



Syracuse City

Syracuse City Council Work Session Notice

August 24, 2010 – 6:00 p.m.

Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, August 24, 2010, 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. Public comments.
- b. Discuss proposal to reduce park impact fees. (30 min.)
- c. Brainstorming session to discuss possible fundraising options for the Unlimited Play (UP) Park. (30 min.)
- d. Planning efforts associated with State Road 193 and West Davis Corridor extension projects. (30 min.)
- e. Utah League of Cities and Towns (ULCT) annual conference attendance. (10 min)
- f. Public comments.
- g. Council business.

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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 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 20<sup>th</sup> day of August 2010 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 August 20, 2010.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER

## Cassie Brown

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**From:** Rick Hansen [Rhansen@epiceng.net]  
**Sent:** Friday, August 20, 2010 11:07 AM  
**To:** Cassie Brown  
**Cc:** Rodger Worthen; Don Olsen  
**Subject:** FW: Impact Fee Summary

Impact fees are created to cover costs of required improvements created by new development. These improvements are determined by the level of service as established by a governing body. Preliminary plans and designs are used to generate an approximate cost for future construction and that cost is then spread out amongst future connections.

In the case of the parks, it was determined what type of parks were desired and plans were used to generate approximate costs of the desired amenities. Costs were obtained from similarly bid projects in the area. At the time that the costs were obtained, construction was occurring everywhere and costs were inflating monthly. After the last Council meeting on August 10<sup>th</sup>, costs were evaluated to see how they compare to the market today. There were several items which were lower which could provide a cost savings without altering the level of service.

In addition to evaluating the costs, City Administration realized that there has been work occurring at Fremont and Jensen Parks. Some of that work includes obtaining import material, grading, installation of pipes and some development of parks through agreements. It was determined that those improvements and the associated costs could be removed from the impact fee. A cost for the completed work was taken into account and was applied to the appropriate portion of the impact fee.

To reduce the fees, the Council will need to make a motion to reduce the impact fee by a percentage, if the motion passes, then the reduced fee would go into effect. The Council can choose to lower the fees at any time, but they need to show how the project is to be paid for in the future. With the completed items in the parks and the changes in unit costs, it can be shown that partial development of the parks has already been completed by arrangements made through City Staff at no costs to the City and that construction work is anticipated to remain in a very competitive market for the next several years. The change in the impact fee with the changes mentioned above would be to change the impact fee to 62.38% of the original impact fee (\$2,206 to \$1,376) or a reduction of 37.62% (\$830).

Another portion of the parks impact fee was to evaluate the buy-in fee. This includes several items which were constructed at Jensen Park which is now being used by all residents and future residents. We were asked to see if there were items that would be better paid for out of the general funds, rather than as part of the impact fee. Several items were identified and the costs of those items were tabulated and could be removed out of the buy-in portion of the impact fee. These items reduce the buy-in portion from \$310 to \$277.

## SYRACUSE CITY - PARK IMPACT FEE REVIEW - August 24, 2010

Level of Service Staying the Same - August 24, 2010

Select items have been completed at Fremont Park and Jensen Park.

The completion of these items results in a cost savings which can be passed on

The items and savings are shown below:

| Location         | Description                                | Savings            |
|------------------|--------------------------------------------|--------------------|
| Fremont Park     | 2.5 Acres developed by the Charter School  | \$317,250          |
| Fremont Park     | Public Works arranged for 3 ft of import   | \$968,000          |
| Fremont Park     | Public Works arranged for rough grading    | \$81,675           |
| Fremont Park     | Public Works stubbed waterlines into Park  | \$5,000            |
| Fremont Park     | Sewer main stubbed to park w/ Fire Station | \$30,000           |
| Fremont Park     | 2 acres developed as part of Fire Station  | \$113,800          |
| Jensen Park      | Public Works arranged for 4 ft of import   | \$1,058,347        |
| <b>Sub Total</b> |                                            | <b>\$2,574,072</b> |

Bids from last month were reviewed and compared to prices used in the CFP.

New bid results showed several unit costs could be reduced.

The new unit prices were applied to the quantities for the proposed parks.

The prices and the overall saving is shown below:

| Description            | Old rates used in CFP and new rate from recent bids                             |                    |
|------------------------|---------------------------------------------------------------------------------|--------------------|
| Sprinkler & Grass      | CFP rate is \$0.60 ft <sup>2</sup> - recent bid price is \$0.35 ft <sup>2</sup> |                    |
| Curb & Gutter          | CFP rate is \$18.00 ft - recent bid price is \$14.00 ft                         |                    |
| 3' Sidewalk            | CFP rate is \$12.75 ft - recent bid price is \$9.00 ft                          |                    |
| 5' Sidewalk            | CFP rate is \$20.00 ft - recent bid price is \$15.00 ft                         |                    |
| Asphalt                | CFP rate is \$4.00 ft <sup>2</sup> - recent bid price is \$2.75 ft <sup>2</sup> |                    |
| Lights                 | CFP rate is \$2,500 Each - recent bid price is \$1,710 each                     |                    |
| <b>Overall Savings</b> |                                                                                 | <b>\$2,133,661</b> |

Applying the completed items and the new bid prices allow the impact fee to be reduced from \$2,206 to **\$1,376** or a reduction of **\$830**.

Public works could help with additional items during park construction.

These items were not included as part of the cost savings but may help in the future.

They were not included since we do not know staff availability in the future.

|                                               |
|-----------------------------------------------|
| Construct small pavilion pads                 |
| Install sewer laterals to parks               |
| Construct concrete restroom flatwork          |
| Provide sprinkler timers                      |
| Provide major transmission lines within parks |
| Pour some sidewalk                            |
| Provide conduit for safety lights             |
| Provide & purchase safety lights              |

In addition to the work which City Staff has arranged and the lower unit costs, there were several items completed at Jensen Park which could be removed from the Park Amenities. These items affect the buy-in fee. They are as follows:

| Description           | Cost      |
|-----------------------|-----------|
| Water Feature         | \$92,400  |
| Bridge                | \$118,120 |
| Visitors Center       | \$220,880 |
| Fish Cleaning Station | \$6,000   |
| Phone System          | \$3,977   |
| Total                 | \$441,377 |

By removing these items from the buy-In portion, the buy-in fee could be reduced from \$310 to **\$277** or a reduction of **\$33**.

If both the impact fee and the buy-in fee are reduced, the total impact fee is changed from \$2,506 to \$1,653 or a total reduction of **\$863**. **Neither of these actions change the Current Level Of Service.**



Thursday, August 19, 2010

### **Staff Discussion**

**To:** Mayor and City Council

**From:** Staff

**RE:** SR-193 Corridor Discussion

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### **Background**

As a City, we are faced with many challenges associated with the future extension of SR-193 and the West Davis Corridor; specifically the north portion of the City. These projects are essential in relieving current transportation strains, enhancing economic development, and providing quality of life for the residences that live in and around the City of Syracuse. Listed below are current areas that are closely being examined:

#### TRANSPORTATION

- Timeline of SR-193 and West Davis Corridor
- Improvements
  - Landscaping
  - Utility improvements
  - Trails
  - Sound walls
- Access points

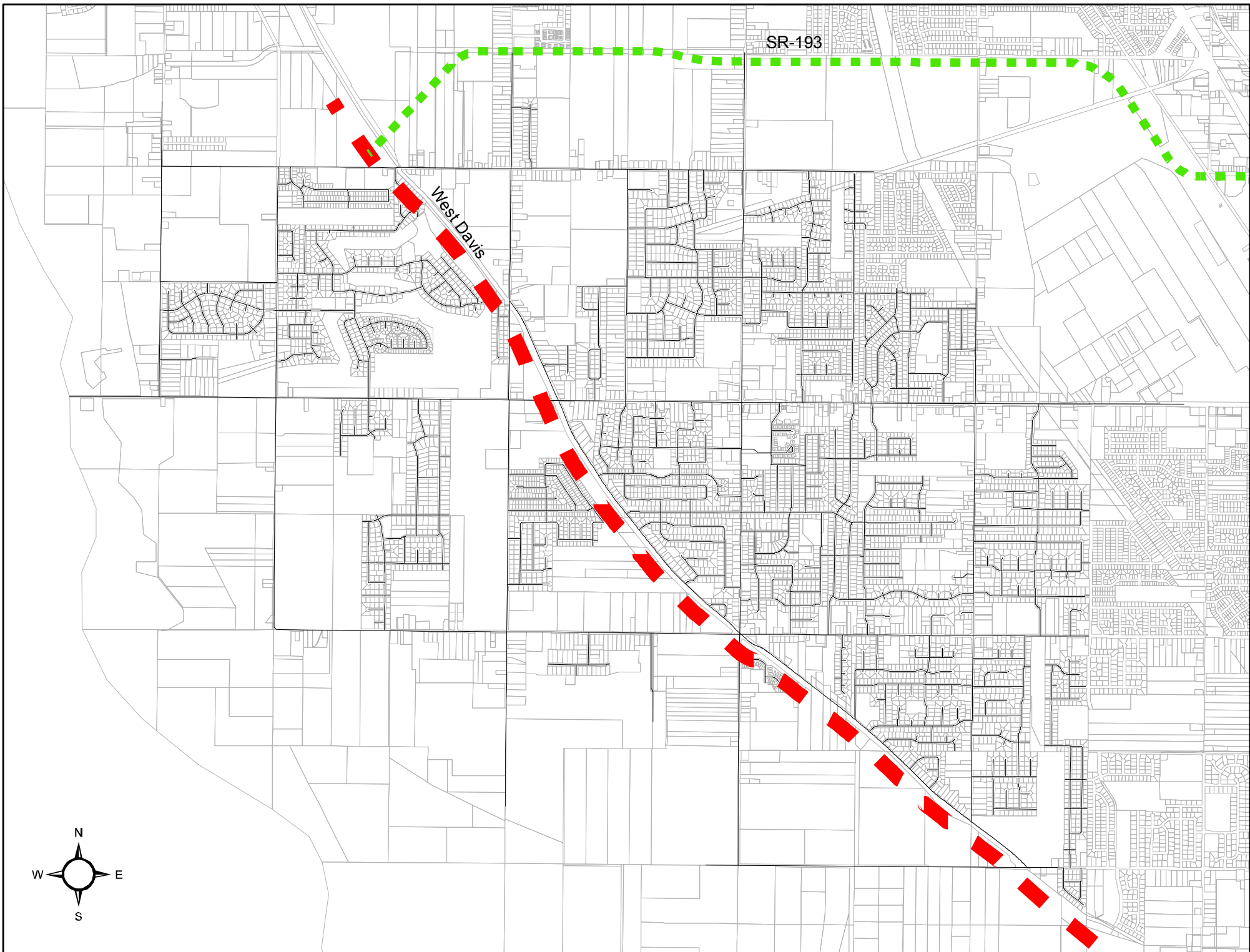
#### PLANNING

- Current Zoning and General Plans
- Purpose and need statements
- Planning Commission Committees
  - Community and Property owner involvement
- Design Guidelines and Standards
- Sustainable developments
- Regional development
  - Consistent planning

#### ECONOMIC DEVELOPMENT

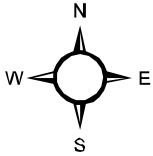
- Development of a CDA or EDA
  - Providing incentives to businesses
  - Update utility infrastructure
- Create high quality jobs within the region
- Tourism

These projects have and will continue to take the efforts of many, to make this area a very vital portion of the City.



SR-193

West Davis





## Syracuse City

### Syracuse City Council Special Meeting Agenda

**August 24, 2010 – immediately following the Work Session meeting,  
which begins at 6:00 p.m.**

City Hall Conference Room

Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
2. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property. (*roll call vote*).
3. Adjourn.

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