

Minutes of the regular meeting of the Syracuse City Council held on February 23, 2021 at 8:49 p.m., held virtually via Zoom, meeting ID 829 3320 1428, 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. 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 Infectious Disease COVID-19 Novel Coronavirus.

Present: Councilmembers: Lisa W. Bingham  
Corinne N. Bolduc  
Dave Maughan  
Jordan Savage  
W. Seth Teague

Mayor Mike Gailey  
City Manager Brody Bovero  
City Recorder Cassie Z. Brown

City Employees Present:

Administrative Services Director Steve Marshall  
City Attorney Paul Roberts  
Police Chief Garret Atkin  
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/Adopt Agenda

Mayor Gailey called the meeting to order at 8:49 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

COUNCILMEMBER BOLDUC MOVED TO ADOPT THE AGENDA. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Approval of minutes.

The following minutes were reviewed by the City Council: Business Meeting and Special Redevelopment Agency (RDA) Meeting of February 9, 2021.

COUNCILMEMBER BOLDUC MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

3. Discussion and/or action to authorize Administration to execute agreement with Bureau of Reclamation for Syracuse City utility easements across Layton Canal.

A staff memo from the Public Works Department explained all utilities that cross lands owned by the United States of America are required to have a license agreement in place to allow the utilities to remain situated in place and to allow for the operation and maintenance of the utilities. The United States Bureau of Reclamation is the agency that carries out the requirements of the license agreement. Weber Basin Conservancy District is the agency that operates and maintains the Layton Canal Pipeline under the direction of the USBR. The relocation of the Layton Canal Pipeline creates new areas where the pipeline crosses Syracuse City utilities. Most crossings are happening under city or UDOT roadways where license agreements already exist. This agreement is specific to a crossing that is not under a roadway. It is located just south of 700 South and sandwiched between "The Bluff at Lakeview" subdivision and the Glen Eagle Golf Course. The memo concluded the goals of the discussion are to review the agreement and determine the best way to proceed.

Public Works Director Whiteley reviewed the staff memo and noted that this is a standard agreement; however, staff has communicated to the Bureau of Reclamation that it would be helpful for this agreement and future agreements to be perpetual to avoid the need to revisit this issue frequently. The Council indicated they support that concept.

COUNCILMEMBER SAVAGE MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE AGREEMENT WITH BUREAU OF RECLAMATION FOR SYRACUSE CITY UTILITY EASEMENTS ACROSS LAYTON CANAL, WITH THE RECOMMENDATION THAT THE AGREEMENT BE PERPETUAL IN NATURE. COUNCILMEMBER MAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Discussion and/or action to authorize Administration to award contract for Parks Maintenance Facility Design project.

A staff memo from the Parks and Recreation Director explained on December 14, 2020, the City Council made the decision to pursue a Request for Proposal (RFP) for services of a qualified Professional Landscape Architect/Engineering firm to provide a comprehensive, quality, and value-based design for a new Parks Maintenance Facility. The City advertised an RFP for services of a qualified Professional Landscape Architect/Engineering firm for two weeks. The City received six (6)

proposals. The selection committee reviewed and scored all six (6) proposals individually, based on the proposal evaluation criteria. Each committee member submitted their scores and comments to Parks and Recreation Director, Kresta Robinson. Kresta then tallied and compiled the scores and comments and sent the results to the selection committee. On Tuesday, February 2, 2021, the selection committee met via Zoom to discuss the compiled information. The overall scores are listed below.

Architectural Firm	Overall	
	Score	Rank
ajc architects	450.5	6
ARCHIPLEX GROUP	475	4
design west	503.5	2
CARTWRIGHT	453.8	5
JRCA Architects	511	1
VCBO	484	3

After the discussion, the selection committee recommended calling references for the top three (3) scoring firms, and if possible, tour West Valley City Parks Maintenance Facility designed by JRCA Architects. The West Valley City Parks Maintenance Facility had just been completed in the fall of 2020. On Monday, February 8, 2021, those from the committee that could attend toured the West Valley Parks Maintenance Facility. Those in attendance were City Manager, Brody Bovero, Councilmember Lisa Bingham, Parks and Recreation Director, Kresta Robinson, and Assistant Parks and Recreation Director, Chad Smout. Throughout the week of February 8<sup>th</sup>, references for JRCA Architects, Design West and VCBO were done. All references were complimentary of the job that each of these firms had done on their project. Reference check sheets and pictures taken during the tour of the West Valley Parks Maintenance Facility were sent to each committee member for review. On Friday, March 12, 2021, committee members met to review and discuss references and to report on the tour via teams. After the discussion, it was decided to contact JRCA to ensure that everything we were expecting was part of their proposed project cost sheet. On February 16, 2021, staff met with JRCA staff to review their cost sheet, and to verify that everything needed to design the Parks Maintenance Facility was in their Proposal Project Cost. After the discussion, staff is confident that their project cost includes all items needed to complete the design at the cost they proposed. Parks and Recreation Director, Kresta Robinson, contacted Councilmembers Bingham and Savage to review the questions and answers asked during the meeting with JRCA. After much discussion and deliberation, the Selection Committee would like to recommend to the council JRCA Architects as the Architectural/Engineering Firm to design the Parks Maintenance Facility. Not only were they the overall high score, and their references were very complimentary, but they were also the lowest proposed project cost at \$136,500.00. JRCA Architects proposal is attached for your review. The memo concluded the action before the Council is a vote on whether to authorize Mayor Gailly to enter into a contract with JRCA Architects for design services for the Syracuse City Parks Maintenance Facility.

Parks and Recreation Director Robinson reviewed the staff memo and Councilmembers Bingham and Savage spoke to their involvement in this process; they both concluded they support the recommendation to award the contract with JRCA Architects. Following additional brief Council discussion about the quality of the JRCA Architects presentation, the Council concluded they were comfortable proceeding with the contract award.

COUNCILMEMBER TEAGUE MOVED TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR PARKS MAINTENANCE FACILITY DESIGN PROJECT TO JRCA ARCHITECTS. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Consideration for adoption of resolution R21-06 of the City Council of Syracuse City, Utah authorizing an Official Statement and related documents, and an additional method of sale for previously authorized Lease Revenue Refunding Bonds of the Municipal Building Authority of Syracuse City, Utah in the aggregate principal amount of not more than \$8,000,000; and related matters.

A staff memo from the Administrative Services Director explained the Municipal Building Authority 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. The Municipal Building Authority issued bonds in 2006 and 2008 to construct City Hall, renovate the police station, and build an addition to the public works building. Those bonds were refinanced in 2012, 2014, and 2016 respectively. They are now eligible for refinancing for a fourth time. The refinance would be for the remaining years of the 2016 bond. The City's current interest rates is a 1.9% flat rate for the remaining life of the bond. There is a strong possibility to get a lower rate and save money. We feel that there is a better chance of getting lower rates if we take the bonds to the market. This resolution

amends our original resolution dated April 14, 2020 and adds the language for an additional method of sale by going to the bond market. Is the council ok with taking the bonds to the market? If so, we are looking at an 8-week timeline to place the bonds and close on the bond. Since the MBA and Syracuse City are two separate legal entities, we have two separate resolutions – one for Syracuse City and the other for the MBA. We will hold a special meeting of the MBA to approve the second resolution separately. The memo concluded staff recommends the Council consider approving resolution for bond allowing the bonds to be taken to the market.

Mr. Marshall reviewed his staff memo.

Councilmember Savage inquired as to the interest rate Administration anticipates the City will be able to secure. Mr. Marshall stated it is a variable rate and it is fluctuating constantly, but two weeks ago the rate for a AAA rated bond was 0.7 percent. The current rate for the bond is 1.9 percent, so the City could realize a significant savings.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R21-06 OF THE CITY COUNCIL OF SYRACUSE CITY, UTAH AUTHORIZING AN OFFICIAL STATEMENT AND RELATED DOCUMENTS, AND AN ADDITIONAL METHOD OF SALE FOR PREVIOUSLY AUTHORIZED LEASE REVENUE REFUNDING BONDS OF THE MUNICIPAL BUILDING AUTHORITY OF SYRACUSE CITY, UTAH IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN \$8,000,000; AND RELATED MATTERS. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. 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.

Mayor Gailey indicated there is no need for a closed session this evening.

At 9:07 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

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Mike Gailey  
Mayor

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Cassie Z. Brown, MMC  
City Recorder

Date approved: March 9, 2021