



SYRACUSE CITY

Syracuse City Council Business Meeting

October 13, 2026 – 6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.

Electronic Via [Zoom](#)

Connect via telephone: +1-301-715-8592 US, meeting ID: 812 5479 2502

Streamed on Syracuse City [YouTube Channel](#)

1. Meeting called to order.
Invocation or thought.
Pledge of Allegiance.
Adopt agenda.
2. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. *(Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.gov, by 4:00 p.m. on October 13, 2026. Comments submitted by the deadline will be read for the record of the meeting.)*
3. Ceremonial: (5 min.)
 - a. Administration of Oath of Office for new Youth Court members.
4. Appointment: (5 min.)
 - a. Proposed Resolution R26-42 appointing Evan Brown to the Disaster Preparedness Committee.
5. Approval of minutes: (2 min.)
 - a. September 8, 2026 City Council Business Meeting.
 - b. September 8, 2026 Special Redevelopment Agency Business Meeting.
 - c. September 8 2026 Special Municipal Building Authority Business Meeting.
6. Consent agenda: (5 min.)
 - a. Authorize execution of Memorandum of Understanding (MOU) with Davis County re: Costco sales tax distributions.
 - b. Proposed Resolution R26-37 authorizing the execution of the Intercounty Automatic Aid Fire Agreement.
 - c. Proposed Resolution R26-38 amending the City Policy to allow for consideration of financial hardship relative to ambulance billing.
 - d. Proposed Resolution R26-39, amending the Syracuse City Wage Scale for Fiscal Year (FY) ending June 30, 2027.
 - e. Proposed Ordinance 2026-25, amending Syracuse Municipal Code (SMC) Section 11.20.075 regarding Park and Ride Lots.
 - f. Declaration of surplus property: Fire Department 2011 Kenworth Fire Tender.
7. Public hearing: Surplus property declaration and Proposed Resolution R26-43 authorizing the sale of 1.526 acres of real property located at approximately 1862 W. 1700 S. to the Syracuse City Redevelopment Agency (RDA). (5 min.)
8. Public hearing: Proposed Resolution R26-40, amending the Syracuse City budget for the Fiscal Year (FY) ending June 20, 2027. (10 min.)
9. Proposed Resolution R26-41 adopting the Automated Clearing House (ACH) fraud prevention and fraud monitoring policy. (5 min.)
10. Review and consideration of potential acquisition of Davis School District (DSD) surplus property. (10 min.)
11. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. *(Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.gov, by 4:00 p.m. on October 13, 2026. Comments submitted by the deadline will be read for the record of the meeting.)*
12. Mayor/Council announcements.
13. Adjourn.

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 October, 2026 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.gov>. A copy was also provided to the Standard-Examiner on October 8, 2026.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER



COUNCIL AGENDA

October 13, 2026

Agenda Item #4

Disaster Preparedness Committee appointment.

Factual Summation

- Any questions regarding this agenda item may be directed at Mayor Maughan.
- The Disaster Preparedness Committee seat for the Fremont District is currently vacant and Mayor Maughan has recommended the appointment of Evan Brown to fill the vacancy, with his term to expire in June of 2027.
- Mayor Maughan asks for the Council's advice and consent via action on the proposed resolution that has been written to formalize the appointment.

Factual Summation

Consider action on proposed resolution R26-42 appointing Evan Brown to the Disaster Preparedness Committee (DPC), with his term expiring June of 2027.

RESOLUTION R26-42

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING
EVAN BROWN TO THE SYRACUSE CITY DISASTER PREPAREDNESS
COMMITTEE.**

WHEREAS, Title 3 of the Syracuse City Code provides for the establishment of a Disaster Preparedness Committee in Syracuse; and

WHEREAS, Section 3.50.020 of the Syracuse City Code calls for the appointment of seven members of who will serve terms of three years; appointments are made by the Mayor with the advice and consent of the Council; and

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

SECTION 1: Appointment: Evan Brown is appointed to the Disaster Preparedness Committee with his term to expire June 30, 2027.

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 13th DAY OF OCTOBER, 2026.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Dave Maughan, Mayor



CITY COUNCIL AGENDA

October 13, 2026

Agenda Item #5

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
 - September 8, 2026 City Council Business Meeting.
 - September 8, 2026 Special Redevelopment Agency Business Meeting.
 - September 8 2026 Special Municipal Building Authority Business Meeting.
 - September 22, 2026 City Council Work Session.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Regular Meeting September 8, 2026

Minutes of the Regular Meeting of the Syracuse City Council, held on September 8, 2026, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 853 8425 5315, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Andrea Brown
Brett Cragun
Abraham Pollard
Julie Robertson
Paul Watson

DRAFT

Mayor Dave Maughan
City Manager Brody Bovero
Administrative Services Director/City Recorder Cassie Brown

City Employees Present:

Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Police Chief Alex Davis
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele

1. Meeting Called to Order

Mayor Maughan called the meeting to order at 6:00 p.m. as a regular meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Mayor Maughan provided an invocation. Councilmember Pollard led the audience in the Pledge of Allegiance.

COUNCILMEMBER ROBERTSON MOVED TO ADOPT THE AGENDA. COUNCILMEMBER POLLARD SECONDED THE MOTION, ALL VOTED IN FAVOR.

2. Public comment

Danny Hammon spoke on behalf of the Young Automotive Group. He thanked Syracuse City for being a public-private partner in automobile sales. He then highlighted additional services offered by Young Automotive Group to municipalities, including:

- Competitive bidding for automobile sales, encouraging the city to seek bids even if not currently purchasing from them.
- Collision repair services on state contract, noting they have the lowest prices in Davis County and offer first available bays for public safety vehicles.
- Upfitting services for public works trucks, brush trucks, paramedic trucks, captain's trucks, and police

vehicles, performed in Kaysville.

- Dealership for Toyne Fire Apparatuses, offering sales and service technicians in Kaysville, and suggesting lease options for fire apparatuses and ambulances.

Anne Hanson spoke regarding agenda item number 5a, the proposed rezoning of 2961 South 1550 West from R-2 to A-1. She stated that as a backyard neighbor, she was not in favor of the rezoning and that many neighbors were not notified of the change. She noted that the Planning Commission's recommendation for approval mentioned adjacent A-1 zoned properties, but argued these were a canal, a church, and a property likely grandfathered in and not used for agriculture, whose owner also opposed the rezoning. She expressed concern that the land could not support 20 pygmy goats, which the point system in the City's zoning ordinance would allow, and that the rezoning would prevent noise nuisance complaints for farm animals. Her biggest concern was the lack of upkeep of the property, which she described as having multiple project vehicles and trailers, and that the situation had worsened over the years.

Caleb Hanson requested the Council decline the rezoning from R-2 to A-1 for the property at 2961 South 1550 West. He provided context from his 4 years living there, stating that he and other Bluff Road neighbors, who share the majority of the property line, were significantly impacted. He described the yard as a mess, with dogs continuously entering his property, leading him and his parents to spend over \$6,000 on fencing and concrete. He reported that their shared chain-link fence was removed without consent. He recounted that four goats were introduced with inadequate containment, resulting in one goat entering his yard, having an altercation with his dog, and subsequently being euthanized. He stated that containment efforts remained insufficient, with a "big ugly makeshift chain link mass" and open doors, and that the number of goats had increased to eight or nine. He expressed concern that approving the rezoning would exacerbate existing issues with dead cars and a utility trailer on the property.

Grant Hanson also referenced the property located at 2961 South 1550 West, noting it was not maintained when he moved in 6.5 years ago. He recalled complaints leading to a vinyl fence being installed to block the property from the street. He reported issues with weeds entering his yard and observed rodents, specifically rats, coming from the neighbor's property to eat his garden vegetables. He mentioned his son had killed 12 to 15 rats that had attacked his quail, attributing them to the unmaintained property. He reiterated that the common chain-link fence was removed without notification or consent. He questioned whether four goats would turn into 23, or if other animals like cows or horses would be introduced without permission, and wondered when this type of behavior would end. He urged the Council to reject the rezone application.

Cammie Hanson expressed disagreement with the rezoning of 2961 South 1550 West, stating that the area is suburban, not rural or a farm area. She argued that if residents want to have farm animals, they should move to areas with more land. She

City Council Regular meeting
September 8, 2026

noted that the goats create constant noise and that she and her son have incurred pest control expenses due to rats originating from the property.

3a. Recognition Presentation of official *JustServe City* designation by Joni Phillips, *JustServe* program representative.

An administrative staff memo explained that with the City Council's recent adoption of the resolution committing Syracuse City to volunteerism and community service, all steps required to become a JustServe City have now been completed. As a result, JustServe has formally recognized Syracuse City for its efforts and has issued an official designation. A JustServe representative will present the Mayor and City Council with the official JustServe City award. The representative has requested the opportunity to formally present the designation during the agenda item, followed by a brief photo session with the Mayor and Council for documentation and future community outreach.

JustServe representative, Joni Phillips, reviewed historical volunteerism efforts in Syracuse City and presented the Mayor and Council with the official JustServe City award/designation. She invited the Mayor, Council, staff, and public to join her for refreshments in the lobby area following the closure of the business meeting.

4. Approval of minutes.

The following minutes were reviewed by the City Council: August 11, 2026 Regular City Council Business Meeting, August 11, 2026 City Council Work Session, and August 18, 2026 Special City Council Business Meeting.

COUNCILMEMBER BROWN MADE A MOTION TO APPOROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

5a. Common consent: Proposed Ordinance 2026-22 amending the Syracuse City Zoning Map for approximately .684 acres of real property located at approximately 2961 S. 1550 W. from Residential (R-2) to Agriculture (A-1).

Councilmember Watson requested to remove the item from the consent calendar on the meeting agenda.

A staff memo from the Community and Economic Development (CED) Department explained the City has received an application from Michael Shampton to rezone parcel 12-938-0034 (.684 acres). The property is located approximately 2961 S 1550 W. The property is owned by Michal and Shauna Shampton. The existing zoning is R-2 and the proposed zoning is A-1. The reason for the rezone request as stated by the applicant is as follows: "the immediate intent for this rezone is to allow

1 the property owner to legally keep and care for small, domesticated livestock—specifically, Nigerian pygmy goats—for
2 personal hobby use, companionship, and vegetation management."

3 The memo further explained agriculturally zoned lots (A-1), containing a minimum of 21,780 square feet are allocated
4 40 animal points with an additional accrual of one point for each 1,089 square feet thereafter. The property in question is
5 approximately 29,795 square feet in size, allowing for 47 animal points. The points can be 'spent' in any combination consistent
6 with the table found in Syracuse Municipal Code (SMC) Section 10.30.040. The general plan for the property is Low Density
7 Residential. The proposed zoning is congruent with the general plan. Minimum lot size in the A-1 is .5 acre and the existing
8 lot size is compliant at .684 acres. The goal of tonight's discussion is to vote to either approve, deny, or table the item. Planning
9 Commission is forwarding a recommendation to approve following a public hearing held on August 4, 2026.

10 Councilmember Cragun raised a question about the notice provided to surrounding property owners, stating that his
11 initial thinking was influenced by a lack of strong objection from the public, which had now changed based upon input provided
12 during tonight's public comment period. He asked for clarification on how notice was provided. CED Director Steele responded
13 that state law for noticing was followed for the public hearing held by the Planning Commission, and postcards were sent. To
14 his understanding, everything was properly noticed.

15 Councilmember Watson also expressed concern that the Council's initial understanding of no strong objections had
16 changed. He noted that a drive-through of the area revealed it was primarily residential, with only a canal and a church bordering
17 the property zoned agricultural, not a heavy agricultural area. He raised concerns about "spot rezoning" from R-2 to A-1,
18 questioning if this would set a precedent for allowing higher density in low-density zones or vice-versa. He emphasized that
19 the current property owner might not always be there, and future owners could introduce more animals. He stated that residents
20 purchasing homes in the area would not expect agricultural issues. His current consideration was to keep the zone as R-2, given
21 the additional public input. Council members Brown and Robertson agreed, stating that the neighborhood's expectation was
22 not to have animals, and the area would likely develop residentially, not agriculturally.

23 Councilmember Pollard also agreed and expressed that the issue should have been addressed at the Planning
24 Commission's two public hearings, which might have prevented it from reaching the Council with a negative recommendation.
25 He suggested exploring the issue further, maintaining the current zoning of the property rather than making a change.

26 Mayor Maughan added that when he drove around the property, he found the map did not accurately represent the
27 area, noting a street between agricultural land and the subject property. He agreed with the Council's concerns.

28 Councilmember Cragun cautioned against creating a disincentive for citizens to attend public hearings by addressing
29 issues at the last minute during public comment that should have been raised earlier.

The Mayor called for a motion on the proposed ordinance.

COUNCILMEMBER ROBERTSON MADE A MOTION TO REJECT ORDINANCE 2026-22 AMENDING THE SYRACUSE CITY ZONING MAP FOR APPROXIMATELY .684 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 2961 S. 1550 W. FROM RESIDENTIAL (R-2) TO AGRICULTURE (A-1). COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Proposed Resolution R26-33 appointing Brandee Burke to the Syracuse Arts Council.

An administrative staff memo explained Arts Council leadership has requested the appointment of Brandee Burke to the Arts Council Board to fill a vacancy created upon the resignation of McKenzie Buckway. The proposed term of expiration is June of 2028.

Mayor Maughan reviewed the memo.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-33 APPOINTING BRANDEE BURKE TO THE SYRACUSE ARTS COUNCIL. COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Proposed Resolution R26-34 authorizing the co-sponsorship of a CHaRM event with Wasatch Integrated Waste Management District (WIWMD).

A memo from Mayor Maughan explained a CHaRM event is organized by the Utah Recycling Alliance. CHaRM stands for Collection of Hard-to-Recycle Materials; such events have been held successfully in Salt Lake County and the Alliance would like to expand this service to Davis County. He discussed his representation of the City on the Wasatch Integrated Waste Management District (WIWMD) Administrative Control Board and proposed co-sponsoring a CHaRM event. He explained that these events have been successful in Salt Lake County for three years and are expanding. Wasatch Integrated Waste will cover all financial costs, including the hosting fee. The City's only obligation would be to provide a space and help advertise the event, which would collect items like computer equipment, batteries, and broken bicycles (repurposed for those in need). Only mattresses and tires would incur a cost for citizens. The Mayor highlighted the environmental benefits and the positive experience of other small towns. The proposed date was October 17th, but October 24th was also an option due to fall break conflicts.

Councilmember Pollard asked about other arbitrary costs. The Mayor reiterated there were no out-of-pocket expenses for the City, only advertising support, which is already part of City operations. WIWMD would provide eight volunteers, and the City would only need to provide four or five additional people to support the event, potentially including Councilmembers. The event would run for three hours in the morning. Councilmembers expressed support and communicated their availability to assist with the event; the Mayor noted the benefit of Councilmembers attending to interact with citizens. He also mentioned that six weeks would be enough time to advertise if the co-sponsorship is approved tonight.

COUNCILMEMBER BROWN MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-34 AUTHORIZING THE CO-SPONSORSHIP OF A CHARM EVENT WITH WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT (WIWMD). COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Ordinance 2026-23 amending the Syracuse City Zoning Map for approximately .358 acres of real property located at approximately 2207 W. 1700 S. from Agriculture (A-1) to Light Commercial (LC).

A staff memo from the Community and Economic Development (CED) Department explained the City has received an application from Blake Anderson to rezone parcel 12-092-0148 (.358 acres). The property is located approximately 2207 W 1700 S which is the southeast corner of Antelope Drive and 2210 West. The property is owned by Rake LLC. The existing zoning is Agricultural (A-1) and the proposed zoning is Light Commercial (LC). The reason for the rezone request as stated by the applicant is as follows: “the current A-1 zoning does not permit commercial use, and the applicant proposes to construct a 65' x 30' (1,950 sq. ft.) commercial building on the site to accommodate a small-scale commercial use such as retail, a professional office (e.g., dental office), or a personal service business (e.g., hair salon). The specific tenant/use has not yet been finalized, but any use will be low-traffic, small-scale, and consistent with neighborhood-serving commercial uses. Given the parcel's location along Antelope Drive within the Town Center Overlay Zone, a commercial designation is consistent with the intended character and development pattern for this corridor. The proposed rezone will allow for productive commercial use of the property while remaining compatible with the Town Center Overlay Zone's design and use objectives and the surrounding mix of residential and commercial development.”

The general plan land use designation for the property is Commercial. The proposed zoning is congruent with the general plan. The Planning Commission held a public hearing on August 18, 2026 and forwarded a positive recommendation to approve this item. The goal of this discussion is to vote to approve, deny, or table.

CED Director Steele indicated there have been no changes to the application since the Council's review during their most recent work session meeting.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADOPT ORDINANCE 2026-23 AMENDING THE SYRACUSE CITY ZONING MAP FOR APPROXIMATELY .358 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 2207 W. 1700 S. FROM AGRICULTURE (A-1) TO LIGHT COMMERCIAL (LC).. COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Proposed Ordinance 2026-24 amending Sections 10.10.040 and 10.90 of the Syracuse Municipal Code (SMC) pertaining to drone operation within City limits.

A staff memo from the Community and Economic Development (CED) Department explained the City has been approached by Wing Drone Delivery who is proposing to establish a drone delivery business at the Syracuse Walmart. The business would deliver Walmart's goods via Beyond Visual Line of Sight (BVLOS) drones. The drivers of these drones are primarily at remote locations. The proposed setup would be contained within a fenced off a portion of the Walmart parking lot. They call this a 'nest'. Inside the fence, there are drone landing pads, a battery generator, and a storage shed. The city does not have a regulatory framework for this land use as it is a relatively new technology. The word 'drone' appears one time in city ordinance. It appears in the noise ordinance chapter listed as a prohibited noise during specific hours between 10 pm and 7 am during the week and 11 pm to 7 am on weekends. The words airport or heli-pad are not mentioned as permitted uses in any zone. The City does not have an airport, but there is a heli-pad located at the Syracuse Emergency Center on 2000 West and State Road (SR) 193. Also, in adjacent unincorporated Davis County, there is a model airplane flying club and a mosquito abatement airstrip. Drone ports and airports are not the same in land use planning. While both fall under aviation, traditional airports are major infrastructure planned through regional authorities and governed strictly by the FAA. Drone ports in contrast, are compact and usually evaluated for site-level impacts like traffic, privacy, and localized noise. Because commercial drone delivery and operations have surged, many cities are actively updating their municipal codes to separate drone infrastructure from standard airport zoning. The purpose of this discussion is to explore the possibility of allowing this use within the city. If the use is desired, then the goal would be to craft an ordinance that permits the use within a zone or zones. Since this is a land use related item, it is required to receive a recommendation from Planning Commission before returning to Council for final approval. Planning Commission reviewed the item on August 18th and September 1st and is forwarding a recommendation for approval of the attached language.

1 CED Director Steele reviewed the staff memo and stated that the Planning Commission has recommended specific
2 regulations regarding certificates, training, pilots, and FAA regulations, noting that federal law would supersede any conflicting
3 local regulations. The Mayor expressed concern that overly specific local regulations might not keep pace with federal law and
4 could lead to the city being "out of pocket." He advocated for keeping the ordinance broad and aligned with FAA statements.

5 Councilmember Watson agreed with the concept of keeping the ordinance broad in terms of alignment with FAA
6 regulations but was open to City-specific elements like commercial drone takeoff/landing restrictions. Councilmember Pollard
7 agreed and emphasized that "less is more," and it's easier to regulate later if problems arise, rather than being overly restrictive
8 initially. He wanted to be friendly to businesses and industry.

9 Councilmember Watson suggested keeping specific provisions regarding commercial drone takeoff/landing/package
10 drop-offs not being allowed on streets, sidewalks, parking, or properties, and a minimum physical separation distance of 250
11 feet between drone launch/delivery centers and sensitive environments.

12 Mayor Maughan questioned the 250-foot separation, finding it "self-evident".

13 Councilmember Cragun asked where the suggested ordinance language came from. Mr. Steele indicated it was created
14 through a collaborative effort of staff and the Planning Commission.

15 Mayor Maughan suggested striking some language in the proposed ordinance that was considered to be overly specific.
16 Mr. Steele clarified that one option discussed at the Planning Commission was to list commercial drone use as a banned use,
17 but it was later proposed to make it a conditional use, requiring service providers to meet certain conditions.

18 Councilmember Watson proposed listing drone operations as a conditional use as listed under subsection F, striking
19 everything under F except for the minimum physical separation distance of 250 feet and the requirement to comply with all
20 FAA regulations. City Attorney Winchester indicated he feels that adjustment is adequate and can be enforced

21 City Manager Bovero clarified that if commercial drone operation is a permitted use without restrictions, a permitted
22 entity would be vested once their permit is granted and the City could not retroactively impose restrictions (e.g., a 250-foot
23 buffer) if problems developed. Mr. Steele agreed and stated that if it were a conditional use, conditions like the 250-foot buffer
24 and FAA compliance could be enforced, and the conditional use permit could be revoked if conditions were not met.
25 Councilmember Watson acknowledged that is a good point that the City would not be able to retroactively solve problems if a
26 drone operations is listed as a permitted use.

27 COUNCILMEMBER WATSON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 2026-24
28 AMENDING SECTIONS 10.10.040 AND 10.90 OF THE SYRACUSE MUNICIPAL CODE (SMC) PERTAINING TO
29 DRONE OPERATION WITHIN CITY LIMITS, WITH THE FOLLOWING AMENDMENTS: LISTING A DRONE

1 OPERATION AS A CONDITIONAL USE IN SUBSECTION F, STRIKING EVERYTHING UNDER F EXCEPT FOR A
2 MINIMUM PHYSICAL SEPARATION DISTANCE OF 250 FEET BETWEEN DRONE LAUNCH AND DELIVERY
3 CENTERS AND SENSITIVE ENVIRONMENTS (INCLUDING SCHOOLS, HOSPITALS, PARKS, AND RESIDENTIAL
4 LOT LINES), AND REQUIRING COMPLIANCE WITH ALL FAA REGULATIONS. COUNCILMEMBER POLLARD
5 SECONDED THE MOTION; ALL VOTED IN FAVOR.

6
7 10. Proposed Resolution R26-35 authorizing the Mayor to execute a
8 lease/purchase agreement for the acquisition of a fire engine and water
9 tender.

10 An administrative staff memo explained the proposed lease agreement is between ZMFU II, Inc (a wholly owned
11 subsidiary of Zions Bank), and the City for the purchase of a new fire engine (\$1,200,000) and water tender (\$600,000). This
12 is a five-payment, four-year lease, with the first payment to be made at the inception of the least agreement on September 30,
13 2026 and each additional payment to be made annually on September 30 of each year. The final payment will be made on
14 September 30, 2030. The interest rate is a fixed 4.55 percent rate over the life of the lease agreement.

15 Assistant City Manager Marshall reviewed his staff memo and noted both pieces of equipment will be delivered the
16 City within approximately one month.

17 Councilmember Watson asked what will happen with the equipment after the lease term expires. Mr. Marshall clarified
18 that the transaction is a lease/purchase, meaning the assets would belong to the City once the lease was paid off.

19 COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-35 AUTHORIZING THE
20 MAYOR TO EXECUTE A LEASE/PURCHASE AGREEMENT FOR THE ACQUISITION OF A FIRE ENGINE AND
21 WATER TENDER. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

22
23 11. Proposed Resolution R26-36 authorizing and approving the execution
24 and delivery of a Master Lease Agreement and a Ground Lease
25 Agreement by and between the City and the Municipal Building Authority
26 of Syracuse City, Utah (the "Authority"); authorizing the issuance and sale
27 by the Authority of not more than \$11,000,000 aggregate principal amount
28 of Lease Revenue Refunding Bonds; and related matters.

1 An administrative staff memo explained the Municipal Building Authority (MBA) is a separate legal entity from
2 Syracuse City Corporation. It was established in August 2006 to allow the City to streamline the funding and construction of
3 City facilities. The MBA borrows funding, constructs facilities, and leases them to the City. The lease payments made by the
4 City provide the revenue for the MBA to make the debt payments. Eventually the debt will be paid off and the properties will
5 be deeded to the City. The executive board of the MBA is comprised of the Mayor and Council of Syracuse City. In November
6 2023, the MBA issued lease revenue bonds to finance the construction of Fire Station No. 32. The financing was completed
7 through a direct placement with Webster Bank. The bonds carry a fixed interest rate of 4.95 percent over a 20-year term and
8 mature in November 2043. Under the financing agreement, the bonds are non-callable for the first three years and become
9 callable at par, without penalty, beginning in November 2026. If the Council decides to approve the refinance of the bonds, it
10 would be for the remaining years of the 2023 MBA bond (2026 to 2043). The City's current interest rates is a 4.95 percent flat
11 rate for the remaining life of the bond. Rates have been steadily rising since Administration last discussed this topic with the
12 Council in August; staff will provide updated rates during the meeting. There is a real possibility that rates have risen high
13 enough that refinancing at this point may not provide significant savings. If this Council wants to move forward, there will be
14 an eight to ten week timeline to rate the bonds, place them in the market, and close. If the Council decides to reject the
15 refinance option, it can still approve the parameters resolution and postpone the refinance for up to a year before the parameters
16 resolution expires. Since the MBA and Syracuse City are two separate legal entities, there are two separate resolutions – one
17 for Syracuse City and the other for the MBA. The MBA will hold a special meeting to approve the second resolution separately.

18 Assistant City Manager Marshall reviewed his staff memo and noted that since he drafted his memo, interest rates
19 have risen and the City's potential savings have decreased from nearly \$900,000 in July to about \$500,000. He advised
20 weighing the risk and reward of locking in rates now. The resolution would authorize the Council to approve up to \$11 million
21 at up to 5.5 percent interest, providing staff with parameters to act when rates are favorable.

22 Councilmember Pollard asked about the cost of getting a bond rating, which Mr. Marshall estimated at \$40,000-
23 \$45,000, incorporated into the cost savings. He clarified that if the City incurs these costs but rates are not favorable and the
24 bond is not refinanced, the City would be obligated to pay those costs.

25 Mayor Maughan clarified that this resolution authorizes parameters, allowing the City to act quicker if rates become
26 favorable, without missing opportunities. He confirmed that the current bonds were not yet due, so no opportunity had been
27 missed. Mr. Marshall agreed and recommended passing the parameters resolution but pausing the actual refinance for now,
28 incurring no costs until the decision is made to proceed. He stated that even with parameters passed, the Council would still
29 need to approve the actual refinancing action. The parameters could remain in place for six months to a year.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-36 AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT AND A GROUND LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF SYRACUSE CITY, UTAH (THE "AUTHORITY"); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF NOT MORE THAN \$11,000,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE REFUNDING BONDS; AND RELATED MATTERS. COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

13. Annual fraud risk assessment and review.

An administrative staff memo explained the purpose of this agenda item is for the Council to review the framework for the City's annual fraud risk assessment and evaluate the current fraud risk assessment score of 355, which is considered low risk. Administration is required to submit a rating form to the State Auditor each year and it must be presented to and reviewed by the City Council prior to submission.

Assistant City Manager Marshall reviewed his staff memo and reported that the City remains at a low risk for fraud, with no changes from the previous year. He noted two items that could improve the score to "very low risk": implementing an internal audit function and an informal audit committee – but these would incur significant costs. The Mayor confirmed that these items were deemed too expensive for a city of Syracuse's size. Councilmember Watson stated he has not desire to implement those measures at this time.

Mayor Maughan clarified this is an informational item and not vote is required. He advised Mr. Marshall to submit the annual fraud risk assessment report to the State.

12. Authorize sale of previously surplussed City-owned land located at approximately 1882 W. 1700 S. to Syracuse City Redevelopment Agency (RDA).

An administrative staff memo explained the City intends to sell approximately 1.526 acres located 1822 W. 1700 S. to the Syracuse City RDA. The reason for the sale is twofold, one to develop additional parking for the adjacent Founder's park, and two, generate economic development opportunities in the form of sales tax and property tax revenue from the eventual private development on the property. The RDA is better positioned to negotiate incentives for economic development, and that is the primary reason for the transfer from the city to the RDA. Total sales price is determined by multiplying the acreage (1.526 acres or 66,488 sf) by the value of the property. The proposed value is established at \$16.5 per square foot (PSF) which equals

City Council Regular meeting
September 8, 2026

1 \$1,097,052 for the total sales price. The City commissioned an appraisal of the property January 6, 2020. That appraisal came
2 back establishing a value of \$800,000, which was approximately \$12 PSF. Also, the City commissioned an appraisal of similar
3 City owned commercial property located at 1700 s and 3000 W in July, 2025. That appraisal came back at approximately \$16.5
4 PSF. More recently, the RDA purchased property located at 2500 W 1700 South from Utah Department of Transportation
5 (UDOT); the appraised value for that transaction was about \$15 PSF. The proposed sale price of \$16.5 PSF is believed to be
6 fair market value. The city's surplus property policy says: "At the City Council's sole discretion, significant parcels may be
7 sold directly to a buyer under a negotiated price without going through a competitive bid process. In deciding whether to sell
8 real estate in this method, the Council should take into consideration the following:

- 9 a. Whether it is of greater advantage to the City, for community or economic development purposes to sell
10 without a competitive bid process.
- 11 b. Whether there is a real or perceived conflict of interest with the sale on behalf of any members of the Council
12 or the Mayor.

13 The City is proposing to sell directly to a buyer under a negotiated price without going through a competitive bid
14 process because it is anticipated to be of greater advantage for economic development purposes. There are no real or perceive
15 conflict of interest with the sale on behalf of any members of the Council or Mayor. The property was previously surplussed
16 on February 25, 2020 following a properly noticed public hearing.

17 Mayor Maughan reviewed the staff memo and explained that the property (east of Maverick, west of the Peck
18 Orthodontics) had been previously surplussed, reacquired, but not re-surplussed. The City must declare the property surplus,
19 declaring the method of surplus (private sale from City to RDA), and authorizing this by a vote. A future public hearing is
20 needed before the actual real estate transaction can occur and he asked that the Council consider a motion to declare the property
21 as surplus, declare the method of surplus as a private sale to the RDA, and call for a public hearing regarding the surplus action
22 to be scheduled for October 13, 2026.

23 COUNCILMEMBER POLLARD MADE A MOTION TO DECLARE THE PROPERTY LOCATED AT 1882 W.
24 1700 S. AS SURPLUS, DECLARE THE METHOD OF SURPLUS AS PRIVATE SALE TO THE SYRACUSE CITY
25 REDEVELOPMENT AGENCY, AND CALL FOR A PUBLIC HEARING REGARDING THE SURPLUS ACTION ON
26 OCTOBER 13, 2026. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

27
28 Mayor Maughan recessed the meeting at 7:10 p.m. to allow the body to convene in special Redevelopment Agency
29 and Municipal Building Authority meetings.

The City Council meeting reconvened at 7:13 p.m.

14. Public comments

There were no additional public comments.

15. Mayor/Council reports and announcements

The Council and Mayor then provided announcements about recent and upcoming community events, and other opportunities for public involvement.

16. 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.

COUNCILMEMBER ROBERTSON MADE A MOTION TO 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 COUNCILMEMBER BROWN SECONDED THE MOTION ALL VOTED IN FAVOR.

The Closed Session started at 7:20 p.m.

The City Council meeting reconvened at 8:59 p.m.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADJOURN. COUNCILMEMBER WATSON SECONDED THE MOTION ALL VOTED IN FAVOR TO ADJOURN.

The meeting adjourned at 9:00 p.m.

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Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Redevelopment Agency Special Meeting, September 8, 2026.

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency of September 8, 2026, at 7:10 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 853 8425 5315, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Members: Andrea Brown
Brett Cragun
Abraham Pollard
Julie Robertson
Paul Watson

DRAFT

Mayor Dave Maughan
City Manager Brody Bovero
Administrative Services Director/City Recorder Cassie Z. Brown

City Employees Present:

Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Police Chief Alex Davis
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Communications Specialist Kara Finley

1. Meeting Called to Order/Adopt Agenda

Mayor Maughan called the meeting to order at 7:10 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Boardmember.

COUNCILMEMBER ROBERTSON MOVED TO ADOPT THE AGENDA. COUNCILMEMBER WATSON SECONDED THE MOTION, ALL VOTED IN FAVOR.

2. Authorize Redevelopment Agency (RDA) purchase of previously
surplussed City-owned land located at approximately 1882 W. 1700 S.

on the property. The RDA is better positioned to negotiate incentives for economic development, and that is the primary reason for the transfer from the city to the RDA. Total sales price is determined by multiplying the acreage (1.526 acres or 66,488 sf) by the value of the property. The proposed value is established at \$16.5 per square foot (PSF) which equals \$1,097,052 for the total sales price. The City commissioned an appraisal of the property January 6, 2020. That appraisal came back establishing a value of \$800,000, which was approximately \$12 PSF. Also, the City commissioned an appraisal of similar City owned commercial property located at 1700 S. and 3000 W. in July, 2025. That appraisal came back at approximately \$16.5 PSF. More recently, the RDA purchased property located at 2500 W. 1700 S. from Utah Department of Transportation (UDOT); the appraised value for that transaction was about \$15 PSF. The proposed sale price of \$16.5 PSF

1 is believed to be fair market value. The city's surplus property policy says: "At the City Council's sole discretion, significant
2 parcels may be sold directly to a buyer under a negotiated price without going through a competitive bid process. In deciding
3 whether to sell real estate in this method, the Council should take into consideration the following:

4 a. Whether it is of greater advantage to the City, for community or economic development purposes to sell
5 without a competitive bid process.

6 b. Whether there is a real or perceived conflict of interest with the sale on behalf of any members of the
7 Council or the Mayor.

8 The City is proposing to sell directly to a buyer under a negotiated price without going through a competitive bid
9 process because it is anticipated to be of greater advantage for economic development purposes. There are no real or
10 perceive conflict of interest with the sale on behalf of any members of the Council or Mayor. The property was previously
11 surplussed on February 25, 2020 following a properly noticed public hearing.

12 BOARDMEMBER ROBERTSON MADE A MOTION TO AUTHORIZE THE PRIVATE PURCHASE FROM
13 THE CITY TO THE SYRACUSE CITY REDEVELOPMENT AGENCY, PREVIOUSLY SURPLUSSED LAND
14 LOCATED AT 1882 WEST 1700 SOUTH. BOARDMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN
15 FAVOR.

16
17
18 At 7:12 P.M., MAYOR MAUGHAN DECLARED THE MEETING ADJOURNED.

19
20
21
22 _____
23 Dave Maughan
24 Mayor

Cassie Z. Brown, MMC
City Recorder

25 Date approved: _____

Minutes of the Syracuse City Municipal Building Authority Special Meeting, September 8, 2026

Minutes of the Special Meeting of the Syracuse City Municipal Building Authority September 8, 2026, at 7:12 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 853 8425 5315, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Trustees: Andrea Brown
Brett Cragun
Abraham Pollard
Julie Robertson
Paul Watson

DRAFT

President Dave Maughan
City Manager Brody Bovero
Administrative Services Director/City Recorder Cassie Z. Brown

City Employees Present:

Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Police Chief Alex Davis
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele
Communications Specialist Kara Finley

1. Meeting Called to Order/Adopt Agenda.

President Maughan called the meeting to order at 7:12 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Trustee.

2. Proposed Resolution MBA26-02, authorizing the issuance and sale of not more than \$11,000,000 aggregate principal amount of Lease Revenue Refunding Bonds; and related matters.

An administrative staff memo explained the Municipal Building Authority (MBA) is a separate legal entity from Syracuse City Corporation. It was established in August 2006 to allow the City to streamline the funding and construction of City facilities. The MBA borrows funding, constructs facilities, and leases them to the City. The lease payments made by the City provide the revenue for the MBA to make the debt payments. Eventually the debt will be paid off and the properties will be deeded to the City. The executive board of the MBA is comprised of the Mayor and Council of Syracuse City. In November 2023, the MBA issued lease revenue bonds to finance the construction of Fire Station No. 32. The financing was completed through a direct placement with Webster Bank. The bonds carry a fixed interest rate of 4.95 percent over a 20-year term and mature in November 2043. Under the financing agreement, the bonds are non-callable for the first three years and become callable at par, without penalty, beginning in November 2026. If the Council decides to approve the refinance of the

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bonds, it would be for the remaining years of the 2023 MBA bond (2026 to 2043). The City's current interest rates is a 4.95 percent flat rate for the remaining life of the bond. Rates have been steadily rising since Administration last discussed this topic with the Council in August; staff will provide updated rates during the meeting. There is a real possibility that rates have risen high enough that refinancing at this point may not provide significant savings. If this Council wants to move forward, there will be an eight to ten week timeline to rate the bonds, place them in the market, and close. If the Council decides to reject the refinance option, it can still approve the parameters resolution and postpone the refinance for up to a year before the parameters resolution expires. Since the MBA and Syracuse City are two separate legal entities, there are two separate resolutions – one for Syracuse City and the other for the MBA.

TRUSTEE WATSON MADE A MOTION TO ADOPT RESOLUTION MBA26-02, AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$11,000,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE REFUNDING BONDS; AND RELATED MATTERS. TRUSTEE BROWN SECONDED THE MOTION; ALL VOTED AYE.

Assistant City Manager Marshall corrected a statement he made during the City Council business meeting regarding the companion item to this resolution; the City Council's action was to authorize the refinance, while the MBA's action is to approve the bond parameters. Additionally, the lock period for going to market would be 10 years, not five.

At 7:13 P.M. PRESIDENT MAUGHAN DECLARED THE MEETING ADJOURNED.

Dave Maughan
President

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the City Council Work Session of the Syracuse City Council, held on September 22, 2026 at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 834 7094 9728, in-person in the City Council Conference Room at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Brett Cragun
Paul Watson
Julie Robertson
Abraham Pollard

DRAFT

Mayor Dave Maughan
City Manager Brody Bovero
Deputy City Recorder Marisa Graham

City Employees Present:

Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Police Chief Alex Davis
Community and Economic Development Director Noah Steele
Public Works Director Robert Whiteley

The purpose of the Work Session was to receive public comments; review recommendation from the Planning Commission regarding proposed amendments to Syracuse Municipal Code (SMC) 10.28 landscaping standards; review and discuss proposed amendments to Syracuse City Ambulance Hardship Waiver policy; discuss proposed Surplus Property Declaration, 2011 Kenworth Fire Tender; review and discussion of proposed Intercounty Automatic Aid Fire Agreement; review and discussion of proposed ACH Fraud Prevention and Fraud Monitoring Policy; review and discussion of proposed amendments to the budget for the Fiscal Year (FY) ending June 30, 2026; review and discussion of proposed amendments to Syracuse Municipal Code (SMC) Section 11.20.075 regarding Park and Ride Lots; and discussion of proposed Memorandum of Understanding (MOU) with Davis County regarding Costco Sales Tax Distributions.

Public comments

Deputy City Recorder Graham read the following written public comment for the record of the meeting:

“Dear Mayor Maughan and Members of the City Council, please accept the following as my public comment for the September 22 City Council meeting. I appreciated Mayor Maughan's September message regarding critical thinking and the importance of weighing evidence, considering tradeoffs, and being willing to revise conclusions as new information becomes available. I believe those principles are particularly valuable when making financial decisions with public funds. With that in mind, I appreciate the City's willingness to consider refinancing the debt associated with Fire Station No. 32 if doing so can

1 meaningfully reduce costs. I also appreciate that City staff has acknowledged changing market conditions and the possibility
2 that refinancing may no longer produce sufficient savings. Before completing a refinancing transaction, I respectfully encourage
3 the City to establish a meaningful minimum savings threshold and publicly disclose the final interest rate, issuance and
4 transaction costs, annual debt-service savings, total lifetime savings, and net-present-value savings compared with retaining
5 the existing 4.95% financing. If the numbers no longer demonstrate a meaningful benefit after all costs are considered, I
6 encourage the City to wait for a better opportunity. I would also encourage the City to apply this same principle of measurable
7 accountability to the recent utility-rate changes. I appreciate the City's transparency in explaining the \$7.89 monthly increase
8 across six City services and identifying the costs driving those increases. As residents begin paying the higher rates, I encourage
9 the City to establish measurable outcomes showing what residents receive in return, including improvements in service levels,
10 public safety, reliability, and infrastructure. The same approach could be valuable in evaluating Costco and the surrounding
11 commercial development. Now that Costco is operating, I encourage the City to periodically compare actual sales- tax revenue
12 and other financial benefits with the projections used in its financial planning, while also accounting for the public infrastructure
13 costs associated with supporting the development. This would give residents a clearer picture of the development's net financial
14 benefit and whether the City's original assumptions are being realized. Over time, I would also appreciate the City explaining
15 how additional sales-tax revenue from Costco and other commercial growth affects the need for future increases in property
16 taxes, utility rates, or other fees paid by residents. One of the benefits residents hope to see from expanding the City's
17 commercial tax base is reduced pressure on households to shoulder increasing costs. I recognize that maintaining a growing
18 city requires adequate funding and that costs increase over time. My request is that when residents are asked to pay more, when
19 the City restructures long-term debt, or when major economic-development decisions are evaluated, we continue applying the
20 principles described in the Mayor's message: examine the evidence, evaluate alternatives and tradeoffs, and measure whether
21 the ultimate results delivered the anticipated benefits. Thank you for the City's continued efforts toward transparency and
22 responsible stewardship of taxpayer and ratepayer dollars. Sincerely, Eric Willison.”

23 A resident named Sarah raised concerns regarding the treatment of her neighbor John Shampton at the August business
24 meeting. Sarah stated she believes the City Council should approve Mr. Shampton’s zoning request for the following reasons:

- 25 1. The time for public comment had passed; John had the option to quietly post the public notice, but he went out
26 of his way to let all his neighbors know, he spoke directly to neighbors or texted them.
- 27 2. Mr. Shampton was treated unfairly and not given a chance to address the accusations.
- 28 3. The city messed up; The pond was owned and maintained by the city until the sale of the home in 2016. The city
29 attached it to the property with the promise that it would be zoned for animals as a benefit to the owner, with the

1 return promise that the owner would not build on it and maintain it. The Young's and Shampton's have spent
2 thousands of dollars on sprinkler systems, fencing, lawn mowers, and hours maintaining a pond for the benefit of
3 the City.

- 4 4. The precedence of this property was zoned for animals for past 10 years. Mr. Shampton purchased the home and
5 mows the lawn; the goats help by eating noxious weeds and the city and neighbors benefit from this. All for the
6 benefit of the City and his neighbors to protect the homes from flooding, this should matter more than aesthetics.

7 Debra Wood stated she is seeking approval of John Shampton's request for rezoning his property at 2961 S. 1550 W.
8 from R-2 to A-1. She expressed concerns regarding citizens who made public comments opposing the zoning after the deadline.
9 She explained that yard grooming and zoning are two different issues and Mr. Shampton has made improvements to the property
10 with fencing of the retention pond and sprinklers. Mr. Shampton was not given a chance to discuss the issues and had no support
11 since it was past the deadline. Ms. Wood explained that the neighbors would be willing to help Mr. Shampton resolve any issues
12 that would help with zoning the property.

13 Kevin Pack explained he is a Syracuse resident and local beekeeper who participates in the Syracuse Farmers Market.
14 He expressed concerns over any changes that could be potentially made to the upcoming farmers market year and stated he
15 enjoys participating in the farmers market and encourages competition among vendors. Mayor Maughan acknowledged the
16 comments and noted that the Council have not discussed any changes to the agreement for the Farmers Market and stated
17 anyone in any City Council meeting can participate in public comment.

18
19 **Planning item C1: Recommendation from Planning Commission:**

20 **proposed amendments to Syracuse Municipal Code (SMC) 10.28**

21 **- Landscaping Standards.**

22 A staff memo from the Community and Economic Development (CED) Director explained that staff have identified
23 an issue with the ordinance that would allow commercial development to install large swaths of gravel or mulch in their
24 landscaping void of plant material. The proposed amendment would require that each area of landscaping have at least 60
25 percent coverage with plant material.

26 City Attorney Winchester reviewed the staff memo and noted that the Planning Commission expressed concerns
27 regarding large areas of rock or gravel without accompanying plant material. Community and Economic Development Director
28 Steele clarified that the ordinance is staff-initiated and is intended to strike a balance between water-wise landscaping and the

1 inclusion of plants. He emphasized the desire to avoid contributing to heat-island effects and preventing unsightly landscape
2 conditions.

3 Councilmember Pollard stated that the Planning Commission's concerns were influenced in part by the remaining
4 parcel associated with the Dutch Bros development, noting the Commission did not want the retention basin to consist solely
5 of gravel. The Mayor addressed these concerns and commented that the Council has recently taken action related to this issue,
6 adding that he believes only two properties in the City remain where such concerns could arise.

7 Councilmember Robertson expressed support for the proposed ordinance, stating that requiring 60 percent coverage
8 with water-wise plants would enhance the value and appearance of the City.

9 Councilmember Watson raised concerns about requiring business owners to install irrigation systems in order to
10 comply with the ordinance. He stated that while he does not want properties to become overgrown with weeds, he believes
11 existing ordinance provisions already address that issue.

12 Mayor Maughan expressed concern that stricter landscaping standards may deter prospective businesses and
13 encourage them to locate in neighboring cities due to higher costs. He stated he would prefer to have businesses located in the
14 City, even if they use gravel.

15 Councilmembers Cragun, Watson, and Pollard expressed concern over the proposed amendments and ultimately
16 Mayor Maughan concluded that there wasn't enough support for this item to move forward.

17
18 **Fire Department item D1: Review/discussion of proposed**
19 **amendments to Syracuse City Ambulance Hardship Waiver policy.**

20 A staff memo from the Fire Chief explained that Syracuse City currently has an ambulance billing financial hardship
21 policy (R19-06) that is handled through a paper application and manual calculation. The application is either approved or denied
22 and forwarded to the billing company for processing. The application process requires a copy of the applicant's tax return from
23 the most recent filing year and pay stubs to verify income. The Personally Identifiable Information (PII) remains with the
24 application during the review process. Syracuse Fire's billing company, First Professional Services Corporation, has created a
25 secure online financial hardship application. This includes all required information and automatically calculates the discount
26 based on the applicant's family size and annual income, in relation to the Federal Poverty Guidelines. Syracuse Fire
27 Administration is notified via email that there is a completed application that requires review. We then log into their secure site,
28 review the application, and approve or deny it. No paper and no physical handling of PII. The proposed practice is much more

1 efficient and secure. It continues to use the same calculations as previously approved with only minor changes. It also removes
2 Syracuse City from collecting and storing the application and required information, including PII.

3 Summary of policy changes:

- 4 • Removes a paper application submission and requires electronic form submission.
- 5 • Reduces eligibility for fee reduction from 250% of the Federal Poverty Guideline to \$195%.
- 6 • Creates a discount matrix based on household size, annual income, and the most current Federal Poverty
7 Guidelines for quicker resolution and standardization.
- 8 • Changes the minimum amount accepted from \$100 to 5% of the remaining ambulance bill.

9 The Mayor reviewed the staff memo and noted that the City has historically provided a hardship waiver and will
10 continue to do so. He stated that the City will not deny services to any individual.

11 Fire Chief Byington explained that the primary change in the proposed process involves how staff manages protective
12 information. He stated that the current system relies on a paper application, whereas the revised process would utilize the billing
13 company and their system. All sensitive information would be securely stored on the billing company's server, and once the
14 application is processed, the necessary information would be forwarded to the Fire Department for approval.

15 Councilmember Watson asked whether the use of the billing company for hardship waivers would incur additional
16 costs, and whether the new process would reduce staff workload. Chief Byington confirmed that there would be no additional
17 costs and that the proposed changes would reduce the workload for staff.

18 City Attorney Winchester inquired whether the billing company would transmit information to the Fire Department
19 digitally and how long such information would be retained. Chief Byington responded that he would have access to the billing
20 company's secure site and would not need to download or retain any of the information.

21 Mayor Maughan indicated the Council felt comfortable with the proposed amendments to hardship waiver policy and
22 this item will move to the consent agenda at the October 13 business meeting for a vote.

23
24 **Fire Department item D2: Proposed Surplus Property Declaration,**

25 **2011 Kenworth Fire Tender.**

26 A staff memo from the Fire Chief explained that the Fire Department is requesting to surplus a 2011 Kenworth Water
27 Tender following the City policy. This vehicle is still in service and is in the process of being replaced as part of the fleet
28 rotation and as approved in the FY27 budget. The new water tender is anticipated to be completed and placed into service
29 within the next 45 days.

The Mayor explained the Fire Department is requesting to surplus a 2011 Kenworth Water Tender that has since been replaced. The Council felt comfortable with this request and the Mayor concluded that this item will be placed on the consent agenda at the next business meeting.

**Fire Department item D3: Review/discussion of proposed
Intercounty Automatic Aid Fire Agreement.**

A staff memo from the Fire Chief explained that this agreement predefines how incidents across county lines (Weber/Davis) should be dispatched and managed. This agreement is a renewal of our previous Intercounty Automatic Aid Fire Agreement that was executed in 2020 and has since expired. The main difference between this agreement and the previous agreement is the inclusion of Hill Air Force Base Fire Protection in the response model.

Fire Chief Byington reviewed his staff memo and explained this is an Automatic Aid Fire Agreement between Davis and Weber County agencies. He explained that the last agreement expired in 2025, and this would renew that agreement with the inclusion of Hill Air Force Base Fire Protection.

The Council expressed general agreement with the proposed Intercounty Automatic Aid Fire Agreement. The Mayor stated this item will move forward to the consent agenda at the October business meeting for the Council to take action on.

**Finance item E1: Review/discussion of proposed ACH Fraud
Prevention and Fraud Monitoring Policy.**

A staff memo from the Assistant City Manager explained that staff are recommending the adoption of the Automated Clearing House (ACH) Fraud Prevention and Fraud Monitoring Policy. The policy is required under updated NACHA Operating Rules, which mandate formal, risk-based procedures to detect and prevent fraudulent ACH transactions. These controls are necessary to protect public funds and ensure compliance in all City ACH activities, including payroll, vendor payments, utility billing, and intergovernmental transactions. The policy establishes internal controls, monitoring requirements, verification procedures for banking information changes, and fraud-response protocols. These measures align with evolving national fraud standards and support responsible financial management for Syracuse City. Adoption of this policy strengthens fraud prevention, ensures compliance with NACHA rules, and provides clear guidance to staff.

Assistant City Manager Marshall reviewed his staff memo and explained that NACHA is an organization who set the operating rules for the Automated Clearing House (ACH) and they are requiring a formal mandated policy. Mr. Marshall explained these are practices that the City is already doing and recognizing.

The Mayor concluded that he sensed a general consensus from the Council and stated this item will move forward to the next business meeting for a vote.

**Finance item E2: Review/discussion of proposed amendments to
Syracuse City Wage Scale for Fiscal Year (FY) ending June 30,
2027.**

A staff memo from the Assistant City Manager explained that the proposed amendments to the Syracuse City Wage Scale for Fiscal Year (FY) 2026-2027 are as follows:

- Police Officer I – top of scale should be \$35.67 instead of \$37.87.
- Site Supervisor - \$18.18 to \$25.24 instead of \$18.78 to \$26.10.
- Recreation Assistants I, II, III – Updated all three scales with updated numbers. This was missed in the update in June.

Assistant City Manager Marshall reviewed his staff memo and briefly reviewed the proposed amendments to the wage scale for Fiscal Year (FY) ending June 30, 2027.

The Council briefly discussed this item and felt comfortable with the proposed amendments to the wage scale. The Mayor concluded that this item will move forward to the October business meeting for the Council to take action on.

**Finance item E3: Review/discussion of proposed amendments to the
budget for the Fiscal Year (FY) ending June 30, 2026.**

A staff memo from the Assistant City Manager Marshall explained that included in the packet are detailed lists of the Fiscal Year (FY) 2027 budget adjustments, capital projects list for both the original and revised projects, and vehicle and capital listing.

- Carryover – New Secondary Reservoir land purchase - \$670,000.
- Carryover – 3000 West Road Improvements including roundabout and Fremont Park - \$1,176,000.
- Carryover – BMX Course land acquisition - \$1,065,000.
- Carryover – 2500 West / SR-193 Intersection - \$1,120,000.
- Carryover – 4000 West Safety Sidewalk - \$235,000.
- Carryover – 700 South Asphalt Replacement - \$200,000.

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- Carryover – 4000 W Ditch Piping - \$150,00.
- Carryover – 2026 Utility Project - \$1,564,000.
- Carryover – 2700 S 3000 W Roundabout design - \$300,000.
- Carryover – Costco Infrastructure reimbursement - \$2,315,935.
- Carryover – PMF Equipment - \$193,000.
- Carryover – BMX Course Landscaping, cameras - \$304,705.
- Carryover – Founders Project - \$93,500.
- Carryover – Regional Park Phase 1 - \$759,700.
- Carryover – Linda Vista Project - \$400,000.
- Carryover – Gas line to visitor’s center - \$30,000.
- Carryover – Cemetery improvements - \$176,000.
- Carryover – Purchase of land by 6 way roundabout - \$355,000.
- Revision – Harmony Bluff Overlay - \$100,000.
- Revision – Remove South Canterbury and move to future year.

Changes to **operational budgets:**

General Fund – major changes

- \$9,900 – Employee retirement in CED.

All other Funds – significant changes

- Park Maint. Fund - \$86,500 – carryover of several maintenance line items.
- IT Fund – increase budget for additional licensing - \$24,000.
- CDA Fund – added budget for design and installation of artwork at 3000 west roundabout - \$333,000.
- RDA Fund – added \$10,310 for payment to financiers.
- Capital Projects Fund – carryover of brush truck and addition of black out scene control. - \$40,000.

Assistant City Manager Marshall reviewed his staff memo and briefly explained that due to the fiscal year ending in June a lot of items are being carried over due to ongoing construction projects in the City.

The Council felt comfortable with these amendments and the Mayor concluded that this item would move forward to the October 13 business meeting for a vote.

Review/discussion of proposed amendments to Syracuse Municipal

Code (SMC) Section 11.20.075 regarding Park and Ride Lots.

A staff memo from the City Attorney explained that Syracuse Municipal Code Section 11.20.075, as recently adopted, inadvertently prohibits the parking of UTA Vanpool vehicles in park-and-ride lots for more than 48 consecutive hours, and fails to give the city manager the authority to administratively allow other parking in limited, extraordinary circumstances. The attached proposed ordinance corrects those errors.

The Mayor reviewed the staff memo and explained this amendment would specify that Park and Ride vans that operate through UTA can remain overnight in the lots.

The Council briefly discussed this item and showed support for the proposed amendments and the Mayor concluded that this item will move forward to the October 13 business meeting.

Review/discussion of proposed Memorandum of Understanding

(MOU) with Davis County regarding Costco Sales Tax Distributions.

A staff memo from the City Attorney explained that The Lt. Governor approved the Cook annexation effective January 22, 2024. That same day, the Lt. Governor notified several state agencies, including the Tax Commission, of the annexation. Costco opened on June 24, 2026, and began collecting sales taxes that same day. Because the City did not directly notify the Tax Commission of the annexation until August 5, 2026, the Tax Commission claims it cannot distribute to the City any taxes on Costco sales occurring between June 24, 2026 and January 1, 2027. Instead, the Tax Commission will distribute those taxes to Davis County. The Tax Commission has agreed, concurrently with each distribution to Davis County, to calculate the distribution that would have been made directly to the City. The City has asked Davis County to forward those amounts to the City. It appears Davis County will agree. For Costco sales occurring on or after January 1, 2027, the Tax Commission will distribute the sales taxes directly to the City. The proposed MOU does not address the City's 0.10% RAP tax. That issue will be resolved via an alternative process.

The Mayor reviewed the staff memo and explained that there is a hold up with the State of Utah regarding the sales tax distributions with the Costco Sales. The Mayor explained the City is working through those appeals and in the meantime, Davis County has agreed to distribute the sales taxes directly to the City.

Assistant City Manager Marshall asked how often those payments will come into the City. City Attorney Winchester stated it will be monthly as the County receives it.

City Council Work Session

September 22, 2026

1 The Mayor and Council briefly discussed this item and Mayor Maughan stated this item will move forward to the next
2 business meeting for the Council to take action on.

3

4

5 The meeting adjourned at 6:42 p.m.

6

7

8

9

10 Dave Maughan

Cassie Z. Brown, MMC

11 Mayor

City Recorder

12

13 Date approved: _____

14

15

16



COUNCIL AGENDA

October 13, 2026

Submitted by Colin Winchester

Agenda Item #6a Discussion re proposed MOU with Davis County re Costco sales tax distributions

Factual Summation

The Lt. Governor approved the Cook annexation effective January 22, 2024. That same day, the Lt. Governor notified several state agencies, including the Tax Commission, of the annexation. Costco opened on June 24, 2026, and began collecting sales taxes that same day. Because the City did not *directly* notify the Tax Commission of the annexation until August 5, 2026, the Tax Commission claims it cannot distribute to the City any taxes on Costco sales occurring between June 24, 2026 and January 1, 2027. Instead, the Tax Commission will distribute those taxes to Davis County. In February 2027, the Tax Commission will manually calculate the total distribution that would have been made to the City for the period of June 24, 2026, through December 31, 2026. Davis County will then forward that amount to the City.

The version of the MOU you reviewed in the September 22 work meeting provided for monthly calculations by the Tax Commission and monthly transfers from Davis County. The Tax Commission has determined that monthly calculations would be difficult, and hence the attached version of the MOU provides for one all-inclusive Tax Commission calculation and one all-inclusive transfer from Davis County.

For Costco sales occurring on or after January 1, 2027, the Tax Commission will distribute the sales taxes directly to the City.

The MOU does not address the City's 0.10% RAP tax. That issue will be resolved via an alternative process.

The County Commission will discuss and vote on the proposed MOU at its October 13 meeting.

Discussion Goals

Discuss and vote whether to approve the proposed MOU.

**MEMORANDUM OF UNDERSTANDING
BETWEEN DAVIS COUNTY AND SYRACUSE CITY
REGARDING SALES TAX DISTRIBUTIONS FROM COSTCO**

BACKGROUND

Effective January 22, 2024, Syracuse City annexed 131.981 acres of undeveloped land ("the annexed property") from unincorporated Davis County. On June 24, 2026, Costco Wholesale Corporation opened a new warehouse store ("Costco") on the annexed property. On that same date, Costco began collecting sales taxes as required by law. Costco is currently the only sales tax collecting entity on the annexed property, and no other sales tax collecting entities will exist on the annexed property prior to January 1, 2027.

Syracuse City did not directly notify the Utah State Tax Commission ("Tax Commission") of the annexation until August 5, 2026. Consequently, pursuant to Utah Code Section 59-12-208.1, the Tax Commission cannot distribute to Syracuse City any portion of the sales taxes collected by Costco from sales occurring prior to January 1, 2027. Instead, the Tax Commission will distribute those sales taxes to Davis County. In February 2027, the Tax Commission will, manually calculate the total distribution that would have been made to Syracuse City for the period of June 24, 2026, through December 31, 2026, if Syracuse City had notified the Tax Commission of the annexation at the time of the annexation ("the Syracuse distribution"). The Tax Commission has no objection to Davis County distributing the Syracuse distribution to Syracuse City.

For Costco sales occurring on or after January 1, 2027, the Tax Commission will distribute ongoing Syracuse distributions directly to Syracuse City.

Syracuse City has requested that Davis County forward the Syracuse distribution to Syracuse City.

Davis County, in a spirit of cooperation and goodwill, agrees to accommodate and implement the requested transfer.

AGREEMENT

1. After Davis County receives the February 2027 manual calculation from the Tax Commission and the monthly distribution of sales taxes arising from Costco sales occurring during December 2026, Davis County will forward the Syracuse distribution to Syracuse City.
2. Syracuse City agrees to hold Davis County and its officers, agents and employees harmless for errors made by the Tax Commission.

3. This agreement shall terminate when Davis County forwards the Syracuse distribution to Syracuse City.

DATED this _____ day of October, 2026.

DAVIS COUNTY:

SYRACUSE CITY:

Bob J Stevenson, Commission Chair

Dave Maughan, Mayor

Attest:

Attest:

Clerk

Cassie Z Brown, City Recorder

Approved as to form:

Approved as to form:

Neal C Geddes, Attorney

Colin Winchester, Attorney



COUNCIL AGENDA

October 13, 2026

Agenda Item #6b

Intercounty Automatic Aid Fire Agreement

Factual Summation

- Any question regarding this agenda item may be directed to Chief Aaron Byington.
- This agreement predefines how incidents across county lines (Weber/Davis) should be dispatched and managed.
- This agreement is a renewal of our previous Intercounty Automatic Aid Fire Agreement that was executed in 2020 and has since expired.
- The main difference between this agreement and the previous agreement is the inclusion of Hill Air Force Base Fire Protection in the response model.

This item was discussed in the 09/22/26 work session and moved to the consent agenda for 10/13/2026.

RESOLUTION NO. R26-37

A RESOLUTION OF THE SYRACUSE CITY COUNCIL AUTHORIZING THE EXECUTION OF THE INTERCOUNTY AUTOMATIC AID FIRE AGREEMENT.

WHEREAS, the Syracuse City Council has reviewed the attached document entitled “Intercounty Automatic Aid Fire Agreement” and finds it to be consistent with the City’s public safety and operational priorities.

WHEREAS, Layton City operates an Emergency Communications Center (“ECC”) capable of receiving 9-1-1 and non-emergency calls and dispatching public safety resources; and

WHEREAS, Syracuse City, and each party to the agreement, desire to cooperate with and assist others for fire protection and emergency medical response within the County or Hill Air Force Base (HAFB) when other resources have been exhausted; and

WHEREAS, the agreement is intended to enhance but not replace existing mutual aid agreements or County automatic aid agreements.

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

Section 1. Approval by Reference.

The Syracuse City Council hereby authorizes execution of the Intercounty Automatic Aid Fire Agreement attached hereto and incorporated into this Resolution as Exhibit A. This document shall serve as the official agreement for the parties to reference.

Section 2. Authorization.

The Mayor is hereby authorized to execute the Agreement, and the City Recorder is authorized to attest to the Mayor’s signature and take any related administrative action necessary to complete adoption and filing of the Agreement as required by law.

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 take effect immediately upon passage and adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS 13th DAY OF OCTOBER 2026.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Dave Maughan, Mayor

EXHIBIT "A"

INTERCOUNTY AUTOMATIC AID FIRE AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2026 ("effective date"), pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, and, as to the United States, pursuant to 42 U.S.C. § 1856a, by and between **OGDEN CITY CORPORATION**, a municipal corporation of the State of Utah, **ROY CITY CORPORATION**, a municipal corporation of the State of Utah, **SOUTH OGDEN CITY CORPORATION**, a municipal corporation of the State of Utah, **RIVERDALE CITY CORPORATION**, a municipal corporation of the State of Utah, **WASHINGTON TERRACE CITY**, a municipal corporation of the State of Utah, **NORTH VIEW FIRE DISTRICT**, a political subdivision of the State of Utah, **WEBER FIRE DISTRICT**, a political subdivision of the State of Utah, **SOUTH WEBER CITY CORPORATION**, a municipal corporation of the State of Utah, **CLINTON CITY CORPORATION**, a municipal corporation within the State of Utah, **LAYTON CITY CORPORATION**, a municipal corporation within the State of Utah, **KAYSVILLE CITY CORPORATION**, a municipal corporation within the State of Utah, **SYRACUSE CITY CORPORATION**, a municipal corporation within the State of Utah, **FARMINGTON CITY CORPORATION**, a municipal corporation within the State of Utah, **NORTH DAVIS FIRE DISTRICT**, a political subdivision of the State of Utah, **SOUTH DAVIS METRO FIRE SERVICE AREA**, a political subdivision of the State of Utah, and the **UNITED STATES OF AMERICA**, acting by and through the **DEPARTMENT OF THE AIR FORCE, 75th AIR BASE WING, HILL AIR FORCE BASE ("HAFB")**, an agency of the United States within the meaning of Subsection 11-13-103(19)(c), Utah Code Annotated 1953, as amended.

WITNESSETH:

WHEREAS, the parties are desirous of entering an agreement for providing automatic and mutual aid for fire protection and emergency medical response among the parties; and

WHEREAS, such agreement is in furtherance of the purposes of Section 11-7-1, Utah Code Annotated, 1953, as amended; and

WHEREAS, HAFB enters this Agreement under the authority of the Act of May 27, 1955, 42 U.S.C. §§ 1856-1856d, which authorizes each federal agency head charged with the duty of providing fire protection for property of the United States to enter into a reciprocal agreement for mutual aid with any fire organization maintaining fire protection facilities in the vicinity of such property; and

WHEREAS, each party desires to cooperate with and assist the other for fire protection and emergency medical response at the receipt of such an alarm where resources within their county or, in the case of HAFB, within the installation, are exhausted; and

WHEREAS, this Agreement is intended to "enhance" but not replace existing "Mutual Aid Agreements or within County Automatic Aid Agreements."

NOW, THEREFORE, it is hereby agreed:

1. Upon request from an on-scene incident for intercounty resources the 911 Public Safety Answering Point (PSAP) responsible for the incident will make the request to the neighboring County within this agreement as described by the "intercounty response plan" as determined by the fire chiefs of each participating party. Fire chiefs within each county will develop a coordinated "intercounty response plan" reviewed and approved by respective fire chiefs of each participating party within their county. Upon request from on-scene incident commander for intercounty resources, the neighboring county's 911 PSAP will be contacted specifying intercounty resource request. Only those pre-identified resource units within the response plan will be dispatched by the neighboring county to the requesting county's incident location. Once intercounty resources are sent by their respective 911 PSAP, while en-route, responding units will report to the requesting 911 PSAP to confirm radio communication and notification of en-route status. Once assigned to a neighboring county's incident all radio communication will occur on the requesting 911 PSAP talk groups and their status managed by the requesting 911 PSAP. Upon completion of incident assignment, release by the incident commander, neighboring county units will return to radio communication with their primary PSAP.

1.1 Requests to and from HAFB shall be made to and from the HAFB Emergency Communications Center, which shall be treated as the PSAP of reference for HAFB for all purposes of this Agreement. HAFB shall be identified in the intercounty response plan alongside the Weber County and Davis County PSAPs. Prior to placing any HAFB resource on the intercounty response plan, the fire chiefs shall confirm that HAFB units have the radio interoperability necessary to operate on the requesting PSAP's talk groups.

1.2 The intercounty response plan shall be reviewed jointly by the fire chiefs of all participating parties not less than annually, and updated as necessary to reflect changes in apparatus, staffing, station locations, or availability. A revision to the intercounty response plan does not require amendment of this Agreement.

2. Any dispatch of equipment and personnel pursuant to this Agreement is subject to the following conditions:

- a. The "Automatic Aid" fire company being requested must be currently in an "available" status.

- b. The responding company must be a "pumping" apparatus of Class A engine type or "quint" style aerial device with Class A engine specifications, water tender, a NWCG classified Type 1-6 wildland fire suppression unit, or a state licensed medical unit either as either a rescue or ambulance. Such responding company must respond with no fewer than two firefighters/EMS certified personnel on board.
- c. The "Automatic Aid" fire company must respond immediately from the fire station to which they are assigned immediately upon receipt of the alarm. All such responders must ride in the emergency vehicle to the incident. None shall respond by private vehicle.
- d. Dispatch will issue the following information to the responding "Automatic Aid" fire company:
 - i. Address of incident;
 - ii. Type of incident;
 - iii. Talk Group and 911 PSAP Assignment;
 - iv. Incident command designation; and
 - v. Commander's name or unit when available.
- e. All parties under this agreement will function under the Incident Command System as taught by the National Fire Academy and as practiced under Weber/Davis area local guidelines and standard operating procedures (SOP's). The responding "Automatic Aid" fire company shall report by radio to the Incident Commander or staging officer at the location to which the equipment was requested and shall be subject to the orders of that commander.
- f. The responding "Automatic Aid" company shall be released by the requesting organization when the services of the "Automatic Aid" fire company are determined to not be required or when the "Automatic Aid" fire company is needed to provide protection to its own jurisdiction, such need to be the sole determination of the responding organization. This agreement is intended for initial response only. Time commitment for the "Automatic Aid" companies shall not extend beyond eight (8) hours after initial dispatch time.
- g. Assistance under this Agreement may be refused by the supervising shift officer or any of the parties if, in the supervisor's best judgment, it is determined that the party is unable to reasonably respond.

3. Each party waives all claims against the other for compensation for any loss, damage, personal injury, or death occurring because of performing this Agreement. This waiver is required of HAFB by 42 U.S.C. § 1856a(b) and is mutual as among all parties.

4. Neither party shall be reimbursed by the other party for any costs incurred pursuant to this Agreement. Notwithstanding the foregoing, nothing in this Agreement waives, limits, or releases the right of any non-federal party to seek reimbursement of direct expenses and losses incurred in fighting a fire on property under the jurisdiction of the United States, as provided by Section 11 of the Federal Fire Prevention and Control Act of 1974, 15 U.S.C. § 2210, and the regulations issued thereunder at 44 C.F.R. Part 151.

5. All privileges and immunities from liability which surround the activities of any firefighting force or fire department, when performing its functions within the other party's territorial limits, shall apply to the activities of that other party's firefighting department while furnishing fire protection outside its territorial limits under this Agreement.

6. The effect of the death or injury of any firefighter, who is killed or injured while responding to an incident outside the territorial limits of the firefighter department of which the firefighter is a member and while that department is functioning pursuant to this Agreement, shall be the same as if the firefighter were killed or injured while that department was functioning within its own territorial limits, and such death or injury shall be considered to be in the line of duty. As to officers, employees, and members of the armed forces of the United States, any service performed under this Agreement shall constitute service rendered in line of duty as provided by 42 U.S.C. § 1856c, and shall be governed by the Federal Employees' Compensation Act, 5 U.S.C. Chapter 81, rather than by the workers' compensation law of the State of Utah.

7. There is no separate legal entity created by this Agreement to carry out its provisions; and to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the parties acting as a joint board. There shall be no real or personal property acquired jointly by the parties as a result of this Agreement.

8. This Agreement shall not relieve any party of any obligation or responsibility imposed upon any of the parties by law, except that the performance of a responding party may be offered in satisfaction of any such obligation or responsibility to the extent of actual and timely performance thereof by the responding party.

9. This Agreement shall be effective for a period of five (5) years from the effective date. Any party may terminate its obligations under this Agreement after giving thirty (30) days advance written notice of termination to the other parties. Such termination shall not modify the Agreement as between any of the remaining parties, except only to exclude the terminating party from the obligations created herein.

10. This Agreement shall become effective as set out above provided it has been approved as appropriate by the above-mentioned parties, and in accordance with the provisions of Section 11-13-101 et seq., Utah Code Annotated, 1953, as amended. In accordance with the provisions of Section 11-13-202.5(3), this Agreement shall be submitted to the attorney authorized to represent each party for review as to proper form and compliance with applicable law before this agreement may take effect. As to HAFB, this Agreement shall additionally be coordinated with the Installation Commander and reviewed by the Office of the Staff Judge Advocate prior to execution, in accordance with Department of the Air Force Instruction 32-2001, Fire and Emergency Services Program.

PROVISIONS APPLICABLE TO HILL AIR FORCE BASE

11. **Mutual Aid Status of HAFB.** Notwithstanding the title of this Agreement and any other provision herein, all response by HAFB to a requesting party, and all response by a party onto Hill Air Force Base, shall be on a mutual aid basis. HAFB units may be pre-identified in the intercounty response plan, but shall be dispatched only upon request through the HAFB Emergency Communications Center, and no HAFB unit shall be committed by automatic dispatch. HAFB retains sole discretion, exercised through the Installation Fire Chief or the senior fire official on duty, to decline or recall any response in order to maintain aircraft rescue and firefighting coverage, flightline coverage during flying operations, or any other mission-essential emergency response capability required by Department of the Air Force policy.

12. **Installation Access and Force Protection.** Response by a non-federal party onto Hill Air Force Base is subject to installation access, credentialing, and force protection requirements established by the Installation Commander. HAFB shall establish, and provide in writing to the fire chiefs of the parties, a procedure for emergency gate access and escort of responding mutual aid apparatus and personnel. That procedure shall be incorporated by reference into the intercounty response plan and reviewed at the annual review described in Paragraph 1.2. No party is obligated to respond onto the installation where access has not been arranged in advance, and no party shall be deemed in breach of this Agreement for a delay attributable to installation access requirements.

13. **Availability of Appropriations.** The obligations of HAFB under this Agreement are subject to the availability of appropriated funds, and nothing in this Agreement shall be construed to obligate the United States to any expenditure of funds in advance of or in excess of an appropriation, in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341. No provision of this Agreement shall be interpreted to require HAFB to take any action inconsistent with federal law, Department of Defense policy, or Department of the Air Force policy.

14. **Federal Authority and Construction.** HAFB executes this Agreement solely under the authority of 42 U.S.C. § 1856a. Nothing in this Agreement creates or is intended to create any right or benefit, substantive or procedural, enforceable at law against the United States, its

agencies, officers, or employees. Claims against the United States arising from performance of this Agreement, if any, shall be governed exclusively by the Federal Tort Claims Act, 28 U.S.C. §§ 1346(b) and 2671 et seq. To the extent any provision of this Agreement conflicts with federal law applicable to HAFB, that provision shall be without effect as to HAFB only, and the remainder of the Agreement shall remain in full force and effect as to all parties.

15. **Severability.** If any provision of this Agreement is held invalid or unenforceable as to any party, the remainder of this Agreement shall remain in full force and effect as to that party and as among all remaining parties.

OGDEN CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

ROY CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

SOUTH OGDEN CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

RIVERDALE CITY
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

WASHINGTON TERRACE CITY
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

SOUTH WEBER CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

CLINTON CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

LAYTON CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

KAYSVILLE CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

SYRACUSE CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

FARMINGTON CITY CORPORATION
a Utah Municipal Corporation

By:

Title:

Date:

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

WEBER FIRE DISTRICT

By:

Title:

Date:

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for Weber Fire District

NORTH VIEW FIRE DISTRICT

By:

Title:

Date:

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for North View Fire District

NORTH DAVIS FIRE DISTRICT

By:

Title:

Date:

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for North Davis Fire District

**SOUTH DAVIS METRO FIRE SERVICE
AREA**

By:

Title:

Date:

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for South Davis Metro Fire Service Area

UNITED STATES OF AMERICA
Department of the Air Force
75th Air Base Wing, Hill Air Force Base, Utah

By:

Title:

Date:

COORDINATED:

Installation Fire Chief, Hill Air Force Base

REVIEWED AS TO LEGAL SUFFICIENCY:

Staff Judge Advocate, 75th Air Base Wing



COUNCIL AGENDA

October 13, 2026

Agenda Item #6c

Ambulance Billing – Financial Hardship Policy

Factual Summation

- Syracuse City currently has an ambulance billing financial hardship policy (R19-06) that is handled through a paper application and manual calculation. The application is either approved or denied and forwarded to the billing company for processing.
- The application process requires a copy of the applicant's tax return from the most recent filing year and pay stubs to verify income. The Personally Identifiable Information (PII) remains with the application during the review process.
- Syracuse Fire's billing company, First Professional Services Corporation, has created a secure online financial hardship application. This includes all required information and automatically calculates the discount based on the applicant's family size and annual income, in relation to the Federal Poverty Guidelines.
- Syracuse Fire Administration is notified via email that there is a completed application that requires review. We then log into their secure site, review the application, and approve or deny it. No paper and no physical handling of PII.
- The proposed practice is much more efficient and secure. It continues to use the same calculations as previously approved with only minor changes. It also removes Syracuse City from collecting and storing the application and required information, including PII.
- Summary of policy changes:
 - Removes a paper application submission and requires electronic form submission.
 - Reduces eligibility for fee reduction from 250% of the Federal Poverty Guideline to \$195%.
 - Creates a discount matrix based on household size, annual income, and the most current Federal Poverty Guidelines for quicker resolution and standardization.

- Changes the minimum amount accepted from \$100 to 5% of the remaining ambulance bill.
- See attached Resolution proposal and related exhibit.

This item was discussed in the 09/22/26 work session and moved to the consent agenda for 10/13/2026.

RESOLUTION R26-38

A RESOLUTION OF THE SYRACUSE CITY COUNCIL AMENDING CITY POLICY TO ALLOW FOR CONSIDERATION OF FINANCIAL HARDSHIP RELATIVE TO AMBULANCE BILLING.

WHEREAS, Syracuse City has in place a formal policy governing the consideration of financial hardship relative to ambulance billing; and

WHEREAS, the Syracuse City Fire Department occasionally receives requests for fee reductions or write-offs of ambulance billing charges for a party with financial responsibility for the transport of themselves or their family member/dependent; these requests are considered on a case-by-case basis; and

WHEREAS, the Syracuse City Fire Department would like to use the current year Federal Poverty Guidelines to determine the eligibility of a reduced ambulance bill, with the minimum amount accepted being not less than 5% of the ambulance bill remaining after insurance payments; and

WHEREAS, the City's ambulance billing rates are referenced in the City's consolidated fee schedule, and it is necessary to amend that document to reference the use of Federal Poverty Guidelines to consider requests for consideration of financial hardship; and

WHEREAS, the City Council and Mayor have reviewed the draft policy and feel it addresses the needs of the City.

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

Section 1. Repeal. The existing financial hardship policy, number R19-06, is hereby repealed.

Section 1. Adoption. The financial hardship policy is attached hereto as Exhibit "A," and incorporated herein by reference, is hereby adopted by Syracuse City.

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. The effective date of this Resolution is the date of its passage.

(signatures appear on the next page)

**PASSED AND ADOPTED BY THE SYRACUSE CITY COUNCIL, SYRACUSE CITY,
STATE OF UTAH, THIS 13th DAY OF October, 2026.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

By: _____
David Maughan
Mayor

Voting by the City Council:

	“AYE”	“NAY”
Brown	_____	_____
Cragun	_____	_____
Pollard	_____	_____
Robertson	_____	_____
Watson	_____	_____

EXHIBIT A

Ambulance Billing – Consideration for Financial Hardship Policy

Occasionally, the Syracuse City Fire Department receives fee-reduction or write-off requests from a party with financial responsibility and financial distress for the transport of themselves, a family member, or a dependent. We review these requests on a case-by-case basis.

To remain consistent in our approach to this policy, the City's Ambulance Billing Service Provider will process any requests by requiring completion of a secured, online Financial Aid Request Form, including the requestor's most recent Federal Tax Return and payroll check stubs from the previous three months. This information, including the most recent ambulance bill, will be forwarded to the Syracuse City Fire Department for review. The fire chief, or designee, will approve or deny the requests. Incomplete applications will not be considered.

Using the current-year Federal Poverty Guidelines from the United States Department of Health and Human Services, Syracuse City determines eligibility for a reduced ambulance bill using a standardized formula, with a minimum amount accepted of at least 5% of the ambulance bill remaining after insurance payments. Financial Aid Requests calculated at 195% of the Federal Poverty Guideline or greater will not be eligible for fee reduction.

Individuals approved for financial aid who fail to make timely payments or have their accounts moved to collections shall have the financial aid revoked and the full balance reinstated.

The standardized formula for determining the ambulance bill reduction percentage using the Federal Poverty Guidelines shall be as follows:

1. Total Ambulance Bill - Insurance Payments = **Remaining Ambulance Bill**
2. Family Size + Verified Annual Income = **Federal Poverty Level %**
3. Federal Poverty Level % = **Write Off %** (as determined by matrix listed below)
4. Remaining Ambulance Bill x Write Off % = **Write Off Amount**

Example

- \$3,124.16 (Total Ambulance Bill) - \$1,000.00 (Insurance Payment) = **\$2,124.16 (Total Ambulance Bill)**.
- Family Size of 3 + Verified Annual Income of \$42,346 = **155% Federal Poverty Level**
- 155% Federal Poverty Level = **40% Write Off**
- \$2,124.16 (Remaining Ambulance Bill) x 40% Write Off = **\$849.66 Write Off Amount**
- \$2,124.16 - \$849.66 = **\$1,274.50 (Adjusted Ambulance Bill)**

Poverty levels are determined based on family size and annual income as reported in the requestor's most recent Federal Tax Return and three months of payroll check stubs. Those individuals found to be at 100% of the Federal Poverty Level shall have 95% of their remaining ambulance bill written off. For every 5% over the Federal Poverty Level, an additional 5% is reduced from the amount approved to be written off. This formula continues until the requestor reaches 195% or greater of the Federal Poverty Level, at which time, no ambulance reductions are approved. Individuals who fall between two Federal Poverty Level percentages shall be rounded to the nearest percentage.

Federal Poverty Level Matrix based on 2026 HHS Federal Poverty Guidelines:

Family Size	100% FPL 95% W/O	105% FPL 90% W/O	110% FPL 85% W/O	115% FPL 80% W/O	120% FPL 75% W/O	125% FPL 70% W/O	130% FPL 65% W/O	135% FPL 60% W/O	140% FPL 55% W/O
1	\$15,960	\$16,758	\$17,556	\$18,354	\$19,152	\$19,950	\$20,748	\$21,546	\$22,344
2	\$21,640	\$22,722	\$23,804	\$24,886	\$25,968	\$27,050	\$28,132	\$29,214	\$30,296
3	\$27,320	\$28,686	\$30,052	\$31,418	\$32,784	\$34,150	\$35,516	\$36,882	\$38,248
4	\$33,000	\$34,650	\$36,300	\$37,950	\$39,600	\$41,250	\$42,900	\$44,550	\$46,200
5	\$38,680	\$40,614	\$42,548	\$44,482	\$46,416	\$48,350	\$50,284	\$52,218	\$54,152
6	\$44,360	\$46,578	\$48,796	\$51,014	\$53,232	\$55,450	\$57,668	\$59,886	\$62,104
7	\$50,040	\$52,542	\$55,044	\$57,546	\$60,048	\$62,550	\$65,052	\$67,554	\$70,056
8	\$55,720	\$58,506	\$61,292	\$64,078	\$66,864	\$69,650	\$72,436	\$75,222	\$78,008
Each Additional Person	\$5,680	\$5,964	\$6,248	\$6,532	\$6,816	\$7,100	\$7,384	\$7,668	\$7,952

145% FPL 50% W/O	150% FPL 45% W/O	155% FPL 40% W/O	160% FPL 35% W/O	165% FPL 30% W/O	170% FPL 25% W/O	175% FPL 20% W/O	180% FPL 15% W/O	185% FPL 10% W/O	190% FPL 5% W/O	195% FPL 0% W/O
\$23,142	\$23,940	\$24,738	\$25,536	\$26,334	\$27,132	\$27,930	\$28,728	\$29,526	\$30,324	\$31,122
\$31,378	\$32,460	\$33,542	\$34,624	\$35,706	\$36,788	\$37,870	\$38,952	\$40,034	\$41,116	\$42,198
\$39,614	\$40,980	\$42,346	\$43,712	\$45,078	\$46,444	\$47,810	\$49,176	\$50,542	\$51,908	\$53,274
\$47,850	\$49,500	\$51,150	\$52,800	\$54,450	\$56,100	\$57,750	\$59,400	\$61,050	\$62,700	\$64,350
\$56,086	\$58,020	\$59,954	\$61,888	\$63,822	\$65,756	\$67,690	\$69,624	\$71,558	\$73,492	\$75,426
\$64,322	\$66,540	\$68,758	\$70,976	\$73,194	\$75,412	\$77,630	\$79,848	\$82,066	\$84,284	\$86,502
\$72,558	\$75,060	\$77,562	\$80,064	\$82,566	\$85,068	\$87,570	\$90,072	\$92,574	\$95,076	\$97,578
\$80,794	\$83,580	\$86,366	\$89,152	\$91,938	\$94,724	\$97,510	\$100,296	\$103,082	\$105,868	\$108,654
\$8,236	\$8,520	\$8,804	\$9,088	\$9,372	\$9,656	\$9,940	\$10,224	\$10,508	\$10,792	\$11,076



COUNCIL AGENDA

October 13, 2026

Agenda Item #6d

Proposed Resolution R26-39 adopting an updated wage scale for the Fiscal Year 2026 - 2027.

Factual Summation

- Please see the proposed updates to the fiscal year 2026 – 2027 wages scale.
- Any questions regarding this item can be directed at Assistant City Manager, Stephen Marshall.
- These updates are corrections of errors or updates to scales from our June 2026 approval.
 - Police Officer I – top of scale should be \$35.67 instead of \$37.87.
 - Site Supervisor - \$18.18 to \$25.24 instead of \$18.78 to \$26.10.
 - Recreation Assistants I, II, III – Updated all three scales with updated numbers. This was missed in the update in June.
 - Remove “Parks” from Assistant Parks Operations Manager so that it can be used in both the recreation and parks divisions.

Action Item for Agenda

Consider adopting proposed resolution adopting updates to the fiscal year 2026-2027 wage scale.

RESOLUTION NO. R26-39

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL ADOPTING AN
UPDATE TO THE FISCAL YEAR 2026 - 2027 WAGE SCALE.**

WHEREAS, Section 5.020 of the City Personnel Policies & Procedures Manual states that the City Council will adopt and maintain a compensation plan, which outlines standards and guidelines for salary and wage administration, pay grade schedules, and comparison/benchmarking strategies; and

WHEREAS, the City Council and Mayor have reviewed the draft wage scale and feel it addresses the needs of the city relative to the most efficient use of the City's resources.

WHEREAS, the City Council and Mayor have updated the recruitment and retention policy for city employees.

WHEREAS, benchmark studies were performed for all department positions based upon the recruitment and retention policy guidelines.

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

Section 1. Adoption. The fiscal year 2026-2027 wage scale is attached hereto as Exhibit "A," and incorporated herein by reference is hereby adopted by Syracuse City.

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 issuance.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 13th DAY OF OCTOBER, 2026.

ATTEST:

SYRACUSE CITY

Cassie Z. Brown, City Recorder

By: _____
Dave Maughan, Mayor

FY 2026 - 2027 Wage Scale					
Grade	Status	Position Title		Min	Max
414	Salary	City Manager		\$134,534	\$210,912
413	Salary	Police Chief		\$137,337	\$200,356
412	Salary	Fire Chief		\$135,054	\$191,990
411	Salary	City Attorney		\$129,750	\$199,680
410	Salary	Community and Economic Development Director		\$123,708	\$183,706
409	Salary	Parks & Recreation Director		\$119,683	\$173,742
408	Salary	Assistant City Manager		\$119,226	\$177,736
407	Salary	Deputy Fire Chief		\$120,827	\$168,792
406	Salary	Public Works Director		\$117,666	\$171,891
405	Salary	Assistant Police Chief		\$115,566	\$170,241
404	Salary	Police Lieutenant		\$110,063	\$148,652
403	Salary	Administrative Services Director / City Recorder		\$102,565	\$148,429
402	Salary	City Engineer		\$101,525	\$147,035
401	Salary	Battalion Chief (2912 Hours)		\$100,843	\$ 141,581
353	Full-time	Assistant Parks & Recreation Director		\$51.79	\$75.18
352	Full-time	Police Sergeant		\$45.66	\$61.52
351	Full-time	Fire Marshal		\$43.89	\$61.22
350	Full-time	HR Manager		\$41.63	\$60.36
349	Full-time	Building Official		\$41.62	\$57.02
348	Full-time	IT Manager		\$41.01	\$58.63
347	Full-time	Finance Manager		\$39.77	\$60.26
346	Full-time	Police Officer III		\$38.54	\$50.86
345	Full-time	Recreation Manager		\$36.00	\$51.21
344	Full-time	Planner II		\$35.12	\$52.29
343	Full-time	Grant Administrator		\$35.45	\$53.55
342	Full-time	Streets Superintendent		\$34.94	\$50.64
		Water Superintendent			
		Facilities Maintenance Superintendent			
		Environmental Superintendent			
		Park's Operations Manager			
341	Full-time	Public Works Inspector III		\$34.66	\$40.53
340	Full-time	Police Officer II		\$34.33	\$41.70
339	Full-time	Fire Captain / Paramedic		\$32.44	\$43.69
338	Full-time	Public Works Inspector II		\$31.51	\$36.48
337	Full-time	Public Information Specialist		\$31.39	\$47.35
336	Full-time	Human Resources Specialist		\$30.40	\$43.99
335	Full-time	Building Inspector III		\$33.78	\$44.86
334	Full-time	Police Officer I		\$31.52	\$35.67

Grade	Status	Position Title	Min	Max
333	Full-time	Engineering Tech	\$29.08	\$40.71
332	Full-time	IT Technician	\$28.68	\$41.80
331	Full-time	Water Maintenance Crew Leader	\$28.65	\$43.13
		Street Maintenance Crew Leader		
		Environmental Crew Leader		
		Assistant Park's Operations Manager		
330	Full-time	Public Works Inspector I	\$28.65	\$32.83
329	Full-time	Building Inspector II	\$28.56	\$39.99
328	Full-time	Fire Captain	\$28.50	\$39.75
327	Full-time	Building Inspector I	\$28.19	\$36.05
326	Full-time	Planner I	\$28.18	\$37.00
325	Full-time	Fire Engineer / Paramedic	\$27.79	\$36.04
324	Full-time	Court Clerk Supervisor	\$27.71	\$41.36
323	Full-time	Recreation Program Coordinator	\$27.11	\$38.05
322	Full-time	Events Coordinator	\$27.11	\$36.54
321	Full-time	Utilities Billing Supervisor	\$26.87	\$39.42
320	Full-time	Victim Advocate	\$26.23	\$37.75
319	Full-time	Fire Fighter III / Paramedic	\$26.07	\$33.67
318	Full-time	Street Maintenance Worker III	\$25.86	\$36.01
		Water Maintenance Worker III		
		Environmental Maintenance Worker III		
		Parks Maintenance Worker III		
317	Full-time	Passport Program Manager / Deputy Recorder	\$25.18	\$38.03
316	Full-time	Museum Curator	\$24.45	\$34.63
315	Full-time	Passport Agent / Deputy Recorder	\$24.35	\$36.60
314	Full-time	Fire Fighter II / Paramedic	\$24.06	\$30.97
313	Full-time	Fire Engineer	\$23.84	\$32.10
312	Full-time	Water Maintenance Worker II	\$23.66	\$33.54
		Street Maintenance Worker II		
		Environmental Maintenance Worker II		
		Parks Maintenance Worker II		
311	Full-time	Code Enforcement Officer	\$23.49	\$34.99
310	Full-time	Administrative Professional II	\$22.54	\$32.35
309	Full-time	Fire Fighter III	\$22.06	\$29.66
308	Full-time	Facilities Maintenance Technician	\$21.47	\$31.13
307	Full-time	Building Permit Technician	\$21.39	\$31.00
306	Full-time	Utilities Billing Clerk	\$20.86	\$28.97
305	Full-time	Administrative Professional I	\$20.49	\$27.35
304	Full-time	Fire Fighter II	\$20.05	\$26.96
303	Full-time	Court Clerk II	\$19.96	\$28.72

Grade	Status	Position Title		Min	Max
302	Full-time	Streets Maintenance Worker I		\$19.57	\$28.68
		Water Maintenance Worker I			
		Environmental Maintenance Worker I			
		Parks Maintenance Worker I			
301	Full-time	Court Clerk I		\$17.80	\$26.56
222	Part-time	Building Inspector I		\$28.19	\$36.05
221	Part-time	Fire Fighter III / Paramedic		\$26.07	\$33.67
220	Part-time	Street Maintenance Worker III		\$25.86	\$36.01
		Water Maintenance Worker III			
		Environmental Maintenance Worker III			
		Parks Maintenance Worker III			
219	Part-time	Fire Fighter II / Paramedic		\$24.06	\$30.97
218	Part-time	Water Maintenance Worker II		\$23.66	\$33.54
		Street Maintenance Worker II			
		Environmental Maintenance Worker II			
		Parks Maintenance Worker II			
217	Part-time	Administrative Professional II		\$22.54	\$32.35
216	Part-time	Fire Fighter III		\$22.06	\$29.66
215	Part-time	Facilities Maintenance Technician		\$21.47	\$31.13
214	Part-time	Passport Agent II		\$21.00	\$34.86
213	Part-time	Administrative Professional I		\$20.49	\$27.35
		Mail Clerk			
212	Part-time	Fire Fighter II		\$20.05	\$26.96
211	Part-time	Court Clerk II		\$19.96	\$28.72
210	Part-time	Streets Maintenance Worker I		\$19.57	\$28.68
		Water Maintenance Worker I			
		Environmental Maintenance Worker I			
		Parks Maintenance Worker I			
209	Part-time	Passport Agent I		\$19.09	\$31.69
208	Part-time	Fire Fighter I		\$19.05	\$25.61
207	Part-time	Court Clerk I		\$17.80	\$26.56
206	Part-time	Site Supervisor		\$18.18	\$25.24
205	Part-time	Crossing Guard		\$16.97	\$21.07
204	Part-time	Front Desk Receptionist		\$15.48	\$20.78
203	Part-time	Recreation Assistant III		\$16.38	\$18.12
202	Part-time	Recreation Assistant II		\$14.54	\$16.38
201	Part-time	Recreation Assistant I		\$12.60	\$14.54
105	Seasonal	Engine Boss		\$29.00	\$44.00
104	Seasonal	Administrative Professional I		\$20.49	\$27.35
103	Seasonal	Seasonal Fire Fighter		\$20.05	\$26.96
102	Seasonal	Streets Maintenance Worker		\$19.57	\$28.68
		Water Maintenance Worker			
		Environmental Maintenance Worker			
101	Seasonal	Land Maintenance Worker		\$14.28	\$18.84
		Intern			



COUNCIL AGENDA

October 13, 2026

Submitted by Colin Winchester

Agenda Item #6e

ORD 26-25 – UTA VANPOOL PARKING

Factual Summation

Syracuse Municipal Code Section 11.20.075, as recently adopted, inadvertently prohibits the parking of UTA Vanpool vehicles in park-and-ride lots for more than 48 consecutive hours, and fails to give the city manager the authority to administratively allow other parking in limited, extraordinary circumstances. The attached proposed ordinance corrects those errors.

Discussion Goals

Discuss and vote whether to approve the proposed ordinance.

ORDINANCE 26-25
AN ORDINANCE AMENDING SYRACUSE MUNICIPAL CODE SECTION 11.20.075
PARK-AND-RIDE LOTS

WHEREAS, the City Council recently adopted SMC Section 11.20.075 which regulates parking in park-and-ride lots; and

WHEREAS, SMC Section 11.20.075, as recently adopted, inadvertently prohibits the parking of UTA Vanpool vehicles in park-and-ride lots for more than 48 consecutive hours; and

WHEREAS, UTA Vanpool vehicles should be allowed to be parked in park-and-ride lots for more than 48 consecutive hours; and

WHEREAS, SMC Section 11.20.075, as recently adopted, fails to allow the city manager to administratively authorize otherwise prohibited parking in park-and-ride lots in limited, extraordinary circumstances; and

WHEREAS, the city manager should be allowed to administratively authorize otherwise prohibited parking in park-and-ride lots in limited, extraordinary circumstances; and

WHEREAS, the City Council desires to amend current SMC Section 11.20.075 to correct the stated omissions;

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

Section 1. Syracuse Municipal Code Section 11.20.075 is amended to read as attached hereto.

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

Section 3. This Ordinance shall become effective ten days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 13TH DAY OF OCTOBER, 2026.

CASSIE Z. BROWN
City Recorder

DAVE MAUGHAN
Mayor

Voting by the Council:

AYE

NAY

Councilmember Brown

Councilmember Cragun

Councilmember Pollard

Councilmember Robertson

Councilmember Watson

11.20.075 Park-and-Ride Lots

(A) The City owns, controls or maintains two park-and-ride lots. The provisions of this chapter apply to park-and-ride lots. However, where the provisions of this section differ from other provisions of this chapter, the provisions of this section govern.

(B) It shall be unlawful to stand or park any vehicle having a total gross weight, loaded or unloaded, in excess of 26,000 pounds, or having a total length in excess of 24 feet from the most forward point of the vehicle or its load to the most rear point of said vehicle or its load, in any park-and-ride lot.

(C) It shall be unlawful to stand or park any recreational vehicle, trailer, boat or construction equipment in any park-and-ride lot.

(D) It shall be unlawful to stand or park any ~~other~~ vehicle in any park-and-ride lot for more than 48 consecutive hours.

(E) It shall be unlawful to camp overnight or sleep overnight in any park-and-ride lot.

(F) This section does not apply to:

(1) Utah Transit Authority Vanpool vehicles; and

(2) Other vehicles for which the city manager has given advance written consent.



COUNCIL AGENDA

October 13, 2026

Agenda Item #6f

Fire Department Surplus of 2011 Kenworth
Water Tender

Factual Summation

- Any questions regarding this agenda item may be directed to Fire Chief Aaron Byington.
- The fire department is requesting to surplus its 2011 Kenworth Water Tender following city policy.
- This vehicle is still in service and is in the process of being replaced as part of our fleet rotation and as approved in the FY27 budget. The new water tender is anticipated to be completed and placed into service within the next 45 days.

This item was discussed in the 09/22/26 work session and moved to the consent agenda for 10/13/2026.



COUNCIL AGENDA

October 13, 2026

Public Hearing: Proposed Sale of City Owned Land

Agenda item #7

Summary

The city intends to sell approximately 1.526 acres located 1822 W. 1700 S. to the Syracuse City RDA. The reason for the sale is twofold, one to develop additional parking for the adjacent Founder's park, and two, generate economic development opportunities in the form of sales tax and property tax revenue from the eventual private development on the property. The RDA is better positioned to negotiate incentives for economic development, and that is the primary reason for the transfer from the city to the RDA.

Total sales price is determined by multiplying the acreage (1.526 acres or 66,472.56 sf) by the value of the property. The proposed value is established at \$16.5 psf which equals \$1,096,797 for the total sales price. The city commissioned an appraisal of the property on January 6, 2020. That appraisal came back establishing a value of \$800,000, which was approximately \$12 psf. Also, the city commissioned an appraisal of similar city owned commercial property located at 1700 s and 3000 W in July, 2025. That appraisal came back at approximately \$16.5 psf. More recently, the city RDA purchased property located at 2500 W 1700 s from UDOT. The appraised value for that transaction was about \$15 psf. The proposed sale price of \$16.5 psf is believed to be fair market value.

The city's surplus property policy says: At the City Council's sole discretion, significant parcels may be sold directly to a buyer under a negotiated price without going through a competitive bid process. In deciding whether to sell real estate in this method, the Council should take into consideration the following: a. Whether it is of greater advantage to the City, for community or economic development purposes to sell without a competitive bid process. b. Whether there is a real or perceived conflict of interest with the sale on behalf of any members of the Council or the Mayor.

The city is proposing to sell directly to a buyer at a negotiated price without going through a competitive bid process because it is anticipated to be of greater advantage for economic development purposes. There are no real or perceive conflicts of interest with the sale on behalf of any members of the Council or the Mayor.

The City Council previously determined to surplus the property on February 25, 2020, following a properly noticed public hearing.

Goals of Discussion

Vote to either approve, deny, or table this proposed sale, authorizing staff to execute the sale.

Attachments

- Survey
- Resolution

Needed Actions – Supplied by Colin Winchester:

1. Disclose the following information to the public:
 - Proposed Buyer: Syracuse City Redevelopment Agency
 - Purchase Price: \$1,096,797
2. Hold a public hearing.
3. Determine that the sale is in the public interest and complies with applicable laws and ordinances.
4. Vote whether to approve the Resolution approving the proposed sale.

RESOLUTION NO. 26-43
RESOLUTION AUTHORIZING THE SALE OF 1.526 ACRES
OF REAL PROPERTY LOCATED AT APPROXIMATELY 1862 WEST 1700 SOUTH

WHEREAS, the City Council is authorized by state law and city ordinance to dispose of surplus property when it considers such actions appropriate; and

WHEREAS, the City finds it advantageous and appropriate for economic development and park development purposes to sell the property to the Syracuse City Redevelopment Agency (“RDA”); and

WHEREAS , the land will be sold for fair market value, which is believed to be \$1,096,797; and

WHEREAS, the City Council determined to surplus the property on February 25, 2020, following an appropriately noticed public hearing;

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

Section 1. The City is hereby authorized to sell to the RDA 1.526 acres of real property located at approximately 1862 West 1700 South.

Section 2. 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. This Resolution shall become effective upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 13TH DAY OF OCTOBER, 2026.

DAVE MAUGHAN, Mayor

CASSIE Z BROWN, City Recorder

Voting by the Council:	AYE	NAY
Councilmember Brown	_____	_____
Councilmember Cragun	_____	_____
Councilmember Robertson	_____	_____
Councilmember Pollard	_____	_____
Councilmember Watson	_____	_____

Exhibit A

LEGAL DESCRIPTION
(AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;

thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);

thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

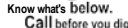
thence running along said northerly right-of-way line three (3) courses and distances:

(1) North 80°01'14" West 29.82 feet;

(2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");

(3) North 89°42'11" West 8.09 feet to the Point of Beginning.

Contains 66,488 square feet or 1.526 acres.

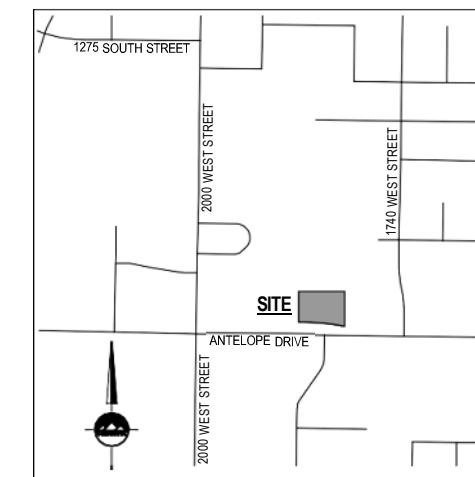
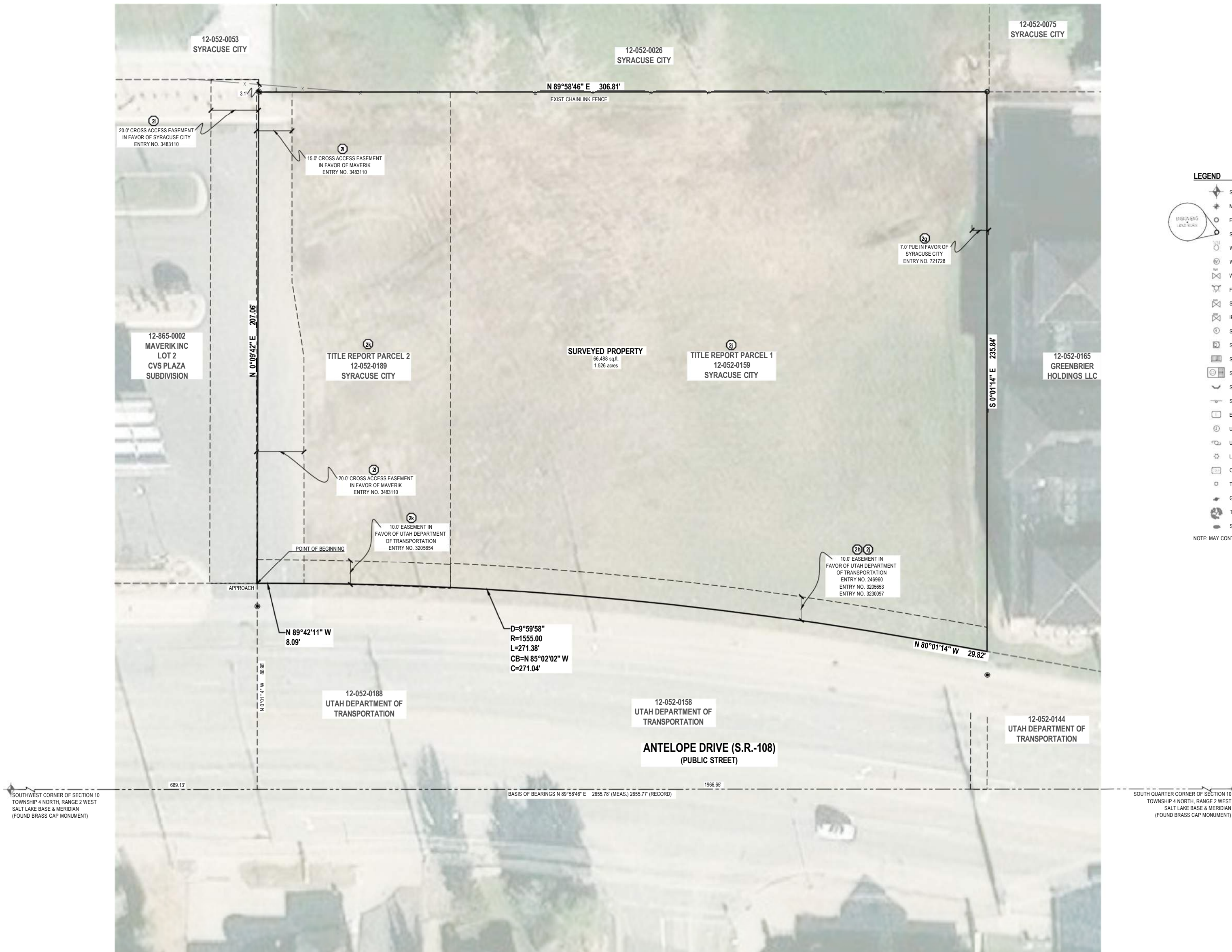


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

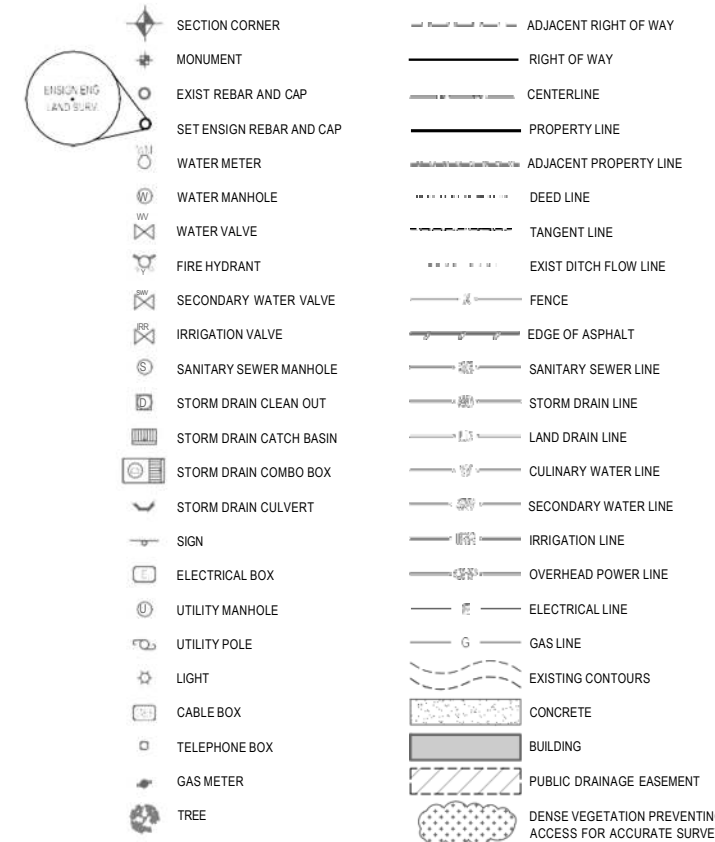
CENTER OF SECTION 15,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4263.87

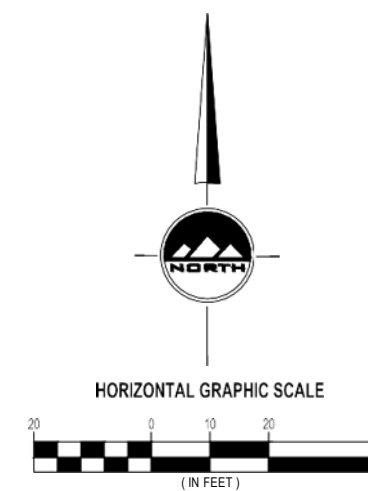


VICINITY MAP
NOT TO SCALE
SYRACUSE CITY, UTAH

LEGEND



NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET



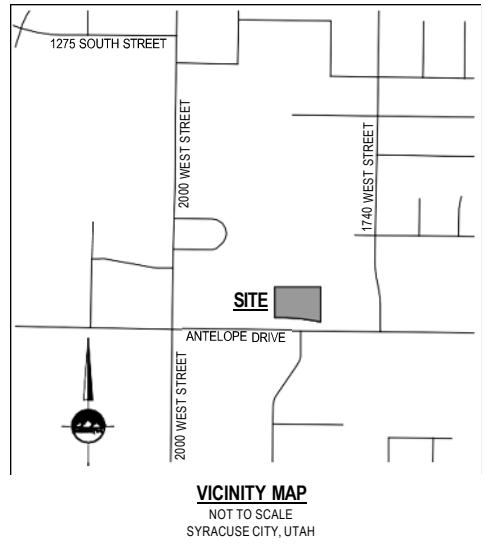
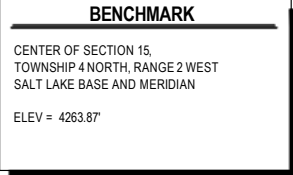
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

**SYRACUSE CITY PROPERTY
ALTA/NSPS LAND TITLE SURVEY**

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER 15065	PRINT DATE 2026-08-19
PROJECT MANAGER T. WILLIAMS	DESIGNED BY A. MULLINS

1 of 3



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

**SYRACUSE CITY PROPERTY
ALTA/NSPS LAND TITLE SURVEY**

PROJECT NUMBER 15065	PRINT DATE 2026-08-19
PROJECT MANAGER T. WILLIAMS	DESIGNED BY A. MULLINS

2 of 3

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

SURVEYOR'S CERTIFICATE

To: City of Syracuse; Stewart Title Guaranty Company; and their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTANSPPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1, 2, 3, 4, 5, 8, 11(a), 13, 14 and 18 of Table A thereof.

The fieldwork was completed on 06/23/2026.

This ALTANSPPS Survey is based on the Title Report Supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026



Date of Plat or Map: August 19, 2026
Trent R. Williams, PLS
License No. 8034679

SURVEY NARRATIVE

The purpose of this survey is to perform an ALTANSPPS Land Title Survey of the subject properties and write a combined description of them, as requested by Syracuse City.

Reference Documents:

- CVS Plaza Subdivision
- Record of Survey No. 5669
- Record of Survey No. 239

Basis of Bearing:

The Basis of Bearing for this survey is North 89°58'46" East, between the Found Southwest Corner and Found South Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Boundary Resolution:

The record descriptions were retraced and rotated to match the basis of bearings. We held CVS Plaza Subdivision along the west side. The record northerly segments of the two parcels were found to be consistent with an existing fence. No inconsistencies were found.

RECORD DESCRIPTION
(AS SHOWN ON THE TITLE REPORT)

PARCEL 1: (12-052-0159)
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Westerly boundary of said tract of land and the Northerly right of way line of SR-108 of said project, which point is 770.55 feet S 89°40'57" East along the Section Line and 85.27 feet North 00°19'03" East from the Southwest corner of said Section 10, said point also being 55.00 feet radially distant Northerly from the centerline of said project, and running thence North 00°19'03" East 208.77 feet along said Westerly boundary line to the Northerly boundary line of said tract of land; thence South 89°40'57" East 226.05 feet along said Northerly boundary line to the Easterly boundary line of said tract of land; thence South 00°19'03" West 235.84 feet along said Easterly boundary line to said Northerly right of way line; thence North 79°40'57" West 59.83 feet to the point of tangency of a 1,555.00-foot radius curve to the left; thence Westerly 198.03 feet along the arc of said curve (Chord bears N 83°19'51" W 197.89 feet) to the point of beginning.

PARCEL 2: (12-052-0189)
A tract of land, situate in the SW 1/4 SW 1/4 of Section 10, Township 4 North, Range 2 West, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the Northerly right of way line of SR-108 and Westerly boundary line of said tract of land at a point 688.85 feet East and 86.98 feet North from the Southwest corner of said Section 10; and running thence North 207.11 feet to the Northerly boundary line of said tract of land; thence East 81.70 feet to the Easterly boundary line of said tract of land; thence South 209.29 feet to a point on said Northerly right of way line; thence along said Northerly right of way line the following two (2) courses: (1) Westerly 73.37 feet along the arc of a 1,555.00-foot radius curve to the left (Note: Chord to said curve bears North 88°19'50" W 73.36 feet); (2) N 89°40'57" West 8.36 feet to the point of beginning.

LEGAL DESCRIPTION
(AS-SURVEYED)

A parcel of land, situate in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, also situated in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive (also known as State Route 108), said point being North 89°58'46" East 689.13 feet along the Section Line and North 0°01'14" West 86.98 feet from the Southwest Corner of Section 10, and running thence:

North 0°09'42" East 207.06 feet along the easterly boundary of CVS Plaza Subdivision;

thence North 89°58'46" East 306.81 feet to the northwesterly corner of that parcel described in a certain Warranty Deed (recorded May 21, 2009, as Entry No. 2452911);

thence South 0°01'14" East 235.84 feet along the westerly boundary line of said parcel to a point on the northerly right-of-way line of said Antelope Drive;

thence running along said northerly right-of-way line three (3) courses and distances:

(1) North 80°01'14" West 29.82 feet;

(2) Westerly 271.38 feet along the arc of a 1,555.00-foot radius curve to the left (center bears South 9°57'56" West and the chord bears North 85°02'02" West 271.04 feet with a central angle of 9°59'58");

(3) North 89°42'11" West 8.09 feet to the Point of Beginning.

Contains 66,488 square feet or 1.526 acres.

NOTES

For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

1. Table A Items:

a. Item 1: Monuments placed at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

b. Item 2: Address of the surveyed site:

1862 W Antelope Drive
Syracuse, UT 84075

c. Item 3: Flood zone classification depicted by scaled map location and graphic plotting only.

Flood Zone: X
Community Number: 49011C0210E
Revised: 6/18/2007

d. Item 4: Gross land area:

66,488 sq. ft.
1.526 acres

e. Item 5: Vertical relief with the source of information.

Contours shown hereon are taken from traditional ground survey of the surveyed area.
Site Benchmark is: 4263.87 (The found Center of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian)

f. Item 8: Substantial features observed in the process of conducting the fieldwork are shown hereon. (In addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

g. Item 11: Evidence of underground utilities existing on or serving the surveyed property is shown hereon as determined by:

(a) plans provided by service providers
(b) located during field work

h. Item 13: Names of owners of adjoining properties according to current tax records is shown hereon.

i. Item 14: The distance to the nearest intersecting street is approximately 85' and is the intersection of Antelope Drive (S.R.-108) and Heritage Lane.

j. Item 18: Any plottable offset easements are shown hereon. These easements have been disclosed in documents provided to or obtained by the surveyor.

2. Schedule B/E Exceptions from Coverage

The following exceptions from coverage are taken from the title report supplied by: Stewart Title of Utah, Inc., File Number: 2954342 dated: June 1, 2026

a. Items no. 1-7 are general exceptions (Not a Survey Matter.)

b. Item No. 8 refers to Property Tax exceptions. General Property Taxes are accruing as liens and are not yet due and payable for Tax ID No. 12-052-0159 and 12-052-0189. (Not a Survey Matter.)

c. Item No. 9 refers to the land being located within the boundaries of Davis County 454 District, and is subject to any charges and assessments levied thereby. (Not a Survey Matter.)

d. Item No. 10 refers to Ordinance No. 16-24, adopting the Syracuse Antelope Drive Community Development Project Area Plan, and related matters, together with the terms, conditions and limitations contained therein. (Not a Survey Matter.)

Recorded: September 7, 2016
Entry No. 2964235
Book 6595, Page 345

e. Item No. 11 refers to water rights, claims or title to water. (Not a Survey Matter.)

f. Item No. 12 refers to minerals of whatever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, together with all rights, privileges and immunities relating thereto. (Not a Survey Matter.)

Item No. 13 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of Syracuse, a Municipal Corporation. (Shown Hereon.)

Recorded: December 18, 1995
Entry No. 721728
Book 1066, Page 271

Item No. 14 refers to an Easement, and the terms, conditions and limitations contained therein, in favor of The Utah Department of Transportation. (Shown Hereon.)

Recorded: December 18, 1995
Entry No. 2406960
Book 4664, Page 1134

i. Item No. 15 refers to an Agreement for Future Cross-Access Easements, and the terms, conditions and limitations contained therein. (Not Sufficiently Described to Plot.)

Recorded: September 15, 2016
Entry No. 2966347
Book 6601, Page 802

Item No. 16 refers to Restrictions, Conditions and Reservations as contained in Quit Claim deed, and the terms, conditions and limitations contained therein. (Affects Parcel 1). (Shown Hereon.)

Recorded: November 21, 2019
Entry No. 3205653
Book 7394, Page 1560

Item No. 16 also refers to Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230097 in Book 7459 at Page 920. (Affects Parcel 1). (Blanket in Nature.)

Recorded: February 28, 2020
Entry No. 3230097
Book 7459, Page 920

Item No. 17 refers to Restrictions, Conditions and Reservations as contained in Quit Claim Deed, and the terms, conditions and limitations contained therein. (Affects Parcel 2). (Shown Hereon.)

Recorded: November 21, 2019
Entry No. 3205654
Book 7394, Page 1564

Item No. 17 also refers to a Release of Reversionary Clause recorded February 28, 2020 as Entry No. 3230096 in Book 7459 at Page 918, of Public Records. (Affects Parcel 2). (Blanket in Nature.)

Recorded: February 28, 2020
Entry No. 3230096
Book 7459, Page 918

Item No. 18 refers to a Reciprocal Access Easement Agreement, and the terms, conditions and limitations contained therein. (Shown Hereon.)

Recorded: June 16, 2022
Entry No. 3483110
Book 8032, Page 503

m. Item No. 19 refers to "The Company requires satisfactory verification of the identity of the seller, as the subject property is assessed as vacant land. Unless you have personal, prior knowledge of the identity of the seller, you must send a letter to the seller at the assessment's verified mailing address requesting confirmation that the transaction is legitimate." (Not a Survey Matter.)

n. Item No. 20 refers to any matters that might be disclosed by an accurate survey of said premises.

o. Item No. 21 refers to the rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder. (Not a Survey Matter.)

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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Layton, UT 84041
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SANDY

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TOOELE

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RICHFIELD

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CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

SYRACUSE CITY PROPERTY
ALTANSPPS LAND TITLE SURVEY
1862 WEST ANTELOPE DRIVE
SYRACUSE, UTAH 84075



COUNCIL AGENDA

October 13, 2026

Agenda Item #8

Public hearing: Proposed Resolution R26-40
amending the Syracuse City budget for the Fiscal Year
(FY) ending June 30, 2027.

Factual Summation

- Any questions about this agenda item may be directed at Assistant City Manager Stephen Marshall.

Please review the following attachments:

- a. FY2027 Budget Adjustments PDF.
- b. Capital Projects Revised project list.
- c. Capital Project Original project list.
- d. Vehicle and capital listing – capital project fund.

Background

- Please review the detailed **capital projects** listing attached with this document for recommended changes. In this budget opening, we are carryover of projects from prior year that weren't completed and updates to approved projects as follows:
 - Carryover – New Secondary Reservoir land purchase - \$670,000
 - Carryover – 3000 West Road Improvements including roundabout and Fremont Park - \$1,176,000
 - Carryover – BMX Course land acquisition - \$1,065,000
 - Carryover – 2500 West / SR-193 Intersection - \$1,120,000
 - Carryover – 4000 West Safety Sidewalk - \$235,000
 - Carryover – 700 South Asphalt Replacement - \$200,000
 - Carryover – 4000 W Ditch Piping - \$150,000
 - Carryover – 2026 Utility Project - \$1,564,000
 - Carryover – 2700 S 3000 W Roundabout design - \$300,000
 - Carryover – Costco Infrastructure reimbursement - \$2,315,935
 - Carryover – PMF Equipment - \$193,000
 - Carryover – BMX Course Landscaping, cameras - \$304,705
 - Carryover – Founders Project - \$159,500

- Carryover – Regional Park Phase 1 - \$759,700
- Carryover – Linda Vista Project - \$400,000
- Carryover – Gas line to visitor's center - \$30,000
- Carryover – Cemetery improvements - \$176,000
- Carryover – Purchase of land by 6-way roundabout - \$355,000
- Revision – Harmony Bluff Overlay - \$100,000
- Revision – Remove South Canterbury and move to future year
- Revision – Breakout capital equipment vs capital projects in the park maintenance fund.

- Changes to **operational budgets**:

General Fund – major changes

- \$9,900 – Employee retirement in CED.

All Other Funds – Significant Changes

- Park Maint. Fund - \$86,500 – carryover of several maintenance line items.
- IT Fund – increase budget for additional licensing - \$24,000
- CDA Fund – added budget for design and installation of artwork at 3000 west roundabout - \$333,000
- RDA Fund – added \$10,310 for payment to financiers.
- Capital Projects Fund – carryover of brush truck and addition of black out scene control. - \$40,000.

Action Items

Consider whether to approve the resolution amending the FY2026 - 2027 budget.

RESOLUTION R26-40

A RESOLUTION ADJUSTING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2027.

WHEREAS, the Uniform Budgetary Procedures set forth in State Statute 10-6-128 allow for amendments and increases to individual fund budgets; and

WHEREAS, on October 13th, 2026, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed budgetary changes; and

WHEREAS, the City Council has determined that approval of the budgetary amendments will promote the orderly operation of the City;

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

SECTION 1: Amendments. The following adjustments to the Syracuse City Budget are hereby made for the Fiscal Year 2027 operating budget.

- See attachment

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 13th DAY OF OCTOBER, 2026.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Dave Maughan, Mayor

Syracuse City

FY2026 October Budget Opening



	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Increase / (Decrease)</u>
General Fund:			
<u>EXPENDITURE ADJUSTMENTS:</u>			
Community and Economic Development			
Salary, Wages, & Benefits (Employee Retirement)	1,329,594	1,339,494	9,900
	<u>Revenue</u>	<u>Expenses</u>	
General Fund net change	-	9,900	(9,900)
Beginning fund shortage			(330,000)
Overall fund surplus to be added to fund balance			<u>(339,900)</u>
Estimated Ending Fund Balance	5,741,389		
RAP Tax Fund			
<u>EXPENSE ADJUSTMENTS:</u>			
Capital Outlay	500,000	620,000	<u>(120,000)</u>
(Various Carryover projects - see park 5 year plan)			<u>(120,000)</u>
	<u>Revenue</u>	<u>Expenses</u>	
RAP Fund net change	-	(120,000)	(120,000)
Beginning fund shortage			(62,325)
Overall Change			<u>(182,325)</u>
Estimated Ending Fund Balance	65,010		

Parks Impact Fee Fund

EXPENSE ADJUSTMENTS:

Capital Outlay	-	1,062,105	(1,062,105)
(Various Carryover projects - see park 5 year plan)			(1,062,105)
	<u>Revenue</u>	<u>Expenses</u>	
PIF Fund net change	-	(1,062,105)	(1,062,105)
Beginning fund overage			400,000
Overall Change			(662,105)
Estimated Ending Fund Balance	(516,793)		

Parks Maintenance Fund

EXPENSE ADJUSTMENTS:

Travel and Training	21,600	25,600	(4,000)
Office Supplies	3,450	5,950	(2,500)
Tree / Arbor Management	43,880	73,880	(30,000)
Trail and Parking Lot Maintenance	96,750	146,750	(50,000)
Capital Equipment	300,125	180,125	120,000
Capital Projects (New account)	-	221,000	(221,000)
(Various Carryover projects - see park 5 year plan)			(187,500)
	<u>Revenue</u>	<u>Expenses</u>	
PMF Fund net change	-	(187,500)	(187,500)
Beginning fund shortage			(60,037)
Overall Change			(247,537)
Estimated Ending Fund Balance	40,801		

Transportation Fund

EXPENDITURE ADJUSTMENTS:

Professional & Technical	94,000	118,000	24,000
Capital Projects	2,520,000	3,971,250	1,451,250
(Various Carryover projects - see park 5 year plan)			1,475,250
	<u>Revenue</u>	<u>Expenses</u>	
Trans. Fund net change	-	1,475,250	(1,475,250)
Beginning fund shortage			(103,978)
Overall Change			(1,579,228)
Estimated Ending Fund Balance	213,016		

Transportation Impact Fee Fund

EXPENDITURE ADJUSTMENTS:

Capital Outlay	150,000	2,864,000	2,714,000
(Carryover of projects)			2,714,000
	<u>Revenue</u>	<u>Expenses</u>	
Trans. Impact Fund net change	-	2,714,000	(2,714,000)
Beginning fund overage			530,000
Overall Change			(2,184,000)
Estimated Ending Fund Balance	3,816,208		

Secondary Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	4,531,750	4,568,750	37,000
(Carryover of projects)			
Move Capital to Balance Sheet	(4,531,750)	(4,568,750)	(37,000)
			-
	<u>Revenue</u>	<u>Expenses</u>	
Sec. Water Fund net change	-	-	-
Beginning fund overage			2,722,199
Overall Change			2,722,199
Estimated Ending Cash Balance	706,380		

Secondary Water Impact Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	670,000	670,000
(Carryover of projects)			670,000
	<u>Revenue</u>	<u>Expenses</u>	
Sec. Water Impact Fund net change	-	670,000	(670,000)
Beginning fund shortage			(480,401)
Overall Change			(1,150,401)
Estimated Ending Cash Balance	186,905		

Storm Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	195,000	195,000
(Carryover of projects)			
Move Capital to Balance Sheet	-	(195,000)	(195,000)
			-
	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Fund net change	-	-	-
Beginning fund shortage			(181,887)
Overall Change			(181,887)
Estimated Ending Cash Balance	620,156		

Storm Water Impact Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	-	1,198,935	1,198,935
(Carryover of projects)			1,198,935
	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Impact Fund net change	-	1,198,935	(1,198,935)
Beginning fund overage			264,000
Overall fund deficit to come from fund balance			(934,935)
Estimated Ending Cash Balance	3,366,383		

Culinary Water Fund:

EXPENDITURE ADJUSTMENTS:

Capital Projects	905,000	1,703,000	798,000
(Carryover of projects)			
Move Capital To Balance Sheet	(905,000)	(1,703,000)	(798,000)
			-
	<u>Revenue</u>	<u>Expenses</u>	
Culinary Water Fund net change	-	-	-
Beginning fund overage			299,879
Overall fund shortage to come from fund balance			299,879
Estimated Ending Cash Balance	638,264		

Sewer Fund:

EXPENDITURE ADJUSTMENTS:

Capital Outlay	465,000	554,000	89,000
(Carryover of projects)			
Move Capital to Balance Sheet	(465,000)	(554,000)	(89,000)

-

	Revenue	Expenses	
Sewer Fund net change	-	-	-
Beginning fund shortage			(386,242)

Overall fund deficit to come from fund balance (386,242)

Estimated Ending Cash Balance 725,334

IT Fund

EXPENDITURE ADJUSTMENTS:

User Software Supporting and Licensing	60,072	84,072	24,000
(User Licensing - Security Upgrade)			-

24,000

	Revenue	Expenses	
IT Fund net change	-	24,000	(24,000)
Beginning fund overage			16,782

Overall fund deficit to come from fund balance (7,218)

Estimated Ending Cash Balance 72,379

CDA Fund

EXPENDITURE ADJUSTMENTS:

Professional & Technical		33,000	33,000
Capital Projects	1,100,000	1,400,000	300,000
(3000 West Roundabout & Artwork)			

333,000

	Revenue	Expenses	
CDA Fund net change	-	333,000	(333,000)
Beginning fund shortage			(565,452)

Overall fund deficit to come from fund balance (898,452)

Estimated Ending Cash Balance 417,550

RDA Fund

EXPENDITURE ADJUSTMENTS:

Repayment to Financers (Trico Holdings Agreement)	44,653	54,963	10,310
			<u>10,310</u>
	<u>Revenue</u>	<u>Expenses</u>	
CDA Fund net change	-	10,310	(10,310)
Beginning fund shortage			(3,051,015)
			<u>(3,061,325)</u>
Overall fund deficit to come from fund balance			
Estimated Ending Cash Balance	413,889		

Capital Improvement Fund

EXPENDITURE ADJUSTMENTS:

Capital Equipment (Carryover of Brush Truck and black out scene control)	2,407,000	2,447,000	40,000
Capital Projects (Carryover of projects)	50,000	1,396,500	1,346,500
			<u>1,386,500</u>
	<u>Revenue</u>	<u>Expenses</u>	
CIP Fund net change	-	1,386,500	(1,386,500)
Beginning fund overage			33,000
			<u>(1,353,500)</u>
Overall fund deficit to come from fund balance			
Estimated Ending Cash Balance	279,477		

CAPITAL PROJECTS PROPOSED BUDGET SUMMARY FOR FISCAL YEAR 2027

Project	Class C Capital 204070	Culinary 501670	Secondary 301670	Storm Drain 401670	Sewer Capital 531670	Road Impact Fee 21-40-70	Culinary	Secondary	Storm Drain	Recreation,	Parks, Trails, &	Parks	Capital Fund	Project Total
							Impact Fee 51-40-70	Impact Fee 31-40-70	Impact Fee 41-40-70	Arts, & Parks Tax 11-40-70	Rec Impact Fee 12-40-70	Maintenance Fund 17-40-70	80-40-71	
4000 W/700 S Roundabout Design/ROW (50% West Point)						\$150,000								\$150,000
Concrete 1000 West 2700 South Roundabout	\$515,000													\$515,000
Dallas 12" (David to 1350W) Culinary & Secondary	\$105,000	\$205,000	\$205,000											\$515,000
Culinary Water Radios		\$200,000												\$200,000
2027 Surface Treatments	\$1,200,000													\$1,200,000
2920 South (1000 West to 1200 West)	\$0													\$0
2920 South (1000 West to 800 West)	\$0													\$0
2800 South (1000 West to 800 West)	\$0													\$0
3450 South (930 West to End)	\$0													\$0
800 West (2700 S to 3050 S)	\$0													\$0
4000 West Safety Sidewalk Project (Formby Dr. and 800 South)	\$400,000	\$50,000												\$450,000
2400 South (1950 West to 1850 West)	\$300,000	\$375,000	\$450,000		\$380,000									\$1,505,000
Parks Master Plan Update											\$150,000			\$150,000
S. Canterbury Playground Replacement (Rockcreek Swap)										\$150,000				\$150,000
S. Canterbury Sport Court Renovation										\$250,000				\$250,000
S. Canterbury Park Signage										\$50,000				\$50,000
S. Canterbury Park Pavilion Replacement												\$120,000		\$120,000
S. Canterbury Restroom Renovation										\$50,000				\$50,000
Workplace Improvements in Police Department (Furniture)													\$50,000	\$50,000
														\$0
Total Fiscal Year 2027 Projects	\$2,520,000	\$830,000	\$655,000	\$0	\$380,000	\$150,000	\$0	\$0	\$0	\$500,000	\$150,000	\$120,000	\$50,000	\$5,355,000

CAPITAL PROJECTS PROPOSED BUDGET SUMMARY FOR FISCAL YEAR 2027

Project	Class C Capital 204070	Culinary 501670	Secondary 301670	Storm Drain 401670	Sewer Capital 531670	Road Impact Fee 21-40-70	Culinary Impact Fee 51-40-70	Secondary Impact Fee 31-40-70	Storm Drain Impact Fee 41-40-70	Recreation, Arts, & Parks Tax 11-40-70	Parks, Trails, & Rec Impact Fee 12-40-70	Parks Maintenance Fund 17-40-70	Capital Fund 80-40-71	Project Total
New Secondary Reservoir Property Acquisition								\$670,000						\$670,000
3000 West Road Improvements (Antelope to Fremont/Church)	\$213,000													\$213,000
Round-a-bout and Fire Station realignment on 3000 West						\$214,000								\$214,000
2500 West/SR-193 Intersection			\$20,000			\$1,100,000								\$1,120,000
4000 West Safety Sidewalk Project (For New Elementary)	\$135,550	\$100,000												\$235,550
700 South Asphalt Replacement (St Andrews to 4000 W) - W/ West Point	\$200,000													\$200,000
4000 West Ditch Piping Wetland/Stream Alt Permitting (1700 S to 2700 S)	-	-	-	\$45,000	-	-	-	-	\$105,000					\$150,000
2026 Utility Project Bluff Drive Subdivision	\$610,000	\$698,000	\$17,000	\$150,000	\$89,000									\$1,564,000
Antelope Drive Trail Phase 2 Design/ROW	\$192,700													\$192,700
2700 S 3000 W Roundabout Design/ROW/Permitting	-	-	-	-	-	\$300,000								\$300,000
Infrastructure Improvements around Costco						\$1,100,000			\$1,093,935					\$2,193,935
Fremont Park Project - Restroom										\$50,000				\$50,000
Fremont Park Irrigation mainline, sidewalks, dog park renovation										\$220,000		\$75,000		\$295,000
Fremont Park Parking Lot Expansion											\$364,700			\$364,700
Fremont Park Booster Pump												\$40,000		\$40,000
Park Maintenance Facility including equipment											\$193,000			\$193,000
BMX Course pavilion, landscaping, and cameras											\$304,705			\$304,705
Founder's Park concrete and irrigation project												\$56,000	\$66,000	\$122,000
Founder's Booster Pump													\$37,500	\$37,500
Trail Along Antelope Dr and 3000 West - Costco											\$122,000			\$122,000
Regional Park Engineering and Const. Oversight											\$77,700			\$77,700
Regional Park Phase 1 Construction													\$682,000	\$682,000
Linda Vista Playground Replacement										\$125,000				\$125,000
Linda Vista Restroom Renovation												\$50,000		\$50,000
Linda Vista Pavillions/Shelters (Single Table)										\$225,000				\$225,000
Gas Line to Visitors Center													\$30,000	\$30,000
Cemetery Improvements													\$176,000	\$176,000
Purchase land by 6 way roundabout - possible econ dev resale													\$355,000	\$355,000
4000 W/700 S Roundabout Design/ROW (50% West Point)						\$150,000								\$150,000
Concrete 1000 West 2700 South Roundabout	\$515,000													\$515,000
Dallas 12" (David to 1350W) Culinary & Secondary	\$105,000	\$205,000	\$205,000											\$515,000
Culinary Water Radios		\$200,000												\$200,000
2027 Surface Treatments	\$1,300,000													\$1,300,000
Harmony Bluff Overlay	\$0													\$0
2920 South (1000 West to 1200 West)	\$0													\$0
2920 South (1000 West to 800 West)	\$0													\$0
2800 South (1000 West to 800 West)	\$0													\$0
3450 South (930 West to End)	\$0													\$0
800 West (2700 S to 3050 S)	\$0													\$0
4000 West Safety Sidewalk Project (Formby Dr. and 800 South)	\$400,000	\$50,000												\$450,000
2400 South (1950 West to 1850 West)	\$300,000	\$375,000	\$450,000		\$380,000									\$1,505,000
Parks Master Plan Update											\$150,000			\$150,000
S. Canterbury Playground Replacement (Rockcreek Swap)										\$0				\$0
S. Canterbury Sport Court Renovation										\$0				\$0
S. Canterbury Park Signage										\$0				\$0
S. Canterbury Park Pavilion Replacement												\$0		\$0
S. Canterbury Restroom Renovation										\$0				\$0
Workplace Improvements in Police Department (Furniture)													\$50,000	\$50,000
Total Fiscal Year 2027 Projects	\$3,971,250	\$1,628,000	\$692,000	\$195,000	\$469,000	\$2,864,000	\$0	\$670,000	\$1,198,935	\$620,000	\$1,212,105	\$221,000	\$1,396,500	\$15,137,790

CAPITAL IMPROVEMENT FUND
Fiscal Year Ending June 30, 2027
Line Item Detail

		Requested	Zero Increase Budget	Adopted Budget
80-40-70 Capital equipment				
Prior year budget, as modified				\$ 693,250
Capital and Equipment				
Current estimates:				
Public Works	Building Maint Truck Replacement	55,000	55,000	55,000
Public Works	Building Maint Truck & Plow Replacement	70,000	70,000	70,000
Fire	2026 Ram 5500 Brush Truck B-4			15,000
Fire	Scene Control - Blackout			25,000
Fire	Fire Admin Vehicle	80,000	0	0
Fire	Fire Engine E-5	1,200,000	1,200,000	1,200,000
Fire	Water Tender	600,000	600,000	600,000
Fire	PPE (Turnouts, Boots, Gloves, Hoods, Helmets, etc.)	72,000	0	0
Fire	LifePak Monitors (2)	110,000		55,000
Fire	Incident Command Vehicle Camera	5,500		
Fire	Extrication Equipment E31	40,000		
Fire	EMS Transport Ventilator A31	20,000		
Parks & Rec	Plow Mount and Salt Spreader for Community Center./Li	7,000		7,000
Parks & Rec	Replacement Vehicle	65,000	0	0
Parks & Rec	New Vehicle with PMF worker	65,000	-	65,000
Parks & Rec	New Vehicle with PMF worker	65,000	-	65,000
Parks & Rec	New Vehicle with PMF worker	65,000	-	-
Parks & Rec	New Vehicle with PMF worker	65,000	-	-
Police	Police Vehicle #1	80,000	80,000	80,000
Police	Police Vehicle #2	80,000	80,000	80,000
Police	Police Vehicle	65,000	65,000	65,000
Police	Police Vehicle	65,000	65,000	65,000
Admin	IT Replacement Vehicle	35,000	35,000	-
Total budget for account		\$ 2,909,500	\$ 2,250,000	\$ 2,447,000
Amount changed from request				\$ (462,500)
Increase/(decrease) from prior year modified budget		\$ 2,216,250	\$ 1,556,750	\$ 1,753,750

80-40-71 Capital projects				
Prior year budget, as modified				\$ 4,678,500
Current estimates:				
Public Works	Lighting and Ped access at city hall traffic circle	\$ 37,500		\$ -
Public Works	AC Unit Replacements for city buildings	10,000		-
Parks & Rec	Signage in Parks	50,000		-
Police	Workplace Improvements (Carpet)	130,000		-
Police	Workplace Improvements (Paint)	50,000		-
Police	Workplace Improvements (Furniture)	50,000		50,000
Parks & Rec	Founder's Booster Pump			37,500
Parks & Rec	Founder's Capital Improvement Project			66,000
Parks & Rec	Regional Park Phase 1 Construction			682,000
Parks & Rec	Gas Line to Visitors Center			30,000
Parks & Rec	Cemetery Improvements			176,000
Admin	Purchase land by 6 way roundabout - possible econ dev resale			355,000
Total budget for account		\$ 327,500	\$ -	\$ 1,396,500
Amount changed from request				\$ 1,069,000
Increase/(decrease) from prior year modified budget		\$ (4,351,000)	\$ (4,678,500)	\$ (3,282,000)



COUNCIL AGENDA

October 13, 2026

Agenda Item #9

Proposed Resolution R26-41 adopting an ACH fraud prevention and fraud monitoring policy.

Factual Summation

- Any questions regarding this item can be directed at Assistant City Manager, Stephen Marshall.
- Staff recommend adoption of the ACH Fraud Prevention and Fraud Monitoring Policy. The policy is required under updated NACHA Operating Rules, which mandate formal, risk-based procedures to detect and prevent fraudulent ACH transactions. These controls are necessary to protect public funds and ensure compliance in all City ACH activities, including payroll, vendor payments, utility billing, and intergovernmental transactions.
- The policy establishes internal controls, monitoring requirements, verification procedures for banking information changes, and fraud-response protocols. These measures align with evolving national fraud standards and support responsible financial management for Syracuse City.
- Adoption of this policy strengthens fraud prevention, ensures compliance with NACHA rules, and provides clear guidance to staff.

Action Item for Agenda

Consider adopting proposed resolution adopting an ACH fraud prevention and fraud monitoring policy.

RESOLUTION NO. R26-41

**A RESOLUTION OF THE CITY COUNCIL OF SYRACUSE CITY ADOPTING THE
ACH FRAUD PREVENTION AND FRAUD MONITORING POLICY**

WHEREAS, Syracuse City is committed to safeguarding public funds, maintaining strong internal controls, and ensuring responsible financial stewardship; and

WHEREAS, Syracuse City utilizes Automated Clearing House (ACH) transactions for payroll, vendor payments, utility transactions, and other authorized financial activities; and

WHEREAS, the National Automated Clearing House Association (NACHA) Operating Rules require financial institutions and originating entities to maintain appropriate fraud-prevention and monitoring measures; and

WHEREAS, the Administration has prepared an ACH Fraud Prevention and Fraud Monitoring Policy establishing procedures and internal controls for ACH authorization, transaction review, anomaly detection, banking verification, segregation of duties, fraud response, annual risk assessments, and required employee training; and

WHEREAS, the City Council finds that adoption of this policy is necessary to protect City assets, minimize exposure to financial fraud, and ensure compliance with recognized industry standards and regulatory requirements.

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

Section 1. Adoption. The ACH Fraud Prevention and Fraud Monitoring Policy, attached hereto as *Exhibit A*, is hereby adopted by Syracuse City.

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 issuance.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 13th DAY OF OCTOBER, 2026.

ATTEST:

SYRACUSE CITY

Cassie Z. Brown, City Recorder

By: _____
Dave Maughan, Mayor

Syracuse City, Utah

ACH Fraud Prevention and Fraud Monitoring Policy

Policy Number: FIN-ACH POLICY

Effective Date: 10/13/2026

Review Cycle: Annually

Responsible Department: Assistant City Manager

Approved By: Syracuse City Council

1. Purpose

The purpose of this policy is to establish internal controls and risk-based fraud monitoring procedures for Automated Clearing House (ACH) transactions initiated by Syracuse City. The policy is intended to protect public funds, reduce the risk of unauthorized or fraudulent ACH transactions, and comply with the National Automated Clearing House Association (NACHA) Operating Rules.

2. Scope

This policy applies to all City employees involved in initiating, approving, processing, transmitting, reconciling, or monitoring ACH transactions.

Covered transactions include, but are not limited to:

- Payroll direct deposit
 - Accounts payable / vendor transactions
 - Utility payment transactions
 - Electronic payments to governmental agencies
 - Any ACH credit or debit originated by Syracuse City
-

3. Policy Statement

Syracuse City shall maintain a risk-based ACH fraud prevention program designed to detect, prevent, and respond to fraudulent or unauthorized ACH activity.

The City recognizes that fraud risks evolve over time and therefore commits to maintaining monitoring procedures that are appropriate for the City's size, transaction volume, and operational risks.

4. Risk-Based Fraud Monitoring

The assistant city manager shall implement fraud monitoring procedures designed to identify potentially unauthorized or suspicious ACH transactions.

Monitoring activities shall be based upon the City's ACH risk profile and include the following:

A. Transaction Review

Prior to transmitting ACH files, the assistant city manager shall review transactions for:

- Reasonableness of payment amounts
- Proper authorization
- Accurate payee information
- Duplicate transactions
- Unusual payment activity

B. Monitoring for Anomalies

The Finance manager shall monitor for unusual activity, including:

- Unexpected payment amounts
- Payments to unfamiliar vendors
- Changes in normal payment patterns
- Unusual transaction timing
- Multiple payments to the same recipient outside normal business practices
- Significant increases in ACH activity

C. Transaction Velocity

The Finance Manager shall review ACH activity for unusual transaction frequency, including:

- Multiple payments processed within unusually short periods
- Multiple changes to banking information
- Numerous ACH files created in a short timeframe
- Any activity inconsistent with normal City operations

D. Banking Information Changes

All requests to change banking information shall be independently verified before implementation.

Verification may include:

- In person communication
- Telephone confirmation using existing contact information
- Written authorization
- Other verification methods approved by the assistant city manager

Requests received solely by email shall not be relied upon without independent verification.

5. Internal Controls

The City shall maintain internal controls appropriate to ACH processing.

These controls include:

Segregation of Duties

Whenever practical:

- One employee prepares ACH transactions.
- A separate authorized employee approves ACH transactions. This approval cannot be completed by the finance manager.
- Bank reconciliations are completed independently by the finance manager.

Access Controls

Only authorized personnel may:

- Create ACH files

- Approve ACH transactions
- Modify banking information
- Access online banking systems

Access permissions shall be reviewed annually by the assistant city manager and immediately updated when employee responsibilities change.

Authentication

Where available, the City shall utilize:

- Multi-factor authentication
 - Strong password requirements
 - Individual user credentials
 - Bank security controls offered by the City's financial institution
-

6. Routine Monitoring

The assistant city manager shall review bank activity periodically for:

- Unauthorized ACH transactions
- Returned or rejected transactions
- Bank security alerts
- Unexpected withdrawals
- Unrecognized credits or debits

Any suspicious activity shall be investigated immediately and discussed with the finance manager.

7. Fraud Response

If suspected fraud is identified, the employee discovering the activity shall immediately notify the assistant city manager.

The assistant city manager shall:

- Contact the City's financial institution

- Suspend or recall transactions when possible
 - Notify the finance manager and city manager
 - Coordinate with Information Technology when cyber incidents are suspected
 - Notify law enforcement when appropriate
 - Document all findings and corrective actions
-

8. Annual Risk Assessment and Policy Review

The assistant city manager shall review this policy at least annually.

The review shall include an evaluation of:

- Current fraud risks
- ACH processing procedures
- Internal controls
- Fraud monitoring effectiveness
- Changes to NACHA operating rules
- Audit findings
- Banking recommendations
- Employee access permissions

The review shall be documented, and any recommended revisions shall be presented to the City Manager or City Council, as appropriate.

9. Employee Training

Employees responsible for ACH processing shall complete a fraud awareness training annually.

The training should include:

- This policy
- Current ACH fraud trends
- Business email compromise

- Phishing attacks
- Social engineering
- Verification procedures
- Banking security practices
- Incident reporting
- NACHA rule updates

The assistant city manager shall maintain documentation of completed training.

10. Documentation

The assistant city manager shall maintain documentation supporting compliance with this policy, including:

- Annual policy review
- Employee training records
- Fraud monitoring procedures
- User access reviews
- Incident reports
- Corrective actions
- Internal control assessments

Documentation shall be retained in accordance with the City's records retention schedule.

11. Compliance

Failure to comply with this policy may result in disciplinary action, termination of system access, and other corrective measures deemed appropriate by the City.

Appendix A – ACH Fraud Monitoring Checklist

The assistant city manager should complete the following each business day when ACH transactions are originated:

Review Item	Frequency
Review ACH file before transmission	Each ACH batch
Verify payment totals	Each ACH batch
Confirm new or changed bank accounts	Before processing
Review online banking activity	Daily
Review returned ACH items	Daily
Review bank security alerts	Daily
Investigate unusual payment patterns	As identified
Review user access permissions	Annually
Review fraud monitoring procedures	Annually
Complete ACH fraud training	Annually

