

Minutes of the Regular meeting of the Syracuse City Council held on September 11, 2018 at 7:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

City Employees Present:

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

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 7:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Savage provided an invocation and Boy Scout Tanner Hall led the audience in the Pledge of Allegiance.

Mayor Gailey provided a brief thought recognizing the first responders in the community in remembrance of the events that occurred on September 11, 2001.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public comment.

Ralph Vaughan thanked the Council and Mayor for the job they are doing on behalf of the residents of Syracuse City; they have improved the stability of the City and for that he is grateful. He added that they have assembled an outstanding staff of professionals, of which he mentioned three – the City Manager, City Attorney, and City Recorder – and briefly discussed the duties performed by these individuals and the value they bring to the City. He stated there is one other person that belongs on this team of professionals and that is Noah Steele, who is being recommended for appointment to the position of Community and Economic Development (CED) Director under agenda item 10 on tonight’s agenda. He stated he has known Mr. Steele for many years and has found him to be dedicated to the City, extremely intelligent, and always looking forward, which he believes is vital. He stated that while he believes there is a ‘shelf life’ for elected officials, the opposite is true for appointed officials and it is better for them to be allowed to serve the City for an extended period of time. He concluded he strongly supports the appointment of Mr. Steele and indicated that with him in place, the City has a bright future.

Eric Rice stated he is employed by Ninigret and is representing the applicant for agenda items eight and nine. Concerning those two applications, they have integral connections to one another and he would ask that the Council consider tabling – rather than denying – the two items in order to give the applicant ample time to provide an explanation regarding those integral connections. He stated there are some items the Council may not presently understand about the relationship between the two matters.

Gary Weeks stated he represents the Trapper Trails Council of the Boy Scouts of America (BSA) and he is present this evening to discuss the rich history of scouting in Syracuse and request that the City consider making a public facility available to hold scouting meetings. With the recent changes to the scouting programs, participation has increased and there is not sufficient space to accommodate all participants. He stated he would like for the Council to consider his request to make scouting more readily available to the young people of the community.

3. Presentation of Syracuse City and Syracuse Chamber of Commerce “Award for Excellence” for the month of September 2018.

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

Councilmember Peterson noted both youth receiving the award for September 2018 were nominated by the staff of Buffalo Point Elementary School.

Taylor Lawrenson:

Taylor has so many qualities that make her stand out from her peers. She is kind, hardworking, helpful, has a positive attitude, and is a team player. Taylor moved from Montana to Syracuse and attended Buffalo Point beginning in 4th grade. This was a challenging time; adjusting and making new friends. She is quiet and reserved, but so full of life and sweetness. Taylor is a very talented artist. She was part of the Student Council during her 5th grade year and always gave her best effort. In all that she does she shows kindness to other students. Her efforts to make connections with other students in different grades shows her leadership. Students can count on her to be a trusted friend. Taylor is an amazing role model for her classmates and students in the school. She is dedicated to her learning and is a positive person. She strives every day to complete assignments and works for excellence. Taylor's academic achievements are among the top of her class. Her writing skills are well beyond 6th grade expectations. Her math and reading abilities are outstanding. Her motivation, focus and dedication is an inspiration to all.

Dallin George:

Dallin is a dedicated and hardworking student. He is cooperative and helpful. Staff and students can count on him to be kind and respectful. Dallin puts forth extra effort every day to do his best learning. Sometimes the work can be challenging but he always keeps a positive attitude, completes assignments and never gives up! He is a role model for all students. He meets or exceeds learning goals. Dallin has outstanding attendance and always shows great citizenship skills. Our school and the community is lucky to have this awesome kid. We are so proud of him!

4a. Recognition item: Presentation of the Utah Supervisory Fire Officer Designation to Captain Corey Bybee

A staff memo from Fire Chief Byington explained Captain Corey Bybee has been awarded the Utah Supervisory Fire Officer Designation as outlined by the International Association of Fire Chiefs and adopted by the Utah Commission on Fire Officer Designation. Captain Bybee has combined hundreds of hours of training, education and experience to meet the requirements for this designation. His hard work and commitment to this process shows his dedication to not only the Utah State Fire Service but to Syracuse City and our department as well.

Chief Byington reviewed his staff memo and presented Captain Bybee with the award signifying his designation as a Utah Supervisory Fire Officer. He noted there are currently less than 100 individuals in the State of Utah who have received this designation and he congratulated Captain Bybee on his efforts.

4b. Recognition item: Presentation of Citizen Recognition to Addison Taylor.

A staff memo from Fire Chief Byington explained on August 12, 2018 the fire department was dispatched to a Syracuse home for a medical emergency. When crews arrived, they were greeted by 8-year-old, Addison Taylor who was still on the phone with dispatchers. Addison told the crew that she tried to wake her mother up and then tried to feed her mother a sugar tablet, taking it out of her mouth when she wouldn't eat it. This brave young lady called 911, attempted to mitigate the medical emergency on her own, and helped crews locate medications and a medical history. Without her quick thinking the results could have been much worse. Addison's actions that morning, quite possibly saved her mother's life. Tonight, we would like to recognize Addison Taylor for her bravery and quick thinking during this medical emergency.

Chief Byington reviewed his staff memo and asked the Council to join him in recognizing Addison and congratulating her on thoughtful actions during a medical emergency. He stated that in addition to this recognition, he is also designating Addison as an honorary Fire Fighter and he presented her with a certificate

5. Approval of minutes

The following minutes were reviewed by the City Council: Special Meeting of June 26, 2018, Work Session of June 26, 2018, and Regular Meeting of July 10, 2018.

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

6a. Common consent: Proposed Resolution R18-32 adopting amendments to the Fiscal Year 2018-2019 Wage Scale.

A staff memo from the Administrative Services Director explained all recommended changes to the wage scale are highlighted in red. City Administration proposes to eliminate the custodian position since a part-time facilities maintenance technician was approved in the Fiscal Year (FY) 2019 budget and replaces the custodian duties and responsibilities.

Additionally, the Staff Accountant position has also been added based upon prior City Council discussion. The benchmark data for this position has been provided to the City Council. No other changes have been proposed with this wage scale update.

COUNCILMEMBER BOLDUC MOVED TO ADOPT RESOLUTION R18-32 ADOPTING AMENDMENTS TO THE FISCAL YEAR 2018-2019 WAGE SCALE. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Public Hearing – Proposed Resolution R18-33 adjusting the Syracuse City budget for Fiscal Year ending June 30, 2019.

A staff memo from the Administrative Services Director referenced the detailed **capital projects** listing providing recommended changes. In this budget opening, City Administration is proposing new line items (green) and carryover of projects from FY2018 (red) and updates to approved projects (blue) as follows:

- o New Project – 500 West Phase 1 (50% of 6.77% match) - \$150,000
- o New Project – 500 West widening – 2010 S to 2150 S - \$250,000
- o Addition to Project – Bluff & Gentile Roundabout - \$50,000 in class C and \$875,000 in storm drain impact.
- o Addition to Project – 2175 Capital Project - \$100,000 upgrade secondary line
- o Carryover – 1500 West Land Drain to Jensen Pond - \$115,000
- o Carryover – 2700 South Storm Drain Outfall - \$300,000
- o Carryover – 2000 West Linear Park - \$300,000
- o Carryover – Bluff & Gentile Roundabout project - \$419,000
- o Carryover – 1200 South Expansion – south side of road - \$100,000
- o Carryover – Upsize Water lines – 2000 W – 3000S to 3350S - \$100,000
- o Carryover – Melanie Lane Project - \$475,000
- o Carryover – Design 3-million-gallon water tank - \$175,000
- o Carryover – Ranchettes Project - \$930,000
- o Carryover – Regional Park Design - \$205,000
- o Carryover – 2000 West Waterline project – SR108 - \$301,500
- o Revised project – 2019 Surface Treatments – increase from \$300,000 to \$825,000. This is carryover of unspent funds in FY2018.
- o Regional Park Construction – reduce to \$1,500,000 to bring balance to zero.

Changes to **operational budgets:**

General Fund – major changes

- o \$20,000 - increase in passport revenue.
- o \$8,000 – increase in interest income revenue.
- o \$13,843 – allocation of surplus balance.
- o \$41,843 – increase in part-time wages for new passport and staff accountant positions.

All Other Funds – Significant Changes

- o Increase of \$40,000 for Storm Water Impact Plan Update.
- o Increase Capital Fund by \$288,380 for SCBA’s, Liquor Enforcement Vehicle, Fire Engine, and Parks Mower. Removed AFG Grant expense for Structural PPE because we were not awarded the grant.

Administrative Services Director Marshall reviewed his staff memo.

Mayor Gailey opened the public hearing at 7:28 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER BOLDUC MOVED TO ADOPT RESOLUTION R18-33 ADJUSTING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2019. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Ordinance amending the Syracuse City Zoning Map related to property located at 1600 W. 300 S.

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

Location:	Approximately 1600 W. 300 S.
Current Zoning:	A-1
Current General Plan:	Business Park
Requested Zoning:	Business Park
Property Area:	4.87 Acres

The applicant is requesting to change the zoning map from A-1 to Business Park (B.P.) This request matches what is planned in our general plan map. The applicant anticipates that a funeral home will be proposed on the site in the near future, which is an allowed use in the B.P. zone as a major conditional use. During their regular meeting on September 4, 2018 the Planning Commission unanimously recommended the item be approved.

Because the proposed change is consistent with the general plan, the permitted uses allowed in the B.P. zone are consistent with the commercial/industrial nature of the neighborhood, and traffic generated from future development on the site will have close access to state highway 193, staff recommends that this General Plan amendment request be approved. When the site is developed, close attention to architecture and traffic patterns will need to be given to ensure that impact to the school and single-family neighborhood to the south are minimized.

Development Services Manager Steele reviewed the staff memo and clarified that this item is related to the next item on the agenda due to the sewer infrastructure connectivity between the two properties.

Councilmember Maughan expressed his concern about connecting two applications together; both applications should be able to stand on their own merits and be approved or denied independent of one another. Mr. Steele stated they are two separate items and one can be approved while the other is denied. He indicated he was simply clarifying the two are related as referenced earlier in the meeting by Mr. Rice during the public comment period.

Councilmember Anderson asked if the current landowner desires to install improvements on the property before selling the property to the parties that will eventually develop it. Mr. Steele stated the landowner is selling the northern three acres of the property to a mortuary and the southern nine-acre portion to a home builder. The mortuary is dependent upon the development of the southern portion of the property as they need access to vital infrastructure. The next closest connection is at 1550 West and making that connection would be cost prohibitive and may halt the transaction with the mortuary.

Councilmember Bolduc asked if staff agrees with Mr. Rice's recommendation to table both applications until more discussion regarding the implications of both can continue. Mr. Steele stated that the applicant simply wanted the Council to understand the relation between the two applications, but it is not necessary to both applications simply because one may be tabled.

Councilmember Maughan expressed his concern about changing the Council's meeting schedule to respond to what was communicated as an emergency situation; the Council was told that the application for the northern three acres needed to be acted upon tonight, so he is not sure why the Council would table that application. Councilmember Savage agreed. He added that the area of the subject property has been specifically zoned to provide for commercial uses, which are needed in the community as it is predominantly residential. If the City's commercial tax base is not increased before build-out, it will become increasingly necessary to consider property tax increases to fund operation of the City. He is hesitant to change the General Plan for property zoned for Business Park use to a residential use because that will result in reduction of potential commercial land use in the City. He stated he is happy to grant the application for the northern three acres as that request complies with the General Plan, but he is still hesitant to consider the request under agenda item nine as he feels that it is inappropriate to change the land use to residential. Councilmember Maughan agreed with Councilmember Savage's sentiments.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT ORDINANCE 18-16 AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT 1600 WEST 300 SOUTH.

Councilmember Anderson stated she was leaning towards tabling this application, but asked if there is still some urgency associated with this item. Mr. Steele stated that the facts about the deadlines for the business transactions related to

the property as communicated by the applicant and potential buyer have not changed, but there is no urgency on the City's behalf. Councilmember Anderson stated that she commented during the work session about her feeling that a re-write of the entire General Plan of the City is needed before changes like this should be considered and she feels that the discussions taking place now regarding the connection between the two applications and the hesitation to change the zoning of a property planned for business park development to a residential use are further emphasizing her point.

Councilmember Peterson stated that he favors tabling items eight and nine; he does not want a denial or tabling of item nine to be perceived negatively by the potential buyer for the property that is part of the item eight application. Councilmember Savage stated he is comfortable approving item eight as it conforms with the General Plan, but it is easy to justify tabling agenda item nine as it does not conform with the General Plan.

The Council participated in philosophical discussion and debate regarding the appropriateness of both applications under agenda items eight and nine, after which Mayor Gailey invited the applicant to provide input.

Eric Rice stated that neither application is dependent upon the other and the tabling or denial of one will not impact the other; he simply wanted the Council to understand there is some relation between the potential development of both portions of the property given that development of the larger parcel will facilitate easier connectivity to sewer infrastructure. However, the Council can be comfortable voting on both applications independent of one another and he does not wish to withdraw either application at this time. He would recommend tabling item nine rather than denying it to give him the opportunity to explain the merits of that application at a future date.

Councilmember Peterson stated that he is comfortable approving agenda item eight based upon the applicant's comments. He noted that he believes a mortuary would benefit the entire City.

Mayor Gailey called for a second to Councilmember Maughan's motion.

COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Request to open the Syracuse City General Plan for property located at approximately 1600 W. 300 S.

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

Location:	1600 West 300 South
Current Zoning:	A-1
Current General Plan:	Business Park
Requested General Plan:	R-3
Property Area:	2.97 Acres

The applicant is requesting that the General Plan Map be opened to allow single family residential development as a continuation of the Monterey Estates housing product. With an R-3 zoning, this property could support up to 11 units with new roads needed to accommodate access.

The current General Plan designation of business park on this property was part of a larger master plan to create a business park in coordination with the Ninigret development. According to the applicant, as the market has shifted, the viability of a business park at this location is not high, nor is the property large enough to accommodate a business park on its own. Because of this and the development interest from Ivory Homes, the applicant has requested that the Council open the General Plan to allow a change to R-3 that would lay the framework for an expansion of Monterey Estates.

The General Plan for the property to the west is General Commercial with enough space to accommodate a heavy commercial use such as a big-box retailer, shopping, or office center. If this type of development occurs after homes are built on the subject property, they will be required to place a buffer between their use and the homes. Ivory Homes initially expressed interest in attached housing types at this location but have determined that single family homes supported by R-3 zoning would be preferable.

Development Services Manager Steele summarized the staff memo.

Councilmember Maughan stated he is not willing to act to open the General Plan and consider the City's highest residential land use at this time, but he is open to listening to the applicant's input regarding the justification for the application at a future date. Councilmember Anderson agreed and noted she is not comfortable proceeding at this time.

COUNCILMEMBER ANDERSON MOVED TO TABLE THE REQUEST TO OPEN THE SYRACUSE CITY GENERAL PLAN FOR PROPERTY LOCATED AT APPROXIMATELY 1600 W. 300 S. COUNCILMEMBER SAVAGE SECONDED THE MOTION.

Councilmember Peterson stated he is comfortable tabling the item, but noted that he is willing to listen to the applicant about why they feel that higher density residential housing is appropriate for the subject property. Councilmember

Maughan stated that when that discussion takes place, he will be listening for information about how the land use change will impact surrounding properties and if it would make other properties less or more marketable for their desired land use.

Mayor Gailey stated there has been a motion and second to table the application and he called for a vote; ALL VOTED IN FAVOR.

10. Proposed Resolution R18-34 appointing Noah Steele as the Syracuse City Community and Economic Development Director.

A staff memo from the City Manager explained the City advertised for potential candidates to be appointed as the new Community and Economic Development (CED) Director. This occurred due to the vacancy made by the departure of former Director Brigham Mellor. The City received approximately 20 applications and conducted interviews with five candidates via an interview panel appointed by the Mayor. With input from the interview panel, the Mayor narrowed the field down to three candidates who then interviewed with the Council. Based on advice received from the Council, the Mayor has decided to appoint Noah Steele as the new CED Director. The memo concluded the appointment of Director-level positions is made by the Mayor with the advice and consent of the Council. This resolution is on the agenda for a vote to establish the Council's consent.

Mayor Gailey stated that this process has been very trying for him as he feels the appointment of an individual to this position will have a lasting impact on the City. He asked for the Council's support of his recommended appointee, Noah Steele.

Councilmember Maughan stated that he has expressed his concerns, not about the applicant, but about the structure of the Community and Economic Development (CED) Department; there is not a formal plan for the Department for the long term. The City lost a Department Head who had economic development skills and that person is being replaced by an individual whose expertise is planning. This means that the City's economic development opportunities will be limited, and he wants that issue to be addressed. He stated his opposing vote on the resolution will not be a reflection of the individual chosen by the Mayor, but on the lack of a complete plan for the Department.

Councilmember Peterson stated that he understands Councilmember Maughan's concerns, but he feels that Mr. Steele can lead the Department in the direction of developing a solid plan for his Department and for economic development in the City.

Councilmember Savage stated that he shares some of Councilmember Maughan's concerns; he believes Mr. Steele is awesome, but the task to address the lack of an economic development skillset in the Department will be daunting.

Councilmember Anderson stated that of the three applicant's the Council was able to interview, each had strengths and weaknesses, but she feels Mr. Steele has the advantage in that he can 'hit the ground running'.

Councilmember Bolduc stated the bar for this position has been set high, but she believes Mr. Steele is the right person for the job at this time.

COUNCILMEMBER PETERSON MOVED TO ADOPT RESOLUTION R18-34 APPOINTING NOAH STEELE AS THE SYRACUSE CITY COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

11. Public comments.

Ralph Vaughan likened agenda items eight and nine to a 'bait and switch'; the City was baited with a possible business development opportunity under the zone change application, but the switch happened when the Council was told that the only way the business will come to the City is if the adjoining property can be developed for residential use in order to provide sewer infrastructure at a close distance for easier connection by the business. The result is the City being sold an R-3 residential development within the area it has designated as being appropriate for business park use. He stated he feels the Council made the right decision tonight by tabling the General Plan opening request and he hopes that the City will not become the 'sucker' in this deal.

12. Mayor/Council announcements and discussion of future agenda items.

The Council and Mayor provided announcements about upcoming community events and other opportunities for public involvement. They also discussed items the Council would like included on future meeting agendas.

City Council Regular Meeting
September 11, 2018

At 8:04 p.m. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: October 9, 2018