

Minutes of the Special meeting of the Syracuse City Council held on July 31, 2018 at 9:32 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

Excused: Councilmember Doug Peterson

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

City Employees Present:
Finance 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
Development Services Manager Noah Steele

1. Meeting Called to Order.

Mayor Gailey called the meeting to order at 9:32 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. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session of June 12, 2018.

COUNCILMEMBER BOLDUC MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER ANDERSON SECONDED THE MOTION.

3. Public hearing: authorize administration to dispose of surplus property.

An administrative staff memo explained the City's Arts Council, as well as the Public Works Department, have indicated they have surplus property to dispose of. The Arts Council wishes to dispose of its old piano in order to purchase a replacement. The Public Works Department wishes to dispose of the following items:

- 2008 Fisher Storm Guard Snowplow with Minute Mount 2 Assembly and Fish Stick Controller;
- 1994 Ford Ten-Wheeler, Diesel 6 cylinder;
- 2008 Fisher Pro Caster Salt Spreader; and
- 2006 Imagistics black and white Copier Model im5530

City Manager Bovero reviewed the staff report and Public Works Director Whiteley was given the opportunity to provide a justification for the recommended disposal of items in his Department.

Mayor Gailey opened the public hearing at 9:33 p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER MAUGHAN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO DISPOSE OF SURPLUS PROPERTY. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Authorize Administration to execute amendment to Land Lease Agreement with Crown Castle for cell tower located at 3550 West 700 South.

A staff memo from the Administrative Services Director explained the City originally entered into an agreement with T-Mobile on June 1, 2001 for the construction of a cell tower located at 3550 West 700 South. In return, the city receives a monthly cell tower lease payment of \$1768.25 per month. The Lease was taken over by Crown Castle in 2012. They are a cell tower site management company. They have requested an amendment to the contract to add a subtenant and for an extension on the term of the agreement for a 25-year extension. In return they have agreed to the following revised terms:

- Base Rent will increase 15% upon execution of the lease amendment.
- Base Rent will increase 3% each year after December 2022.
- Additional Rent of \$500 per month will be added to the lease when subtenant equipment is installed.

- o No additional land is needed. They will work in the existing land easement.

The memo concluded staff recommends the Council authorize Administration to execute amendment to Land Lease Agreement with Crown Castle for the cell tower located at 3550 West 700 South.

COUNCILMEMBER MAUGHAN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE AMENDMENT TO LAND LEASE AGREEMENT WITH CROWN CASTLE FOR CELL TOWER LOCATED AT 3550 WEST 700 SO UTH. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Proposed Resolution R18-24 authorizing the Mayor to execute a Purchase and Sale Agreement related to a parcel of property located in Clearfield, Utah.

A staff memo from the City Attorney explained the City has tendered an offer to Davis School District for the purchase of approximately 1.94 acres of land directly East of land currently owned by the City. Davis County School District has accepted the offer and has already executed the agreement. The purchase price upon which we agreed was \$290,000. This will be coming out of utility funds, rather than our general fund. The agreement is contingent upon receiving land use approvals from Clearfield City. The agreement calls for 90 days, with an option for an additional 90 days, upon request from Syracuse. A \$500 earnest money deposit is required upon execution of the agreement. If further extensions are required, then it would need to be arranged through an amendment to the agreement. The conditions that need to be met prior to the City being obligated to purchase the property include: rezoning the property, obtaining a conditional use permit from Clearfield, and plat approval. The process for all three of those are already underway by the CED Department. DSD will be required to abandon any rail lines that run through the property and maintain access to the site via their existing road.

Mr. Roberts reviewed his staff memo.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R18-24 AUTHORIZING THE MAYOR TO EXECUTE A PURCHASE AND SALE AGREEMENT RELATED TO A PARCEL OF PROPERTY LOCATED IN CLEARFIELD, UTAH. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Proposal to appoint Interim Community and Economic Development (CED) Department Director.

A staff memo from the City Manager explained the City’s Personnel Policy provides for the appointment of interim positions when a vacancy occurs, and an existing staff member is required to take on the duties of that vacant position. The CED Director position, which is a position appointed by the Mayor with the advice and consent of the Council, has been vacated. Mayor Gailey has selected Noah Steele to act as the Interim CED Director until the position is filled permanently.

City Manager Bovero reviewed his staff memo.

COUNCILMEMBER BOLDUC MADE A MOTION TO APPOINT NOAH STEELE AS THE INTERIM COMMUNITY AND ECONOMIC DEVELOPMENT (CED) DEPARTMENT DIRECTOR. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 9:38 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: September 25, 2018