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3 Minutes of the Regular meeting of the Syracuse City Council held on April 9, 2019 at 6:00 p.m., in the Council
4 Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

5
6 Present: Councilmembers: Lisa W. Bingham
7 Corinne N. Bolduc
8 Dave Maughan
9 Doug Peterson
10 Jordan Savage

11
12 Mayor Mike Gailey
13 City Manager Brody Bovero
14 City Recorder Cassie Z. Brown

15
16 City Employees Present:
17 City Attorney Paul Roberts
18 Finance Director Steve Marshall
19 Public Works Director Robert Whiteley
20 Police Chief Garret Atkin
21 Fire Chief Aaron Byington
22 Community and Economic Development Director Noah Steele

23
24 1. Meeting Called to Order/Adopt Agenda

25 Mayor Gailey called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place,
26 and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Maughan led the
27 audience in the Pledge of Allegiance and Councilmember Bolduc offered an invocation.

28 COUNCILMEMBER BOLDUC MOVED TO ADOPT THE AGENDA AS AMENDED. COUNCILMEMBER
29 PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

30
31 2. Public comment.

32 Ralph Vaughan addressed the monthly agenda item for the Award for Excellence given by the City and the Chamber
33 of Commerce to students in the community. He recommended that program be modified so that the award if given to high
34 school seniors only as this type of award will greatly assist a senior in their endeavors to get accepted to a college of their
35 choice. He understands the achievements of younger students are also great and he means no disrespect to that demographic,
36 but he simply feels the award may be more meaningful in the long term if it were given to high school seniors. He
37 commended the City and the Chamber of Commerce for developing this award program and

38 Sean Hess stated he operates a home-based business and his baked goods are sold online; his business is growing
39 very rapidly, and he wants to build his own bakery on his property. He has a building in place that is suitable for a
40 commercial bakery, but the City's ordinance does not allow for employees on the property from where the home-based
41 business is operated. He has three employees working at the bakery space that he rents, and he would like for them to move
42 to the bakery at his home on a full-time status. He has sufficient space for off-street parking for up to six vehicles so the
43 impact should not be too great. He asked that the Council consider an ordinance amendment that would allow for up to three
44 employees providing there is sufficient off-street parking and no customer traffic.

45 Bill Backus addressed clean-up of the Syracuse Cemetery; he is upset that artificial flowers that he had placed on his
46 wife's grave were removed during the recent clean-up. There was no justification for removing the flowers as they were not
47 impeding maintenance and were not causing an unsightly appearance. He added that artificial flowers can be very expensive,
48 and many graves have them located in permanent vases. Before he goes to the trouble of replacing the flowers on his wife's
49 grave, he wants a commitment from the City that they will not be removed with no justification for the removal. He stated his
50 flowers were 100 percent in compliance with the City's ordinance and he asked the Council to uphold that ordinance.

51 Mayor Gailey addressed the issues raised during the public comment period and noted that Roberts Rules of Order
52 prevent the Council from discussing those issues; however, the issues are taken under advisement and will be discussed
53 among City Council and City Administration.

54
55 3. Presentation of Syracuse City and Syracuse Chamber of Commerce "Award
56 for Excellence" for the month of April 2019.

1 The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community
2 service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic
3 Development, in conjunction with the Syracuse Chamber of Commerce, present the recipients for the “Syracuse City &
4 Chamber of Commerce Award for Excellence”. This monthly award recognizes the outstanding performance of a male and
5 female who excel in athletics, academics, arts, and/or community service. The monthly award recipients will each receive a
6 certificate and be recognized at a City Council meeting; have their photograph placed at City Hall and the Community
7 Center; be written about in the City Newsletter, City’s Facebook and Twitter Feed, and the City’s website.

8 Syracuse Chamber of Commerce Managing Member Terry Palmer noted both youth receiving the award for April
9 2019 were nominated by the staff of the Syracuse Arts Academy – North Campus.

10 Elizabeth Schroeder:

11 Elizabeth is excellent in all areas; her character qualities set her apart from many peers. She is an amazing
12 leader and always gives her best effort. Elizabeth is a well-rounded student that always works hard; she is a
13 leader and friend to everyone. Elizabeth is involved in many extracurricular activities. She is a Girl Scout,
14 part of our school band and a competitive dancer. Elizabeth is part of Syracuse Arts Academy’s advanced
15 band and has a major part in our 6th grade play. She is an Honor student at Syracuse Arts Academy.

16
17 Gavin Christensen:

18 Gavin excels in all areas; his citizenship and character are exemplary. He is a great example to others and
19 goes out of his way to be kind and helpful. He is enthusiastic about learning. Gavin is a natural born leader
20 and has a fabulous sense of humor. He plays soccer and has won awards in robotics. He also sings a solo in
21 our 6th grade play. Gavin is an Honors Student both Academically and in Citizenship. He excels in reading
22 and language arts.

23
24 4. Recognition of Police Department volunteers.

25 A staff memo from Police Chief Atkin explained April 7 through 13, 2019, has been set aside as National Volunteer
26 Week. One purpose of National Volunteer Week is to recognize those who have given back to their community through their
27 acts of service. In the spring of 2013, Syracuse Police Department partnered with the Syracuse Lion’s Club to build a
28 Volunteers in Police Service (VIPS) program. The majority of volunteer efforts have centered on administering fingerprinting
29 services for the public. Prior to the partnership, officers had to be called in from the field to perform this duty; volunteers
30 have allowed the Department to continue this valuable community service, while keeping officers out patrolling the
31 community. Volunteers have also helped with data entry and other administrative functions within the Department. In 2018,
32 these volunteers donated over 200 hours to the Department. Based on a national estimate of what volunteer time is worth, the
33 service of our volunteers has been a benefit of approximately \$5,000.00. It is with great pride and admiration that I present
34 the members of our Volunteers in Police Services program to the Mayor and Council for recognition.

35 Lynn John	(Lion’s Club)	Mike Eisenberg	(Lion’s Club)
36 Sandra John	(Lion’s Club)	Chris O’Shea	(Lion’s Club)
37 Steven Anderson	(Lion’s Club)	Eric Ellington	(Lion’s Club)

38 Chief Atkin reviewed the staff memo and invited the Council to join in him in recognizing the valuable service
39 provided by Lion’s Club volunteers.

40
41 5. Proposed Resolution R19-11 appointing Wes Jenkins and Dan
42 Merkling to the Syracuse City Disaster Preparedness Committee.

43 An Administrative staff memo explained there are currently two vacancies on the City’s Disaster Preparedness
44 Committee; Mayor Gailey has asked for the Council’s advice and consent to appoint Wes Jenkins and Dan Merkle to fill
45 the vacancies. Both individuals have been invited to attend the meeting to answer any questions the Council may have.

46 Mayor Gailey reviewed the staff memo and invited the two appointees to provide the Council with information
47 about themselves.

48 Mr. Jenkins stated he has lived in Syracuse for eight years and loves it here; he is grateful for the opportunity to be
49 part of this Committee.

50 Mr. Merkle stated he and his wife have lived here since 2005 and also love it here. He provided the Council with
51 his military service background and stated he has been active in the Citizen Emergency Response Team (CERT) program in

1 the community. He is also a certified HAM radio operator and is very active in the local HAM radio community where he
2 now teaches others how to operate a HAM radio. He has also been working to complete FEMA NIMS courses since 2016 as
3 he is striving to be certified as an incident manager. He is passionate about emergency incident management and emergency
4 communications and he is grateful for the opportunity to serve on this Committee.

5 COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R19-11 APPOINTING WES
6 JENKINS AND DAN MERKLING TO THE SYRACUSE CITY DISASTER PREPAREDNESS COMMITTEE.
7 COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

8
9 6. Approval of minutes.

10 The following minutes were reviewed by the City Council: Work Session of February 12, 2019 and Work Session
11 and Special Meeting of February 26, 2019.

12 COUNCILMEMBER BOLDUC MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE
13 AGENDA AS AMENDED. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED AYE.

14
15 7a. Common consent: Proposed Ordinance 19-05 amending the
16 Syracuse City zoning map related to property located at 777 South 2000
17 West; Agricultural (A-1) to Professional Office (PO).

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

20 Property Address:	Approximately 777 South 2000 West
21 General Plan Designation:	Professional Office
22 Current Zoning:	Agriculture (A-1) and Residential (R-2)
23 Proposed Zoning:	Professional Office (PO)

24 The applicant has requested a rezone of approximately 2.241 acres from A-1 and R-2 to PO. This would allow for
25 the construction of a mortuary. However as with all rezone applications, it is wise to consider all potential uses in the
26 proposed zone.

27 The Professional Office Zone is focused on office space for working professionals while still allowing for minor
28 retail and/or storage uses. This property is located on 2000 West in an area with office on the west and north. The use will
29 impact the adjacent residential. Landscaping and fencing will be required and reviewed during the future site planning
30 process.

31 The Planning Commission reviewed this item and held a public hearing on March 5, 2019. There were around a
32 half dozen residents that attended. During the public hearing the residents asked about lighting, fencing, noise, and
33 landscaping. Planning Commission voted to forward a unanimous recommendation for approval.

34 COUNCILMEMBER BINGHAM MOVED TO ADOPT ORDINANCE 19-05 AMENDING THE SYRACUSE
35 CITY ZONING MAP RELATED TO PROPERTY LOCATED AT 777 SOUTH 2000 WEST: AGRICULTURAL (A-1) TO
36 PROFESSIONAL OFFICE (PO). COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

37
38 7b. Common consent: Proposed Ordinance 19-06 amending Section
39 3.35.020 of the Syracuse City Municipal Code pertaining to the
40 appointment of Councilmembers to the Syracuse City Parks Advisory
41 Committee.

42 A staff memo from the City Attorney explained the proposed amendment states that members of the City Council
43 who are appointed to the Parks Advisory Committee will be appointed or re-appointed to the committee on an annual basis.

44 COUNCILMEMBER BINGHAM MOVED TO ADOPT ORDINANCE 19-06 AMENDING SECTION 3.35.020 OF
45 THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO THE APPOINTMENT OF COUNCILMEMBERS TO
46 THE SYRACUSE CITY PARKS ADVISORY COMMITTEE. COUNCILMEMBER SAVAGE SECONDED THE
47 MOTION; ALL VOTED IN FAVOR.

48
49 8. Authorize Administration to award 2000 West Linear Park Project to
50 Landscape Specialties, Inc.

A staff memo from Parks and Recreation Director explained this project consists of landscaping the remnant land left over from the widening of 2000 West Street between Syracuse Junior High and 1100 South Street. A landscape plan has been included in the packet for reference. Construction will begin in the spring and will be completed by the summer of 2019. Bids were opened on March 19, 2019. There were seven plan holders and three bids were received. The budgeted amount for the project was \$300,000.00 with \$169,190.75 of that coming from UDOT for the SR-108 Aesthetics and Landscaping Agreement. The low bidder was Landscape Specialties, Inc. with a total bid amount of \$246,349.00.

Construction Bid Total	\$246,349.00
Rocky Mountain Power Connection Fee	\$5,000.00
Bike Ramps	\$22,274.71
Storm Drainage (City Crews)	\$6,000.00
Benches	\$2,000.00
Estimated Project Total	\$281,623.71

The memo Administration award the project to Specialties, Inc.

concluded recommends the Landscape

Ms. Robinson reviewed her staff memo.

Councilmember Maughan referenced the larger area at the south end of the linear park project and stated that area is slated to be planted in natural grasses; he asked if something else could be planted there that would be more evergreen in nature and not appear to be a field of weeds. Councilmember Bolduc stated that there were discussions about eventually placing a buffalo sculpture in that area and the native grasses around that buffalo were intended to give it the appearance of Antelope Island. Councilmember Maughan stated that if that is the case, he would entertain allocating money to the buffalo sculpture now rather than spending that funding on the bike ramps.

Councilmember Savage stated there has been quite a bit of discussion about the bike ramp component of this project and he recommended awarding the contract at this time without the bike ramp line item. He asked that an item be included on the next work session agenda to allow for more discussion and a decision regarding the bike ramps. He agreed with Councilmember Maughan about possibly spending money on a buffalo to be placed in the native grass area.

COUNCILMEMBER SAVAGE MOVED TO AUTHORIZE ADMINISTRATION TO AWARD 2000 WEST LINEAR PARK PROJECT TO LAND SPECIALTIES, INC., HOLDING OUT THE LINE ITEM FOR THE BIKE RAMP COMPONENT OF THE PROJECT. COUNCILMEMBER MAUGHAN SECONDED THE MOTION.

Councilmember Peterson inquired as to whether there is potential for the cost of the bike ramp component to increase if it is not included in this contract award. Community and Economic Development (CED) Director Steele stated that the bid is good for a defined period of time; he will confer with LSI to determine the expiration date for that component.

Mayor Gailey stated there has been a motion and second to award the contract without the bike ramp component of the project and he called for a vote; ALL VOTED IN FAVOR.

9. Public hearing – Proposed Resolution R19-08 adjusting the Syracuse City Budget for Fiscal Year ending June 30, 2019.

A staff memo from the Administrative Services Director summarized the proposed amendments to operational budgets in the City:

- o \$291,000 - increase in general fund revenues for various reasons.
- o \$42,000 – increase in class c roads for crosswalk on 2000 W. by Library and City Hall.
- o \$50,000 – Street light participation revenue and installation expense. Net change of zero.
- o \$12,000 – increase in expense for building inspector overtime pay. This was paid back to the city by Clearfield.
- o \$50,000 – increase in OT pay for wildland fires. We increased the revenue budget by \$175,000 to offset the expense.
- o \$32,000 – increase in streets wages and expenses for addition of new inspector position for 25% of the year and for payout of leave for employee retirement.
- o Depreciation expense in various funds were increased.
- o Increase capital fund expenses for new inspector equipment:
 - \$40,000 Vehicle (approx. 12-year life)

- 1 ▪ \$30,000 GPS Equipment (approx. 8-year life)

- 2 ○ Increase revenue and expense in culinary fund for new radio meters from new development.

3 Mr. Marshall reviewed his staff memo.

4 Mayor Gailey opened the public hearing at 6:38 p.m. There were no persons appearing to be heard and the public
5 hearing was closed.

6 COUNCILMEMBER PETERSON MOVED TO RESOLUTION R19-08 ADJUSTING THE SYRACUSE CITY
7 BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2019. COUNCILMEMBER BINGHAM SECONDED THE MOTION;
8 ALL VOTED IN FAVOR.

9
10 10. Proposed Ordinance 19-07 adopting Sections 4.25.150 and 4.25.160
11 of the Syracuse City Municipal and Engineering standards update for
12 secondary water meters.

13 A staff memo from the Public Works Director explained State Legislature enacted a new requirement for meters to
14 be installed with all new construction. This will affect the city engineering standards and Title 4.25. The planning
15 commission held a public hearing for the engineering standards update on April 2, 2019 and recommended the council
16 consider the update. The proposed engineering standards and Title 4.25 is included for your review.

17 Mr. Whiteley reviewed his staff memo.

18 Councilmember Savage thanked Mr. Whiteley for his quick response to State Legislation pertaining to this item. He
19 noted he wanted to publicly state that he is not in favor of this and other unfunded State mandates that require cities to spend
20 taxpayer money. This action will ultimately result in home prices in Syracuse increasing by at least a few thousand dollars
21 and it will eventually become a necessity to retrofit existing homes to comply with this standard.

22 COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 19-07 ADOPTING SECTIONS 4.25.150
23 AND 4.25.160 OF THE SYRACUSE CITY MUNICIPAL AND ENGINEERING STANDARDS UPDATE FOR
24 SECONDARY WATER METERS. COUNCILMEMBER BOLDUC SECONDED THE MOTION.

25 Councilmember Maughan stated it is important for residents to understand the decisions that State Legislators are
26 making that directly impact them. This type of State legislation forces cities to take action with no funding resources so the
27 only option is to pass that burden on to residents via a tax increase or reduced service levels. He stated that the City Council
28 is in a very awkward position; they have no resources to cover this mandate, but they have no choice but to comply.

29 Councilmember Bolduc stated it is important to note that some of the City's representatives at the State level did
30 comment that they were not in favor of this legislation and they voted in that manner; however, there are many Legislators
31 that live in communities that do not have secondary water infrastructure so they were not hesitant whatsoever to vote for this
32 new law.

33 Councilmember Bingham stated that she would also like the record to reflect that the Council is grateful for Mr.
34 Whiteley's quick response to the legislation that will allow the City to be as efficient as possible relative to the initial cost and
35 ongoing maintenance of secondary water meters.

36 Mayor Gailey stated there has been a motion and second to adopt the ordinance and he called for a vote; ALL
37 VOTED IN FAVOR.

38
39 11. Proposed Ordinance 19-04 amending Chapter 10.75 of the Syracuse
40 City Code pertaining to the Planned Residential Development Zone.

41 A staff memo from the Community and Economic Development (CED) Department explained the City has received
42 an application to amend the text of 10.75 - Planned Residential Development from developer Mike Bastian. The Planning
43 Commission and City Council have reviewed this item over the course of several meetings dating back to July 2018.

44 Mr. Steele reviewed his staff memo and summarized the changes that have been made to the proposed ordinance
45 since the Council's March 26 review of the document.

46 Councilmember Peterson commented that he has appreciated the process the Council has followed to consider
47 amendments to the PRD ordinance, which has ultimately resulted in compromise on the behalf of the Council.

48 Councilmember Maughan stated he is still concerned about allowing five-plex and six-plex buildings in the lowest
49 density category in the zone and he asked the Council to consider adjusting the ordinance to remove those building types.
50 Councilmember Bolduc stated that the Council discussed that item and reached a consensus to allow five and six-plex
51 buildings in the lowest density classification because it would allow for more open space.

1 Councilmember Maughan stated that he is still concerned about the reduction of the side yard setback; he does not
2 feel that a five-foot side yard is sufficient. He reiterated he is greatly concerned about the density allowed in the zone.
3 Councilmember Bolduc stated that she is comfortable with the five-foot side yard setback; each home will have that setback,
4 which means there will be a minimum of 10-feet between structures.

5 Councilmember Bingham stated that the Council has discussed this matter at length; she referenced a specific
6 property near the Trailside Subdivision that is seeking this zoning designation and she is comfortable that the PRD zoning
7 will be consistent with the zoning of existing developments near that property. She added that a side yard reduction will
8 allow for a larger home, which is a product that people in the market for these types of homes are demanding.
9 Councilmember Maughan stated that it is important to note that the action before the Council tonight is to vote on a zone that
10 could be applied to properties throughout the City, not just one property.

11 Councilmember Savage stated that government is about compromise; the Council has worked very hard on this
12 ordinance and many concessions have been made, including a reduction of the initial density recommendation of 16 units per
13 acre. He stated that has been reduced and he is willing to move forward at this time, while reserving the ability to evaluate
14 any project that could be constructed in the PRD zone to determine if additional density adjustments are necessary. He stated
15 he ultimately feels the PRD zone ordinance in its current form will benefit the City.

16 COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 19-04 AMENDING CHAPTER 10.75 OF
17 THE SYRACUSE CITY CODE PERTAINING TO THE PLANNED RESIDENTIAL DEVELOPMENT ZONE.
18 COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF
19 COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

20
21 12. Proposed Resolution R19-10 authorizing the Mayor to execute a
22 Development Agreement with Bear River Storage, LLC and Giza
23 Development, LLC, pertaining to the development of property located at
24 1200 West 350 South.

25 A staff memo from the Community and Economic Development (CED) Department provided the following
26 information about the agenda item:

27 Location: 1088 W 350 S (West of the 7-11 on HWY 193)
28 Current Zoning: Industrial
29 General Plan: Business Park
30 Acreage: 9.5 Acres

31 During the February 26, 2019 work session, the City Council discussed the prospect of storage units being built in
32 the Antelope Business Park. Self-storage units are different to what was originally envisioned to be built in the park. The
33 city anticipated a use that would provide a higher number of jobs and more investment. Rather than changing the zone to
34 Business Park which would have prevented the self-storage use, both parties agreed to explore entering into a development
35 agreement that would allow the storage units to be built, but only if additional office/ warehouse buildings were built in
36 conjunction. The addition of the office/warehouse buildings is anticipated to boost the number of jobs and investment in the
37 project. The developer also presented the idea of a car dealership on the property which received a positive response from
38 council. On March 26, 2019, the Council reviewed this agreement and asked that additional detail be provided into the
39 proposed development.

40 Mr. Steele reviewed his staff memo. He noted that the draft development agreement includes the wrong business
41 name and he asked that a Council motion to approve the agreement should also change the business name to Antelope
42 Business Park, LLC rather than Giza Development.

43 COUNCILMEMBER BOLDUC MOVED TO ADOPT RESOLUTION R19-10 AUTHORIZING THE MAYOR TO
44 EXECUTE A DEVELOPMENT AGREEMENT WITH BEAR RIVER STORAGE, LLC AND ANTELOPE BUSINESS
45 PARK, LLC, PERTAINING TO THE DEVELOPMENT OF PROPERTY LOCATED AT 1200 WEST 350 SOUTH.
46 COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

47
48 13. Public comments.

49 There were no public comments.

50
51 14. Mayor/Council announcements and discussion of future agenda

1 items.

2 The Council and Mayor provided announcements about upcoming community events and other opportunities for
3 public involvement.

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

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

16 The closed session began at 7:10 p.m.

17 The meeting reconvened at 8:35 p.m.

18
19
20 At 8:35 p.m. COUNCILMEMBER BOLDUC MADE A MOTION TO ADJOURN. COUNCILMEMBER
21 BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.
22

23 _____
24 Mike Gailey
25 Mayor

Cassie Z. Brown, MMC
City Recorder

26
27 Date approved: May 14, 2019