

Minutes of the Special meeting of the Syracuse City Council held on November 27, 2018 at 8:11 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Corinne N. Bolduc  
Dave Maughan  
Doug Peterson  
Jordan Savage

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

City Employees Present:

Administrative Services Director Steve Marshall  
City Attorney Paul Roberts  
Public Works Director Robert Whiteley  
Fire Chief Aaron Byington  
Police Chief Garret Atkin  
Parks and Recreation Director Kresta Robinson  
Community and Economic Development Director Noah Steele

1. Meeting Called to Order.

Mayor Gailey called the meeting to order at 8:11 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

2. Proposed Resolution 18-23 amending the Syracuse City Zoning Map for property located at 3000 South Bluff Road, A-1 to PRD.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the subject property:

Location: 3500 South Bluff Road  
Current Zoning: A-1  
Current General Plan: PRD  
Requested Zoning: PRD  
Property Area: 13.527 acres

The applicant is requesting that the current zoning map be amended on three parcels to be changed from an A-1 zoning designation to PRD. Proximity to Bluff Road (a Minor Arterial Road), the planned West Davis Corridor, and proximity to a similar housing product type has been cited by the applicant as reasoning to allow the PRD Zoning. The City Council voted to approve the general plan amendment from R-1 to PRD for the subject property on October 9, 2018 with a vote of 3-2. Prior, the Planning Commission had put forth much effort in considering the general plan map amendment application from June until September, after which, essentially a stale mate vote was forwarded to the Council.

The applicant has drafted several layouts for the property. The allowed density in the zone is six units per gross acre but the applicant is finding that his draft designs will be at or below five units per acre. Concept plans are not required for a General Plan change and have not been included in this report. If this project moves forward with zoning approval, the details of subdivision design will be reviewed with the concept, preliminary, and final plat applications and will be cemented with a development agreement consummated at the preliminary plat stage. The developer is calling this project 'Edgewater'.

COUNCILMEMBER BOLDUC MADE A MOTION TO ADOPT ORDINANCE 18-23 AMENDING THE SYRACUSE CITY ZONING MAP FOR PROPERTY LOCATED AT 3000 SOUTH BLUFF ROAD, A-1 TO PRD. COUNCILMEMBER PETERSON SECONDED THE MOTION; VOTING "AYE" COUNCILMEMBERS BOLDUC AND PETERSON. VOTING "NAY" COUNCILMEMBERS MAUGHAN AND SAVAGE. MAYOR GAILEY CAST THE TIE-BREAKING VOTE AND VOTED "AYE". THE MOTION CARRIED.

Mayor Gailey recessed the meeting at 8:13 p.m. The meeting reconvened at 8:33 p.m.

3. Authorize Administration to Award Information Technology (IT) Services contract.

A staff memo from Administrative Services Director Marshall explained City Administration advertised a request for proposals (RFP) for IT contract services and for the development of a comprehensive IT plan. This RFP was published on September 24, 2018 for a period of three weeks. All bids were due by October 15, 2018 at 4:00 PM. The requirements of the

RFP allow for a combined bid or bids on individual proposal. A total of six bids were submitted and City Administration scored each proposal based on price, responsiveness of proposal, technical experience of the firm, and qualifications of staff. They were scored on a 100-point scale. The high score and recommended company for award was Executech for both proposals. Below is a summary of the scores:

- o Executech – 95 Points
- o Computech – 80 Points
- o Janadhi & Company – 75 points
- o Les Olsen – 65 points
- o V-Tech Solutions – 0 points – Price prohibitive.
- o No Name – did not submit proposal in time

The memo provided the following evaluation summary.

- o One firm did not submit in time and was disqualified.
- o V-Tech solutions - pricing was 3 times in cost of all other firms and was disqualified based on price.
- o Janadhi & Company and Les Olsen – had no city experience with IT solutions and very limited single service government experience. Also, the price for Les Olsen was higher than Executech.
- o Computech – was \$17,000 higher in price than Executech. It is a smaller firm with less resources.
- o Executech – most experienced firm based on list of companies served and staff experience, competitive pricing, and they are our current vendor and have proven they are knowledgeable and capable of doing the job. Also, if they are award both bids, they will do the comprehensive IT plan at no additional cost.

This item was initially presented to the Council on November 13, 2018 and the award was tabled; since that time, a task force met to evaluate the bids in more detail. The task force agreed that Executech was the top choice, however, the decision was made to compile a list of additional questions concerning credentials, level service agreements, experience with different technologies, and recommendations on IT replacement plans. This questionnaire was sent to Executech and was completed yesterday. The responses submitted by Executech have been provided to the Council.

COUNCILMEMBER MAUGHAN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD INFORMATION TECHNOLOGY (IT) SERVICES CONTRACT TO EXECUTECH. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mayor Gailey recessed the meeting at 8:34 p.m. The meeting reconvened at 9:15 p.m.

4. 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 MAUGHAN MADE A MOTION TO CONVENE IN A 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 PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY AND PENDING OR REASONABLY IMMEDIATE LITIGATION. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 9:15 p.m.

The meeting reconvened at 10:18 p.m.

At 10:19 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON 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: January 8, 2019