



SYRACUSE CITY
Syracuse City Council Special Meeting Agenda
September 22, 2020 – 6:00 p.m.
Electronic Via Zoom Meeting
Streamed on Syracuse City YouTube Channel

Public meeting will be held electronically in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infections and potentially dangerous nature of COVID-19 virus, public meetings will be held electronically for the next thirty (30) days. The YouTube live stream of the meeting can be found at the following [link](#).

Connect to the meeting using:

<https://us02web.zoom.us/j/87372277549>

Meeting ID: 873 7227 7549

Connect via telephone: +1-301-715-8592 US

Meeting ID: 898 4351 2656

1. Meeting called to order.
Pledge of Allegiance and Prayer
2. Approval of minutes:
 - a. August 25, 2020 Work Session.
 - b. August 25, 2020 Special Meeting.
3. Public hearing regarding the issuance of approximately \$26,000,000 of General Obligation Bonds and any potential economic impact that the improvements, facilities or properties financed in whole or in part with the proceeds of the Bonds may have on the private sector.
4. Recess to convene in work session meeting.
5. Reconvene and 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 (if necessary).
6. 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 17<sup>th</sup> day of September, 2020 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on September 17, 2020.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# CITY COUNCIL AGENDA

September 22, 2020

Agenda Item #2

Approval of Minutes.

***Factual Summation***

- Please see the draft minutes of the following meeting(s):
  - a. City Council Work Session of August 25, 2020.
  - b. City Council Special Meeting of August 25, 2020.
  
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

1 Minutes of the Syracuse City Council Work Session Meeting, August 25, 2020

2  
3 Minutes of the Work Session of the Syracuse City Council held on August 25, 2020 at 6:00 p.m., held virtually via  
4 Zoom, meeting ID 853 9243 4856, and streamed on the Syracuse City YouTube Channel in accordance with House Bill  
5 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by  
6 the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of  
7 those who may be present due to infections and potentially dangerous nature of Infectious Disease COVID-19 Novel  
8 Coronavirus.  
9

**DRAFT**

10 Present: Councilmembers: Lisa W. Bingham  
11 Corinne N. Bolduc  
12 Dave Maughan  
13 Jordan Savage  
14 W. Seth Teague

15  
16 Mayor Mike Gailey  
17 City Manager Brody Bovero  
18 City Recorder Cassie Z. Brown  
19

20 City Employees Present:

21 Administrative Services Director Steve Marshall  
22 City Attorney Paul Roberts  
23 Police Chief Garret Atkin  
24 Fire Chief Aaron Byington  
25 Parks and Recreation Director Kresta Robinson  
26 Community and Economic Development Director Noah Steele  
27

28 The purpose of the Work Session was to hear public comments; discuss the proposed use of CARES Act funding for  
29 day care assistance through the Davis Education Foundation; discuss the following planning items:

- 30 1. Consideration of Final Plat Approval, Legend Pointe Phase 2, located at approximately 910 S. 4000 W.
- 31 2. Proposed Amendment to Zoning Map from Agricultural (A-1) to Mixed-Use (MXD), for property  
32 located at approximately 1283 W. 1700 S.
- 33 3. Proposed Amendment to Zoning Map from Agricultural (A-1) and General Commercial (GC) to  
34 Mixed-Use (MXD) for property located at approximately 1850 W. 1700 S.
- 35 4. Review draft Economic Development Strategic Plan.

36 Discuss proposed amendment to the Syracuse City Wage Scale for Fiscal Year (FY) 2020-2021; Review Interlocal  
37 Automatic Aid Fire Agreement; Review Interlocal Agreement with Davis County Clerk for special bond election;  
38 discuss/review draft supporting statement to be included in the Voter Information Pamphlet re: park bond; discuss creation of  
39 task force assigned with fundraising for regional park project; and discuss future agenda items/Council announcements.

1 Councilmember Savage provided an invocation. Councilmember Maughan led the audience in the Pledge of  
2 Allegiance.

3  
4 **Public comment**

5 Mayor Gailey stated that tonight's meeting agenda provided instructions for residents to email their public  
6 comments to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. He  
7 indicated no written public comments were submitted. He then invited live public comments; no comments were made.

8  
9 **Proposed Use of CARES Act Funding for Day Care**

10 **Assistance through the Davis Education Foundation.**

11 A staff memo from the City Manager explained at the July City Council work session, the Council reached  
12 consensus on a plan that outlines the City's utilization of the \$2.7 million of CARES Act funds that it is scheduled to receive.  
13 While the City is scheduled to receive \$2.7 million, it is separated into three waves of \$900k each. In addition, the City is  
14 only guaranteed to receive the first wave. The State could potentially redirect the second and third waves to other areas. The  
15 Davis Education Foundation has reached out to the City regarding a proposed plan to use the City's CARES Act funds to  
16 provide grants to families in need of childcare during the school year. Preliminary research indicates that Syracuse City has  
17 between 823 and 1,130 households that have: a) elementary aged school children, b) no secondary school-aged children in  
18 the home, and c) all adults in the home have jobs. They have indicated that other parameters could be placed on grant  
19 recipients, such as income thresholds and documentation that the adults have jobs that are outside of the home. The following  
20 is the current plan for the City's CARES Act funding:

21 **Phase 1: \$900,000**

- 22 1. \$450,000 Davis County business assistance program.  
23 2. \$120,000 Business grant program (non-county recipients).

1                   3. \$250,000 Continued assistance for businesses impacted by COVID-19.

2                   4. \$80,000 Hazard pay for public safety.

3                   **Phase II: \$900,000**

4                   1. \$170,000 Technology improvements for teleworking functions.

5                   2. \$100,000 Reserved for supplies, PPE, and other preventative measures for City staff and customers.

6                   3. \$190,000 Improvements to 10 City conference rooms, including Council Chambers to provide  
7                   functional virtual meetings and trainings.

8                   4. \$250,000 RDA loan forgiveness.

9                   5. \$65,000 Reserved for potential “full disinfectant” of City buildings.

10                  6. \$125,000 Firefighter/AEMT COVID prevention equipment

11                  **Phase III: \$900,000**

12                  1. \$ 150,000 Improve CED and administrative transactional processes to better serve public  
13                  electronically.

14                  2. \$ 100,000 Hazard pay for public safety.

15                  3. \$ 650,000 Reserve for contingency or return to US Treasury.

16                  If the Council agrees with the Davis Education Foundation proposal, one possible amendment could be as follows:

17                  **Phase 1: \$900,000**

18                  1. \$450,000 Davis County business assistance program.

19                  2. \$120,000 Business grant program (non-county recipients).

20                  3. ~~\$250,000~~ \$150,000 Continued assistance for businesses impacted by COVID-19.

21                  4. \$100,000 Child Care Assistance.

22                  5. \$80,000 Hazard pay for public safety.

23                  **Phase II: \$900,000**

24                  1. ~~\$170,000~~ \$120,000 Technology improvements for teleworking functions.

- 1                   2. ~~\$100,000~~ \$75,000 Reserved for supplies, PPE, and other preventative measures for City staff and
- 2                   customers.
- 3                   3. ~~\$190,000~~ \$165,000 Improvements to 10 City conference rooms, including Council Chambers to
- 4                   provide functional virtual meetings and trainings.
- 5                   4. \$100,000 Child Care Assistance.
- 6                   5. \$250,000 RDA loan forgiveness.
- 7                   6. \$65,000 Reserved for potential “full disinfectant” of City buildings.
- 8                   7. \$125,000 Firefighter/AEMT COVID prevention equipment

9                   **Phase III: \$900,000**

- 10                  1. \$ 150,000 Improve CED and administrative transactional processes to better serve public
- 11                  electronically.
- 12                  2. \$ 100,000 Hazard pay for public safety.
- 13                  3. ~~\$200,000~~ Child Care Assistance
- 14                  4. ~~\$650,000~~ \$450,000 Reserve for contingency or return to US Treasury.

15                  This possible amended plan provides \$100K in the first wave, \$100K in the second wave, and \$200K in the third  
16 wave. Assuming the Davis Education Foundation issues grants in the range of \$500 - \$1,000 per month per family, this plan  
17 could assist between 133 to 266 families for three months.

18                  The memo concluded the goals of the discussion are to review the proposed amended plan for the use of CARES  
19 Act funding received by the City and provide direction to staff on any changes to the proposed use of funds.

20                  Mr. Bovero reviewed his staff memo and facilitated discussion among the Council regarding the grant application;  
21 several Councilmembers expressed support for offering funding for this purpose as child care has been a pressing issue for  
22 families with single parents or two working parents with elementary-school aged children who may not be attending school  
23 full-time. Councilmember Maughan expressed support as well, but indicated he is concerned about government getting  
24 involved in situations that it should not; this is not something he wants to offer support for long-term. Councilmember Savage

1 stated that his only concern is the manner in which this grant award could impact other areas that were going to receive  
2 CARES funding; there are needs in many businesses in the City and those businesses will likely be struggling for some time.  
3 He would like to adjust the phasing recommendation slightly by restoring the \$250,000 for businesses in the first phase,  
4 restoring the \$100,000 for PPE for City staff and customers, and offset those amounts by reducing the reserve for the  
5 contingency to return to the US Treasury. He also recommended awarding \$70,000 in phase one and \$70,000 in phase two  
6 for the childcare assistance grant. Discussion centered briefly on the timing of the City's receipt of phase two and three  
7 funding, with the Council concluding to plan conservatively in the event that funding amounts are reduced for future phases.  
8 The Council also supported Councilmember Savage's recommended adjustments to the funding amounts and purposes in  
9 each of the three phases.

10  
11 **Planning item: Consideration of Final Plat Approval,**

12 **Legend Pointe Phase 2, located at approximately 910 S.**

13 **4000 W.**

14 A staff memo from the Community and Economic Development (CED) Department provided the following  
15 information regarding the application:

|    |                       |                         |
|----|-----------------------|-------------------------|
| 16 | Location:             | 910 South 4000 West     |
| 17 | Current General Plan: | Low-Density Residential |
| 18 | Current Zoning:       | R-2 (3 units per acre)  |
| 19 | Total Site Area:      | 10.832 Acres            |
| 20 | Number of Lots:       | 23                      |

21 The applicant Bryan Bayless with Nielson Homes has requested approval of a 23-lot preliminary plat that will be  
22 final plat of the Legend Pointe development. Due to a lack of planning in the surrounding developments, this plat was left  
23 with a lengthy portion of the property that lacked exterior road access. Efforts were made by the developer to purchase

1 surrounding properties to allow a road connection but these efforts were unsuccessful. This necessitated a cul-de-sac which  
2 exceeded the limitation in the City Code. Syracuse City Code section 8.15.010(L) limits the length of cul-de-sacs to 500 feet.  
3 To develop the property similar to the surrounding housing, the developer obtained a variance for the cul-de-sac length from  
4 the Syracuse City Board of Adjustment on May 7, 2018. All staff comments have been addressed and the plat meets both the  
5 requirements of the City Code and the variance mentioned above.

6 The memo concluded that because the plat meets the requirements of the City Code and Variance, Planning  
7 Commission is forwarding a recommendation for approval after reviewing the item during their August 18, 2020 meeting.  
8 The goal of tonight's discussion is to determine whether to forward this item to the next voting meeting or table for more  
9 discussion at the next work meeting.

10 CED Director Steele reviewed his staff memo. Councilmember Savage referenced sidewalk and road improvements  
11 planned for the area directly north of the subdivision and asked when those are to be completed. Mr. Steele stated that project  
12 is independent of this subdivision application, but he can get information about the timing of that project and provide it to the  
13 Council. The Council then indicated they are comfortable placing this item on the consent calendar for the September 8  
14 business meeting.

15  
16 **Planning item: Proposed Amendment to Zoning Map**  
17 **from Agricultural (A-1) to Mixed-Use (MXD), for property**  
18 **located at approximately 1283 W. 1700 S.**

19 A staff memo from the Community and Economic Development (CED) Department provided the following  
20 information about the application:

|    |                  |                                       |
|----|------------------|---------------------------------------|
| 21 | Location:        | 1283 W. 1700 S. (West of Dollar Tree) |
| 22 | Current Zoning:  | A-1                                   |
| 23 | Proposed Zoning: | Mixed-Use Development (MXD)           |



1                   General Plan:               High Density Residential

2                   Density:                       16.5 acres, 360 units

3           Applicant Logan Johnson with Wright Development is proposing a rezone to Mixed Use. Please consider the  
4 following items:

- 5                   • The general plan map designates this parcel as 'High Density Residential'.
- 6                   • The Planning Commission held a public hearing for the item on 12/17/19. After receiving numerous  
7 comments from neighbors, the Commission tabled the item to give the applicant a chance to gather  
8 additional information and make changes to his plan. The concerns expressed were related to traffic, the  
9 school crossing on Antelope, buffering of light and noise, and mitigating other impacts the development  
10 may have to existing residents. The applicant returned with a modified plan that changed the orientation of  
11 buildings so no balconies faced the neighbors, additional trees along border, reduced density from 318 to  
12 305, and added a pool. The PC further reviewed the item on January 7th and is forwarding a conditional  
13 recommendation for approval with a vote of 4-2. The recommendation for approval stands only if the  
14 developer can secure formal approval from UDOT for the direct entrance to Antelope, conduct a traffic  
15 study, strengthen the south border buffer with a cement wall, increased planting, and solve the 'alley'  
16 concern behind the garages. Also, to move the trash dumpsters away from Antelope, and away for the  
17 southern border, and lastly to reduce the 'adjacent' southern buildings to be 2 story max.
- 18                   • This item has been on hold since January 28, 2020 while the MXD ordinance was amended. The MXD  
19 ordinance amendment was finalized on June 9th, 2020. The applicant would like to now resume  
20 consideration of his application.
- 21                   • Applicant has submitted another set of revised plans. Staff analysis of the latest plans is attached and details  
22 the items that are out of compliance when compared with the MXD ordinance requirements.

1           The memo concluded the goal of tonight’s discussion is to determine if this item is ready to be voted on during the  
2 next business meeting or if it should be forwarded to another work session for additional discussion.

3           CED Director Steele reviewed his staff memo and facilitated Council review of the project plans as well as provided  
4 an overview of staff’s review of the application. Mayor Gailey then invited input from the applicant and asked that he  
5 provide the Council with information regarding the differences between the two plans that have been presented for Council  
6 consideration. Mr. Johnson stated that he feels that option A is a better product, but he is willing to pursue option B if that is  
7 the project the Council prefers.

8           Council discussion commenced with Councilmember Maughan, who indicated that he cannot support the project at  
9 this time; he does not feel there is an adequate mix of uses and it is more of an apartment project than a mixed-use project. He  
10 does not believe the City needs 1,000 new apartment units in one year and this is the least appealing project design that he  
11 has seen thus far.

12           Councilmember Savage stated that he actually supports the design and the country themed feeling, but he feels that  
13 this project is more of an apartment project with too little commercial/office space. He would like for the commercial uses to  
14 be increased and if that can be done, the project has great potential.

15           Councilmember Bingham stated she feels that the adjustments to the design are responsive to what the Council  
16 asked for and she would prefer option A as it addresses the desire to have uses face outward to main streets; the current  
17 design preserves an internal courtyard area for residents and that will be more appealing for residents. She then stated that she  
18 also loves the design and feeling of the project and she would support an ordinance amendment that would allow for 100  
19 percent hardy-plank on this type of project. Councilmember Savage agreed with this point. Councilmember Bingham then  
20 stated she would support Councilmember Savage’s suggestion to increase the amount of office space in the project.

21           Councilmember Teague asked if the condominiums will be for sale or for lease in the project. Mr. Johnson stated  
22 they will be for sale for individual owners. He then provided a review of the highlights of the project; he does feel that this  
23 type of project is a good fit for the subject property; this product meets a need and demand in the housing market and similar  
24 projects completed in other cities have sold out before all units are completed. He has no doubt the same will occur here and

1 that existing commercial uses will benefit from the increase in residential population. He reiterated his desire to proceed with  
2 option A and indicated that he feels that it meets the requirements of the ordinance relative to square footage ratios for  
3 commercial and residential space in a mixed-use project. He then noted that he has invited Benj Becker of Zion's Bank  
4 Public Finance to provide the Council with some information on the manner in which this type of project could impact  
5 adjacent properties. Mr. Becker stated that he has considered the fiscal impacts of this proposed development; if the proposal  
6 is approved, the project will generate roughly \$55,000 in property tax revenue. However, it will have a dramatic impact on  
7 sales tax revenue to the City at approximately \$215,000 per year and at the onset of the project, the City will receive  
8 approximately \$1.4 million in impact fee revenue.

9 Councilmember Bolduc stated that she would support option A for the project as she feels it is appropriate for the  
10 commercial spaces to front the main streets. She then referenced comments that have been made at recent Council meetings  
11 regarding the desire of some to only approve one MXD project at this time and wait to evaluate the project's success before  
12 approving another. She stated that could take up to five years and instead of waiting, she decided to contact another city that  
13 has allowed MXD projects to evaluate their success or understand the drawbacks. She was told by Community Development  
14 Director Mellor from Farmington City that they have collected data on their apartment projects dating back to 2013 and  
15 found that the Police Department was two times more likely to respond to a call in a single-family neighborhood than in the  
16 apartment complexes. This is largely related to a crime-free policy for the apartment developments. Also, they have seen an  
17 increase in property and sales tax revenue as was mentioned by Mr. Becker. Finally, if the project meets the requirements of  
18 the amount of commercial and residential space required in the project, she would support it.

19 There was a brief discussion about cross access between the subject property and the owners of the Shadow Point  
20 shopping center; Mr. Johnson stated he is willing to grant access to Shadow Point, but they have not made a reciprocal  
21 commitment. Therefore, he is hesitant to accept requirement for a cross access agreement as a condition of approval because  
22 he does not have control over Shadow Point.

23 Continued high level discussion among the Council, staff, and Mr. Johnson centered on design elements and layout  
24 of the project, after which Mr. Johnson indicated that option B is probably a better fit in terms of complying with the

1 ordinance. There was support for this shift in support for option B from the Council, after which Mayor Gailey stated it is his  
2 interpretation that the Council is most supportive of the design option that has the least conflicts with the zoning ordinance  
3 and with minor adjustments, that design can be presented to the Council for further discussion and potential vote. He also  
4 noted he understands there is support for a potential ordinance amendment to allow 100 percent hardy-plank for this project.  
5 City Attorney Roberts stated that the Council could proceed with approval of the design of the project, but indicate in the  
6 development agreement that if the Council amends the ordinance governing the project, the developer has the option to  
7 proceed with the original design that was approved or amend the design to comply with the ordinance amendments.

8  
9 **Planning item: Proposed Amendment to Zoning Map**  
10 **from Agricultural (A-1) and General Commercial (GC) to**  
11 **Mixed-Use (MXD) for property located at approximately**  
12 **1850 W. 1700 S.**

13 A staff memo from the Community and Economic Development (CED) Department provided the following  
14 information about the application:

|    |                       |                             |
|----|-----------------------|-----------------------------|
| 15 | Location:             | 1600 W. 1700 S.             |
| 16 | Current General Plan: | High Density Residential    |
| 17 | Current Zoning:       | A-1                         |
| 18 | Proposed Zoning:      | Mixed-Use Development (MXD) |
| 19 | Total Site Area:      | 15.015 acres                |

20 The applicant Jerry Preston with Elite Craft Homes has requested to amend the city's zoning map from A-1 to MXD.  
21 The MXD zone requires detailed plans to be provided up front. These plans have been included in the packet. Staff has  
22 evaluated the plans for compliance with the requirements of the ordinance. A list of unresolved staff comments have been  
23 included in the packet, other than those comments, the plans meet the ordinance as far as we understand. Also included are

1 various snippets from the adopted general plan, the Antelope Drive Corridor Study, as well as the general plan and zoning  
2 maps, and other applicable information to assist in making your decision. Planning Commission reviewed the item during  
3 their meeting on 8-18-20. They also held a public hearing where the neighbors expressed concern over the proposed building  
4 heights, the pedestrian connection, stormwater detention, water pressure, connection on Dahl Lane, noise, property values,  
5 school capacity, and privacy to summarize. Planning Commission heard the comments and discussed the project at length  
6 where ultimately they unanimously voted to forward a recommendation for approval. The memo concluded the goal of the  
7 discussion is to determine if the project is ready for a vote during the next business meeting or if it should be tabled for more  
8 discussion during the next work meeting.

9 CED Director Steele reviewed his staff memo and facilitated a review of the application and an overview of the staff  
10 analysis of the project. Mayor Gailey then invited input from the applicant. Mr. Preston thanked the Council for their  
11 consideration of the project. He noted that he is working to address the concerns raised regarding connectivity through Dahl  
12 Lane as well as working to mitigate the impacts the project could have on Walker Estates.

13 Council discussion centered on the timing of the residential and commercial components of the project; the  
14 requirement for the connection through Dahl Lane; the developer's willingness to comply with the City Code requirements  
15 rather than asking for adjustments to the ordinance; and the amenities being consolidated in one area and the Council's desire  
16 for them to be spread throughout the development. Councilmembers Maughan and Savage indicated this is the current MXD  
17 project application that they are most supportive of and thanked Mr. Preston for creating a design that complies with and  
18 even exceeds requirements of land use ordinances.

19 Mayor Gailey asked if the Council is comfortable considering action on this application during the September 8  
20 business meeting, to which the Council answered yes. Mr. Preston asked if the Council has strong feelings about the matter  
21 of preserving the old Walker home on 1700 South. The Council acknowledged the history of the family that once occupied  
22 that homes, but indicated that the home itself does not have strong historical significance and they do not intend to require its  
23 preservation.

1  
2 **Planning item: Review draft Economic Development**  
3 **Strategic Plan.**

4 A staff memo from the Community and Economic Development (CED) Department explained that as part of a  
5 multi-faceted approach to economic development, the CED department, with the guidance and support of council, has  
6 embarked on a three-step approach to ramping up the City's economic development efforts. First step was to work with  
7 EDCU in its 'Development Ready Communities Program'. Progress is being made there and initial stages of analysis with  
8 them is complete. Second step was to engage with Zion's bank for a fiscal resiliency study in looking at our expenses and  
9 sources of revenue and estimate scenarios in which the city will need to plan ahead to remain solvent. From that, we have a  
10 financial model that enables us to analyze the financial ramifications of different market conditions and land use decisions.  
11 The third step which is to hire Better Cities to guide us in creating an economic development plan that will take into account  
12 steps 1 and 2, gather direction from council and stakeholders , analyze economic and demographic data, and provide valuable  
13 intel into the strategies to employ for the most efficient use of the city's economic development resources. During the  
14 February 25, 2020 work session, Better Cities gave a presentation on the scope of work for our Economic Development  
15 Strategic Plan and received initial guidance and instruction from Council. They have now completed a draft plan according to  
16 the scope outlined and input received and need additional input and direction by the stakeholders about the specific goals and  
17 objectives that will take the analysis and ideas and cement them into our official strategy. It is desired to adopt the final plan  
18 by way of ordinance but only after the council is comfortable and confident in the plan. The memo concluded the goal of the  
19 discussion is to review and discuss the draft plan, enumerate and prioritize goals and objectives; and decide approximate date  
20 to be on business meeting for adoption.

21 CED Director Steele reviewed his staff memo and he and representatives of Better Cities facilitated discussion  
22 among the Council regarding the content of the draft Plan. They solicited feedback from the Council regarding adjustments  
23 that should be made to inform the strategies derived from the Plan.

1 Councilmembers Bingham and Savage reported on their participation in the process followed to develop the draft  
2 Plan; Councilmember Savage stated the process was educational and he feels that the group has created a quality document  
3 that can facilitate great growth of the community. Councilmember Bingham agreed and stated that in the past the City has  
4 been in a responsive posture relative to growth, but this Plan will make it possible for the City to be proactive in planning for  
5 economic improvements in the community in the future.

6 Councilmember Teague stated he is very impressed by the document and its data driven approach that will be  
7 helpful to the Council and the entire City for several years to come.

8 Councilmember Maughan stated he was also excited to read some of the information in the document, but indicated  
9 that he feels the Council needs a great deal of time to thoroughly review and dissect it. He noted one concern he has is that  
10 the Plan includes renderings from the IBI town center study, which are renderings of projects that would be very difficult to  
11 achieve without dramatic changes to the existing development in the City.

12 General Council discussion of the Plan centered on topics such as the relationship between the City and Antelope  
13 Island or the State of Utah and the length of the plan and any opportunities for abbreviating it to make it easier to digest by  
14 the average reader

15  
16 **Discuss proposed amendment to the Syracuse City**  
17 **Wage Scale for Fiscal Year (FY) 2020-2021.**

18 A staff memo from the Administrative Services Director explained LeAnn Moyes, the City's Human Resources  
19 (HR) Specialist assigned to payroll and benefits, is retiring. Currently there are two full-time HR specialist positions that  
20 report directly to the Administrative Services Director; he would like to restructure his department by changing one of the  
21 HR specialists' positions to an HR Manager. He is proposing to promote Shauna Greer to an HR Manager position and have  
22 the other HR specialist position report directly to Ms. Greer. This restructuring would help structure the department in a way  
23 that will reduce the number of positions directly reporting to the Director. It will also create a new division that would be

1 able to handle additional growth when the City needs to add an additional HR specialist position in the future. The financial  
2 impact of this change would be zero; savings from Ms. Moyes' wages would be used to cover the increased cost of the HR  
3 Manager position. The memo concluded by referencing a benchmark report for the new HR Manager position.

4 Administrative Services Director Marshall reviewed his staff memo. Councilmembers expressed their gratitude for  
5 Ms. Moyes for her years of service to the City. Councilmembers Bingham and Bolduc indicated their support for the  
6 restructuring with the goal of relieving burdens on Mr. Marshall while promoting other employees to supervisory positions.  
7 Councilmember Teague agreed, but wondered if the change could be delayed until a point in the future when the position  
8 may have more than one direct report. Councilmember Maughan added that it may be possible to create tiers for the HR  
9 Specialist position given that the individual will have just one direct report. City Manager Bovero indicated that while Ms.  
10 Greer may not manage several employees, she does essentially manage the HR functions of the City; she also fulfills other  
11 duties, such as risk management for the City. For this reason, he feels that the HR Manager title is appropriate. He stated  
12 there is no plan to create a separate HR Department, though it may be necessary to grow HR staff in the future responsive to  
13 growth of the City.

14 Mayor Gailey asked the Council for their support of moving this item to the September 8 business meeting agenda;  
15 the Council consented, with Councilmember Maughan stipulating that the item should be a discussion item rather than a  
16 consent item.

17  
18 **Review Interlocal Automatic Aid Fire Agreement.**

19 A staff memo from the Fire Department explained as fire departments within Davis and Weber counties become  
20 busier, we have begun to rely more on each other for assistance. This agreement predefines how incidents across county  
21 lines should be dispatched and managed. The memo concluded the goal of this discussion is to answer any questions the  
22 council has concerning this agreement and to move this item forward to a business meeting for approval.



1 Chief Byington reviewed his staff memo; after brief discussion of the terms of the agreement, the Council offered  
2 their support for moving the item to the consent calendar of the September 8 business meeting agenda.

3  
4 **Review Interlocal Agreement with Davis County Clerk**  
5 **for special bond election.**

6 A staff memo from the City Recorder explained on August 11, 2020, the Council adopted Resolution R20-30,  
7 scheduling a special election to allow voters to vote on the issuance of a general obligation bond for a regional park project in  
8 the City. Davis County is conducting the 2020 General Election and can include the ballot question on their ballot. Staff  
9 proposes the execution of an interlocal agreement defining the commitments of both parties relative to conducting the special  
10 election.

11 City Recorder Brown reviewed her staff memo; the Council offered their support for moving the item to the consent  
12 calendar of the September 8 business meeting agenda.

13  
14 **Discuss/review draft supporting statement to be**  
15 **included in the Voter Information Pamphlet re: park**  
16 **bond.**

17 A staff memo from the City Manager and City Attorney explained once a general obligation bond has been  
18 approved to be included on the ballot, state law requires the following: “The governing body of the taxing entity shall submit  
19 to the election officer an argument in favor of a ballot proposition.” Utah Code Ann. § 59-1-1604(2)(a)(i). As such, the  
20 Council is required by state law to draft and submit an argument for the pamphlet. The goals of the discussion are to review  
21 and revise the statement in a manner that can be accepted by the Council and prepare for a vote during tonight’s Special  
22 Meeting to submit the statement, which reads as follows:

1 “Draft support statement for Voter Information Pamphlet

2 Where Syracuse farmland once produced onions, we now produce children. From 1880 until 1980, our  
3 population grew by just a couple thousand. Within the last 30 years, we have grown by ten times that  
4 amount and expect to again double our current population in the next 20 years. We are growing  
5 exponentially and we have our rich familial heritage to thank.

6  
7 Our community tapestry holds a fondness for recreation. The Parks Development Master Plan has adopted  
8 the ratio of 5.6 acres of parkland per 1000 residents. Currently our city has 151 acres of developed  
9 parkland, which means with our population over 31k, we are already 35 acres short.

10  
11 We have reached capacity in our Parks and Recreation department. Without the proposed regional park, we  
12 will shortly have to turn families away from city sponsored recreation as well as limit offerings. As our  
13 population increases, so will the need for programmable and open space. We must do more to preserve land  
14 for our present and future needs.

15  
16 The proposed regional park will be built on 50 acres at 2000 West and Gentile. Some of its amenities  
17 include several full-size athletic fields, basketball and pickleball courts, a large playground, pavilions to  
18 accommodate parties and family reunions, a grand performance pavilion, connecting walking and running  
19 trail systems and shaded seating and eating areas. Previously labeled a “white elephant” because of lack of  
20 fertility, this soil will be built up and enjoy line of sight open space, as it will neighbor the Nature  
21 Conservancy District. From beginning to end, it is expected to be completed within approximately 3 years.

22  
23 The completion date is also expected to coincide with work on the West Davis Corridor, which will provide  
24 easy access and invite visitors to our community to participate in tournaments and events. With the loss of

1 sales tax revenue from RC Willey, financial sustainability is imperative to our city. Future employers look  
2 for amenities that attract employees and this park will guide that investment.

3  
4 We would like to pay for the park with a combination of city funds, personal and private donations, grants,  
5 and bonding. The most recent estimate for the park is approximately 33 million. The maximum amount we  
6 propose bonding for is 26 million. We will continue seeking all other means to fund this park while in the  
7 process of development and any funds gathered will be used to either decrease the amount we bond for or  
8 pay off the bond early. By starting now, we hope to curb the loss of value to funding ratio that inevitably  
9 occurs with inflation.

10

11 We propose combining the regional park bond with a current bond used for our city building, police and  
12 fire stations and public works building. For about \$4.50 more per month, we will distribute the costs more  
13 equitably for these facilities across current and future households.

14

15 This park is vital to Syracuse and we hope our citizens will see the wisdom in proceeding with the bond.”

16

17 City Attorney Roberts reviewed the staff memo and noted that a special business meeting has been scheduled for  
18 tonight to allow for the Council to take action on approving the statement.

19

20 **Discussion of creation of task force assigned with**  
21 **fundraising for regional park project.**

22 An administrative staff memo explained the Mayor would like to hold a planning discussion on the formulation of a  
23 fundraising task force involving private donations for the Regional Park. He would like to appoint Councilmember Dave

1 Maughan to chair this task force with Councilmember Jordan Savage to serve as vice chair. On a one-on-one basis each  
2 member of the Council will be asked for input on who they have contacts with and would be willing to approach. City  
3 Manager Brody Bovero will assign the appropriate staff to support the taskforce. In consultation with staff, Councilmember  
4 Maughan will call the group together.

5 Mayor Gailey reviewed the staff memo. Councilmember Maughan stated that the assignment of this task force  
6 should be to pursue sizeable donations for the project. Mayor Gailey agreed and asked that those prospects be referred to  
7 Councilmembers Maughan and Savage; any member of the Council can facilitate the receipt of smaller donations by working  
8 with City staff.

9  
10 **Discussion of future agenda items/Council**  
11 **announcements.**

12 The Council discussed and reported on upcoming community events and issues that have been raised in the  
13 community via social media outlets or electronic communication methods.

14  
15

16 The meeting adjourned at 9:03 p.m.

17  
18  
19  
20  
21  
22  
23  
24

\_\_\_\_\_  
Mike Gailey  
Mayor

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

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

1 Minutes of the Syracuse City Council Special Meeting, August 25, 2020.

2  
3 Minutes of the Special meeting of the Syracuse City Council held on August 25, 2020 at 9:03 p.m., held virtually via  
4 Zoom, meeting ID 853 9243 4856, and streamed on the Syracuse City YouTube Channel in conformance with House Bill  
5 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by  
6 the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of  
7 those who may be present due to infections and potentially dangerous nature of Infectious Disease COVID-19 Novel  
8 Coronavirus.  
9

10 Present: Councilmembers: Lisa W. Bingham  
11 Corinne N. Bolduc  
12 Dave Maughan  
13 Jordan Savage  
14 W. Seth Teague  
15

**DRAFT**

16 Mayor Mike Gailey  
17 City Manager Brody Bovero  
18 City Recorder Cassie Z. Brown  
19

20 City Employees Present:

21 Administrative Services Director Steve Marshall  
22 City Attorney Paul Roberts  
23 Police Chief Garret Atkin  
24 Fire Chief Aaron Byington  
25 Parks and Recreation Director Kresta Robinson  
26 Public Works Director Robert Whiteley  
27 Community and Economic Development Director Noah Steele  
28

29 1. Meeting Called to Order/Adopt Agenda

30 Mayor Gailey called the meeting to order at 9:03 p.m. as a special meeting, with notice of time, place, and agenda  
31 provided 24 hours in advance to the newspaper and each Councilmember.

32 COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER BOLDUC  
33 SECONDED THE MOTION; ALL VOTED IN FAVOR.  
34

35 2. Consideration and action to submit voter information pamphlet  
36 argument in favor of special election ballot proposition regarding general  
37 obligation bond for regional park to the Syracuse City Election Officer

38 An administrative staff memo explained the review and revision of an argument in favor of the ballot proposition  
39 related to the park, as required by state law, took place during the August 25, 2020 Work Session. The final product is now be  
40 ready for a vote to submit it to the Election Officer.

41 Councilmember Maughan inquired as to the process for soliciting an argument in opposition to the ballot proposition.  
42 City Recorder Brown stated the City has posted a notice inviting any eligible voter to apply to write the opposing statement for  
43 the voter information pamphlet. An eligible voter must notify the City of their desire to write the argument by August 31 and

1 submit their statement by September 4. Following that date, she will provide the authors of both arguments with the opposing  
2 side's statements for rebuttal. Both statements and any rebuttal will be included in the voter information pamphlet for the bond.

3 COUNCILMEMBER BINGHAM MOVED TO APPROVE VOTER INFORMATION PAMPHLET ARGUMENT  
4 IN FAVOR OF SPECIAL ELECTION BOND PROPOSITION REGARDING GENERAL OBLIGATION BOND FOR  
5 REGIONAL PARK TO THE SYRACUSE CITY ELECTION OFFICER. COUNCILMEMBER BOLDUC SECONDED THE  
6 MOTION. ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN  
7 OPPOSITION.

8  
9 3. Consideration of adjourning into Closed Executive Session pursuant to  
10 the provisions of Section 52-4-205 of the Open and Public Meetings Law  
11 for the purpose of discussing the character, professional competence, or  
12 physical or mental health of an individual; pending or reasonably imminent  
13 litigation; or the purchase, exchange, or lease of real property.

14 COUNCILMEMBER BOLDUC MADE A MOTION TO CONVENE IN A CLOSED EXECUTIVE SESSION  
15 PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE  
16 PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY AND PENDING OR  
17 REASONABLY IMMEDIATE LITIGATION. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED  
18 IN FAVOR.

19 The closed session began at 9:07 p.m.

20 The meeting reconvened at 9:16 p.m.

21  
22  
23 At 9:16 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER  
24 BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

25  
26 \_\_\_\_\_  
27 Mike Gailey  
28 Mayor

\_\_\_\_\_

Cassie Z. Brown, MMC  
City Recorder

29  
30 Date approved: \_\_\_\_\_



# COUNCIL AGENDA

## September 22, 2020

### Agenda Item #3

Public Hearing regarding the issuance of approximately \$26,000,000 of General Obligation Bonds and any potential economic impact that the improvements, facilities, or properties financed in whole or in part with the proceeds of the Bonds may have on the private sector.

#### ***Factual Summation***

- Any question regarding this agenda item may be directed at City Recorder Cassie Brown.
- Pursuant to the provision of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, the Governing Body is required to hold a public hearing to allow for public input regarding the issuance of the General Obligation Bonds and the impact that the bonding activities and subsequent projects could have on the private sector.
- Notice of the public hearing has been provided in accordance with the Act; the Governing Body should accept input from any member of the public.

#### ***Discussion Goals***

The following items outline the goals of this discussion:

1. Conduct the public hearing as required by State Law.
2. No action should be taken following closure of the public hearing.
3. Minutes of the public hearing will be prepared and made part of all documentation regarding the General Obligation Bonds.

