

Minutes of the Regular meeting of the Syracuse City Council held on February 14, 2017 at 6:02 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Andrea Anderson
Corinne N. Bolduc (participated via telephone)
Mike Gailey
Dave Maughan

Mayor Terry Palmer
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:

City Attorney Paul Roberts
Finance Director Steve Marshall
Community Development Director Brigham Mellor
Police Chief Garret Atkin
Fire Chief Eric Froerer
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson

9:47:33 AM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 7:06 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. Mayor Palmer provided an invocation. Boy Scout Troop 652 led the audience in the Pledge of Allegiance.

9:49:55 AM

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

9:50:34 AM

2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Lincoln Church and Nicholas Corbridge for the month of February 2017.

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 Jeff Gibson, present the recipients for the "Syracuse City & Wendy's 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 City's website; be featured on the Wendy's product television; and receive a \$10 gift certificate to Wendy's.

Mayor Palmer noted both teens receiving the award for September 2016 were nominated by the staff of Bluff Ridge Elementary.

Lincoln Church:

Lincoln acts with integrity in all situations. His goal is always to improve his personal best and encourages others to do the same at school.

Lincoln shows kindness and respect to all students, teachers and faculty members at Bluff Ridge Elementary. He is recognized and remembered by all office staff, classified staff and prep teachers as excelling both academically, as well as socially.

Lincoln plays the bass (or maybe the double bass) in orchestra.

Lincoln stays a few minutes after school each day to put up any remaining chairs, pick up garbage and closes lockers. He also will not head home until he has told me thank you and given me a fist bump, wishing that I have a good evening.

Lincoln ALWAYS does his best on all assignments and projects. He sees every assignment and activity as an opportunity to demonstrate his level of learning.

Nicholas Corbridge:

In my 28 years of teaching, I have never had a student that is as well rounded and talented as Nicholas. He is an excellent student academically, a natural positive leader, and kind and respectful to everyone. Nicholas is an overall great man!

Nicholas is very mature for his age. He can look outside himself and help others. You often hear him say things like “it is okay to make a mistake” or “good job, keep trying”. His leadership traits are amazing.

Nicholas participates in AYSO soccer, he plays keep and is awesome. He loves to swim and completed his mile swim this year for Scouts. He participates in his Church and Boy Scout groups. He also takes piano lessons and drum lessons.

Nicholas is our student Council President chosen by his peers, He won 2nd place last year in Lego Mindstorms and plan to participate this year also. His biggest contribution, in my opinion, is his positive encouragement to other students. He is always helping others to succeed.

Nicholas is a top student, scoring 100% on most assignments, He balances that with his outside sports and Church responsibilities. When he was chosen to be in charge of or class DARE box, he delegated that to another student – he felt he was too busy. I was so impressed that he could prioritize his assignments in that way.

[9:57:51 AM](#)

3. Approval of Minutes:

The following minutes were reviewed by the City Council: Work Session and Special Meeting of January 28, 2017.

[9:57:55 AM](#)

COUNCILMEMBER MAUGHAN MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER GAILEY SECONDED THE MOTION.

[9:58:18 AM](#)

4. Public comments

There were no public comments.

[9:58:48 AM](#)

5. Common Consent: Proposed Resolution R17-07 appointing Larry Johnson to the Syracuse City Planning Commission with his term expiring June 30, 2017.

An administrative staff memo explained Planning Commissioner Troy Moultrie has not attended Planning Commission meeting since Oct-4th, 2016. He also has not responded to the Mayor's communications of his intentions. Mayor Palmer has recommended that Mr. Moultrie be removed from the Planning Commission and that he be replaced by Larry Johnson.

[9:58:56 AM](#)

Mayor Palmer summarized the staff memo and stated he recommends the Council vote to appoint Mr. Johnson to the Planning Commission. Councilmember Maughan stated that in regard to the City's procedure relative to Council advice and consent for this type of appointment, he noticed there were no other candidate names or information about those candidates included in the meeting packet. He stated he is not questioning the Mayor's nomination, but he feels there is value in the Council being aware of others that volunteered to be appointed to the position and he asked that the Council be made aware of that information. Councilmember Gailey stated that he considers Councilmember Maughan's request a friendly amendment to the appointment process for future appointees. Councilmember Anderson stated that she also feels that information regarding other candidates would be valuable, though she does not doubt that Mr. Johnson would serve the City well on the Planning Commission.

[10:01:42 AM](#)

COUNCILMEMBER GAILEY MOVED TO ADOPT RESOLUTION R17-07 APPOINTING LARRY JOHNSON TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2017. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:02:14 AM](#)

6. Proposed Ordinance 17-05 amending the Syracuse City General Plan land use map related to approximately 57 acres located at approximately 700 South 4000 West, Syracuse, Utah.

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

Location: 700 South 4000 West
Current Zoning: PRD on south, North not annexed so does not have zoning yet.
General Plan: PRD on south, North is R-1
North Property Area: 36.94 Acres
South Property Area: 20.06 Acres
Total Property Area: 57 Acres

The city has received an application to change the general plan map for the entire "Criddle Property" to R-3. The general plan map application was received within an open amendment period which closed on January 31st. Applications can be processed after the closure as long as they are submitted before the deadline, which this application was. Currently the southern half of the property is zoned PRD and the north half is planned to be R-1 once annexed to the city. The southern property was annexed into the city in 2013 along with a development agreement that included approval of a concept plan for 99 units. In May of 2016, a preliminary plat including 101 units was approved for the property. The PRD zoning is denser than the surrounding development and there was some concern about the suitability of the density at this location. A draft development agreement to remove the PRD and enable R3 over the entire property was initiated after the preliminary plat was approved but the agreement was not completed because the original developer decided not continue with the project. The main points of the agreement were: superseded original PRD agreement, maximum of 205 total units combined north and south, 10% open space, 2.5-acre park with artesian well, and a trail system. This information is included here for documentation of where negotiations were left off. A new agreement will have to be negotiated in the future.

The memo concluded the Planning Commission considered this General Plan change request in their meeting on January 17th, 2017. They entertained multiple motions but could not find consensus until a motion for essentially denial of the request was presented. They were uncomfortable with the R-3 density because of its location on the edge of the city. They felt that an R-2 would be more appropriate for this neighborhood. The motion carried with a 4/2 vote. If the General Plan change is approved at this time, the northern property will need to be annexed and a new development agreement penned. The southern portion's zoning would need to be changed to R-3. After that, the standard concept, preliminary, and final subdivision applications would be processed.

[10:02:44 AM](#)

CED Director Mellor reviewed the staff memo.

[10:05:08 AM](#)

COUNCILMEMBER GAILEY MOVED TO ADOPT PROPOSED ORDINANCE 17-05 AMENIDNG THE SYRACUSE CITY GENERAL PLAN LAND USE MAP RELATED TO APPROXIMATELY 57 ACRES LOCATED AT APPROXIMATELY 700 SOUTH 4000 WEST, SYRACUSE, UTAH. COUNCILMEMBER MAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:06:17 AM](#)

7. Proposed Ordinance 17-06 amending the existing Syracuse City Zoning Map by changing from Residential (R-1) Zone to Residential Planned Community (RPC) Zone for the parcel(s) of real property herein described, and approving the preliminary plat submitted for those parcels.

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

Location: 2000 West Gentile Street
Current Zoning: R-1
General Plan: Residential Planned Community RPC
Total Subdivision Area: 209.2 Acres

The applicant Woodside Homes is requesting approval of a preliminary subdivision plat known as Still Water. This request is together with a request to change approximately 209 acres from R-1 Residential to Residential Planned Community (RPC) Zoning. The subdivision plat, landscape plans, improvement plans, and architecture plans as included in this report has

been reviewed for compliance of the requirements of the RPC Zone and Preliminary Plat Codes. Staff has found that the plans presented meet the quantifiable requirements of the newly created RPC zone including density, open space, etc. The plans have undergone multiple rounds of revisions to staff's satisfaction. It is requested that this body review the proposed plans and architectural themes for compliance with the intended purpose and architectural requirements of the zone as contained in the codified text. The memo explained the lots in the subdivision are broken down into three designations: SFD 7,000, SFD 5,600-6,999, and SFD 3,500-5,599. These designations were established by the concept plan approved by the City Council in conjunction with the General Plan map amendment on December 13, 2016. All lots in the subdivision comply with the minimum lot requirements of their respective lot size designation. SCC 10.82.080 of the RPC zone explains that, "The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment." If this is approved, the project will move next to final plat approval for each phase, then construction.

[10:06:39 AM](#)

CED Director Mellor reviewed the staff memo.

[10:08:34 AM](#)

Councilmember Anderson asked that Mr. Mellor identify the section of the contract that addresses how the parties would proceed upon encountering any discrepancies between the proposed development agreement and the annexation agreement. Mr. Mellor stated that the contract states that when any discrepancy occurs, the annexation agreement will take precedence. City Attorney Roberts noted that language is included in paragraph 3.3 of the development agreement. Councilmember Anderson stated that addresses her concern regarding the timeframe for property vesting according to the development agreement since the annexation agreement is for a 90-day term. Mr. Mellor added that article 5.1(d) of the development agreement provides a timeline for the developer to transfer ownership of the parkland to the City according to the annexation agreement; the annexation agreement indicates the value of the water shares for the park land is \$500,000 and that the developer has 90 days to turn the land and shares over to the City. Councilmember Anderson referenced the section of the development agreement regarding the construction of the round-a-bout and indicated that she had concerns about when that improvement will be turned over to the City. Mr. Mellor stated the road will be a City road, but the round-a-bout will be developed by the City and the Homeowners Association will maintain the landscaping in the center of the round-a-bout. Councilmember Anderson asked if the trail system will be turned over to the City. Mr. Mellor answered yes and noted that trail improvements will be made by the developer, but ultimately be turned over to the City for maintenance. Councilmember Anderson stated it would be valuable for the City to understand when those improvements will be turned over so that City Administration can program maintenance of the trail. Councilmember Anderson concluded her final question deals with article eight of the development agreement, which discusses remedies for breach of contract; the language indicates that the party in breach of the contract can take reasonable steps to cure the breach, but she would like to change the language to 'substantial steps' rather than 'reasonable steps'. Mr. Roberts stated that he feels use of the word 'reasonable' is appropriate for the project. Councilmember Anderson stated she is not concerned about Woodside breaching the agreement, but the agreement runs with the land and if it is ever sold to another redeveloper that developer may not be as easy to work with. She then asked if the language that reads 'such relief shall exclude the award of recovery of any damage by either party' and she asked if that is common contract language. Mr. Roberts answered yes and stated that he insists that the language be included in any development agreement to which the City is a party. He stated it offers valuable protection to the City. Councilmember Anderson referenced article 9.4 of the development agreement and inquired as to the timeframe listed in Syracuse City Municipal Code for expiration of the preliminary plat approval. Mr. Roberts stated that the City Code indicates that preliminary plat approval is good for one year unless extended upon request of the applicant.

[10:19:26 AM](#)

Councilmember Gailey asked if the situation wherein the developer will landscape the round-a-bouts and the HOA will maintain them is unique in the City. Mr. Mellor answered yes; the City has had developers or businesses pay for the landscaping of other round-a-bouts, but the City maintains them. Councilmember Gailey inquired as to where City maintenance of the road containing the round-a-bout ends. Mr. Mellor stated that any concrete and asphalt surface as well as sidewalks around the round-a-bout will be the City's responsibility.

[10:20:26 AM](#)

Councilmember Maughan stated that it was his understanding that the City would receive all water shares for the park property at one time rather than in phases as specified in the development agreement. Mr. Mellor stated that per the annexation agreement approved by the Council in October will be turned over in conjunction with development of the

subdivision; if 10 percent of the total project is completed, the developer will turn over 10 percent of the water shares for the park along with the water shares for the development. Councilmember Maughan stated this may limit the City relative to development of the park prior to full completion of the development. Mr. Mellor reviewed the history of discussions regarding the acquisition of water shares for the park land and Councilmember Maughan stated he would prefer to receive all water shares at the onset of the project. Mr. Mellor stated there have been discussions about purchasing all water shares up front and being reimbursed by Woodside for the cost of those water shares as the project develops. The Council and staff engaged in brief high level discussion regarding the timeline for receipt of the title to the park ground and associated water shares.

[10:25:35 AM](#)

Councilmember Bolduc referenced the rendering that identifies the location of the fencing bordering Gentile Street; she noted she is concerned about the fence interfering with traffic at the intersection of the road exiting the development onto Gentile Street. Mr. Mellor stated that the City ordinance relative to fencing at intersections calls for a sight triangle that keeps any fencing at least 40 feet from an intersection; City inspectors and planners will ensure that any fence, landscaping, or other sight components located within that 40-foot sight triangle will be no taller than 18 inches. Councilmember Maughan asked if the same regulations will be imposed at the intersection of Gentile Street and Bluff Road. Mr. Mellor stated he has not worked on that issue.

[10:27:53 AM](#)

Mr. Bovero revisited the discussion regarding water shares and reiterated that the annexation agreement calls for the developer to turn over water shares in conjunction with development, but there is no language preventing the City from asking the developer to accelerate that process and turn over water shares prior to completion of development.

[10:28:12 AM](#)

COUNCILMEMBER MAUGHAN MOVED TO ADOPT PROPOSED ORDINANCE 17-06 AMENDING THE EXISTING SYRACUSE CITY ZONING MAP BY CHANGING FROM RESIDENTIAL (R-1) ZONE TO RESIDENTIAL PLANNED COMMUNITY (RPC) ZONE FOR THE PARCEL(S) OF REAL PROPERTY HEREIN DESCRIBED, AND APPROVING THE PRELIMINARY PLAT SUBMITTED FOR THOSE PARCELS. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:28:49 AM](#)

8. Proposed Resolution R17-06 authorizing the Mayor to execute a development agreement with Woodside Homes of Utah, LLC, pertaining to the development of property located at 1000 West Gentile Street and 3400 South 2000 West, Syracuse City, Utah.

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

Location:	2000 West Gentile Street
Current Zoning:	R-1
General Plan:	Residential Planned Community RPC
Total Subdivision Area:	209.2 Acres

A development agreement is required by the RPC Zone Code language. The development agreement outlines maintenance and development requirements for both the city and Woodside Homes as the developer of the property. The agreement outlines development density, open space access, fencing requirements, amenity provision and maintenance, road development and improvement, dedication of public land, infrastructure requirements, transportation corridor development and maintenance agreements for roads, sidewalks, and trails, establishment of the architectural theme plan, and other public improvements as agreed upon by the city and developer. The development agreement is submitted for approval congruently with the Preliminary Plat and Rezone.

[10:29:07 AM](#)

COUNCILMEMBER MAUGHAN MOVED TO ADOPT PROPOSED RESOLUTION R17-06 AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT WITH WOODSIDE HOMES OF UTAH, LLC, PERTAINING TO THE DEVELOPMENT OF PROPERTY LOCATED AT 1000 WEST GENTILE STREET AND 3400 SOUTH 2000 WEST, SYRACUSE CITY, UTAH. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:29:44 AM](#)

Garrett Seely, Woodside Homes, thanked the Council for their consideration of the three items of business on tonight's agenda regarding the Woodside Homes project. He also thanked staff for working tirelessly for the last month to make the applications considered tonight possible. He stated he wants the Council to know that they have a great staff and they have enjoyed a greater working relationship with City staff that exceeds relationships they have formed in other cities.

10:31:02 AM

9. Application for Plat Approval, Briggs and Son Minor Subdivision Plat, located at approximately 817 West Antelope Drive.

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

Location: 817 West Antelope Drive (1700 South)
Current Zoning: A-1
General Plan: A-1
Total Subdivision Area: 6.62 acres
Planning Commission Approval: 02-07-17 - unanimous

The applicant has requested approval of a subdivision amendment which would split the existing approximately 6.62 acre parcel into two lots with the intent of placing a Utah State liquor store on the western lot. The lot characteristics are as follows:

Lot	Lot Size (12,780 sq. ft. min.)	Lot Width (100 ft. min.)	Structures
1	57,656 sq. ft.	165 ft.	None
2	230,524 sq. ft.	384.59 ft.	None

As shown above, the lots comply with all dimension requirements of the A-1 Zone. Potential uses of the property will be addressed if or when any application comes before the Land Use Authority. Several residents have contacted the City with concerns about the potential of a liquor store on the property and have provided comments concerning the store site, building location, lighting, noise, and other aspects which are not being considered with this subdivision application. It is anticipated that a site plan for the liquor store will come before the Planning Commission at a later date. Staff recommends that these comments be revisited when the site plan for the liquor store is considered for approval.

Because they are administrative items, approval, or denial of any subdivision within the city should be based on City Ordinance compliance. If there is a life safety concern associated with the subdivision, there may be grounds for continuance to mitigate concerns. If there is no way to mitigate legitimate life safety concerns, the plat may be denied. The memo concluded that because the proposed plat meets the requirements of the A-1 Zone, staff recommends approval with the condition that the applicant successfully receives a variance from UDOT for the location of the drive isle entrance from Antelope Drive.

10:31:14 AM

CED Director Mellor reviewed the staff memo.

10:31:49 AM

COUNCILMEMBER MAUGHAN MOVED TO GRANT MINOR SUBDIVISION PLAT APPROVAL FOR THE BRIGGS AND SON PLAT, LOCATED AT APPROXIMATLEY 817 WEST ANTELOPE DRIVE. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

10:32:13 AM

10. Proposed Ordinance 17-04 amending Section 10.72 of the Syracuse City Code pertaining to the R-4 zone.

A staff memo from the Community and Economic Development (CED) Department explained there is a property located north of the proposed CVS that is currently zoned r-4 and will be impacted by UDOT's expansion of 2000 W. The expansion leaves an option for the land owner to either leave an existing house (that is in need of serious repair and updating but may have some historical value) or demolish it. UDOT has agreed to cover the costs of demolition. The landowner approached the city inquiring what his options for new construction would be if the home were to be demolished. He would like to build a new 4-plex in the footprint of the would-be-demolished home. Currently the r-4 zone says: "This zoning shall not be permitted for new development and is only applicable to the existing R-4 zones on the zoning map." It also says that "(A) Density. Six thousand square feet for one unit plus 2,000 square feet for each additional unit in the structure. In no case shall the density exceed 11 lots per gross acre."

The first issue of "Shall not be permitted for new development". This could be interpreted as meaning no new buildings within an already permitted r-4, or it could also mean no additional property may be zoned r-4. Upon further conversation with the Commission, it is felt that the latter interpretation is more consistent with the intent of the ordinance. The second issue is related to density. The lot is 1.69 acres and multiply that by 11 units per acre gives a total allowed density of 18 units. There is capacity to build 6 more units because there are already 12 units on the property. However, if you do the math for the minimum required unit size, that means that for a four plex, the first unit would have to be a minimum of 6,000 square feet plus 2,000x3 for the subsequent units in the structure gives you 12,000 square feet and then divide that by 4 gives you an average unit size of 3,000. This of course would not be feasible or marketable. The applicant has said that each unit is approximately 600-700 square feet. Therefore the entire existing development would not have as many square feet as a new four-plex meeting the existing ordinance.

The memo concluded the Planning Commission reviewed this item on January 17th, 2017 and held a public hearing. Nobody was present to comment during the public hearing. The PC is unanimously recommending the attached amendment to the R-4 ordinance. On January 24, the council reviewed the ordinance changes in the work session and agreed with the changes made by the PC.

[10:32:28 AM](#)

CED Director Mellor reviewed the staff memo.

[10:33:32 AM](#)

Councilmember Anderson inquired as to the timeline for the construction of the CVS building. Mr. Mellor stated that CVS had indicated they will begin construction in April or May this year.

[10:34:13 AM](#)

COUNCILMEMBER GAILEY MOVED TO ADOPT ORDINANCE 17-04 AMENDING SECTION 10.72 OF THE SYRACUSE CITY CODE PERTAINING TO THE R-4 ZONE. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:34:42 AM](#)

11. Proposed Ordinance 17-03 amending Section 10.25.030 of the Syracuse City Code pertaining to yard setbacks – determination of non-conformance.

A staff memo from the Community and Economic Development (CED) Department explained that in recent years, some of the large roads in Syracuse have been widened or otherwise modified. Due to the farm block layout of the city, many older homes that were built when Syracuse was predominantly a farming community are located on large roads such as 700 South, Antelope Drive, and 2000 West. Historically, these homes were built a fair distance from the two-lane, gravel shoulder roads they fronted. Property lines also generally went to the center of the roadway. As traffic demands increased and the need for paved shoulders, sidewalks, and additional lanes required the acquisition of increased right-of-way, many property lines were adjusted to accommodate the new right-of-way width. In many instances, the widened roads encroached into the yards of historic homes. In these cases, property owners are left with a significantly reduced front yard area, limiting their use of the property in ways that would have been permitted prior to the roadway widening. To avoid variance requests, and to provide property owners with flexibility in the use of their property where limitations on their use were not caused by them, staff would like to explore the possibility of allowing owners of property abutting widened roads to measure setbacks differently in the front yard area. Some municipalities allow property owners to measure setbacks as if the previous property lines still existed. However, staff would recommend that some minimum setback from the right-of-way line be maintained as these widened roadways area usually arterials with high traffic counts. The intent of this discussion is to explore what flexibility could be afforded these property owners who have found themselves in a situation that they did not initiate. During the work session on November 1, 2016 the Planning Commission directed staff to research what types of similar codes exist in the surrounding area. Research has revealed that codes regulating the use of properties after adjacent road widening has occurred do not exist in the Davis County area in the same way as what is proposed. The Code used as a basis for the proposed Code comes from South Salt Lake which, with other cities in Salt Lake County such as Salt Lake City simply establish lots which have lost property to road widening and are thereby nonconforming to be legal nonconforming without the need for an establishment granted by a decision-making body. This seems to be an attempt to save time and reduce the number of legal nonconforming determination requests. The code as proposed allows properties to be established as legal nonconforming automatically if the nonconformity is created by a road widening, but it also establishes minimum setbacks which are reduced from the current standard. The memo explained that during the November 1, 2016 Planning Commission work session, a suggestion was made to include an increased garage setback to ensure that automobiles parked in front of a

garage would not encroach into the right-of-way. This has been included and established as 20 feet to coincide with the minimum parking space depth in SCC 10.40.070.(A). The proposed code would be included in Chapter 10.25 "Nonconforming Lots and Uses and Noncomplying Structures." The exact section is listed below with the proposed code text.

The memo concluded that during a work session meeting on November 15, 2016 the Planning Commission instructed staff to bring the proposed code forward for a vote with no further changes. The Planning Commission made a positive recommendation for approval to the City Council on December 6th, 2016. In the January 24th meeting the council was leaning toward denying this recommendation. They felt the ordinance meets the needs of the community.

[10:35:05 AM](#)

CED Director Mellor reviewed the staff memo.

[10:35:58 AM](#)

Councilmember Maughan stated he is always hesitant to make an ordinance change if it is not truly needed. Councilmember Anderson asked if an individual in a similar situation in the future would have the opportunity to seek a variance if the proposed ordinance is not adopted. Mr. Mellor answered yes and stated that if they meet the criteria for receiving a variance, it would be granted. There was a brief discussion regarding the criteria that must be met in order for a variance to be granted, after which Mr. Mellor indicated that variance applications are considered by the City's Board of Adjustment. Councilmember Maughan added that he would be willing to consider the ordinance at a future date if needed due to circumstances associated with a property in the City. Mayor Palmer agreed.

[10:39:25 AM](#)

COUNCILMEMBER MAUGHAN MOVED TO DENY PROPOSED ORDINANCE 17-03 AMENDING SECTION 10.25.030 OF THE SYRACUSE CITY CODE PERTAINING TO YARD SETBACKS – DETERMINATION OF NON-CONFORMANCE. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:40:04 AM](#)

12. Authorize Administration to execute contracts with Utah Department of Transportation (UDOT) for State Road (SR) 108 betterments.

A staff memo from the City Manager provided the following summary of the draft agreement related to utilities within the SR108 project:

- UDOT agrees to incorporate scheduled City improvement projects into the SR 108 scope of work. The City's utility upgrades will be performed by UDOT's contractor.
- The City will pay UDOT for the utility work within the project area.
- The total net cost for the scheduled projects is approximately \$1.44 million.
- The City receives a \$607,510 discount on the total project cost because these improvements save UDOT from having to needing to complete certain work on underground utilities.

Budgetary Discussion: The City's total budget for these improvements is \$2,000,000. Based on the savings from the UDOT contract, \$554,261.43 will be remaining for other capital projects in the City's 5-year plan.

The following summarizes the draft agreement related to maintenance of storm drainage improvements and associated landscaping:

- City agrees to accept storm water flows into the City's system.
- UDOT will construct storm water improvements, including storm water detention ponds.
- The City agrees to landscape and maintain the storm water detention ponds.
- UDOT agrees to turn fee simple title of the landscaped areas over to the City.
- Costs for landscaped areas will be paid for by UDOT in a separate agreement.

Budgetary Discussion: The City's decision to assume ownership of the landscaped basin areas along 2000 West would be based on the desire to improve the image of the City as travelers arrive in the center of the City, beyond what UDOT would do. The overall look and feel of the community translates into intangible perceptions such as community pride or status, as well as tangible benefits such as increased property values.

The following summarizes the draft agreement related to utilities within the SR108 project:

- UDOT will provide baseline funding to the City based on the project budget. UDOT will also provide budgeted aesthetic enhancement funds to the City, and additional funds for mineral bond seal coating of City streets that tie into SR 108.
- The City will design and install landscaping, including replacement trees, within the project area.

- The City will complete installation during the Fall of 2018.
- \$75,759 will be withheld from the payment to the City to cover betterment costs related to upgraded street lights, traffic signals, and school crossings.
- Total payment to the City will be \$169,190.75.

Budgetary Discussions: UDOT did not agree to budget irrigation lines in the landscaped areas since they would not irrigate the land if they were to retain ownership. The City will need to plan additional funding to enhance the area beyond what UDOT would do. A general discussion of estimated cost to install and maintain the landscaped areas will be provided at the meeting.

[10:40:10 AM](#)

City Manager Bovero reviewed the staff memo and indicated that the proposed agreements were discussed exhaustively during the last work session meeting. Councilmember Maughan thanked City Administration for their work to negotiate an agreement with UDOT that is favorable for the City.

[10:41:10 AM](#)

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE CONTRACTS WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR STATE ROAD (SR)108 BETTERMENTS. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:42:15 AM](#)

Councilmember Gailey recommended that the Planning Commission be involved in the review of various land use components of the 2000 West widening project. Mayor Palmer stated he would support that recommendation.

[10:42:18 AM](#)

13. Presentations by applicants for appointment to vacant Councilmember seat (in alphabetical order)

[10:42:33 AM](#)

City Recorder Brown provided those in attendance with a review of the process the City Council will follow this evening to interview and ultimately select a new member to be appointed to the City Council. She concluded that the City ordinance governing the process indicates that each candidate will be given five minutes to address the Council, but given the number of candidates that have applied for the position, the suggestion has been made to reduce that time limit to three minutes. She noted the applicants have been informed of this and she recommended that the Council consider a motion to set aside the rules and give each candidate three minutes to address the Council.

[10:46:42 AM](#)

COUNCILMEMBER MAUGHAN MOVED TO SET ASIDE THE RULES AND PROVIDE EACH CANDIDATE THREE MINUTES TO ADDRESS THE COUNCIL. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:47:15 AM](#)

Michelle Blood

Ms. Blood stated she has lived in Syracuse for just over 10 years after moving here from the state of Washington; she was born in Texas. She has enjoyed the City very much and it is much more conservative than Seattle, Washington. She is employed by the Davis School District in the Transportation Department and she works with many Davis County cities relative to bus routing and general student transportation; it has been very interesting work and she has especially enjoyed working with the City of Syracuse because staff seems more interested in caring for citizens and their safety. Other cities have less an interest in improving safety mechanisms for their residents. She then stated she believes there are no accidents; there have been a number of things occur in her life recently and when she was made aware of this opening she felt drawn to it and she is excited about the idea of being part of the City Council. She stated she appreciates the opportunity to address the Council and she enjoyed watching the thorough manner in which they have addressed the items on the agenda to this point.

[10:50:13 AM](#)

David Brocious

Mr. Brocious stated that he appreciates the time to address the Council regarding some priorities he would focus on if selected as a Councilmember, which include focusing on public works and public safety. Recently many cities in northern Utah have experienced issues related to flooding and sewer backups and when that type of thing occurs, residents are not thinking about how nice their parks or other facilities may be and, instead, they are focused on having their basic needs met. He stated that is why he considers public works a priority. He noted he feels Syracuse has done a wonderful job of providing

basic necessities and he is aware of surplus capacity relative to roads and City buildings that will accommodate future growth. He would like for this type of good work to be done and to prepare for the future to positively impact citizens in the long term. He stated he considers the role of the City Council very important relative to creating a prosperous City. As children grow up it is important to provide for them affordable housing opportunities to enjoy life in the community where they were raised. He is also concerned about parks and it is good to see that the City is making efforts to secure ground for future parks. He sees the City Council's role as balancing wants and needs for the City along with resources; they should strive to make the City a place that everyone can be proud of and cherish. He concluded he appreciates being given time to address the Council and noted he looks forward to working with them further.

Carol Chang

Ms. Chang withdrew from the application process.

[10:53:32 AM](#)

Alan Clark

Mr. Clark stated that he loves Syracuse City and its residents; his family moved to the City in 1991 and a lot has changed since that time. He enjoys working and contributing to improvements in the City; over the years he has served on various school community councils, as a Planning Commissioner, a member of the Parks Committee, and as a City Councilmember. He enjoys being part of making Syracuse great. In his private employment, he spends a lot of time meeting with businesses and people; his schedule today started in a management meeting to discuss financial results and improvements that can be made for a business. He then moved to a call with a client to negotiate a contract, then to a lunch meeting with a controller and vice president of finance for a company in Salt Lake, and he later met with another controller to discuss another company's financial situation. With his experience as a resident and his professional experience, he believes he brings to the City many key elements that would assist him in bringing the City Council together and adding to the skills and expertise that are already present. He stated he has availability in his schedule; his kids are grown and only one is still living at home and that affords him more opportunity to serve than he has had in the past. He stated that he would love an opportunity to again serve as a Councilmember to bring Syracuse City where it needs to be; there is constant change and what exists today will be very different in five to 10 years from now. He would love to be a part of continued success in Syracuse.

[10:56:34 AM](#)

Doreen Egan

Ms. Egan stated there are many qualified applicants for this position, but she is here to express her interest in offering her service and experience to the City. She stated she is a mother of two children: a three-year-old and one-year-old. She has been a resident of Syracuse for just three years and her full-time job is as a medical command Army Officer and she is stationed at Fort Douglas. Her work as a homeland officer is to train units on homeland disaster and emergency preparedness. Her comment spans 38 states and over 12,000 soldiers, but she has found herself wondering what she can do to prepare the City for emergencies.

[10:58:00 AM](#)

David Hall

Mr. Hall stated that he has lived in Syracuse for 15 years and he works for Zion's Bank; his wife teaches at Syracuse Arts Academy and they have four children at home. His family loves the City and everything it has to offer; he also loves the direction in which the City is moving. He stated he was encouraged to apply for the position because he has a skill of being able to read people, understand challenges, and develop solutions that may be broadly accepted. He stated he understands the hard work the Council has done for the City and he does not envy the fact that they often deal with vitriol and discontent, but he believes they have done a good job of dealing with that. It is important to identify someone with a complimentary skill set to the existing makeup of the Council and City Administration. He stated he has worked in the regulatory industry for some time and he believes his experience would give him an advantage in the role of Councilmember.

[10:59:47 AM](#)

Jason Henrie

Mr. Henrie stated that he has always wanted to give back to the community he lives in; his entire life has been about service and he is an 18-year military officer, currently serving as an Air National Guard Commander. He manages 53 people and oversees 234 other personnel. He also works at Hill Air Force Base (HAFB) as a civilian supporting the A-10 Warhog. He stated he is married and has four children, one of which who has special needs. They have only been residents of Syracuse for one year, but they have become engaged in the community; his wife is an active participant in the school system as a substitute teacher and she works part-time as a waitress. He stated that he is very proud of his wife because she gave up a career at HAFB to take care of their family after his son was diagnosed with a unique condition. He summarized what he can

'bring to the table'; as a commander, he expects results and he would seek out results for the City. As a manager, he oversees personnel as well as \$500 million in resources and a fleet of nine combat aircraft. He stated most of all he has the ability to manage and drive projects to completion; he is results oriented and he knows he can be a valuable member of the Council who will help drive the Council to achieve their goals and support the needs of the Citizens of Syracuse.

[11:02:37 AM](#)

William Long

Mr. Long stated that he has lived in the City for nearly two years and he enjoys it. He has all the time in the world to give to the City; he is retired and it would not be a problem for him to attend any meeting or other event of the Council. He served 25 years in the military and he has a sense of how people must get along with one another to get a job done; he has had to work with some people that he may not have cared for, but they worked together and got their jobs done. He also worked for Westinghouse as an engineer and they made zirconium for nuclear reactors. He was a quality control engineer, which is an intense job that had to be done correctly and according to strict codes and regulations. He stated he also worked as a volunteer at Davis Hospital and he was the president of the volunteer association there; working with and coordinating volunteers can be very difficult, but he got the job done and gained great experience. He stated that he has no problems with following rules and regulations.

Rodney Miller

Mr. Miller withdrew from the application process.

[11:05:11 AM](#)

Jacob Penrod

Mr. Penrod stated that he is a millennial engaged in politics; he has a very passionate and broad history in the City. His parents moved him to the City from West Valley when he was 10 years old and he attended Cook Elementary, Syracuse Junior High, and Syracuse High School. He is now the wrestling coach at Syracuse Junior High and he serves as the McGruff Crime Dog. He has seen the City change in his time here and he also sees a lot of future potential for the City. There is, however, a business retention problem and this is one of the largest issues the City deals with. He needs to become more educated on the reasons the problem exists and that is something he is excited to learn about. He stated he would like to engage the community in various initiatives; his generation is staying in or moving back to the community as the City continues to grow and he has some cost-effective solutions to educating and involving the residents. He stated that with the growth of the City he would like to help address various deficits while aiming available funds towards employees of the City that are the backbone of the community. He stated that his father has been a very valuable employee for the City and he is very involved in the community and he hopes to continue that tradition in his own service to the City. He stated that as a full-time security officer working at many large events, he has gained emergency preparedness experience and he would like for that experience to benefit the City. He thanked the Council for this opportunity.

[11:08:16 AM](#)

Doug Peterson

Mr. Peterson stated that he has worked with each member of the Council as well as the Mayor in the past. He is a lifelong resident of Syracuse and has great passion for the community. His wife is also a lifelong resident and her family, the Holts, have lived in Syracuse for over 100 years. He will continue to be invested in the community regardless of whether he is selected as the new Councilmember, but he would offer two reasons why he should be selected: first is his past experience as a Councilmember. The vacant position is a 10-month commitment and it would take someone without experience that length of time to be trained regarding their role; he could 'hit the ground running'. In addition to his past experience, he has read or scanned each Council packet for the last 14 months, which has allowed him to stay informed of the issues the City is dealing with. He stated that the second reason that he should be selected is that he ran for office in the last election and lost, but only by mere votes; while some feel that fact makes him the 'first loser', the reality is that 2,008 residents voted for him and wanted him to represent them on the Council. He stated he believes that 14 months later, many of those that voted for him would still support him as a Councilmember. He stated he appreciated the time he spent as a Councilmember in the past, but there is still more he would like to accomplish; he would like to become more involved with City employees, with parks and recreation, and with public safety. He stated that if he is not chosen, he will continue to be involved, but he appreciates the opportunity to be considered this evening.

[11:11:12 AM](#)

Dale Rackham

Mr. Rackham stated he has lived in Syracuse for 15 years, nine of those years at his current residence. He stated he will touch on four areas tonight: personal history, professional history, his reasons for applying for the position, and his areas of focus in the City. He stated that he has lived in Utah most of his life and he attended Weber State University and Utah

State University where he graduated as a mechanical engineer; since graduating from college he has spent most of his time in Layton and Syracuse for two reasons: he likes what the City has to offer and for a short commute. After graduating from high school, he enlisted in the military before getting his college degree. After graduating college, he secured a job at Hill Air Force Base (HAFB) in the landing gear commodity group and later he was approached by General Atomics for an employment position. Years later he accepted employment with ES3, where he is still employed. Through his career as an engineer and manager he has managed several multi-million dollar contracts and projects; he was the person responsible for ensuring contracts were done on time and on budget. He has also developed and evaluated many proposals. As an engineer, he has had to become adept at solving problems by analyzing the problem, determining possible solutions, evaluating solutions to find an optimal one, and finally implementing the solution. In the evaluation process it is important to consider intended and unintended consequences and determine the acceptable level of risk. When he had the opportunity to serve as a precinct chair in the County, he visited with delegates and this sparked his interest in becoming involved in serving the City; in 2011 he applied for and was appointed to a position on the City's Planning Commission where he still serves today. He thanked the Council for their time this evening and indicated he looks forward to working with them.

[11:14:36 AM](#)

Daniel Rich

Mr. Rich stated that his first experience with Syracuse was when he was 24 years old and working as a milk delivery man for Winder Farms; he pulled up to a house on Troon Drive and noticed the door was open. He called 911 to inform them of the situation and the operator said there was no Troon Drive in Syracuse. After debating the existence of Troon Drive for several minutes with the operator, he discovered that he was speaking with an operator in Syracuse, New York. This made him realize that Syracuse may be a good place to live because there are not many 911 calls here. In his time delivering milk around the City he saw a side of the community that many may not see; he saw the unique mix of demographics in the City. This is a place where someone can visit the City center to watch a movie in the theater and later drive a few minutes to the west and walk through a corn maze. He then noted he does not consider this position to be a 10-month job; rather, he is interested in seeking re-election to the Council. As he has been considering the position over the past several days, he reviewed records of City Council meetings and audio available on the website; one may think that would be boring, but it was exciting to him to hear the Council debate many different projects and developments throughout the City. In his professional background he has handled cost estimation and contract reconciliation and he thinks this would be a great opportunity for him and the City; he would be focused on keeping Syracuse City moving forward.

[11:17:32 AM](#)

Jordan Savage

Mr. Savage stated that he does not envy the decision the Council must make this evening; he thanked everyone else that applied for the position. He stated that he is also an engineer and a few years ago he worked with NASA to redesign and refurbish planes to give them a new purpose; this involved upgrading flight controls, avionics, communication systems, cameras, and sensors so that they have the ability to do something different than they have done in the past. In the end, these global hawk UAVs fly over hurricanes to gather information that would not otherwise be available. With their unique ability to fly above a storm, they can gather data that other aircraft cannot and this allows scientists to predict hurricanes earlier and warn people. Just as these planes can see above the storm, he will bring a new viewpoint to the Council; he takes a very thorough and analytical approach and he understands what it takes to achieve a vision. As the NASA planes were a collaborative effort between multiple agencies and individuals, they were all working together for a common goal and they took the opportunity to take an existing architecture, make a few tweaks, and make something even better. He stated he thinks he can do the same for the City; the architecture is in place and a few changes can make a huge difference. In addition to being an engineer he is also a Community Emergency Response Team (CERT) instructor, an Emergency Medical Technician (EMT), a scout master, a Boy Scouts of America (BSA) subcommittee chair, and most importantly a father. He understands the value of being prepared and developing a good plan and he understands that things can fall apart without a plan. He spent a great deal of time working with the citizens to train them for disaster scenarios and build their skill sets and 72-hour kits. With his experience he believes he can help to improve the City plan so that the City can be ready for whatever comes along. The City will be facing a lot of challenges over the next few years; there are needed infrastructure improvements, careful analysis of the West Davis Corridor project, and business recruitment opportunities. If these things are done intelligently, it will be possible to turn Syracuse into a great business hub while maintaining the rural feel that so many people love. As businesses are recruited, opportunities will be created for existing residents to secure employment and stay here. One thing that former Councilmember Lisonbee focused on during her term, and something he finds important, is the fiscal responsibility the Council holds to protect the hard-earned dollars of citizens. If selected, he will continue that ideal. He concluded that he would be a great asset because he loves the City.

[11:21:14 AM](#)

Rebecca Vallette

Ms. Vallette stated she is a small business owner in Syracuse; she is contracted by the State of Utah to serve those with physical and mental disabilities. One of the reasons she applied for the position is because one thing the State is looking for is meaningful employment for the individuals she serves. She feels that through her service with the State, she can help bring employment to those and others in the City that need help. Through her contract with the State, she has had to write her own policies and procedures manual, her own emergency preparedness plan, and she has served on advisory councils to plan for programs and classes to help the individuals she serves to move forward. She stated that things are always changing and it is necessary to change with them; over the next 10 years the population along the Wasatch Front will most likely double and she understands the citizens' desire for the City to be prepared for infrastructure, public safety response, and controlled growth to prevent the City from becoming overwhelmed. She is also aware that residents are concerned about the West Davis Corridor and its future location and she is aware that the plan for the project will be published this spring to inform residents of how it will impact them. She knows many are also concerned about the 2000 West road widening project and the safety of children and families living in that area. She loves Syracuse and is very compassionate and passionate about serving all residents regardless of their ability.

[11:24:02 AM](#)

Ralph Vaughan

Mr. Vaughan stated two things not included on his resume that may be salient to the position are that he holds master's degrees in public education and public administration; he has college level teaching credentials and he is a half-dozen classes short of receiving his master's in education. He also has 30 years of attending continuing education classes and seminars on law and planning. His entire adult life has been devoted to following the law. He has affiliations with the American Planning Association (APA), Solid Waste Association (SWA), the American Waterworks Association (AWA), and the Alliance for Water Efficiency (AWE). He has only missed one City Council meeting in the past two years and many times he is the only person at a meeting aside from the Council and staff. He is familiar with the issues the Council has been discussing over that time and he has read all pertinent materials, including those included in the packet for tonight's meeting. He is energized by the revelation that on February 7 the City entered into an agreement to help ensure maximum water flow during the time of maximum water usage in the City. There are times that the Council has asked him questions in his capacity as Planning Commissioner and it has been a pleasure for him to respond; there have been times the Council has given him assignments and responsibilities and he has accepted and delivered upon those assignments, most recently to expedite the Woodside project. Those that have attended Planning Commission meetings know that he always comes to meetings fully prepared and that he treats applicants, other members of the Commission, and the public with respect. He also respects the staff and their opinion, but most of all he respects the codes and ordinances in place in the City. He stated the Council is doing a great job and he would like to join with them to continue those efforts.

[11:26:46 AM](#)

David Wakefield

Mr. Wakefield stated he has been a resident of Syracuse since 1990 except for a four-year period when his job took him to Kanas City. His family loves the community. He has been in law enforcement for 28 years and investigation is his passion; he loves to right wrongs and help the community be safe. He has a lot to contribute because of this background; when he first moved to Syracuse the City only had five police officers and two reservists. There were less than 5,000 residents so this was pretty good police coverage, but the coverage ratio has deteriorated over the years and past City Councils wanted to make the City a bedroom community without a strong tax base and good employment opportunities for residents. It can be difficult to support a safe community with a build-out of 40,000 to 50,000 people without a good tax base. He grew up in a bedroom community whose police department was ultimately disbanded because they could not afford to fund it. He stated when he began his employment with Layton City in 1990 there were 32 officers for a population of 30,000 residents; this is good coverage. There were 24 patrol units including patrol sergeants, which is a ratio of one officer for every 1,250 residents. Today, Clinton City has one officer for every 1,750 residents; Farmington City has one officer for every 1,833 residents; Kaysville City has one officer for every 2,230 residents; and Syracuse City has one officer for every 3,000 residents. He stated this is a travesty for the City and if the citizens really understood the full importance of these numbers they would be very unhappy. He stated that expansion of 2000 West will overwhelm the Department with increased calls for service related to traffic accidents and he wondered how they will respond to other calls for things like domestic violence and burglaries. He stated that the City must have minimum manning standards to protect the City and his background would help in those efforts; he knows how to build a city in a manner that not only will the citizens feel safe, but they will actually be safe. He believes he can contribute a lot to the City Council and he plans to serve for much longer than

10 months; he would seek re-election to the Council as he is nearing retirement and will have all the time in the world to serve.

[11:30:03 AM](#)

Mayor Palmer thanked all that applied for the vacancy and he thanked those that have served or continue to serve in the military. He then directed each Councilmember to complete their ballot in order for staff to determine the top five candidates moving on to the next round.

[11:31:17 AM](#)

COUNCILMEMBER MAUGHAN MOVED THE MEETING RECESS FOR FIVE MINUTES WHILE COUNCILMEMBERS COMPLETE THEIR BALLOTS. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[11:37:47 AM](#)

The meeting reconvened.

[11:38:40 AM](#)

City Recorder Brown read the ballots cast by each Councilmember:

- Councilmember Gailey voted for Doug Peterson, David Hall, and Jordan Savage
- Councilmember Anderson voted for Ralph Vaughan, Jordan Savage, and Alan Clark
- Councilmember Maughan voted for Jordan Savage, David Hall, and David Brocious
- Councilmember Bolduc voted for Jason Henrie, David Hall, and Jordan Savage

She announced that Jordan Savage had four votes, David Hall had three votes, and David Brocious, Alan Clark, Jason Henrie, Ralph Vaughan, and Doug Peterson each had one vote. Staff recommended that the City Council have a run off and vote for two candidates to in order to determine the top five candidates moving on to the next round.

[11:39:56 AM](#)

Councilmember Maughan stated that in his opinion there are two candidates that have risen above the others based upon the votes cast by the Council and he asked if there is support for considering just those two. Councilmember Anderson stated she would rather explore more than two candidates.

[11:41:19 AM](#)

The Council then cast their second ballot to determine the top five candidates to move to the next round of the interview process. City Manager Bovero clarified that Councilmembers are not required to vote for two additional candidates; they could vote for one or no candidate if they so choose.

[11:47:09 AM](#)

Ms. Brown read the second ballots cast by each Councilmember

- Councilmember Gailey voted for Doug Peterson and Jason Henrie.
- Councilmember Anderson voted for David Brocious and Ralph Vaughan.
- Councilmember Maughan did not cast a vote.
- Councilmember Bolduc voted for Jason Henrie.

She announced Jason Henrie would advance to the next round and that David Brocious, Ralph Vaughan, and Doug Peterson each have one vote. Mayor Palmer was given the opportunity to break the tie between the three individuals with one vote. He voted for David Brocious and Doug Peterson.

[11:49:14 AM](#)

The five candidates were invited to approach the Council to answer individual questions addressed to them. David Brocious was first.

[11:50:20 AM](#)

Councilmember Maughan stated that often when people learn he is a Councilmember they ask for more information about Syracuse. He asked Mr. Brocious how he would describe Syracuse City if asked that question. Mr. Brocious stated he would describe it as a growing community and a friendly community; if any resident experienced any kind of disaster, they would be able to find help and support among their neighbors. He added it is a very organized City with great planning that has allowed for growth. It is also a progressive City that wants to attract businesses and new residents to facilitate the expansion of capabilities and resources that can be offered to residents. It is also an accepting community that welcomes a diverse population. There is nothing but positive attributes that come to mind when thinking of the City.

[11:52:01 AM](#)

Councilmember Anderson asked Mr. Brocious what he considers one of the biggest concerns facing the City. Mr. Brocious stated that planning for growth is of concern; it is important to ‘stay ahead of the curve’ to allow the City to keep up with growth. This has been a strength of the City in the past and efforts have been made to exceed minimum requirements based upon what makes sense for expanding the resources available to the City. He added he appreciates that public safety facilities were built with adequate space to accommodate future growth and expansion of the City. The City is taking steps in the right direction to improve roads, provide parks, and allowing for quality affordable housing. He referenced the Woodside development on Gentile and stated he does not believe it will become a ‘gray elephant’; rather, it will become a light in the community that will lead to residents of other cities recognizing Syracuse as a leader in preserving family values. He stated the top priority should be necessary infrastructure, but parks and recreation is also important to provide a high quality of life for residents.

[11:54:45 AM](#)

Councilmember Gailey quoted a past Supreme Court Judge who said “I can’t define pornography, but I can tell you when I see it.” An additional statement made by the same Judge is: “integrity is knowing the difference between what you have a right to do and what is right to do.” He asked Mr. Brocious to discuss his view on principle and compromise. Mr. Brocious stated that it is necessary to follow the law and heed sound guidance, but in areas where there may be some leeway it is appropriate to be creative and consider variances to guidelines. He stated there is a higher standard than simply meeting the minimum and that would be doing what is right; he would consider a legal right to do something as well as if it is the right thing to do. He would ask himself if an action would better the community, help families, facilitate growth, and benefit businesses and individuals. It is necessary to consider the common good and welfare.

[11:56:40 AM](#)

Councilmember Bolduc asked Mr. Brocious how he would respond if a vote on a certain issue did not go the way he would have liked. Mr. Brocious stated life does not always go a certain way and it is necessary to respect and understand differences between viewpoints. He would always seek to understand the viewpoints of others before allowing a popular vote to carry forward. He would not let an outcome not desired by him fester because he recognizes that his way is not always the right way. It is always important to have respectful discussions and accept the outcome of discussions and decisions and move forward as a Council that can support one another.

[11:58:43 AM](#)

Mayor Palmer asked Mr. Brocious what he and other residents can do to help keep businesses in Syracuse City. Mr. Brocious stated that it is important to promote shopping in Syracuse; this could be done through the City website and newsletter. He would also like to learn from businesses that chose to locate in another city over Syracuse and find out what determined that choice. He is not sure of the legal and financial implications of trying to attract businesses to the City, but he would be willing to explore possibilities to that end. A strong tax base will provide for success of businesses, individuals, and ultimately the City. He enjoyed hearing Woodside say that they had a great working relationship with the City and as word of that gets out to other businesses and developers, they will be attracted to the City as well.

[12:00:46 PM](#)

Mayor Palmer then invited David Hall to respond to questions asked by the Council.

[12:01:02 PM](#)

Councilmember Maughan inquired as to who encouraged him to seek appointment to the position. Mr. Hall stated that Councilmember Bolduc is a neighbor of his and she encouraged him to apply.

[12:01:27 PM](#)

Councilmember Anderson stated Mr. Hall mentioned that he has experience as the person who must share bad news with clients and she asked why his skillset would benefit him as a Councilmember. Mr. Hall stated that the negativity of a message is relative and based upon perspective, but in general, individuals worry about what other people think, but it is of utmost importance to base decision making upon what is right. In positions of leadership it is sometimes necessary to make a decision that does not appear to be popular, but much data is used to formulate those decisions. Being the one to bring a message for the greater good can sometimes result in criticism and leaders must be willing to defend their position and why they made the decision they did. Councilmember Anderson asked Mr. Hall if it would not be best to vote the way the people desire, especially when a certain decision seems to be the popular decision. Mr. Hall stated that it is not always appropriate to make the popular decision; it is necessary to consider whether a popular decision conflicts with the greater good. For Syracuse City it is necessary to establish a goal that everyone can aspire to achieve; to do so it will be necessary to align and develop standards that will make it possible to achieve the end goal. He stated that model may not be perfect in a civic setting, but he believes it is possible to establish long term goals. The popular vote could be considered to inform the strategy, after which the public servants must be willing to work hard to meet the target for the community. Councilmember Anderson

stated that it has been her experience that when the popular vote is in conflict with the greater good, it is usually because the popular vote does not have all pertinent information about a certain subject. Councilmember Maughan agreed and stated that half-truths and misinformation lead people to react quickly and he is interested in Mr. Hall's skillset as a mediator; he asked what he could bring to the Council to help educate people that are dwelling on a fragment of a story. Mr. Hall stated there must be a willingness among those individuals to hear the full truth, but that is not always the case and that can be challenging for the City and elected officials. Balance must be present in creating coalitions of those that are truly seeking the truth; for those that are unwilling to see the truth, they may not deserve a lot of attention.

[12:07:00 PM](#)

Councilmember Gailey offered a scenario where it is Mr. Hall's principle to be supportive of youth and youth activities; a girl scout may knock on Mr. Hall's door trying to sell cookies at a price of \$5 per box, but Mr. Hall may only have \$3. He asked Mr. Hall what he would do in that situation. Mr. Hall stated that he would probably just give the girl scout the \$3 as a donation. Councilmember Gailey stated that service as a Councilmember is not unlike the scenario that he presented; oftentimes Councilmembers must act differently than people think they should act and sometimes that can create guilty feelings for Councilmembers. He stated Mr. Hall's answer is a good one because it would allow for him to avoid guilt, though he may have some regret; regret that he could not support the girl scout the way he wanted to, but he still did something.

[12:08:48 PM](#)

Councilmember Bolduc asked Mr. Hall why he feels it is necessary to investigate an issue appropriately. Mr. Hall stated that there is value in the Council relying upon staff; the staff has the ability and expertise to conduct thorough research and they are able to anticipate many issues that may arise and create problems for the City. He stated it is important to trust staff to do their jobs, but if there is an issue that does not appear to be fully vetted and questions or concerns are raised, it would be necessary for the Council to dig deeper. It is incumbent on each individual Councilmember to get to the point where they can comfortably make a decision using the information that has been provided. However, it is important to be cautious about going too far down an unnecessary path, which would result in wasting time on what could be a non-issue. It is necessary to balance the risk of a decision in order to determine the amount of resources that should be spent on investigation of that issue.

[12:10:58 PM](#)

Mayor Palmer invited Jason Henrie to approach the Council.

[12:11:20 PM](#)

Councilmember Gailey offered a scenario where a close acquaintance of Mr. Henrie may have lost his spouse, but he is inconsolable and is spending every night at the cemetery with a flashlight. There is a curfew ordinance for the cemetery and it indicates that no person is to be in the cemetery after dusk. He asked how Mr. Henrie would respond if he were approached by the Chief of Police seeking advice as to how to respond to his friend. Mr. Henrie stated that he would talk with his friend; there is a human side that must be addressed and until that can be addressed there is no reason to cite the individual because doing so would not solve the problem. He would ask that the Chief of Police give him the opportunity to speak with his friend before the matter is addressed by Police Officers. He would also try to explain the situation to the Chief of Police in order to help him understand the circumstances surrounding the violation of the ordinance.

[12:13:21 PM](#)

Councilmember Anderson asked Mr. Henrie his perception of the time commitment of Councilmembers and how he would go about preparing himself for meetings. Mr. Henrie stated that he is a very busy person, but when something must get done it is usually best to give the task to a busy person because they will accomplish the task in the most expeditious way. He added that he understands the Council's meeting schedule and that a lot of work goes on behind the scenes to prepare for meetings and he is willing to commit to that type of schedule and he is not afraid of hard work.

[12:14:45 PM](#)

Councilmember Maughan asked Mr. Henrie the first thing he would change in the City if the means to facilitate that change were available. Mr. Henrie stated he would address water pressure. He stated that he comes from a long line of 'water men'. Syracuse is behind the power curve relative to water and it is his estimate that it will be three to five years before the City can address the issue appropriately. However, that would be his number one focus because providing water should be top priority for the City and if residents do not have access to water, they will riot.

[12:15:56 PM](#)

Councilmember Bolduc asked Mr. Henrie how he would respond after making an unpopular vote that he believed was the right vote. Mr. Henrie stated that the whole point of the City Council is to be able to work together to address issues;

his background in the military and as a civilian has involved working with teams. He is not an expert on every subject matter and it would be necessary to rely upon counterparts for support and expertise to provide the most sound information to inform a critical decision. He stated that the Council will not agree unanimously on all votes and if a vote did not go his way he would not dwell upon it; there would be no reason to revisit the issue unless a piece of information or scenario in regards to the topic has changed. At that point it would be necessary to readdress the issue in order to make the right decision. Fact checking is necessary because sometimes it is the best way to get to the correct outcome.

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Mayor Palmer stated that the City is entering the busiest time of year during which the Council and staff focus on developing a budget for the next fiscal year. He asked Mr. Henrie what he would do to put himself in a position where he is as prepared as possible to participate in that process. Mr. Henrie stated that budgeting is not unfamiliar territory for him; the best way to approach a budget is to gain a clear understanding of needs and resources. Often needs outpace resources and at that point it becomes necessary to prioritize. Priority lists are developed through extensive meaningful research and hot ticket items always need to be addressed; heated discussions usually come about when it comes time to implement a 'chop line' illustrating those projects or priorities that may not be funded. It is necessary to constantly keep in mind the long-term goals in order to stay disciplined in getting towards that end.

[12:20:21 PM](#)

Mayor Palmer invited Mr. Peterson to approach the Council.

[12:20:41 PM](#)

Councilmember Anderson stated that Mr. Peterson mentioned that this is a 10-month position, but she asked him if he intends to seek re-election to the Council at the end of those 10 months. Mr. Peterson stated that at this time he would lean towards not seeking re-election; he has enjoyed the time that he has served on the Council, but he dislikes campaigning. However, he has not gotten rid of his campaign signs and he would consider running for a seat on the Council. Councilmember Anderson asked Mr. Peterson if he feels he has unfinished business to address as a Councilmember. Mr. Peterson stated there will always be something left unfinished for each Councilmember when their term in office ends; for him, that he feels he has unfinished business relating to park development. He understands the City is working toward the developing of a regional park and he would be happy to participate in that process, but work will be ongoing and there will always be unfinished business.

[12:22:18 PM](#)

Councilmember Maughan asked Mr. Peterson how long he feels it will take before what he has set out to accomplish is complete. He asked Mr. Peterson if he feels it appropriate for an elected leader so serve for life. Mr. Peterson stated he does not feel it necessary for someone to serve for life; he reiterated that whenever someone steps down from an elected position there will be unfinished business. He never got involved with the City Council with the goal of building monuments to himself or to create a legacy; rather, he did his job for as long as needed and he has moved on as others have taken his place.

[12:23:10 PM](#)

Mayor Palmer stated that the City will eventually be developing a 60-acre park and he asked Mr. Peterson what amenities he would include in the park since he loves sports. Mr. Peterson stated that he would include sufficient field space for soccer and softball because those are programs that can generate revenue for the City. Additionally, there are people in the community that would love the opportunity to participate in those activities in their home town and currently the City turns those people away due to lack of space. He added that pickleball seems to be gaining in popularity, though he does not know much about the sport. He stated that when the City completed a survey regarding parks and recreation offerings in the City, many respondents indicated they desired a gun range. He stated it would be appropriate to listen to the residents and use the survey to direct the development of the park.

[12:24:39 PM](#)

Councilmember Gailey stated that he understands that Councilmember Peterson and his wife both have family roots back to the beginning of the City and he asked what the City could be doing to preserve the history of the City. Mr. Peterson stated that he has always wondered about opportunities to increase the number of visitors to the City's museum. A majority of the residents are new to the area and they may not be familiar with the City's history, but he is happy to let the past be the past and embrace the present and future of the City. He stated that he appreciates history while accepting new growth. The City was built on the concept of helping one another and being neighborly and that is the legacy that he would like to preserve.

[12:26:36 PM](#)

Councilmember Bolduc asked Mr. Peterson how he feels about raising taxes and fees as a previous Councilmember. Mr. Peterson stated that he never wants to raise taxes and he never voted to do so in the past; this is an issue that was not discussed at length tonight, but he would prefer to promote economic development to make it possible to keep taxes low for residents. He noted that fees are a different issue and it has always been his feeling that fees should be sufficient to pay for the cost of providing a service and that those costs should not be offset by tax dollars. He stated that will mean that the City will need to consider fee increases, though there have been times in the past when it was possible to reduce fees. He stated it may be possible to never increase taxes if smart development of the City occurs.

[12:28:04 PM](#)

Councilmember Maughan asked Mr. Peterson what people can do to serve the City outside of serving as a member of the Council. Mr. Peterson stated that it is possible to serve one another as neighbors rather than relying upon government to do things for residents. He stated that rather than complaining on social media, residents need to talk to their elected officials, City staff, or the Planning Commission about their thoughts and ideas.

[12:29:30 PM](#)

Mayor Palmer invited Mr. Savage to approach the Council.

[12:29:54 PM](#)

Councilmember Maughan inquired as to Mr. Savage's vision for Syracuse; he asked how Mr. Savage envisions the City a year or four years from now if he were to be appointed as the new Councilmember. Mr. Savage stated that he would like to focus on business success; he lives near the Wal Mart and he has seen all the businesses that have opened and closed in the town center development. Sometimes the City does not do a great job at advertising and marketing and he would like to improve those efforts to get the word out to other cities and businesses about how great the community is. He stated he grew up in Roy and lived in Layton before moving to Syracuse; when he lived in Layton he did not feel that he fit with his neighborhood and he did not feel a sense of community. He moved to Syracuse and has had the opposite experience; he loves his neighbors and the entire community and he thinks City leadership is great. But, it is necessary to market the City. He recently held the Boy Scouts of America Fall Camporee at Jensen Park and since that there has been a huge increase in request to camp at the park. He stated that when people are brought to the City they will see how great it is and they will want to come back.

[12:32:09 PM](#)

Councilmember Anderson stated that Mr. Savage recently made a comment in a City Council meeting recommending that the Council not approve the Woodside development and she asked him for additional information about his feelings regarding that issue. Mr. Savage stated that he had a lengthy conversation with Mayor Palmer about the issue; he has seen main streets in other communities transition from supermarkets and reputable businesses to dollar loan centers and pawn shops. That is disappointing to him and he feels the same can happen in housing developments; a development may initially be very nice, but without proper oversight 'the color can fade from the neighborhood'. He stated that his brother lived in a higher density development with very small lots and the residents there had no pride in their community. Developments like this generally have a very high turnover rate and they are prime for renters. He has been informed of Woodside's efforts to beautify the development and ensure it is managed by a Homeowners Association (HOA) that will impose standards. He is comfortable with the development as long as those efforts are maintained. He concluded he feels the Council did their due diligence in considering the development and he supports the decision they made.

[12:35:31 PM](#)

Councilmember Maughan stated that the Woodside Development has been under review for over a year and it has now received final approval; yet, there are residents who are still urging the City to stop the development or backtrack. This is true for many different projects, such as the West Davis Corridor. He asked how Mr. Savage would help educate residents regarding the fact that once a final decision is made, the Council does not have many options to change that decision or impose additional requirements on an applicant. Ms. Savage stated that he feels Councilmember Maughan does a good job at that by using social media outlets to communicate with residents. The problem that any City Council has is how to get the word out to residents and that will always be a problem, but using Facebook and Twitter are a good approach. He referenced the water contamination situation of 2015 and noted he has asked people how long it took them to find out about the problem; many people told him that they were unaware for up to three weeks. He has told people that the City uses the reverse 911 technology to communicate with residents and that the City was encouraging residents to subscribe to that service. Additionally, the City sends mailed notices, but many people do not read them. Some people expect personal face-to-face contact and he understands that is unreasonable. He has great respect for what the Council does to try to communicate with residents, but he understands that it is not possible to reach everyone.

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Councilmember Bolduc stated the City Council makes decisions that affect the day to day lives of residents and she asked Mr. Savage his position on property rights and land use regulations. Mr. Savage stated that he is a firm believer in the libertarian motto: your rights end where my rights begin. The fact that someone owns their property does not give them the right to do whatever they want to do with that property; at some point it is necessary to determine appropriate boundaries and some of those can be legislated by the City. He acknowledged it is necessary for everyone to work together, otherwise there is no point in living in a community.

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Mayor Palmer announced the conclusion of the question and answer portion of the meeting.

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Councilmember Maughan declared that each Councilmember voted for Mr. Savage in the first round of voting and he wanted that to be the focus of discussion from this point.

[12:42:34 PM](#)

Councilmember Gailey asked each candidate if they would seek reelection if appointed to the position. Mr. Savage stated he would like to wait to make that decision after serving for a period of time. Mr. Hall stated that he would do the same.

[12:43:42 PM](#)

Councilmember Anderson asked each candidate to discuss their view of staff and their role in the City. Mr. Peterson stated that staff can make the Council look good or they can make the Council's job hard. He feels it necessary for the Council to trust staff to educate them and aid in making good decisions, but it is also appropriate to question them and ask good questions to make sure they are doing a good job. He stated he feels staff is indispensable and the City needs to take care of them to ensure those that are great are retained.

[12:44:20 PM](#)

Mr. Hall stated that it is necessary to strike a balance between the Council and staff; trust is necessary, but he understands that it is the staff's legwork, expertise, and research that informs the decisions made by the Council.

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Mr. Brocius agreed with Mr. Peterson and Mr. Hall; he feels the Council should use, but not abuse, the staff. City staff was very valuable to him when he moved to Syracuse and he could not have built his home without their assistance.

[12:45:34 PM](#)

Mr. Henrie stated it is important to be able to trust the people around you; staff are subject matter experts and it is important to trust, but verify, the information provided by them.

[12:45:51 PM](#)

Mr. Savage stated that when he organized the Fall Camporee he had the opportunity to work with City Manager Bovero and Parks and Recreation Director Robinson; he has also worked with City Recorder Brown in the past and he feels the staff is amazing. Good staff is hard to find and he hopes that the incredible people employed by the City will be here for a long time.

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Councilmember Anderson stated that she appreciates everyone that applied for this position and she hopes that all applicants feel the process has been fair. She wished there had been sufficient time to conduct a deeper interview with all applicants.

[12:47:00 PM](#)

Councilmember Maughan agreed there are many good applicants, but there is just one seat; he expected that more than one person would be able to communicate that they have great things to offer to the City and he hopes that those not appointed to the position will look for ways to continue to contribute to the City. He reiterated that all Councilmembers cast a vote for Mr. Savage in the first round of voting; this is the second time Mr. Savage has applied for the position and he views that as his willingness and desire to serve. He also appreciates that he does not live near any other Councilmember and that will provide greater representation of the entire City. He stated he did not know Mr. Savage before he applied for the last vacancy and since that time he has only interacted with him through scouting, yet he has found him very easy to work with.

[12:49:07 PM](#)

COUNCILMEMBER MAUGHAN MOVED TO APPOINT JORDAN SAVAGE TO THE SYRACUSE CITY COUNCIL.

[12:49:24 PM](#)

Councilmember Anderson stated that she also sees the good in Mr. Savage, but she would like additional discussion about the other candidates. She appreciates that Mr. Peterson could ‘hit the ground running’, but she is concerned about his inability to commit to seeking reelection to the position. She stated she would prefer to select someone who would like to serve longer than the 10-month period of the initial appointment. She then noted that she feels Mr. Brocius is thorough and easy to talk to; each of the candidates had great traits and she does not have concerns about any of them. Councilmember Gailey agreed. He stated that he is similar to Mr. Peterson in that he loves serving, but hates campaigning. He also thinks that if the focus is finding someone that can do the best job for the next 10 months, it would be good to choose someone with experience, but he is not sure if the Council is looking for a placeholder and, instead, is looking for someone willing to make a long-term commitment.

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Councilmember Maughan stated it would be impossible for any of the candidates to say with certainty that they will feel like seeking election to the position for the next four years; all Councilmembers gain an understanding of the time commitment of holding a Council position after they have taken office and it is impossible to fully understand that without having served. Some may not be willing to continue to do that after 10 months. He stated that both Mr. Savage and Mr. Peterson have indicated they are unsure they would be willing to seek election to the position. Councilmember Anderson agreed and stated that she feels Councilmember Maughan makes a good point that Mr. Savage has received a vote from all Councilmembers in the first round of voting.

[12:52:45 PM](#)

COUNCILMEMBER ANDERSON SECONDED COUNCILMEMBER MAUGHAN’S MOTION.

[12:53:05 PM](#)

Councilmember Bolduc stated that she was appointed to fill a vacant Council position and she likened the experience to ‘drinking from a fire hose’. After listening to each of the final five applicants, she is confident that each of them would be capable of filling the position and being successful. She stated she is torn because each of them are great. Mayor Palmer agreed and stated that he is shocked by the quality of the applicants that the Council has had the opportunity to consider. He stated after reading the application materials submitted by each of the applicants, he made a list of those that he felt could offer the best service and all five of the final applicants were on that list.

[12:54:09 PM](#)

Councilmember Maughan reminded the applicants there are many opportunities to serve; the candidate declaration period for the 2017 election is fast approaching and there will also be vacancies on the Planning Commission and other committees in the City.

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Mayor Palmer stated there has been a motion and second to appoint Mr. Savage to the fill the vacant Council position and he called for a vote; ALL VOTED IN FAVOR.

[12:54:59 PM](#)

14. Selection of new Councilmember (roll call vote)

Mayor Palmer declared Jordan Savage as the new Councilmember selected by the City Council.

[12:55:06 PM](#)

15. Oath of Office administered to new Councilmember

City Recorder Brown administered the Oath of Office to Councilmember Savage.

[12:57:05 PM](#)

16. Discussion regarding plan of action for considering Culinary and Secondary Master Plan updates and a comprehensive review of the City’s Secondary Water System.

A staff memo from Public Works Director Whiteley explained the City's current culinary and secondary water masterplans were completed in 2007. It is important to routinely update these plans to assure the existing systems are meeting current demands and to properly plan for future growth. JUB has been retained to update the City's culinary and secondary water masterplans. The first reading of the draft plans were presented to council on January 24, 2017. This is an update for the council to understand the status of how work is progressing. Any questions may be directed to Robert Whiteley. Implementation of plans in motion are indicated in the following schedule:

Schedule

February 7: West Branch Board agreed to peaking water delivery during high demand.

February 28: Second review of draft water master plans. Consider approval of recommended professional service contract for water share inventory.

March 14: Budget opening request to allocate \$200k for a pump at Jensen Pond.

April 15: Irrigation season begins. Call for 50% stream allocation.

April 25: Draft Impact Fee Facility Plans and Impact Fee Analysis for both culinary and secondary water.

May 9: Consider adoption of the IFFP and IFA for both culinary and secondary water. Consider approval for contract bid to install pump at Jensen Pond.

May – Oct: Throughout the irrigation season: Review allocation summary, reservoir levels, system demands, and system pressures. Consider increase or decrease in supply, as needed. Consider capital projects needed for improvements.

July 1: Begin implementation of items that are budgeted for FY2018.

Oct 15: End Irrigation Season

Nov 28: End of season review.

12:57:36 PM

Public Works Director Whiteley reviewed his staff memo with a focus on the schedule for proceeding with consideration of the updates to the City's Culinary and Secondary Water Master Plans. There was a brief discussion among Council and staff regarding water projects that will be completed prior to the conclusion of the current Fiscal Year (FY).

1:14:20 PM

17. Public comments

David Brocius stated that there has been discussion tonight about attempting to secure water shares for the park near the Woodside development before prices escalate; he noted that when he developed his subdivision he was required to dedicate four shares of water for 10-acres of development and he asked if that requirement has changed and is different for current developers. Councilmember Maughan stated the City still requires three acre feet per acre of ground developed, but the issue with the park ground is that there are no water shares associated with it and the City needs to purchase it. Mayor Palmer added the developer is donating the land to the City and giving \$500,000 to purchase the water shares. The City must decide the timing of acquiring water shares. Councilmember Maughan stated that the requirement for dedicating water shares for the actual residential development portion of the project is the same. Councilmember Bolduc stated she is very interested in purchasing the water shares as soon as possible in order to secure them before prices escalate.

1:17:05 PM

18. Councilmember reports.

At each meeting the Councilmembers provide reports regarding the meetings and events they have participated in since the last City Council meeting. Councilmember Anderson's report began at 1:17:19 PM. She was followed by Councilmembers Gailey, Maughan, and Bolduc. Councilmember Savage indicated he had nothing to report.

1:28:25 PM

19. Mayor's Report.

Mayor Palmer's report began at 1:28:29 PM.

1:31:02 PM

20. City Manager report

City Manager Bovero's report began at 1:31:09 PM.

[1:36:32 PM](#)

21. 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 IMMINENT LITIGATION. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 9:53 p.m.

The meeting reconvened at 10:50 p.m.

At 10:50 p.m. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: March 14, 2017