18" C-900 DR-18 PVC Pipe (White or Purple Pipe)	LF	3587	\$ 53.25	\$ 191,007.75	\$ 55.00	\$ 197,285.00
10	14" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	55	\$ 75.00	\$ 4,125.00	\$ 52.00	\$ 2,860.00
11	8" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	40	\$ 50.00	\$ 2,000.00	\$ 29.00	\$ 1,160.00
12	6" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	25	\$ 50.00	\$ 1,250.00	\$ 24.00	\$ 600.00
13	6" MJ x FL Gate Valve	EA	3	\$ 1,350.00	\$ 4,050.00	\$ 1,050.00	\$ 3,150.00
14	8" MJ x FL Gate Valve	EA	1	\$ 1,750.00	\$ 1,750.00	\$ 1,450.00	\$ 1,450.00
15	18" MJ x FL Butterfly Valve	EA	3	\$ 5,600.00	\$ 16,800.00	\$ 5,000.00	\$ 15,000.00
16	8"x8"x6"x6" DI MJ x FL x FL x FL Cross	EA	1	\$ 1,450.00	\$ 1,450.00	\$ 725.00	\$ 725.00
17	18"x18"x14" DI MJ x FL Tee w/ Blind Flange	EA	1	\$ 3,900.00	\$ 3,900.00	\$ 3,100.00	\$ 3,100.00
18	18"x18"x8" DI MJ x FL Tee	EA	1	\$ 3,300.00	\$ 3,300.00	\$ 2,500.00	\$ 2,500.00
19	18"x18"x6" DI MJ x FL Tee	EA	1	\$ 3,100.00	\$ 3,100.00	\$ 2,100.00	\$ 2,100.00
20	8" DI MJ 45° Bend	EA	1	\$ 600.00	\$ 600.00	\$ 450.00	\$ 450.00
21	14" DI MJ x FL 22.5° Bend	EA	1	\$ 1,800.00	\$ 1,800.00	\$ 1,000.00	\$ 1,000.00
22	14" DI MJ 45° Bend	EA	1	\$ 1,800.00	\$ 1,800.00	\$ 1,000.00	\$ 1,000.00
23	2" Combination Air Vac	EA	1	\$ 4,300.00	\$ 4,300.00	\$ 3,900.00	\$ 3,900.00
24	Storm Drain Relocation	LS	1	\$ 450.00	\$ 450.00	\$ 1,100.00	\$ 1,100.00
25	Connect to existing 6" Water Main	EA	2	\$ 2,200.00	\$ 4,400.00	\$ 950.00	\$ 1,900.00
26	Connect to existing 8" Water Main	EA	1	\$ 2,600.00	\$ 2,600.00	\$ 1,800.00	\$ 1,800.00
27	Connect to existing 14" Water Main	EA	1	\$ 4,280.00	\$ 4,280.00	\$ 2,200.00	\$ 2,200.00
28	Connect to existing 18" Water Main	EA	3	\$ 2,500.00	\$ 7,500.00	\$ 7,100.00	\$ 21,300.00
29	Type A1 Foundation Material	TON	375	\$ 21.00	\$ 7,875.00	\$ 20.00	\$ 7,500.00
30	Type A2 Bedding Material	TON	2500	\$ 13.00	\$ 32,500.00	\$ 10.50	\$ 26,250.00
21	Type A4 Agg. Base Material	TON	1100	\$ 18.55	\$ 20,405.00	\$ 18.00	\$ 19,800.00
32	4" Bituminous Asphalt	SF	4192	\$ 3.15	\$ 13,204.80	\$ 3.60	\$ 15,091.20
	Total			\$	363,099.00	\$	375,520.20

Jensen Pond 18" Secondary Transmission Line

*Denotes Corrected Mathematical Error

I	D	U	Q	A		V	
				U	A	U	A
1	Mobilization and Demobilization	LS	1	\$ 14,141.00	\$ 14,141.00	\$ 20,000.00	\$ 20,000.00
2	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
3	Remove & Dispose Planter & Replace w/ Grass	LS	1	\$ 1,100.00	\$ 1,100.00	\$ 2,100.00	\$ 2,100.00
4	Remove & Replace Grass	LS	1	\$ 1,400.00	\$ 1,400.00	\$ 18,800.00	\$ 18,800.00
5	Remove & Replace 30" Curb & Gutter	LF	20	\$ 31.00	\$ 620.00	\$ 85.00	\$ 1,700.00
6	Remove & Replace 6" Driveway	SY	41	\$ 61.00	\$ 2,501.00	\$ 80.00	\$ 3,280.00
7	Remove & Replace 4" Sidewalk	SY	4	\$ 83.00	\$ 332.00	\$ 150.00	\$ 600.00
8	Double Yellow Centerline Stripe (34+00 to 40+00)	LF	575	\$ 0.50	\$ 287.50	\$ 0.50	\$ 287.50
9	18" C-900 DR-18 PVC Pipe (White or Purple Pipe)	LF	3587	\$ 55.00	\$ 197,285.00	\$ 49.00	\$ 175,763.00
10	14" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	55	\$ 44.00	\$ 2,420.00	\$ 70.00	\$ 3,850.00
11	8" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	40	\$ 28.00	\$ 1,120.00	\$ 49.00	\$ 1,960.00
12	6" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	25	\$ 30.00	\$ 750.00	\$ 48.50	\$ 1,212.50
13	6" MJ x FL Gate Valve	EA	3	\$ 939.00	\$ 2,817.00	\$ 1,400.00	\$ 4,200.00
14	8" MJ x FL Gate Valve	EA	1	\$ 1,620.00	\$ 1,620.00	\$ 1,450.00	\$ 1,450.00
15	18" MJ x FL Butterfly Valve	EA	3	\$ 3,353.00	\$ 10,059.00	\$ 5,000.00	\$ 15,000.00
16	8"x8"x6"x6" DI MJ x FL x FL x FL Cross	EA	1	\$ 1,753.00	\$ 1,753.00	\$ 1,060.00	\$ 1,060.00
17	18"x18"x14" DI MJ x FL Tee w/ Blind Flange	EA	1	\$ 3,479.00	\$ 3,479.00	\$ 2,900.00	\$ 2,900.00
18	18"x18"x8" DI MJ x FL Tee	EA	1	\$ 2,074.00	\$ 2,074.00	\$ 2,300.00	\$ 2,300.00
19	18"x18"x6" DI MJ x FL Tee	EA	1	\$ 1,550.00	\$ 1,550.00	\$ 1,900.00	\$ 1,900.00
20	8" DI MJ 45° Bend	EA	1	\$ 345.00	\$ 345.00	\$ 500.00	\$ 500.00
21	14" DI MJ x FL 22.5° Bend	EA	1	\$ 1,598.00	\$ 1,598.00	\$ 1,000.00	\$ 1,000.00
22	14" DI MJ 45° Bend	EA	1	\$ 778.00	\$ 778.00	\$ 1,000.00	\$ 1,000.00
23	2" Combination Air Vac	EA	1	\$ 3,443.00	\$ 3,443.00	\$ 5,500.00	\$ 5,500.00
24	Storm Drain Relocation	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00
25	Connect to existing 6" Water Main	EA	2	\$ 2,406.00	\$ 4,812.00	\$ 1,250.00	\$ 2,500.00
26	Connect to existing 8" Water Main	EA	1	\$ 2,661.00	\$ 2,661.00	\$ 1,325.00	\$ 1,325.00
27	Connect to existing 14" Water Main	EA	1	\$ 2,814.00	\$ 2,814.00	\$ 2,800.00	\$ 2,800.00
28	Connect to existing 18" Water Main	EA	3	\$ 2,557.00	\$ 7,671.00	\$ 4,000.00	\$ 12,000.00
29	Type A1 Foundation Material	TON	375	\$ 28.00	\$ 10,500.00	\$ 20.25	\$ 7,593.75
30	Type A2 Bedding Material	TON	2500	\$ 21.00	\$ 52,500.00	\$ 19.50	\$ 48,750.00
21	Type A4 Agg. Base Material	TON	1100	\$ 26.00	\$ 28,600.00	\$ 20.25	\$ 22,275.00
32	4" Bituminous Asphalt	SF	4192	\$ 3.00	\$ 12,576.00	\$ 7.25	\$ 30,392.00
	Total			\$	378,606.50	\$	398,498.75

Jensen Pond 18" Secondary Transmission Line

*Denotes Corrected Mathematical Error

				L P		C r C r	
				C r C		C r I	
I	D r	U	Q	U Pr	A	U Pr	A
1	Mobilization and Demobilization	LS	1	\$ 11,875.00	\$ 11,875.00	\$ 17,877.00	\$ 17,877.00
2	Traffic Control	LS	1	\$ 28,150.00	\$ 28,150.00	\$ 6,305.00	\$ 6,305.00
3	Remove & Dispose Planter & Replace w/ Grass	LS	1	\$ 2,180.00	\$ 2,180.00	\$ 2,268.00	\$ 2,268.00
4	Remove & Replace Grass	LS	1	\$ 21,850.00	\$ 21,850.00	\$ 18,068.00	\$ 18,068.00
5	Remove & Replace 30" Curb & Gutter	LF	20	\$ 41.00	\$ 820.00	\$ 104.00	\$ 2,080.00
6	Remove & Replace 6" Driveway	SY	41	\$ 80.00	\$ 3,280.00	\$ 143.00	\$ 5,863.00
7	Remove & Replace 4" Sidewalk	SY	4	\$ 100.00	\$ 400.00	\$ 148.00	\$ 592.00
8	Double Yellow Centerline Stripe (34+00 to 40+00)	LF	575	\$ 1.75	\$ 1,006.25	\$ 2.00	\$ 1,150.00
9	18" C-900 DR-18 PVC Pipe (White or Purple Pipe)	LF	3587	\$ 55.25	\$ 198,181.75	\$ 64.00	\$ 229,568.00
10	14" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	55	\$ 76.00	\$ 4,180.00	\$ 47.00	\$ 2,585.00
11	8" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	40	\$ 75.00	\$ 3,000.00	\$ 51.00	\$ 2,040.00
12	6" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	25	\$ 110.00	\$ 2,750.00	\$ 86.00	\$ 2,150.00
13	6" MJ x FL Gate Valve	EA	3	\$ 1,170.00	\$ 3,510.00	\$ 1,769.00	\$ 5,307.00
14	8" MJ x FL Gate Valve	EA	1	\$ 1,540.00	\$ 1,540.00	\$ 2,149.00	\$ 2,149.00
15	18" MJ x FL Butterfly Valve	EA	3	\$ 4,500.00	\$ 13,500.00	\$ 6,214.00	\$ 18,642.00
16	8"x8"x6"x6" DI MJ x FL x FL x FL Cross	EA	1	\$ 765.00	\$ 765.00	\$ 1,730.00	\$ 1,730.00
17	18"x18"x14" DI MJ x FL Tee w/ Blind Flange	EA	1	\$ 2,400.00	\$ 2,400.00	\$ 8,822.00	\$ 8,822.00
18	18"x18"x8" DI MJ x FL Tee	EA	1	\$ 2,210.00	\$ 2,210.00	\$ 2,869.00	\$ 2,869.00
19	18"x18"x6" DI MJ x FL Tee	EA	1	\$ 1,275.00	\$ 1,275.00	\$ 3,950.00	\$ 3,950.00
20	8" DI MJ 45° Bend	EA	1	\$ 610.00	\$ 610.00	\$ 900.00	\$ 900.00
21	14" DI MJ x FL 22.5° Bend	EA	1	\$ 1,230.00	\$ 1,230.00	\$ 3,117.00	\$ 3,117.00
22	14" DI MJ 45° Bend	EA	1	\$ 1,195.00	\$ 1,195.00	\$ 2,011.00	\$ 2,011.00
23	2" Combination Air Vac	EA	1	\$ 3,975.00	\$ 3,975.00	\$ 5,570.00	\$ 5,570.00
24	Storm Drain Relocation	LS	1	\$ 1,675.00	\$ 1,675.00	\$ 1,747.00	\$ 1,747.00
25	Connect to existing 6" Water Main	EA	2	\$ 1,525.00	\$ 3,050.00	\$ 649.00	\$ 1,298.00
26	Connect to existing 8" Water Main	EA	1	\$ 2,150.00	\$ 2,150.00	\$ 1,254.00	\$ 1,254.00
27	Connect to existing 14" Water Main	EA	1	\$ 2,950.00	\$ 2,950.00	\$ 1,961.00	\$ 1,961.00
28	Connect to existing 18" Water Main	EA	3	\$ 7,525.00	\$ 22,575.00	\$ 1,683.00	\$ 5,049.00
29	Type A1 Foundation Material	TON	375	\$ 23.75	\$ 8,906.25	\$ 34.00	\$ 12,750.00
30	Type A2 Bedding Material	TON	2500	\$ 14.50	\$ 36,250.00	\$ 20.00	\$ 50,000.00
21	Type A4 Agg. Base Material	TON	1100	\$ 22.50	\$ 24,750.00	\$ 26.00	\$ 28,600.00
32	4" Bituminous Asphalt	SF	4192	\$ 3.70	\$ 15,510.40	\$ 5.00	\$ 20,960.00
	Total			\$	427,699.65	\$	*469,232.00

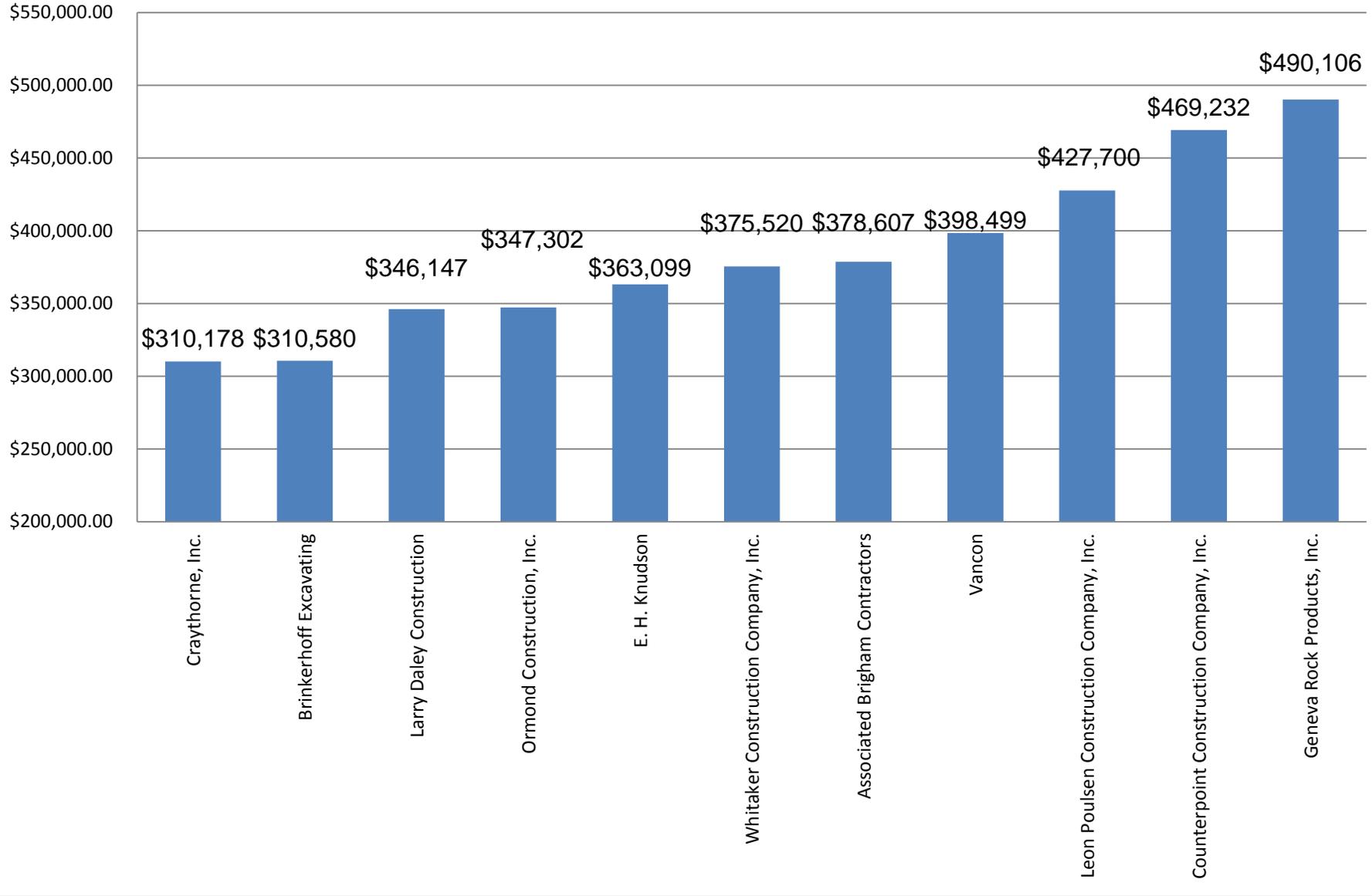
Jensen Pond 18" Secondary Transmission Line

*Denotes Corrected Mathematical Error

				G R Pr d, I	
I	D r	U	Q	U Pr	A
1	Mobilization and Demobilization	LS	1	\$ 45,000.00	\$ 45,000.00
2	Traffic Control	LS	1	\$ 35,000.00	\$ 35,000.00
3	Remove & Dispose Planter & Replace w/ Grass	LS	1	\$ 1,040.00	\$ 1,040.00
4	Remove & Replace Grass	LS	1	\$ 17,650.00	\$ 17,650.00
5	Remove & Replace 30" Curb & Gutter	LF	20	\$ 26.50	\$ 530.00
6	Remove & Replace 6" Driveway	SY	41	\$ 81.75	\$ 3,351.75
7	Remove & Replace 4" Sidewalk	SY	4	\$ 86.80	\$ 347.20
8	Double Yellow Centerline Stripe (34+00 to 40+00)	LF	575	\$ 1.15	\$ 661.25
9	18" C-900 DR-18 PVC Pipe (White or Purple Pipe)	LF	3587	\$ 75.90	\$ 272,253.30
10	14" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	55	\$ 69.80	\$ 3,839.00
11	8" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	40	\$ 67.00	\$ 2,680.00
12	6" C-900 DR-14 PVC Pipe (White or Purple Pipe)	LF	25	\$ 52.00	\$ 1,300.00
13	6" MJ x FL Gate Valve	EA	3	\$ 1,210.00	\$ 3,630.00
14	8" MJ x FL Gate Valve	EA	1	\$ 1,885.00	\$ 1,885.00
15	18" MJ x FL Butterfly Valve	EA	3	\$ 3,755.00	\$ 11,265.00
16	8"x8"x6"x6" DI MJ x FL x FL x FL Cross	EA	1	\$ 1,655.00	\$ 1,655.00
17	18"x18"x14" DI MJ x FL Tee w/ Blind Flange	EA	1	\$ 4,000.00	\$ 4,000.00
18	18"x18"x8" DI MJ x FL Tee	EA	1	\$ 2,425.00	\$ 2,425.00
19	18"x18"x6" DI MJ x FL Tee	EA	1	\$ 1,730.00	\$ 1,730.00
20	8" DI MJ 45° Bend	EA	1	\$ 645.00	\$ 645.00
21	14" DI MJ x FL 22.5° Bend	EA	1	\$ 1,945.00	\$ 1,945.00
22	14" DI MJ 45° Bend	EA	1	\$ 1,130.00	\$ 1,130.00
23	2" Combination Air Vac	EA	1	\$ 4,750.00	\$ 4,750.00
24	Storm Drain Relocation	LS	1	\$ 1,325.00	\$ 1,325.00
25	Connect to existing 6" Water Main	EA	2	\$ 855.00	\$ 1,710.00
26	Connect to existing 8" Water Main	EA	1	\$ 950.00	\$ 950.00
27	Connect to existing 14" Water Main	EA	1	\$ 1,425.00	\$ 1,425.00
28	Connect to existing 18" Water Main	EA	3	\$ 1,850.00	\$ 5,550.00
29	Type A1 Foundation Material	TON	375	\$ 11.25	\$ 4,218.75
30	Type A2 Bedding Material	TON	2500	\$ 8.75	\$ 21,875.00
21	Type A4 Agg. Base Material	TON	1100	\$ 21.50	\$ 23,650.00
32	4" Bituminous Asphalt	SF	4192	\$ 2.55	\$ 10,689.60
	Total			\$	490,105.85

Bid Tabulation

Jensen Pond 18" Secondary Transmission Line Project

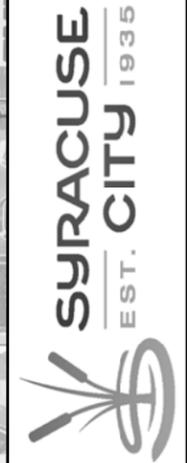


SYRACUSE CITY CORPORATION JENSEN POND 18" SECONDARY TRANSMISSION LINE PROJECT



JENSEN POND 18" SECONDARY
TRANSMISSION LINE PROJECT

COVER



SYRACUSE
EST. CITY 1935

MAY 2012

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SHEET:
1 OF 11



COUNCIL AGENDA

June 12, 2012

Agenda Item “13”

Proposed Ordinance No. 12-10 amending various provisions of Title 8, the Subdivision Ordinance, relating to Cul-de-sacs.

Factual Summation

- Any questions regarding this item may be directed at City Planner Kent Andersen
- Please see the attached factual summation, memo, and supporting documentation provided by Kent Andersen.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at City Planner Kent Andersen
- See the attached City cul-de-sac examples
- See the attached proposed amendment for Title Eight, Chapter Three, Public Improvements – Cul-de-sacs
- See the attached Ordinance No. 12-10

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: June 12, 2012

Subject: Proposed amendments to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs

Background

Cul-de-sac length deficiencies were first brought forward to Planning staff from the City Engineer, who noticed multiple examples throughout the City where cul-de-sacs were well in excess of the current Title Eight standard of 400 feet. Examples include cul-de-sacs in excess of 800 feet (see attached City cul-de-sac examples). To assist in curing some of the existing deficiencies, expand development flexibility, and provide a mechanism that encourages creative design while also meeting City needs, amendments to the cul-de-sac ordinance are proposed as attached. Police, Fire, Public Works, and the City Attorney have all reviewed, commented, and accepted the proposed changes.

Consideration of an Amendment to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs

On May 1, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed amendments to the cul-de-sac language, in which one comment was received. On May 1, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City

Council the attached amendment to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs within the Syracuse City Code.

At the May 8, 2012 City Council meeting, aware that a procedural error had occurred during Planning Commission voting, the City Council remanded the consideration of cul-de-sacs back to the Planning Commission. On May 15, 2012 the Planning Commission voted to reconsider the amendment to cul-de-sacs, after which was tabled to the next meeting so that additional Planning Commission members could participate in the discussion. On June 5, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the attached amendment to Title Eight, Chapter Three, Public Improvements – Cul-de-sacs within the Syracuse City Code.

Proposed changes include the increase of the standard cul-de-sac length from 400 feet to 500 feet with the ability to apply for an exception to the length if specific provisions (as listed in the attached ordinance language) are required to be met.

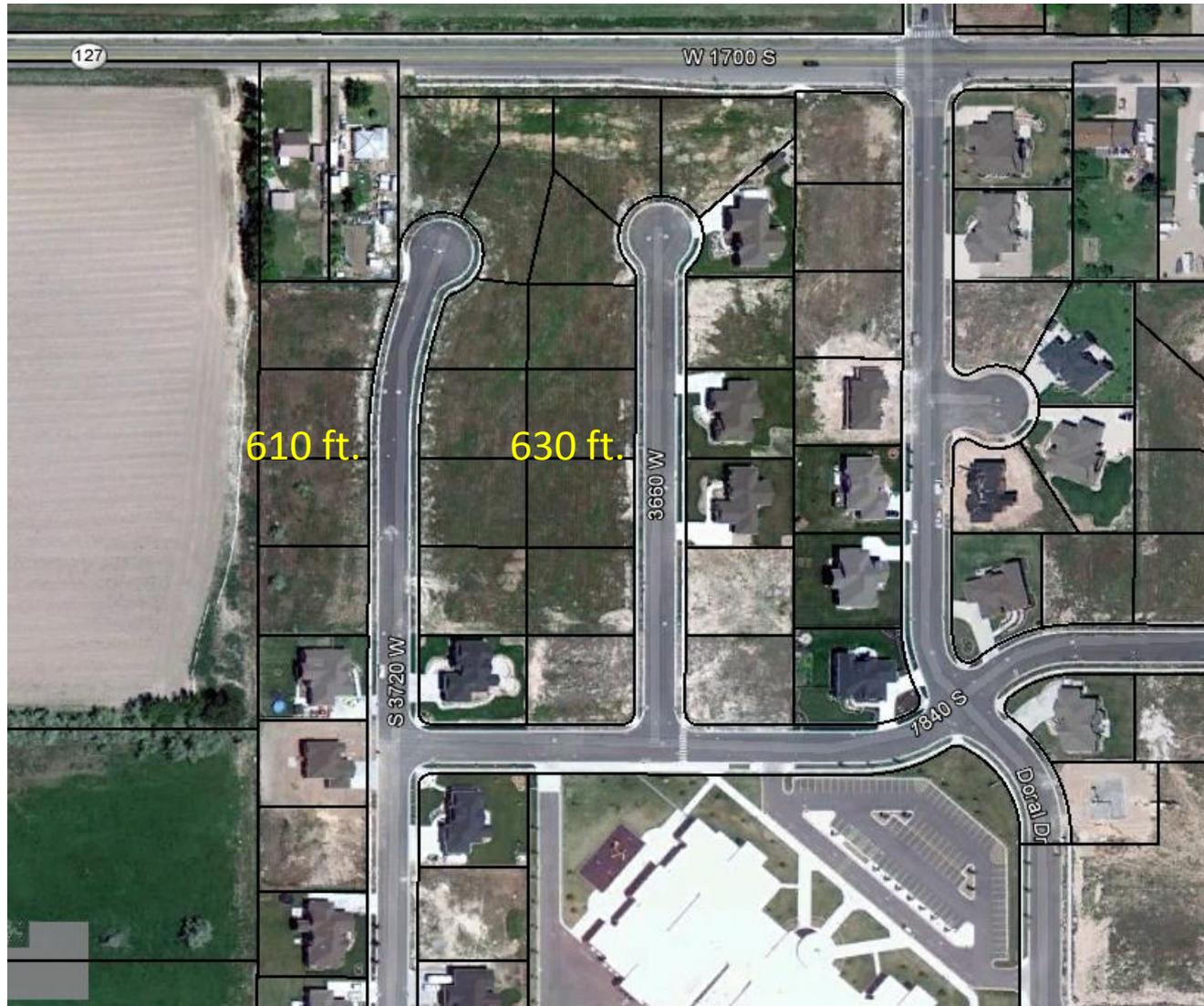
Recommendation

The Community & Economic Development Department hereby recommends, following recommendation from the Syracuse City Planning Commission, that the Mayor and City Council amend Title Eight, Chapter Three, Public Improvements – Cul-de-sacs within the Syracuse City Code to reflect attached Ordinance No. 12-10.

1390 South (Approved 1999)



Miller Springs (Approved 2007)



Eagles Nest (Approved 1997)



Walnut Grove (Approved 1999)



Kings Court (Approved 2004)



TITLE VIII

SUBDIVISION ORDINANCE

CHAPTER 3

PUBLIC IMPROVEMENTS

8-3-1: **DESIGN STANDARDS.** The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

- L. Cul-de-sacs (~~dead-end streets designed to be permanently closed to through traffic a street having only one outlet that terminates at the other end by a vehicle turnaround~~) shall be no longer than ~~four hundred (400) feet~~ five hundred (500) feet to the beginning from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines.

Exceptions to the maximum length of a cul-de-sac may be granted by the City Council, after receiving a recommendation from the Planning Commission, ~~upon finding that the topography or other physical conditions of the development site make it impossible to develop the property any other way~~ and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant may be required to provide, but is not limited to, the following: (Ord.03-10)

- (1) Written approval from Syracuse Police, Fire, and Public Works Departments.
- (2) Looped water main providing a two-way feed.
- (3) "Dead End" signage.
- (4) Street light at the end of the cul-de-sac.
- (5) Secondary emergency access and/or road width as required by Fire Department.
- (6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.

ORDINANCE NO. 12-10

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING
VARIOUS PROVISIONS OF TITLE 8, THE SUBDIVISION ORDINANCE,
RELATING TO CUL-DE-SACS.**

WHEREAS, the Syracuse City Council has previously adopted the City Subdivision Ordinance and the City Land Use Ordinance for the purpose of regulating the use of land within the City; and

WHEREAS, the City Council hereby finds and determines that the use of subdivision and land use regulations is necessary to promote the public welfare by regulating the use of land in a manner that promotes sustainable development and preserves property values of both developing property and existing development; and

WHEREAS, the City Council hereby further finds that the City Subdivision Ordinance and the City Land Use Ordinance requires amendment to cure deficiencies, expand flexibility, and encourage creative design;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Section 8-3-1 of the Syracuse City Code is hereby amended to read in its entirety as follows:

8-3-1: DESIGN STANDARDS. The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of city government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

- L. Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than five hundred (500) feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines.

Exceptions to the maximum length of a cul-de-sac may be granted by the City Council, after receiving a recommendation from the Planning Commission, and that an increased street length will not unreasonably impact the ability to provide emergency and other public services. To receive an exception in the maximum length, an applicant may be required to provide, but is not limited to, the following: (Ord.03-10)

- (1) Written approval from Syracuse Police, Fire, and Public Works Departments.

- (2) Looped water main providing a two-way feed.
- (3) "Dead End" signage.
- (4) Street light at the end of the cul-de-sac.
- (5) Secondary emergency access and/or road width as required by Fire Department.
- (6) Snow storage location at the end of cul-de-sac, unobstructed by hydrants, streetlights, utilities, mailboxes, trees, structures, parking lots, etc.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS 12th DAY OF JUNE, 2012.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor



COUNCIL AGENDA

June 12, 2012

Agenda Item “14”

Proposed Ordinance No. 12-14 amending various provisions of Title 10, the Land Use Ordinance, relating to a new Business Park Zone.

Factual Summation

- Any questions regarding this item may be directed at City Planner Kent Andersen
- Please see the attached factual summation, memo, and proposed amendments, and proposed ordinance provided by Kent Andersen.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

City Manager
Robert D. Rice

Factual Summation

- Any questions regarding this items may be directed at City Planner Kent Andersen
- See the attached proposed amendment for Title Ten – Business Park Zone
- See the attached proposed amendment for Title Ten – 10-6-080 Buffer Yards
- See the attached proposed amendment for Title Ten – 10-10-010 Establishment of Zones
- See the attached Ordinance No. 12-14

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: June 12, 2012

Subject: Proposed change to Title Ten – addition of Business Park (BP) Zone

Background

The Syracuse City Planning Commission, in coordination with a 200 South Subcommittee, created the Business Park Zone (see attached). Planning Commission review of the first draft of the Business Park Zone began December 6, 2011. The Business Park Zone went through three additional refinements to get it to the present product.

The purpose of this zone is to provide areas primarily for planned general office and business park developments and related service that will be compatible with, enhance value of, and provide a transition to, nearby residential areas and will promote a quiet, clean environment. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will compliment, and serve as a transition to, surrounding uses.

Consideration of an Amendment to Title Ten – Business Park Zone

On March 20, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Business Park Zone, in which a few comments were received. On April 17, 2012, the Syracuse City Planning Commission approved recommendation to the Syracuse City Council the attached amendment to Title Ten, a new Business Park Zone within the Syracuse City Code.

Recommendation

Within the Business Park Zone, the way the Architectural Review Committee is structured, it is in conflict with other chapters within Title Ten which also outline the structure of the Committee. In other chapters of Title Ten, the Mayor, with consent of the City Council, appoint the Committee members. However, in the Business Park Zone, the Planning Commission Chair, with consent of the Planning Commission, appoint the Committee members. Staff recommends consistency with the application of the Architectural Review Committee.

The Syracuse City Planning Commission hereby recommends that the Mayor and City Council amend Title Ten, to include the addition of the Business Park (BP) Zone within the Syracuse City Code to reflect attached Ordinance No. 12-14.

CHAPTER 22

BP - BUSINESS PARK

10-22-010: Purpose

10-22-020: Permitted Uses

10-22-030: Conditional Uses

10-22-040: Development Theme

10-22-050: Development Plan and Agreement Requirements

10-22-060: Minimum Lot Standards

10-22-070: Distance Between Buildings

10-22-080: Off-Street Parking and Loading

10-22-090: Signs

10-22-100: Design Standards

10-22-110: Architectural Review Committee

10-22-010: PURPOSE. The purpose of this zone is to provide areas primarily for planned general office and business park developments and related services that will be compatible with, enhance value of, and provide a transition to, nearby residential areas and will promote a quiet, clean environment. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will compliment, and serve as a transition to, surrounding land uses.

10-22-020: PERMITTED USES. The following are permitted uses by right provided the parcel and building meet all other provisions of this Title and any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

- (A) Business Services and Professional Offices
- (B) Churches, Synagogues, and Temples
- (C) Data Processing Services
- (D) Financial Institutions
- (E) Hotels
- (F) Printing and Publishing Industries
- (G) Public or Quasi-Public Administrative Offices (excluding temporary or portable buildings)

- (H) Public Parks
- (I) Research Services
- (J) Restaurants (sit-down only, no drive-throughs)
- (K) Schools, Professional and Vocational
- (L) Uses Considered Similar and Compatible by the Land Use Administrator

10-22-030: CONDITIONAL USES. The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

- (A) Amusement and Recreational Activities (includes athletic or tennis club) [Major]
- (B) Commercial Outdoor Recreation, Minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.) [Major]
- (C) Commercial Testing Laboratories and Services
- (D) Day-Care Centers [Major]
- (E) Funeral Home [Major]
- (F) Light Manufacturing as an accessory use (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials) [Major]
- (G) Preschool Centers [Major]
- (H) Public Utility Substations, Generating Plants, Pumping Stations, and Buildings [Major]
- (I) Storage/Warehousing, as an accessory use, as necessary to maintain a principal use. Not to exceed thirty-five (35) percent of the building. [Major]

10-22-040: DEVELOPMENT THEME. Development in this Zone shall conform to an approved development theme. The theme shall be prepared by the developer and recommended by the Planning Commission and approved by City Council, and shall conform to the provisions outlined in the area's Master Plan or overlay.

In addition to an approved development theme, this zone also requires a "Development Design Pattern Book," subject to the following standards:

- (A) Development Design Pattern Book Approval: The development design pattern book shall be prepared by the developer and reviewed and approved by the Planning Commission in conjunction with a subdivision plan and/or site plan application.
- (B) Development Design Pattern Book Submittal Requirements: The development design pattern book shall provide and address the following:
 1. Written descriptions and graphic illustrations explaining how the development complements the physical form of the property and how the theme, standards, and guidelines found in this Chapter are to be integrated into the design of the development.

2. Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and
 3. Written descriptions and graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.
- (C) Effect of Development Design Pattern Book Approval: Upon acceptance of the development design pattern book by the City, further development activities, such as subdivision plan and site plan approval, shall comply with the development design pattern book.

10-22-050: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.

- (A) Subdivision Ordinance requirements shall generally apply to Business Parks. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.
- (B) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.
- (C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Open space should be a focal point for the overall design of the development.
- (D) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.
- (E) A Business Park shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established owners' association and governed by enforceable, duly recorded CC&Rs.

10-22-060: MINIMUM LOT STANDARDS. All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards. When adjacent to residential zoning an additional buffer of ten (10) feet is required.

- (A) Lot Area: Minimum of one (1) acre
- (B) Lot Width: As required by site plan review
- (C) Front Yard: Fifteen (15) feet

- (D) Side Yards: Twenty (20) feet or as required by site plan review
- (E) Rear Yard: Twenty (20) feet or as required by site plan review
- (F) Building Height: The height of buildings over thirty-five (35) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings thirty-five (35) feet high or less may be located within twenty (20) feet of the Zone boundary line. In determining height, exclude chimneys, flagpoles, church towers, and similar structures. The height of buildings shall be established in a format that is compatible with other buildings in the same business park.

10-22-070: DISTANCE BETWEEN BUILDINGS. In this Zone, where there is more than one (1) building constructed on a site, there shall be a minimum distance between structures of at least twenty (20) feet.

10-22-080: OFF-STREET PARKING AND LOADING. Off-street parking and loading shall be provided as specified in Chapter 8 of this Title.

10-22-090: SIGNS. Signs allowed in this Zone shall be provided as specified in Chapter 9 of this Title.

10-22-100: DESIGN STANDARDS. The Land Use Authority shall approve the required common-building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit.

- (A) Landscaping. In this Zone, the following landscaping requirements shall include:
 1. A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (Plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).
 2. A landscaped area of five (5) feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (Landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 6 of this Title).
 3. Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two (2) trees per every fifty (50) feet of frontage (Asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).
 4. Landscape covering at least fifteen (15) percent of the development site. Landscaping shall be installed prior to occupancy and maintained in good condition.
- (B) Temporary buildings for intermittent commercial uses shall meet the provisions of the currently adopted edition of the International Building Code and must be sufficiently anchored to withstand a one hundred (100) mile per hour wind.
- (C) Fencing. Where the site abuts a residential zone, a six- (6) foot high decorative texture solid-masonry wall shall be located along the property line. All fencing must comply with Chapter 6 of this Title.
- (D) Outdoor storage is not allowed, except in a fully enclosed or screened manner.

- (E) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary-use building.
- (F) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this Zone:
1. All lights shall have shields to direct all light toward the earth's surface and away from reflective surfaces.
 2. Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.
 3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet, whichever is shorter.
 4. Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.
 5. The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.
 6. The level of lighting shall not exceed half- (0.5) foot-candles at any residential property line or one- (1.0) foot candles at any nonresidential property line.
 7. Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy.
 8. Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a non-protruding diffuser.
- (G) Commercial uses that require grease traps/interceptors shall locate such devices on the outside of the building and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from excessive contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner. Commercial uses of used fryer oil shall dispose of such oil into a self-contained oil-rendering tank for disposal and transport. Outside or "refuse/dumpster" storage of oil-rendering barrels or other containers is prohibited.
- (H) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.
- (I) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration.

10-22-110: ARCHITECTURAL REVIEW COMMITTEE. All proposed development plans within the Business Park zone shall be reviewed by the Architectural Review Committee. This Committee shall function as a subcommittee of the Planning Commission and shall consist of

seven (7) members appointed by the Planning Commission Chair, with the consent of the Planning Commission, to review development plans. Members shall be representatives of the community, City Council (City Council member shall be appointed by the Mayor), Planning Commission, and City staff. The Committee shall be responsible to review the plan, elevations, architectural details, and development design pattern book and make recommendations to the Planning Commission for consideration. The Planning Commission will, in turn, submit their recommendations to the City Council for final approval.

TITLE X

CHAPTER 6

GENERAL LAND USE REGULATIONS

10-6-080: BUFFER YARDS.

TABLE 1
Existing Land Use Classification

Classification	Existing land use	Classification	Existing land use
1	Agriculture Farm Industry	4	R-3 Residential R-4 Residential PRD Residential Commercial Pre-Schools
2	R-1 Residential Outdoor Recreational Parks	5	Churches Hospitals Medical-Care Facilities Office Complex Professional Offices Nurseries Greenhouses
3	R-2 Residential Indoor Recreation Day-Care Centers Schools Cemeteries	6	Industrial <u>Business Park</u> Neighborhood Services Dog Kennels Commercial Commercial Entertainment Research Park

TABLE 2
Buffer Classification Requirements

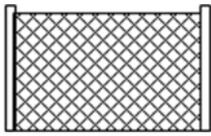
		EXISTING LAND USE CLASSIFICATION					
		1	2	3	4	5	6
Proposed Land Use	Buffer Classification Requirements*						
	Industrial	—	E	E	E	E	—
	<u>Business Park</u>	—	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	—
	Neighborhood Services	—	C	C	C	C	—
	General Commercial	A	D	D	D	D	—
	C-2 Commercial	A	C	D	E	D	—
	Agriculture	—	—	A	A	B	C
	R-1 Residential	A	—	—	A	B	C
	R-2 Residential	A	—	—	—	C	D

	R-3 Residential	A	—	—	—	C	E
	R-4 Residential	A	A	—	—	C	E
	Private Residential Development	A	C	D	—	D	E
	Professional Office	C	D	D	D	—	—
	Research Park	C	D	E	E	E	E

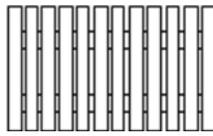
* Refer to MINIMUM LOT STANDARDS associated with each zone for minimum yard setback requirements. (Ord. 08-11)

NOTE: Any residential use abutting agriculture or farm industry must have a five- (5) foot non-climbable fence.

BUFFER TABLE A



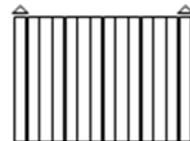
5' Chain Link Fence



5' Wood Stockade Fence



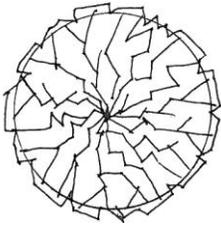
5' Wood Rail Fence



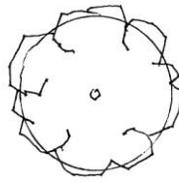
5' Vinyl Fence

AND

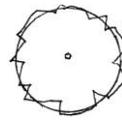
Required Plat Units/100'



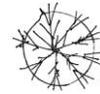
(0.6) Canopy Tree



(1) Understory Tree

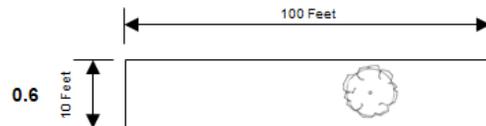
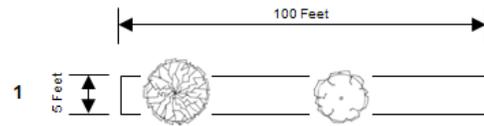


Shrub



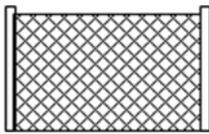
Evergreens/Conifers

Plant Multiplier

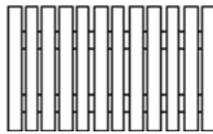


(Ord. 08-07) (Ord. 08-11)

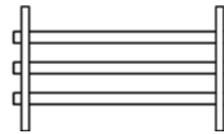
BUFFER TABLE B



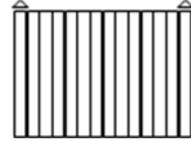
5' Chain Link Fence



5' Wood Stockade Fence



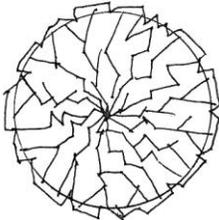
5' Wood Rail Fence



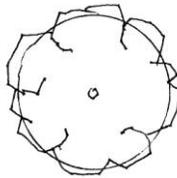
5' Vinyl Fence

AND

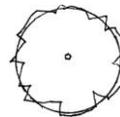
Required Plat Units/100'



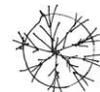
(1) Canopy Tree



(1) Understory Tree

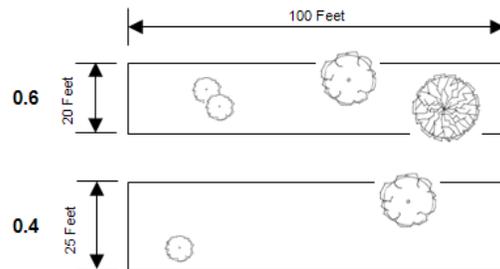
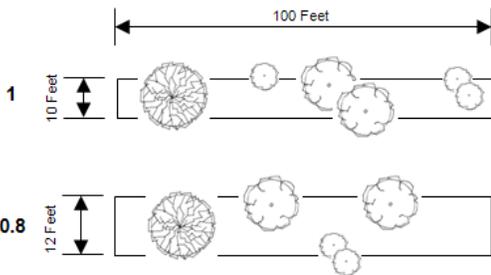


Shrub



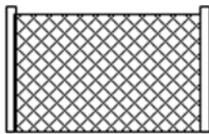
Evergreens/Conifers

Plant Multiplier

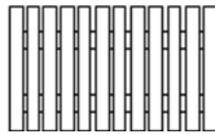


(Ord. 08-07) (Ord. 08-11)

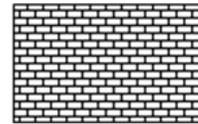
BUFFER TABLE C



6' Chain Link Fence
with Privacy Slats



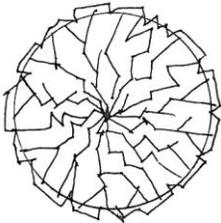
6' Impervious and Opaque
Wood Stockade or Vinyl Fence



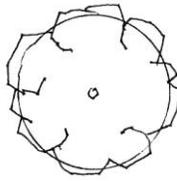
6' foot Masonry Wall

AND

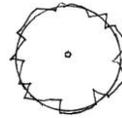
Required Plat Units/100'



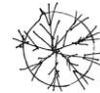
(2) Canopy Tree



(4) Understory Tree

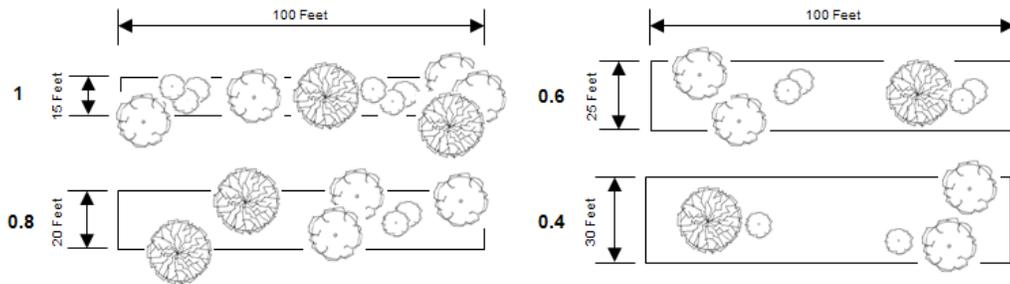


(6) Shrub



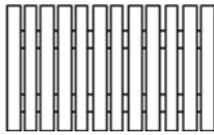
Evergreens/Conifers

Plant Multiplier

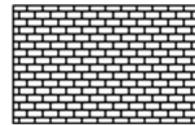


(Ord. 08-07) (Ord. 08-11)

BUFFER TABLE D



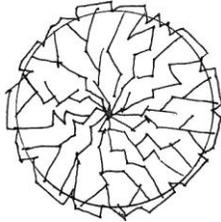
6' Impervious and Opaque
Wood Stockade or Vinyl Fence



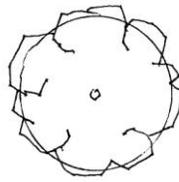
6' foot Masonry Wall

AND

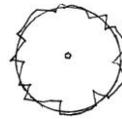
Required Plat Units/100'



(3) Canopy Tree



(6) Understory Tree

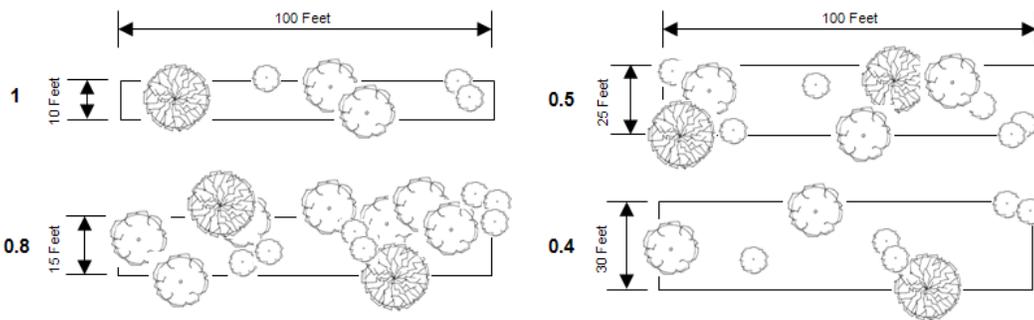


(9) Shrub



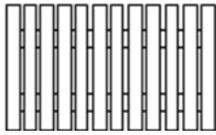
Evergreens/Conifers

Plant Multiplier



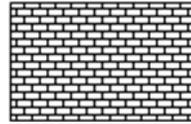
(Ord. 08-07) (Ord. 08-11)

BUFFER TABLE E



F1 = 6'
F2 = 8'

Impervious and Opaque
Wood Stockade or Vinyl Fence

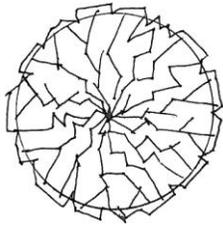


F1 = 6'
F2 = 8'

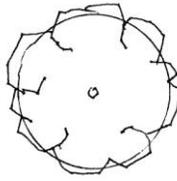
Masonry Wall

OR

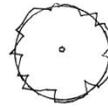
Required Plat Units/100'



(3) Canopy Tree



(6) Understory Tree

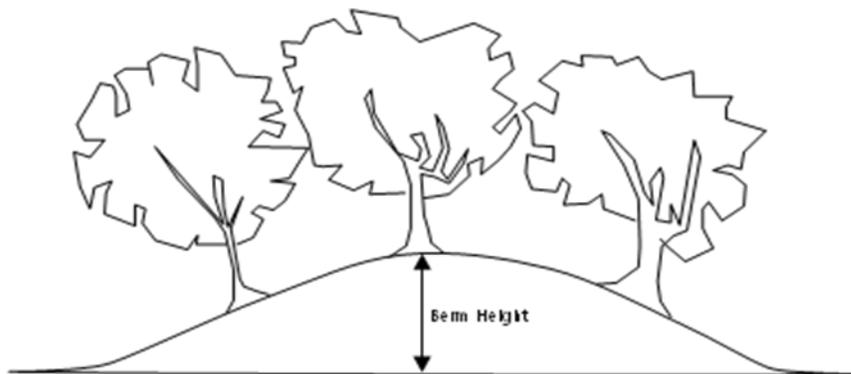
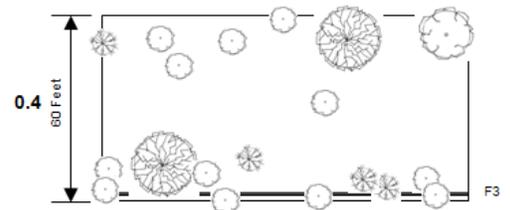
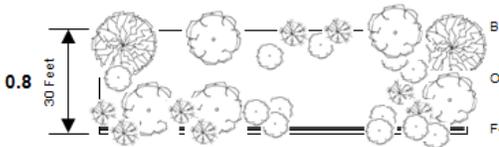
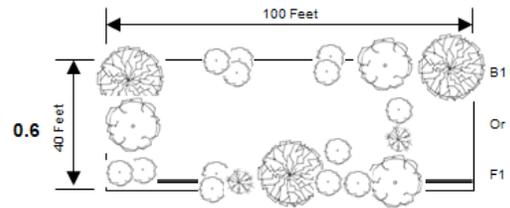
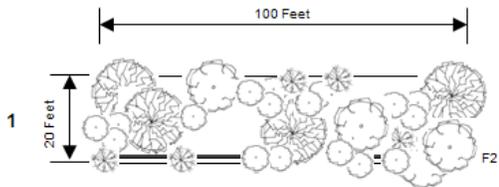


(9) Shrub



Evergreens/Conifers

Plant Multiplier



Symbol	Height	Material
B1	6 feet	Earth
B2	8 feet	Earth

(Ord. 08-07) (Ord. 08-11)

TITLE X

CHAPTER 10

ESTABLISHMENT OF ZONES

10-10-010: ESTABLISHMENT OF ZONES. The City Council hereby divides the City into the following zones as shown on the map entitled "Syracuse City Zoning Map," which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this Title as if the information and matters set forth by said map were all fully described herein.

A-1	Agriculture	Half a (.5) dwelling per net acre
R-1	Residential	Two and ninety hundredths (2.90) dwellings per net acre
R-2	Residential	Three and seventy-nine hundredths (3.79) dwellings per net acre
R-3	Residential	Five and forty-four hundredths (5.44) dwellings per net acre
R-4	Residential	Fourteen and fifty-two hundredths (14.52) dwellings per net acre
PRD	Residential	Up To 8.0 Dwelling Units Per Net Acre; or up to 12.0 Dwelling Units Per Net Acre, subject to Recommendation by the Planning Commission and Approval by City Council.
PO	Professional Office	
GC	General Commercial	
C-2	Commercial	
NS	Neighborhood Services	
	<u>BP Business Park</u>	
RP	Research Park	
ID	Industrial Development	
SO	Sensitive Overlay	

(Ord. 06-17) (Ord. 08-07)

ORDINANCE NO. 12-14

**AN ORDINANCE OF THE SYRACUSE CITY COUNCIL AMENDING
VARIOUS PROVISIONS OF TITLE 10, THE LAND USE ORDINANCE,
RELATING TO A NEW BUSINESS PARK ZONE.**

WHEREAS, the Syracuse City Council has previously adopted the City Subdivision Ordinance and the City Land Use Ordinance for the purpose of regulating the use of land within the City; and

WHEREAS, the City Council hereby finds and determines that the use of subdivision and land use regulations is necessary to promote the public welfare by regulating the use of land in a manner that promotes sustainable development and preserves property values of both developing property and existing development; and

WHEREAS, the City Council hereby further finds that the City Land Use Ordinance requires amendment to increase the flexibility of the City and landowners to respond to market demands, anticipate changing needs, and provide further zoning options;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Section 10-22 of the Syracuse City Code is hereby amended to read in its entirety as follows:

TITLE X

CHAPTER 22

BP - BUSINESS PARK

10-22-010: Purpose

10-22-020: Permitted Uses

10-22-030: Conditional Uses

10-22-040: Development Theme

10-22-050: Development Plan and Agreement Requirements

10-22-060: Minimum Lot Standards

10-22-070: Distance Between Buildings

10-22-080: Off-Street Parking and Loading

10-22-090: Signs

10-22-100: Design Standards

10-22-110: Architectural Review Committee

10-22-010: PURPOSE. The purpose of this zone is to provide areas primarily for planned general office and business park developments and related services that will be compatible with, enhance value of, and provide a transition to, nearby residential areas and will promote a quiet, clean environment. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will compliment, and serve as a transition to, surrounding land uses.

10-22-020: PERMITTED USES. The following are permitted uses by right provided the parcel and building meet all other provisions of this Title and any other applicable ordinances of Syracuse City and receive site plan approval as provided in Section 10-4-090 of this Title.

- (A) Business Services and Professional Offices
- (B) Churches, Synagogues, and Temples
- (C) Data Processing Services
- (D) Financial Institutions
- (E) Hotels
- (F) Printing and Publishing Industries
- (G) Public or Quasi-Public Administrative Offices (excluding temporary or portable buildings)
- (H) Public Parks
- (I) Research Services
- (J) Restaurants (sit-down only, no drive-throughs)
- (K) Schools, Professional and Vocational
- (L) Uses Considered Similar and Compatible by the Land Use Administrator

10-22-030: CONDITIONAL USES. The following, and not others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.

- (A) Amusement and Recreational Activities (includes athletic or tennis club) [Major]
- (B) Commercial Outdoor Recreation, Minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.) [Major]
- (C) Commercial Testing Laboratories and Services

- (D) Day-Care Centers [Major]
- (E) Funeral Home [Major]
- (F) Light Manufacturing as an accessory use (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials) [Major]
- (G) Preschool Centers [Major]
- (H) Public Utility Substations, Generating Plants, Pumping Stations, and Buildings [Major]
- (I) Storage/Warehousing, as an accessory use, as necessary to maintain a principal use. Not to exceed thirty-five (35) percent of the building. [Major]

10-22-040: DEVELOPMENT THEME. Development in this Zone shall conform to an approved development theme. The theme shall be prepared by the developer and recommended by the Planning Commission and approved by City Council, and shall conform to the provisions outlined in the area's Master Plan or overlay.

In addition to an approved development theme, this zone also requires a "Development Design Pattern Book," subject to the following standards:

- (A) Development Design Pattern Book Approval: The development design pattern book shall be prepared by the developer and reviewed and approved by the Planning Commission in conjunction with a subdivision plan and/or site plan application.
- (B) Development Design Pattern Book Submittal Requirements: The development design pattern book shall provide and address the following:
 1. Written descriptions and graphic illustrations explaining how the development complements the physical form of the property and how the theme, standards, and guidelines found in this Chapter are to be integrated into the design of the development.
 2. Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and
 3. Written descriptions and graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.
- (C) Effect of Development Design Pattern Book Approval: Upon acceptance of the development design pattern book by the City, further development activities, such as subdivision plan and site plan approval, shall comply with the development design pattern book.

10-22-050: DEVELOPMENT PLAN AND AGREEMENT REQUIREMENTS.

- (A) Subdivision Ordinance requirements shall generally apply to Business Parks. The developer shall submit a development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall

develop the property in accordance with the development agreement and current City ordinances, including the development requirements as identified within this Chapter, in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when Federal, State, County, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications which are rationally related to a legitimate government purpose.

- (B) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.
- (C) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Open space should be a focal point for the overall design of the development.
- (D) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.
- (E) A Business Park shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally-established owners' association and governed by enforceable, duly recorded CC&Rs.

10-22-060: MINIMUM LOT STANDARDS. All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards. When adjacent to residential zoning an additional buffer of ten (10) feet is required.

- (A) Lot Area: Minimum of one (1) acre
- (B) Lot Width: As required by site plan review
- (C) Front Yard: Fifteen (15) feet
- (D) Side Yards: Twenty (20) feet or as required by site plan review
- (E) Rear Yard: Twenty (20) feet or as required by site plan review
- (F) Building Height: The height of buildings over thirty-five (35) feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings thirty-five (35) feet high or less may be located within twenty (20) feet of the Zone boundary line. In determining height, exclude chimneys, flagpoles, church towers, and similar structures. The height of buildings shall be established in a format that is compatible with other buildings in the same business park.

10-22-070: DISTANCE BETWEEN BUILDINGS. In this Zone, where there is more than one (1) building constructed on a site, there shall be a minimum distance between structures of at least twenty (20) feet.

10-22-080: OFF-STREET PARKING AND LOADING. Off-street parking and loading shall be provided as specified in Chapter 8 of this Title.

10-22-090: SIGNS. Signs allowed in this Zone shall be provided as specified in Chapter 9 of this Title.

10-22-100: DESIGN STANDARDS. The Land Use Authority shall approve the required common-building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit.

- (A) Landscaping. In this Zone, the following landscaping requirements shall include:
1. A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (Plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).
 2. A landscaped area of five (5) feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (Landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 6 of this Title).
 3. Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two (2) trees per every fifty (50) feet of frontage (Asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).
 4. Landscape covering at least fifteen (15) percent of the development site. Landscaping shall be installed prior to occupancy and maintained in good condition.
- (B) Temporary buildings for intermittent commercial uses shall meet the provisions of the currently adopted edition of the International Building Code and must be sufficiently anchored to withstand a one hundred (100) mile per hour wind.
- (C) Fencing. Where the site abuts a residential zone, a six- (6) foot high decorative texture solid-masonry wall shall be located along the property line. All fencing must comply with Chapter 6 of this Title.
- (D) Outdoor storage is not allowed, except in a fully enclosed or screened manner.
- (E) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary-use building.
- (F) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this Zone:
1. All lights shall have shields to direct all light toward the earth's surface and away from reflective surfaces.
 2. Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.
 3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet, whichever is shorter.

4. Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.
 5. The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.
 6. The level of lighting shall not exceed half- (0.5) foot-candles at any residential property line or one- (1.0) foot candles at any nonresidential property line.
 7. Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy.
 8. Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a non-protruding diffuser.
- (G) Commercial uses that require grease traps/interceptors shall locate such devices on the outside of the building and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from excessive contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner. Commercial uses of used fryer oil shall dispose of such oil into a self-contained oil-rendering tank for disposal and transport. Outside or "refuse/dumpster" storage of oil-rendering barrels or other containers is prohibited.
- (H) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.
- (I) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration.

10-22-110: ARCHITECTURAL REVIEW COMMITTEE. All proposed development plans within the Business Park zone shall be reviewed by the Architectural Review Committee. This Committee shall function as a subcommittee of the Planning Commission and shall consist of seven (7) members appointed by the Planning Commission Chair, with the consent of the Planning Commission, to review development plans. Members shall be representatives of the community, City Council (City Council member shall be appointed by the Mayor), Planning Commission, and City staff. The Committee shall be responsible to review the plan, elevations, architectural details, and development design pattern book and make recommendations to the Planning Commission for consideration. The Planning Commission will, in turn, submit their recommendations to the City Council for final approval.

Section 2. Amendment. Section 10-6-080 of the Syracuse City Code is hereby amended to read in its entirety as follows:

TITLE X

CHAPTER 6

GENERAL LAND USE REGULATIONS

10-6-080: BUFFER YARDS.

TABLE 1
Existing Land Use Classification

Classification	Existing land use	Classification	Existing land use
1	Agriculture Farm Industry	4	R-3 Residential R-4 Residential PRD Residential Commercial Pre-Schools
2	R-1 Residential Outdoor Recreational Parks	5	Churches Hospitals Medical-Care Facilities Office Complex Professional Offices Nurseries Greenhouses
3	R-2 Residential Indoor Recreation Day-Care Centers Schools Cemeteries	6	Industrial Business Park Neighborhood Services Dog Kennels Commercial Commercial Entertainment Research Park

TABLE 2
Buffer Classification Requirements

		EXISTING LAND USE CLASSIFICATION					
		1	2	3	4	5	6
Proposed Land Use	Buffer Classification Requirements*						
	Industrial	—	E	E	E	E	—
	Business Park	—	D	D	D	D	—
	Neighborhood Services	—	C	C	C	C	—
	General Commercial	A	D	D	D	D	—
	C-2 Commercial	A	C	D	E	D	—
	Agriculture	—	—	A	A	B	C
	R-1 Residential	A	—	—	A	B	C
	R-2 Residential	A	—	—	—	C	D
	R-3 Residential	A	—	—	—	C	E

	R-4 Residential	A	A	—	—	C	E
	Private Residential Development	A	C	D	—	D	E
	Professional Office	C	D	D	D	—	—
	Research Park	C	D	E	E	E	E

Section 3. Amendment. Section 10-10-010 of the Syracuse City Code is hereby amended to read in its entirety as follows:

TITLE X

CHAPTER 10

ESTABLISHMENT OF ZONES

10-10-010: ESTABLISHMENT OF ZONES. The City Council hereby divides the City into the following zones as shown on the map entitled “Syracuse City Zoning Map,” which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this Title as if the information and matters set forth by said map were all fully described herein.

A-1	Agriculture	Half a (.5) dwelling per net acre
R-1	Residential	Two and ninety hundredths (2.90) dwellings per net acre
R-2	Residential	Three and seventy-nine hundredths (3.79) dwellings per net acre
R-3	Residential	Five and forty-four hundredths (5.44) dwellings per net acre
R-4	Residential	Fourteen and fifty-two hundredths (14.52) dwellings per net acre
PRD	Residential	Up To 8.0 Dwelling Units Per Net Acre; or up to 12.0 Dwelling Units Per Net Acre, subject to Recommendation by the Planning Commission and Approval by City Council.
PO	Professional Office	
GC	General Commercial	
C-2	Commercial	
NS	Neighborhood Services	
BP	Business Park	
RP	Research Park	
ID	Industrial Development	
SO	Sensitive Overlay	

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS 12th DAY OF JUNE, 2012.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Jamie Nagle, Mayor



SYRACUSE CITY

Syracuse City Redevelopment Agency Agenda June 12, 2012 – immediately following the City Council Business Meeting, which begins at 7:00 p.m.

City Council Chambers
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
Adopt agenda
2. Proposed Resolution RDA12-01 authorizing the release of Town Center RDA (1700 South RDA) funds to construct a sign in the Syracuse Town Center Area.
3. Public Hearing- Proposed Resolution RDA12-02 to adopt the annual budget for the Fiscal Year 2012-2013 as required by section 17A-2-1216(1), Utah Code Annotated, 1953.
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 8<sup>th</sup> day of June, 2012 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 June 8, 2012.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

June 12, 2012

## Agenda Item “2”

**Proposed Resolution RDA12-01 authorizing the release of Town Center RDA (1700 South RDA) funds to construct a sign in the Syracuse Town Center Area.**

### *Factual Summation*

- Any questions regarding this item may be directed at Community and Economic Development Director Mike Eggett.
- Please see the attached memorandum and proposed resolution provided by Mike Eggett.



**Mayor**  
Jamie Nagle

**City Council**  
Brian Duncan  
Craig Johnson  
Karianne Lisonbee  
Douglas Peterson  
Larry D. Shingleton

**City Manager**  
Robert D. Rice

## MEMORANDUM

**To: Mayor and City Council**

**From: Community and Economic Development Department**

**Date: June 6<sup>th</sup>, 2012**

**Subject: Redevelopment Agency disbursement of Town Center RDA funds to construct a sign in the Syracuse Town Center Redevelopment Project Area**

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### Background

Some time ago, Jeff Gibson, owner of the Syracuse Wendy's Hamburger restaurant, approached the Mayor and Community and Economic Development Department requesting the opportunity to explore the placement of a multi-tenant sign along 2000 West in front of his restaurant site. During discussions with Mr. Gibson, the idea of potentially using Redevelopment Area funds was brought up as a way to stimulate more interest in the Town Center RDA area and drive economic growth within this area.

Following conversations with Mr. Gibson, City Staff has researched the Town Center (1700 South) Project Area plan in order to identify the goals established by this RDA. These goals were identified by City Staff to include:

1. Enabling the Agency (Redevelopment Agency) to make financing alternatives available to parties electing to become participants in the Redevelopment Project and to developers, thereby providing necessary assistance for investment, redevelopment, rehabilitation, and the elimination of blight within the Project Area;
2. Helping to prevent erosion of Syracuse City's economic base;
3. Helping to attract desirable businesses to locate and expand within the Project Area;
4. Facilitating the revitalization and beautification of the Project Area;
5. Enabling the Agency to help meet some of the infrastructure needs of the City of Syracuse which are important for revitalization of the Project Area; and
6. Contributing in a variety of other ways to the redevelopment of the Project Area and to the furthering of the interests of public peace, health, safety and welfare.

City Staff is of the opinion that Mr. Gibson's request does indeed meet many of the goals listed for the Town Center Project Area. Based upon this finding, City Staff has determined that it is in the best interests of the Town Center Project Area to disburse funds to cover 80% of the design, construction, and installation of a multi-tenant sign within the Town Center Project Area. This sign will allow multiple businesses to benefit from the increased visibility this sign will provide for their businesses within the Town Center RDA Area.

For discussion and review purposes, Staff has provided the following documents:

- RDA Resolution 12-01
- A breakdown of the quoted costs associated with the sign
- A proposed sign rendering, once constructed and established

### **Recommendation**

The Community and Economic Development Department hereby recommends that the Board of Directors of the Syracuse City Redevelopment Agency discuss the material presented herein. Further, the Community and Economic Development Department hereby recommends that the Board of Directors of the Syracuse City RDA authorize City Staff to disburse tax increment funds associated with the Syracuse Town Center (1700 South) RDA to fund the design, construction, and installation of a multi-use tenant sign within the Town Center (1700 South) Redevelopment Project Area.

## **RESOLUTION RDA 12-01**

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY AUTHORIZING THE RELEASE OF TOWN CENTER RDA (1700 SOUTH RDA) FUNDS TO CONSTRUCT A SIGN IN THE SYRACUSE TOWN CENTER AREA.**

**WHEREAS**, the Board of Directors of the Syracuse City Redevelopment Agency has established criteria for the disbursement of redevelopment funds within the Town Center (1700 South) Redevelopment Project Area; and

**WHEREAS**, criteria for the disbursement of funds within the Town Center (1700 South) Redevelopment Project Area includes enabling the Agency to make financing alternatives available to parties electing to become participants in the Redevelopment Project and to developers, thereby providing necessary assistance for investment, redevelopment, rehabilitation, and the elimination of blight within the Project Area; and

**WHEREAS**, criteria for the disbursement of funds within the Town Center (1700 South) Redevelopment Project Area includes helping to prevent the erosion of Syracuse City's economic base; and

**WHEREAS**, criteria for the disbursement of funds within the Town Center (1700 South) Redevelopment Project Area includes attracting desirable businesses to locate and expand within the Project Area; and

**WHEREAS**, criteria for the disbursement of funds within the Town Center (1700 South) Redevelopment Project Area includes facilitating the revitalization and beautification of the Project Area; and

**WHEREAS**, criteria for the disbursement of funds within the Town Center (1700 South) Redevelopment Project Area includes contributing in a variety of other ways to the redevelopment of the Project Area; and

**WHEREAS**, the Board of Directors of the Syracuse City Redevelopment Agency has determined that the proposed use of Town Center (1700 South) RDA funds is in the best interests of the purpose and intent of the Town Center (1700 South) Redevelopment Project Area.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE REDEVELOPMENT AGENCY OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Disbursement of Funds.** The disbursement of tax increment funds described in the Town Center (1700 South) Redevelopment Plan may be utilized for the funding of the design, construction, and installation of a multi-use tenant sign in the Town Center (1700 South) Redevelopment Project Area.

**Section 2. Effective Date.** This resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>TH</sup> DAY OF JUNE, 2012.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Jamie Nagle, Mayor

# ADVANCED LED SIGNS

(801) 528-5250

*Quotation*

**Quote#** 34531  
**Date:** June 5, 2012  
**Customer ID:** Wendys Syracuse

**Quote for:** Jeff Gibson  
 Wendys Syracuse  
 Syracuse, Utah

| Qty                                                                                                                                                                                                               | Description                                                                                                                                                 | Unit Price  | Amount             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|
| 1                                                                                                                                                                                                                 | <b>Electronic LED message center - Full Color - approx. 4' x 8'</b><br>LED specs: 16mm 64x144 pixel matrix<br><b>UPGRADE TO WATCHFIRE LED - ADD \$5,500</b> | \$26,955.00 | \$26,955.00        |
| 1                                                                                                                                                                                                                 | <b>Manufacture/Install custom tenant sign w/ double pole design</b>                                                                                         | \$10,970.00 | \$10,970.00        |
| 1                                                                                                                                                                                                                 | <b>Concrete and poles</b>                                                                                                                                   | \$2,700.00  | \$2,700.00         |
| 1                                                                                                                                                                                                                 | <b>Structual engineering</b>                                                                                                                                | \$300.00    | \$300.00           |
| 1                                                                                                                                                                                                                 | <b>Obtain city sign permit - labor/artwork included</b>                                                                                                     | \$200.00    | \$200.00           |
| 1                                                                                                                                                                                                                 | <b>Licenced electcal contractor to run 3 circuits</b>                                                                                                       | \$1,000.00  | \$1,000.00         |
| Included: Installation, Wireless modem, Time/Temp., Software/Training<br>City permits/Engineering fees not included, Electricity supplied by others<br><b>EMC standard warranty 5 yr. parts &amp; 1 yr. labor</b> |                                                                                                                                                             |             |                    |
| <b>Subtotal</b>                                                                                                                                                                                                   |                                                                                                                                                             |             | \$42,125.00        |
| <b>Sales Tax</b>                                                                                                                                                                                                  |                                                                                                                                                             |             | N/A                |
| <b>Installation</b>                                                                                                                                                                                               |                                                                                                                                                             |             | \$2,250.00         |
| <b>TOTAL</b>                                                                                                                                                                                                      |                                                                                                                                                             |             | <b>\$44,375.00</b> |

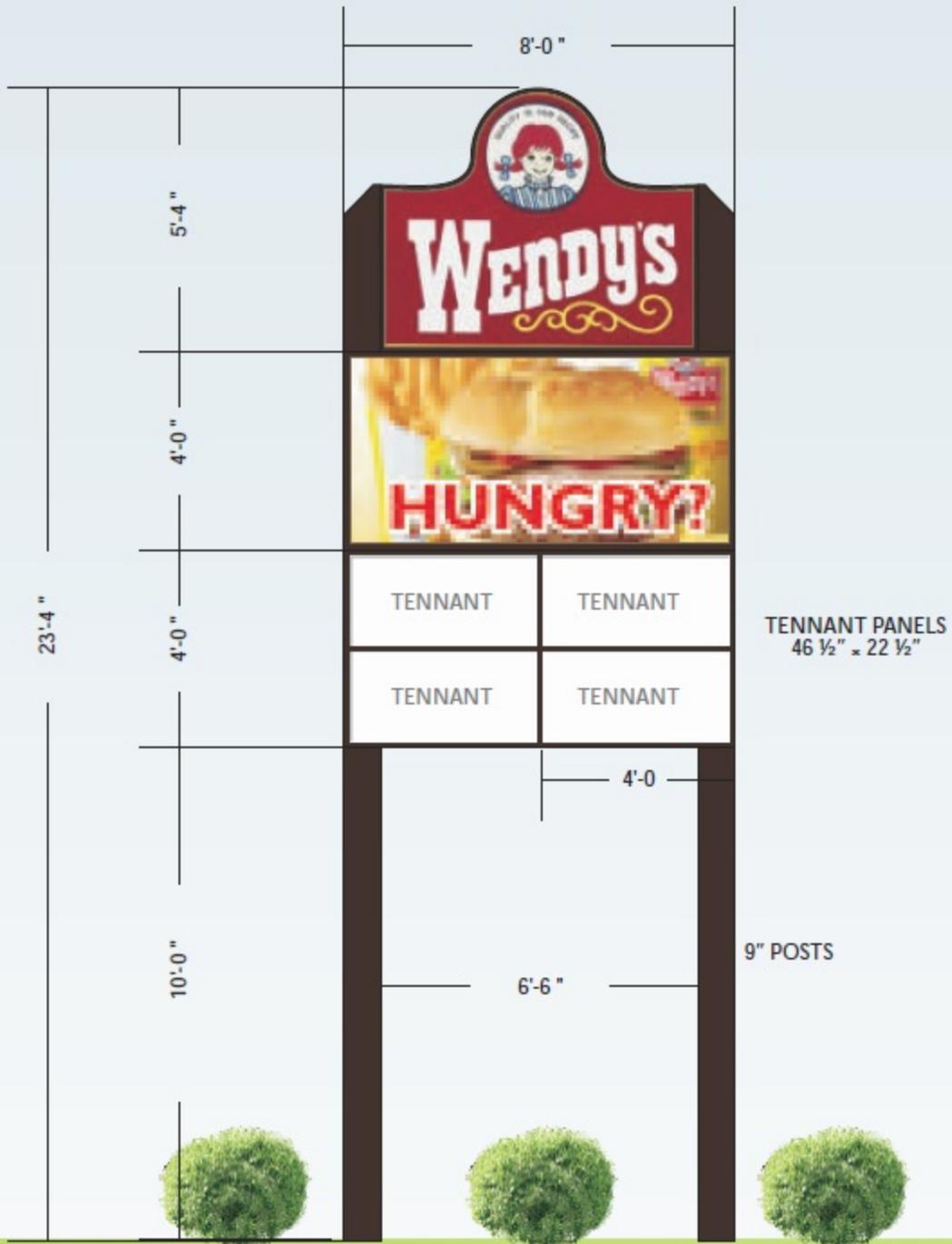
**ADVANCED LED is an authorized distributor of WATCHFIRE signs by TIME-O-MATIC.**

TERMS: 50% of balance due upon approval. Remaining 50% of balance due upon completion. All sales are final. All signs including pole signs, building front signs, illuminated signs, LED message centers, banners, etc. are custom made. Cancellation of sign purchase contract will only be allowed with advanced written consent of ADVANCED LED SIGNS (which it may withhold in its sole discretion). As a condition of receiving ADVANCED LED SIGNS' written consent, Buyer shall pay all reasonable expenses including cancellation and restocking charges incurred by ADVANCED LED SIGNS due to Buyer's cancellation of the order. Special orders for custom signs not normally stocked by ADVANCED LED SIGNS are non-cancelable and non-refundable. Buyer will not assume control or ownership of LED signs until sign balance is paid in full. Until signs are paid in full, ADVANCED LED SIGNS owns the signs and will control the use of the LED signs.

Signature of authorized agent: \_\_\_\_\_

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

**50% Deposit required: \$22,187.50**      Date received: \_\_\_\_\_





# COUNCIL AGENDA

June 12, 2012

## Agenda Item #3

Proposed Resolution RDA12-02 and MBA12-01 to adopt the FY2012 - 2013 tentative budgets as the approved budgets for FY2012 – 2013.

### *Factual Summation*

- Any question regarding this agenda item may be directed at City Manager Bob Rice.
- The City Council and Mayor are the acting board members for both the RDA and the MBA. Each is a separate legal entity and each has a separate budget proposal to go along with proposed resolutions RDA12-02 and MBA12-01.
- No changes have been made to the FY2012 – 2013 tentative budget adopted on May 8, 2012.
- **This is the last council meeting we have to adopt a final budget before the June 22 deadline provided by State Law.**

### *Staff Recommendation*

- ***Adopt the Tentative Fiscal Year 2012-2013 Budget as the final budget for Fiscal Year 2012 – 2013.***

**RESOLUTION RDA12-02**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2012-2013 AS REQUIRED BY SECTION 17A-2-1216(1), UTAH CODE ANNOTATED, 1953.**

**WHEREAS**, the Board of Directors of the Syracuse City Redevelopment Agency has caused an annual budget to be prepared for the Fiscal Year 2012-2013; and

**WHEREAS**, it is required by Section 17A-2-1216(1), Utah Code Annotated, 1953, as amended, that each Redevelopment Agency prepare and adopt an annual budget for each fiscal year; and

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE REDEVELOPMENT AGENCY OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:**

**SECTION 1:** The budget for FY 2012-2013 be approved, adopted, and made part of this Resolution as Exhibit "A".

**PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JUNE, 2012.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Jamie Nagle, Mayor

| Account Number               | Account Title                 | 2009-10<br>Prior year 2<br>Actual | 2010-11<br>Prior year<br>Actual | 2011-12<br>Current year<br>Actual | 2011-12<br>Current year<br>Budget | 2012-13<br>Recommended<br>Budget | Council<br>Approved<br>Budget |
|------------------------------|-------------------------------|-----------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| <b>REDEVELOPMENT AGENCY</b>  |                               |                                   |                                 |                                   |                                   |                                  |                               |
| <b>MISCELLANEOUS REVENUE</b> |                               |                                   |                                 |                                   |                                   |                                  |                               |
| 65-36-10                     | INTEREST INCOME               | 826.05                            | 1,390.90                        | 2,127.33                          | 1,000.00                          | 1,500.00                         |                               |
| 65-36-20                     | TAX INCREMENT                 | 284,503.00                        | 421,094.00                      | 445,397.00                        | 420,000.00                        | 445,000.00                       |                               |
| Total MISCELLANEOUS REVENUE: |                               | 285,329.05                        | 422,484.90                      | 447,524.33                        | 421,000.00                        | 446,500.00                       |                               |
| <b>REDEVELOPMENT AGENCY</b>  |                               |                                   |                                 |                                   |                                   |                                  |                               |
| 65-40-25                     | SUPPLIES AND MAINTENANCE      | 36,999.97                         | 4,201.80                        | .00                               | 5,000.00                          | .00                              |                               |
| 65-40-36                     | MANAGEMENT FEE                | .00                               | 63,000.00                       | 66,809.55                         | 63,000.00                         | 66,750.00                        |                               |
| 65-40-37                     | PROFESSIONAL AND TECHNICAL SE | .00                               | .00                             | .00                               | 5,000.00                          | .00                              |                               |
| 65-40-41                     | REPAYMENT TO FINANCERS        | 79,392.00                         | 79,392.00                       | 119,565.00                        | 120,500.00                        | 89,305.00                        |                               |
| 65-40-70                     | CAPITAL OUTLAY                | .00                               | 92,140.00                       | .00                               | 100,000.00                        | 100,000.00                       |                               |
| 65-40-90                     | CONTRIBUTION TO FUND BALANCE  | .00                               | .00                             | .00                               | 127,500.00                        | 190,445.00                       |                               |
| Total REDEVELOPMENT AGENCY:  |                               | 116,391.97                        | 238,733.80                      | 186,374.55                        | 421,000.00                        | 446,500.00                       |                               |
| Net Grand Totals:            |                               | 168,937.08                        | 183,751.10                      | 261,149.78                        | .00                               | .00                              |                               |



## SYRACUSE CITY

**Syracuse City Municipal Building Authority**  
**June 12, 2012 – immediately following the RDA Meeting**  
City Council Chambers  
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order  
Adopt agenda
2. Public Hearing- Proposed Resolution MBA12-02 to adopt the annual budget for the Fiscal Year 2012-2013 as required by section 17A-2-1216(1), Utah Code Annotated, 1953.
3. 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 8th day of June, 2012 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 June 8, 2012.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER



COUNCIL AGENDA

June 12, 2012

Agenda Item #2

Proposed Resolution RDA12-02 and MBA12-01 to adopt the FY2012 - 2013 tentative budgets as the approved budgets for FY2012 – 2013.

Factual Summation

- Any question regarding this agenda item may be directed at City Manager Bob Rice.
- The City Council and Mayor are the acting board members for both the RDA and the MBA. Each is a separate legal entity and each has a separate budget proposal to go along with proposed resolutions RDA12-02 and MBA12-01.
- No changes have been made to the FY2012 – 2013 tentative budget adopted on May 8, 2012.
- **This is the last council meeting we have to adopt a final budget before the June 22 deadline provided by State Law.**

Staff Recommendation

- ***Adopt the Tentative Fiscal Year 2012-2013 Budget as the final budget for Fiscal Year 2012 – 2013.***

RESOLUTION MBA12-01

A RESOLUTION OF THE BOARD OF MUNICIPAL BUILDING AUTHORITY ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2012-2013 AS REQUIRED BY SECTION 17D-2-108, UTAH CODE ANNOTATED, 1953.

WHEREAS, the Board of Directors of the Syracuse City Municipal Building Authority Agency has caused an annual budget to be prepared for the Fiscal Year 2012-2013; and

WHEREAS, it is required by Section 17D-2-108 Utah Code Annotated, 1953, as amended, that each Municipal Building Authority Agency prepare and adopt an annual budget for each fiscal year; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MUNICIPAL BUILDING AUTHORITY OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

SECTION 1: The budget for FY 2012-2013 be approved, adopted, and made part of this Resolution as Exhibit "A".

PASSED AND ADOPTED BY THE MUNICIPAL BUILDING AUTHORITY OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF JUNE, 2012.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor