

Minutes of the Syracuse City Council Regular Meeting, December 8, 2009.

Minutes of the Regular Meeting of the Syracuse City Council held on December 8, 2009, at 7:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Alan Clark
Doug Hammond
Lurlen A. Knight
Douglas Peterson
Larry D. Shingleton

Mayor Fred Panucci
City Administrator Rodger Worthen
City Recorder Cassie Z. Brown

Mayor-Elect Jamie Nagle
Councilmember-Elect Matt Kimmel

City Employees Present:
Fire Chief Craig Cottrell
Information Technologies (IT) Director TJ Peace

Visitors Present:	John Merrill	Lynnsie Allred	Austin Lay
	Megan Stoker	Candalyne R.	Shena P.
	Jessica LaFleur	Braden B.	Jean Baker
	Darian Arave	Kyriea E.	Brittany B.
	Jayna Ostler	Nikel Taylor	Kachina Layman
	Katie Foster	Michayla Pearson	Maddie Sorenson
	Matthew Walker	Emily Anderson	Kysen Cutler
	Ian Davis	Bradi Widdison	Matthew Duffy
	Britney Williams	Kenna Gardiner	Kelly Jenkins
	Andrew H.	Trevor Richardson	Josh Vasquez
	Steven Lafollette	Sasha Russell	Sean Brandley
	Tyler Crosby	Tena Campbell	Ally Davidson
	Nicole Patterson	Asia Nelson	Robert Nelson
	Emma Carrozza	Mark Bowman	Jacob Bowman
	Dexter Hensen		

1. Meeting Called to Order/Adopt Agenda

Mayor Panucci called the meeting to order at 7:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. An invocation was provided by Councilmember Shingleton and at the request of the Mayor, Boy Scout Brian Adams representing Troop 952, led all present in the Pledge of Allegiance.

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

2. Approval of Minutes

The minutes of the Work Session Meeting of November 24, 2009 were reviewed.

COUNCILMEMBER KNIGHT MADE A MOTION TO APPROVE THE MINUTES OF THE WORK SESSION MEETING OF NOVEMBER 24, 2009 AS PRESENTED. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

The minutes of the Regular Meeting of November 24, 2009 were reviewed.

COUNCILMEMBER CLARK MADE A MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 24, 2009 AS PRESENTED. COUNCILMEMBER KNIGHT SECONDED THE MOTION; ALL VOTED IN FAVOR.

3. Public Comments

No visitors present wished to make public comments.

4. Councilmember Reports

Councilmember Peterson stated that he had nothing to report.

Councilmember Clark stated that he also had nothing to report, but he wanted to wish everyone a happy holiday season.

Councilmember Knight stated that he wanted to remind everyone that the North Davis Sewer District (NDSB) Board will hold a public hearing on Thursday, December 10 at 6:00 p.m. He stated the NDSB's fiscal year follows the calendar year and they must adopt their budget before the end of 2009. He explained the NDSB had a budgetary shortfall last year and if that is the case again this year the Board may consider increasing taxes. He stated the Board will also hold a public hearing to amend the current fiscal year budget for the District.

Councilmember Hammond reported that the Syracuse High School Community Council met and discussed getting more involved in fundraising. He stated the group has some excellent ideas for improving the community and they want the students at the high school and the residents of the community to get involved. He added that the Museum Board recently met and has forwarded to City staff a draft of the new board regulations. He stated City staff will put the regulations into the correct format and forward it to the Council for review in the near future.

Councilmember Shingleton stated that he had no assignments to report on. He stated that he recently visited with 20 or 25 residents and he asked how many of them had visited the City's museum and only four of the residents had. He stated he would like to encourage scout groups, youth groups, and families to visit the museum. He stated there are interactive displays and groups can make appointments to visit the museum and received guided tours. He stated the museum provides citizens a great opportunity to learn about Syracuse.

5. Mayor Report

Mayor Panucci reported that he attended the museum to see the display about the Thurgood Family. He stated that one of the people working at the museum gave him a guided tour and he learned many new things. He stated he would be curious to know how many people knew that Syracuse City was 'put on the map' by a resort that used to be located out by the Great Salt Lake. He stated that the resort was the 'hottest' place in Utah. He stated there was a railroad spur that took people to the resort. He stated it is very interesting to learn new things about the City. He then reported that he attended the annual Lions Club dinner for senior citizens and there were over 200 people in attendance. He stated the Lions Club does a fabulous job and the dinner was great. He stated the event has grown from drawing less than 50 people to over 200 people during his tenure as Mayor. He stated it is nice for seniors in the community to get to know each other.

6. City Administrator Report

Mr. Worthen stated that the City has received word from the NDSB that their attorney has reviewed the draft agreement between the City and the District regarding the transfer of some old sewer lines to the City. He stated the lines will be used to transfer storm water to the Great Salt Lake. He stated that the agreement should be ready for approval in January or February. He stated the lines will be a huge asset to the City. Mayor Panucci agreed and stated that the lines are valued at over \$1 million. Mr. Worthen stated the lines are actually more valuable than that. He then reported that the State of Utah has completed their Environmental Impact Study (EIS) for State Road 193 and they are entering into discussions with entities that own historical structures in the vicinity of the road. Mayor Panucci then explained to the audience where State Road 193 is located.

Mr. Worthen then stated that Councilmember Clark asked for some updates on some projects that are going on throughout the City. He stated that the Antelope Drive project is ongoing; traffic has been redirected upon the completion of some concrete work on the road. He stated that once all concrete work on the south side of the road is completed all traffic will be diverted to the south lanes. He stated that should happen around Christmas. He explained that underground utility work on the north side of the road is currently taking place and the contractors should be able to pour concrete on the north side of the road in the early spring of 2010. He stated the City may receive some complaints about garbage collection on the north side of the road since that is where most of the residences on Antelope Drive are located. He stated that the contractors will be moving residents' mail boxes further from the home and closer to the roadway and they are encouraging residents to place their garbage cans near their mailboxes for collection. Councilmember Clark asked if there has been any progress regarding the movement of the power box at the intersection of Antelope Drive and Allison Drive. Mr. Worthen stated the box is owned by Qwest and the contractor is still working with them to relocate the structure. Councilmember Clark asked if a tentative completion date for the entire project has been provided. Mr. Worthen stated that he would guess that the project will be completed in the latter part of the summer of 2010. He then reported that the project on 2000 West is all but complete; there is some minor chip-seal work to be completed. Mr. Worthen then stated that sales tax revenues in the City continue to decline; the shortfall for the first quarter of the current fiscal year is \$46,000. He stated that the Administration is estimating that the shortfall for the entire year will be approximately \$200,000. He stated that means that staff is going to need to look for ways to make further cuts; discussions regarding possible budget reductions will be occurring over the next couple of weeks. He stated the financial situation is not 'pretty'. Councilmember Knight asked Mr. Worthen if he

anticipates any changes to the financial situation of the city after the upcoming 2010 legislative session. Mr. Worthen stated that it is possible that some things could change. He stated the Legislature will make some decisions about how to address the problems with the Utah Retirement System, which could impact the City, and employee benefits costs may increase as well. Councilmember Clark asked if the City's situation would improve if the Legislature decides to restore the sales tax on food. Mr. Worthen stated he believed that the revenues from sales tax on food go directly to the State pool.

7. Subdivision Plat Amendment, Rock Creek Park Phase Four, located at approximately 3626 West 800 South.

The Rock Creed Subdivision is located on the northwest portion of the City and was designed as a giant horseshoe. The design of the subdivision created a few issues relative to the ingress and egress of traffic through the subdivision. A few years ago the City approved a plan to route traffic through the eastern end of the subdivision onto St. Andrews Drive. This project has since been completed. The Subdivision Plat Amendment being recommended today includes the following: dedicate the road that connects the two roads; create a new building lot numbered 432; and deed the land into one parcel that was added to the property by removing the knuckle in the roadway. The City will have significant title work to complete that is hinging on this amendment. The City Administrator has personally met with the property owner of lot 431 and has made several attempts to visit with the owners of lot 430. The Planning Commission held a public hearing and reviewed this request on December 1, 2009 and forwarded it to the Council with their favorable recommendation.

Mr. Worthen summarized the documentation provided by City staff.

COUNCILMEMBER HAMMOND MADE A MOTION TO APPROVE A SUBDIVISION PLAT AMENDMENT FOR ROCK CREEK PARK PHASE FOUR, LOCATED AT APPROXIMATELY 3626 WEST 800 SOUTH. COUNCILMEMBER SHINGLETON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Public Hearing – consider declaring lot 432 of the Rock Creek Subdivision as surplus property to be disposed of via a formal bid process.

Syracuse City recently completed the initial development of Rock Creek Park phase two. Currently, there remains unfinished title work as a result of a new road and the park development. Namely there are two issues that need to be managed as follow-up on the surplus parcel; the two affected lots, and the roadway development.

First as part of the park development the City constructed a new street connecting the east end of Rock Creek subdivision to St. Andrews Drive. This was done to improve neighborhood mobility, provide access to the park, and enhance safety response efforts. The road is currently operational, however, the City and two adjoining landowners need to finalize and ultimately approve an amended plat identifying the new street and property line adjustments. This work will involve a title company to properly record the transfer of the old street to the landowners and update the respective mortgage lenders on each parcel. The amended plat (Rock Creek Phase 4 Amended) will also dedicate the new roadway as a public right of way to Syracuse City.

Second the City needs to establish the remaining parcel of property identified as lot 432 as surplus property. By so doing the City can then obtain a certified appraisal to establish a base value on the property and eventually accept closed bids for the future sale of the land. The sales proceeds would be returned to the City's park land purchase fund. In order to declare the land surplus, a public hearing needs to be held to allow the public to comment. In the meantime, City staff will be working with the Planning Commission to review the amended plat and obtain their recommendation for the Council's future consideration and approval.

At the conclusion of the public hearing staff recommends the Council declare the parcel surplus property. Upon said declaration City Staff will begin working with a local title company to complete the necessary title work on the three lots affected by the park development and ultimately record the amended plat.

Mayor Panucci then convened the public hearing.

There being no persons appearing to be heard, Mayor Panucci closed the public hearing.

Mayor Panucci explained that any time the City has surplus property it must be disposed of via a formal bidding process defined by State Code whereby bidders must submit sealed bids. He stated this process helps to ensure the City gets the best price for the surplus property.

Councilmember Peterson asked where the proceeds from the sale of the property will be deposited. Mr. Worthen stated the proceeds will go back into the City's Park Purchase Impact Fee fund.

COUNCILMEMBER KNIGHT MADE A MOTION TO DECLARE LOT 432 OF THE ROCK CREEK SUBDIVISION AS SURPLUS PROPERTY TO BE DISPOSED OF VIA A FORMAL BID PROCESS. COUNCILMEMBER HAMMOND SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Proposed Resolution R09-27 adopting the Natural Hazard Pre-Disaster Mitigation Plan as required by the Federal Disaster Mitigation and Cost Reduction Act of 2000.

The primary purpose of hazard mitigation planning is to identify community policies, actions, and tools for implementation over the long term that will result in a reduction in risk and potential for future losses community-wide. The Disaster Mitigation Act of 2000 (DMA 2000) which was signed into law on October 30, 2000 defines mitigation planning requirements for state, local and tribal governments. Under Section 322, states are eligible for an increase in the federal share of hazard mitigation, if they submit a mitigation plan (which is a summary of local and/or regional mitigation plans) that identifies natural hazards, risks, vulnerabilities and actions to mitigate risks. The purposes of this Plan are (1) identify threats to the community, (2) create mitigation strategies to address those threats, (3) develop long-term mitigation planning goals and objectives, and (4) to fulfill federal, state and local hazard mitigation planning obligations. Mitigation actions in particular will help to minimize conditions that have an undesirable impact on the economy, the environment and the well being of the citizens of Syracuse. This Pre-Hazard Mitigation Plan is intended to enhance the awareness of the potential hazards and to provide mitigation strategies for elected officials, agencies and the public. The Plan also details what actions can be taken to help prevent or reduce hazard vulnerability in Syracuse City. Adoption of this plan is also vital for Syracuse City to be eligible for future project grant funding through the Hazard Mitigation Grant Program (HMGP) Flood Mitigation Assistance (FMA) program, the Pre-Disaster Mitigation (PDM) grant programs, Emergency Management Performance Grant (EMPG) and the U.S. Small Business Administration's (SBA) low interest, pre-disaster, small business loan program. In order to be fully executed and approved, Council must formally adopt this plan and staff should incorporate the plan as part of any and all future Emergency Operations Planning.

Fire Chief Cottrell reviewed the staff documentation provided to each member of the Governing Body.

Mayor Panucci asked if the group that worked on this plan considered how to respond to a plane crash in the area. Chief Cottrell stated that was not included in the plan because a plane crash is not considered a natural disaster.

Councilmember Knight stated he has talked to Chief Cottrell about this plan in the past and one detail they have discussed is responding to and handling problem, such as chlorine contamination, at the North Davis Sewer District Plant. He stated the Plant and the City have worked on some joint training to deal with those issues and he is glad that is happening.

Chief Cottrell then stated that when he started his employment with Syracuse City it was a widely believed myth that anyone living below the bluff would be 'wiped out' by an earthquake while anyone living above the bluff would be safe. He stated that is not true; if a 7.1 magnitude earthquake were to occur there are only 300 acres of land in Syracuse City that would not be several impacted. He stated the rest of the land within the City's borders would sustain substantial damage. He stated that is why there is such a great emphasis placed on enforcing good building codes.

Councilmember Clark stated that the plan says that Syracuse City's vulnerability assessment is graded at zero and he asked if that is simply because this is the first time the City has received such a grade and there was no history to work from. Chief Cottrell stated that is the reason and he is working to update many of the figures including in the plan. He explained that the plan is a living document that can and will change often.

COUNCILMEMBER HAMMOND MADE A MOTION TO ADOPT PROPOSED RESOLUTION R09-27 ADOPTING THE NATURAL HAZARD PRE-DISASTER MITIGATION PLAN AS REQUIRED BY THE FEDERAL DISASTER MITIGATION AND COST REDUCTION ACT OF 2000. COUNCILMEMBER SHINGLETON SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 7:35 p.m. COUNCILMEMBER CLARK MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Fred Panucci
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: January 12, 2010