

Minutes of the Regular meeting of the Syracuse City Council held on March 10, 2015, at 7:11 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

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

City Employees Present:

City Attorney Clint Drake
Finance Director Steve Marshall
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Garret Atkin
Planner Jenny Schow
Planner Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 7:11 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Lisonbee provided an invocation. Councilmember Johnson then led all present in the Pledge of Allegiance.

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COUNCILMEMBER GAILEY MOVED TO ADOPT THE AGENDA. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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Councilmember Gailey then reported that former City Administrator, Michael Moyes, who is known to many Syracuse residents, is serving an LDS mission in Germany and he was hospitalized this afternoon with undisclosed medical issues.

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2. Presentation of the Syracuse City and Wendy's "Award for Excellence" To Tyler Fralick and Caleb Hill.

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 March 2015 were nominated by Syracuse High School.

Tyler Fralick & Caleb Hill

Syracuse High School nominates Tyler Fralick and Caleb Hill as the students of the month of March. Tyler and Caleb are very ambitious and hard working. They are self-motivated, respectful, and industrious. Speaking with Mr. Burbank, their auto teacher, he said that they always pay attention to detail, they take pride in their work, and will always clean up after they have finished a project without being asked. He can ask them to do anything and knows it will be done and done well. While in high school, they completed the Auto 1, Auto 2, and Auto 3 classes, earning college credit. In addition, to completing the automotive pathway at Syracuse High School, they also completed their Diesel/Heavy Duty Technology certifications at the Davis Area Technological College, graduating from the DATC. During their summers both Tyler and Caleb have worked at Camp Loll serving as scout leaders,

teaching and training younger scouts in outdoor survival skills. Both Tyler and Caleb plan on serving mission for the LDS church after graduating from Syracuse High School, and then return to pursue degrees in automotive and business. They want to open their own auto shop. On a personal note, they are two of the finest students that I have known since working at Syracuse High School. They are thoughtful, kind, and generous. On February 12, 2015 a High School automotive competition was held at Weber State University. It included High Schools from Utah, Idaho and Oregon. There were 12 stations at the competition which included all types of engine, electrical, heating, brakes, steering, and transmission repair. There were 12 schools that participated and out of the 12, the Syracuse High School team, including Tyler Fralick and Caleb Hill and alternate Jeremy LaFleur finished first in the competition. As an award, the winning school's automotive department received a 2006 Buick Lucerne to tear apart. Both Fralick and Hill each received a \$1,500 scholarship to WSU's automotive program, along with a tool cart and various tools. Congratulations to Tyler and Caleb for all your hard work and for being the fine responsible young men you are!

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3. Approval of Minutes:

The following minutes were reviewed by the City Council: Special Meeting, Work Session, and Regular Meeting of February 10, 2015 and the Work Session and Special Meeting of February 24, 2015.

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COUNCILMEMBER LISONBEE MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA, AS AMENDED. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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4. Public Comments

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TJ Jensen expressed his concerns regarding utility work in the area of Gentile Street and 1000 West and he noted that Century Link should be held responsible for the damages they have caused in that area. He then applauded the Council on their efforts in responding to the Utah Department of Transportation (UDOT) regarding the shared solution proposal; his only concern is that the Council's response was not included in the Council packet for tonight's meeting and the public has not been given the opportunity to review it. He noted that if documentation regarding an item is not available to include in a Council packet, that item should be delayed until the next Council meeting. He then noted that he is very passionate about the West Davis Corridor and knows that many residents would appreciate any efforts that can be made to make the shared solution a viable option; he asked the Council to convey to UDOT that the City wants some form of the shared solution, just not necessarily the shared solution that they have proposed.

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Mike McBride disagreed with Mr. Jensen on his comments regarding the shared solution as he feels the West Davis Corridor proposal is the best solution for the City; the City needs transportation moving north and south in the form of a highway. He does not believe the shared solution concepts would be marketable because he does not believe anyone would be desirous of purchasing high density housing in the middle of the City.

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Craig Anderson offered his support for building additional parks in the City; he has coached multiple teams in the City for several years and the coaches of different sports are constantly fighting for field space. Soccer teams are currently forced to use field space in West Point and he would prefer that the City use funding to identify additional park space to keep the residents in the City. He is supportive of retiring debt, but the debt that the Council is considering retiring is low cost while the cost of land will only continue to increase.

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5. Public Hearing – Proposed Resolution R15-10 amending the budget for the fiscal year ending June 30, 2015.

A staff memo from the Finance Director explained that in the last City Council meeting, we discussed different options on how to use the \$500,000 in excess fund balance. It was decided to use that money to pay off the 2005 sales tax bond. This budget opening shows that transfer of \$500,000 to the park impact fee fund and also proposes that we use an additional \$335,000 from the park impact fee fund to pay off the remaining principal of \$835,000 on the 2005 sales tax bond.

This will save the City a total of \$108,875 in interest by paying the bond off early. This will still leave \$1,645,000 in our fund balance in the general fund which is estimated to be 16.7% of FY2015 revenues. This keeps us in compliance with our fund balance policy. In addition to the discussion on paying off the 2005 sales tax bond, there was a discussion about funding current park deficiencies. We currently have \$220,025 in park improvements in the FY2015 budget. They include:

- Tuscany Meadows - Playground & Picnic Shelters - \$35,000
- SR-193 Trail Installation - \$15,250
- Centennial Park Restroom w/ pump room for future splash pad - \$170,000

With paying off the bond and finishing the projects listed above, our projected ending balance in the park impact fee fund will be \$1,933,242. This figure is slightly less than the \$1,960,461 in proceeds we received from the sale of Jensen Park land. We want to reserve that money to go to a future regional park. In looking at the future FY2016 budget, I am estimating the following items:

- Impact Fee Revenue - \$440,000 (estimated 200 new homes in FY2016)
- Interest Earnings - \$9,000
- Total Revenue - \$449,000

- Reserve in fund: - \$27,219 (\$1,960,461 - \$1,933,242)

- **Money Available for projects in FY2016: \$421,781**

Park Funding Options could include:

- Regional Park – reserve impact fees for future park
- Rock Creek Improvements - \$212,000
- Centennial Park Pavilion - \$125,000
- Rock Creek Bathroom - \$60,000 to \$100,000
- Jensen Park Camping Area - \$20,000
- Dog Park Fence - \$10,000
- Tuscany Park landscaping - \$50,000 **rough estimate based on volunteer work**
- Tuscany Park Pavilion - \$45,000
- Tuscany Park Bathroom - \$75,000 to \$100,000

This list is not all inclusive. These costs are rough estimates and could vary based on actual engineering design and construction. In addition to the fund balance discussion, I had two other proposed changes in the budget opening. They include:

- An increase in expense of \$2,350 in the public safety impact fee fund for our update that we did for the public safety impact fee plans.
- An increase of \$24,000 in the garbage utility fund for purchase of garbage cans. We have used our inventory of cans with all of the new homes being constructed. This will buy 456 new black garbage cans.

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Mr. Marshall reviewed his staff memo.

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Mayor Palmer briefly made comments regarding the proposed budget opening, indicating that he was initially supportive of dedicating surplus funds towards a regional park project; three Councilmembers have offered an alternate option for using those funds, which was to pay off bond debt. He was disappointed that an item was added to a business agenda for a vote to support paying off debt because he was out of town and not able to attend that business meeting. The item was tabled and he was given the opportunity to present his argument for the regional park funding during a subsequent work session, but it was clear that some members of the Council were not willing to listen to his suggestion. It is disturbing to him that the Council was not able to have an open discussion about his ideas as he feels a regional park project will require vision and planning. He stated that any Councilmember that says they are supportive of a regional park, but is supportive of taking away \$835,000 in funding that could be used for the project is being disingenuous. He would prefer that the money be used to improve existing parks and develop a regional park.

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Mayor Palmer opened the public hearing.

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Mike Norton stated he knows this is a difficult decision, but he can appreciate the Mayor's position; when he moved here 15 years ago there were very few park facilities and the City actually had a ballot question regarding whether the citizenry would financially support a regional park bond. The bond was voted down at that time and, in hindsight, he feels that was a big loss and mistake for the City given the growth and vision of the City. He stated he is a soccer coach and he reiterated the importance of having home facilities available for the programs ran in Syracuse City. He referenced other cities that have excellent regional parks to accommodate all programs and stated he highly recommends the regional park opportunity that is in front of the Council at this time.

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Mike McBride stated he appreciates the Mayor's comments and he appreciates the fact that this is a tough choice between two good things. He provided a brief history of the development of the Glenn Eagle Golf Course and noted that if land had not been purchased at the time it was purchased it would not have been possible because land costs only continued to escalate. The same will be true for park space and the time to purchase land is now; the money the City will save in interest by paying off the bond will be pennies in comparison to the amount that will be spent on park space and the revenues that will be generated by the park. He encouraged the Council to put the funding towards a regional park.

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Karen Doman stated she has lived here for about 11 years; she remembers a conceptual drawing being presented for a regional soccer park, but it was never built. She stated the City's AYSO soccer participation very high as is participation in competition and private leagues, but there is not sufficient space to accommodate them. She stated many of the kids must travel to other cities to participate in their sport and she requested that the Council consider setting aside funding to be used for a regional park.

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Brandon Crabtree spoke in favor of setting aside funding for a sports park; he understands this budget decision is not a yes or no vote on the park. He appreciates the conservatism of the Council and noted fiscal conservativeness is very important, but the City has been talking about building a park for over 10 years. He stated most of the AYSO soccer games are played in West Point because Syracuse cannot accommodate the number of teams and players from the City. He stated he feels if the decision is not made now to work on a park, it also will not be made in five years. He discussed the problems with using school space for City sports programs and focused on the difficulty in maintaining the fields. He stated that saving \$20,000 per year for the next five years is not as important as the park would be for the community. He noted the cost of land will only increase and he asked the Council to understand how important the park is to the community and all citizens across all political spectrums. He stated that as a conservative constituent he supports the concept of a park.

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April Anderson stated she is an AYSO volunteer living in Syracuse City and she stated the park is very important to the community. She aids in coordinating a soccer tournament in Syracuse City each summer and one of the goals of the tournament is to support local businesses and the community. She stated she is aware of many residents that support the concept of a regional park.

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TJ Jensen stated the City does have close to \$2 million for park land purchase, but that will not cover the cost of improving the land. He stated there are residents that have been waiting for a long time for a park, since 2005 when the City purchased 60 acres for a park, and they would like to see something done. Due to the West Davis Corridor proposal cutting the Jensen Park land in half, the park ground was sold. He is aware the City has discussed the option of building soccer parks behind the Fire Station and it would be good to begin work on that project. He added it is admirable to save money by paying off debt early, but he would hate to see the Council rush to judgment when the Mayor has indicated he has a plan for funding the regional park at this time.

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Ralph Vaughn thanked Mr. Marshall for the clear summary report of the budget opening. He then stated that many people have different opinions of how the surplus funds should be spent and in this particular case he trusts in the wisdom of the City Council and will support how they vote on this issue. He quoted Winston Churchill who said: "You have enemies? Good. That means at some time, somewhere you stood up for something."

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George Hill stated that last year there was a tournament in Syracuse for competitive soccer and it drew over 40 teams to the City, but the teams were forced to go to several different locations rather than being hosted at one regional park. He noted the City will only continue to grow and it will be necessary to build parks to accommodate the additional children

that will come to the City as a result of continued residential development. He stated he understands the desire to reduce the City's debt, but when considering that the amount spent on the increased value of land in five years will be considerably more than the amount of money saved by paying off debt, it is better to dedicate the money to the regional park at this time.

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There being no additional persons appearing to be heard, Mayor Palmer closed the public hearing.

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COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R15-10 WITH THE FOLLOWING AMENDMENT:

- DEDICATING THE \$500,000 OF SURPLUS FUNDING TO A REGIONAL PARK.

COUNCILMEMBER GAILEY SECONDED THE MOTION.

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Discussion regarding Councilmember Peterson's motion ensued, with Councilmember Lisonbee asking for hard numbers regarding the cost of the land for the regional park and construction of the actual park. Mayor Palmer stated that he believes the City can purchase property for \$50,000 per acre and a 60 acre property purchase would equal \$3 million. It could cost anywhere between \$6 and \$8 million to construct the park. He stated he has presented information the Council in a closed session to explain how he believes the City can come up with \$7 million for the project. Councilmember Lisonbee stated some of those options for coming up with funding are less viable than others. She asked if the cost per acre to develop the property is \$135,000, to which City Manager Bovero answered yes, depending upon the level of service. Councilmember Lisonbee stated that would equal \$8.1 million to develop all 60 acres; adding the land acquisition costs equals over \$11 million for the project. Mayor Palmer stated he feels it could be completed for less than that and Councilmember Peterson agreed. Councilmember Lisonbee inquired as to the City's total budget. Mr. Marshall stated the general fund budget is \$9.2 million and the total budget across all funds is approximately \$25 million. Councilmember Lisonbee asked if it is true that 60 to 70 percent of the general fund budget is dedicated to wages, to which Mr. Marshall answered yes. Councilmember Lisonbee stated she estimates the City has approximately \$1 million annually to be used as discretionary funds. Mr. Marshall stated that is a fair estimate. Councilmember Lisonbee stated \$2 million has been set aside to purchase park land for a regional park, but even if it were possible to purchase land and construct the park for \$8 million, it would take six years to build the park if all discretionary funds are dedicated to the park. She stated this means that no additional money would be dedicated to roads or other park improvements. Mr. Bovero stated the only variable is the increased impact fee revenue associated with new growth. Councilmember Lisonbee stated that may mean the park could be built in five years if all other needs of the City were neglected. She then led a discussion regarding the scope of a park project, clarifying that it is her understanding that soccer parks would not be the first thing built at a regional park. She stated she understands that people are upset that a regional park project has been delayed for 10 years, but it is important to understand the amount of debt the City has and must service annually; 14 percent of the City's annual budget is dedicated to debt service. She stated she feels there are other options, specifically options to acquire land for the project at a lesser cost. She concluded that \$500,000 in an \$8 million project cost is not a 'deal-breaker' for the project. Councilmember Peterson stated he understands Councilmember Lisonbee's concerns and he is not saying the loss of the \$500,000 is a 'deal-breaker' for the project, but he feels it is the first drop in the bucket that signals the City is committed to the regional park project.

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Councilmember Duncan stated that when the debt is paid off as proposed by the Council, annual debt service funds can be dedicated to the regional park project and there will be a net positive gain in the park impact fee fund. He then added that his children are involved in sports and music and they travel out of the City far more for music than sports; disproportionately, the City spends far more on sports than on any other activity for children and he wondered if it would be appropriate to fund a recital hall in the City. He concluded that the Council is not proposing something that will be a detriment to the parks funds of the City. If the money is not used to pay down debt, future Councils will be forced to consider raising secondary water rates because the fund will continue to operate at a deficit. Councilmember Lisonbee clarified that the park impact fee fund also provides money for debt service.

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Councilmember Johnson stated that paying off the debt early will create more flexibility for the City because it will free up a lot of money that can be used for other things in the City. He stated the Council must look at what is best for the City as a whole rather than 'putting all eggs in one basket'. He feels paying off the bond will provide the Council and Administration the ability to be more well-rounded in funding the needs of the City.

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Mayor Palmer stated reducing the funding available for the regional park by \$835,000 will only reduce flexibility to fund the project. He added that the amount of money spent on the annual bond payment, \$135,000, is not even two percent of the City's total budget. He questioned how \$835,000 could benefit the park project and noted it equates to development of five acres of park space, or five soccer fields. He added that if the money were available it would be much easier to begin work on property acquisition and construction of a park. He stated Councilmember Lisonbee indicated that 14 percent of the City's budget is used for debt service, but he pointed out that a private individual typically dedicates 25 percent of their income for their mortgage. He stated the City's debt to income ratio is actually very low and reasonable. Councilmember Lisonbee summarized the park funding proposal made by the Mayor during a recent work session meeting, and noted that it is essentially borrowing from other funds within the City rather than generating new monies or creating more savings. She stated the discussion regarding the proposal was very lengthy and during the discussion Councilmember Peterson suggested that some of the \$500,000 be dedicated to improvements to existing parks; she was open to that suggestion and even suggested paying off half of the outstanding debt for the Jensen Park bond and dedicating funding to immediate park needs. She stated Mayor Palmer did not accept that concept and instead suggested that the money be used to pay off debt rather than split between debt and immediate park needs. She stated she is confused by the Mayor's recommendation this evening. Discussion then centered on the City's fund balance policy, after which Mayor Palmer responded to Councilmember Lisonbee's comments regarding his suggestion that all \$500,000 be dedicated to paying off debt rather than being split between debt and immediate park needs. He stated he was fearful that the concept would lead to further depletion of the funding available to purchase new park space; he concluded that ultimately, he would prefer that the \$500,000 stay in the City's general fund to be used for the regional park project.

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Discussion and debate of the two competing interests – debt payoff and regional park funding – continued among the Council and Mayor.

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Councilmember Peterson withdrew his motion.

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COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R15-10 WITH THE FOLLOWING AMENDMENT:

- DEDICATE \$400,000 TO EARLY DEBT PAYOFF WITH THE INTENTION OF PAYING THE REMAINING \$435,000 NEXT YEAR.
- HE NOTED THIS WILL LEAVE THE \$100,000 IN THE GENERAL FUND, \$335,000 IN THE PARK IMPACT FEE FUND, AND OTHER MISCELLANEOUS MONIES TO PROVIDE FLEXIBILITY FOR PARK FUNDING THAT THE MAYOR IS SEEKING.
- THE BOND WILL PAID OFF IN TWO YEARS WHILE BENEFITTING THE SECONDARY WATER FUND.

COUNCILMEMBER LISONBEE SECONDED THE MOTION.

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Councilmember Johnson stated he does not understand the motion and asked for clarification. Councilmember Peterson stated it is the same concept discussed by the Council in the last work session meeting; \$400,000 of the \$500,000 in surplus funding would be dedicated to debt service on the bond. He stated this will provide for paying half of the outstanding amount of the bond off this year and the other half next year. Discussion ensued, with Mr. Marshall noting that it may be more beneficial to dedicate the entire \$500,000 to debt payoff at this time because if a minimal amount is dedicated to immediate park needs, it will not be possible to spend that amount until the summer after staff has had time to prepare a scope of work and receive bids for the project. He stated it may be better to include \$100,000 in the proposed FY2015-2016 budget for immediate park needs. The Council discussed this idea, with Councilmember Johnson noting it would be more appropriate to have these discussions during the upcoming budget retreat in the context of all budget requests.

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Councilmember Lisonbee then provided the Council with information regarding proposed transportation funding legislation, which would require the City to continue spending the same amount of money that has been spent on roads in the last year in future years in order to be eligible for any of the funding generated by increased sales tax. She stated that since Syracuse has been so diligent in funding roads to address deficiencies that exist in the City, the City would be punished by the legislation. She has expressed her concerns and they were addressed by the legislature and the outcome is that if the sales tax is passed to generate additional transportation funding, the City could potentially use money that has been dedicated to roads for several years for other projects. Mr. Marshall noted that over the past three years the City has spent \$300,000 to

\$400,000 on road projects. Councilmember Lisonbee concluded she is willing to compromise on this issue and she is also willing to wait to make a decision, but she wondered if that is actually necessary given Mr. Marshall's recommendation to wait to dedicate funding to immediate park needs in the FY2016-2016 budget.

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Councilmember Gailey inquired as to Mayor Palmer's position after hearing the discussion that has taken place this evening. Mayor Palmer stated if the \$835,000 is going to be spent at this time, he would prefer that it be spent on debt payoff rather than splitting it between debt payoff and immediate park needs because doing so may result in the Council looking for additional funding sources in the next FY budget to pay off the remainder of the debt.

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COUNCILMEMBER DUNCAN OFFERED A SUBSTITUTE MOTION TO ADOPT PROPOSED RESOLUTION R15-10 AS WRITTEN AMENDING THE BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2015. COUNCILMEMBER JOHNSON SECONDED THE MOTION.

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Councilmember Duncan briefly explained the resolution as written would allow for the remaining balance of the Jensen Park bond to be paid off completely. Mayor Palmer stated he disagrees with that decision, but he would prefer to pay off the entire amount now than coming up with additional funding in the next FY, which will cost more in interest charges. The Council and Mayor concluded they were pleased that they were able to have open dialogue and discussion regarding this issue.

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Mayor Palmer stated there has been a motion and second to adopt the proposed resolution as written and he called for a vote; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER PETERSON WHO VOTED IN OPPOSITION.

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6. Preliminary Subdivision Plan Approval, Monterey Estates Phases Six and Seven, located at approximately 1500 W. 700 S., R-3 Zone.

A staff memo from the Community and Economic Development Department explained this request is for two additional phases to the Monterey Estates development. Approval of this request will complete the subdivision north to the boundary of the new Syracuse Arts Academy. City staff has no outstanding concerns with this request. The Planning Commission has forwarded a positive recommendation to the City Council for approval of the Preliminary Plan for Monterey Estates Six and Seven.

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COUNCILMEMBER DUNCAN MADE A MOTION TO GRANT PRELIMINARY SUBDIVISION PLAN APPROVAL FOR MONTEREY ESTATES PHASES SIX AND SEVEN, LOCATED AT APPROXIMATELY 1500 W. 700 S., R-3 ZONE. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

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7. Preliminary Subdivision Approval, Steed Lakeview Farms, Lakeview Farm, LLC, located at approximately 3000 W. 700 S. R-2 and R-3 Zone.

A staff memo from the Community and Economic Development Department explained The Preliminary Plan for the Steed Lakeview Farm includes two zones, R-2 and R-3. The R-3 zone was approved by the Planning Commission and City Council as a buffer to the anticipated West Davis Corridor that may run adjacent to the westerly boundary. The subdivision proposes to develop in 5 phases. The developer has worked with the city engineer to coordinate the road improvements that will be made along both 3000 W and 700 S. The Planning Commission has forwarded a positive recommendation to the City Council for approval of the Preliminary Plan for Steeds Lakeview Farms.

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COUNCILMEMBER JOHNSON MADE A MOTION TO GRANT PRELIMINARY SUBDIVISION PLAN APPROVAL FOR STEED LAKEVIEW FARMS, LAKEVIEW FARM, LLC, LOCATED AT APPROXIMATELY 3000 W. 00 S., R-2 AND R03 ZONING. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

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8. Final Subdivision Approval, Still Water Lake Estates Phases One

through Three, NACO Development Inc., located at approximately 1500 W. Gentile Street, R-1 Cluster Zone.

A staff memo from the Community and Economic Development Department explained this application is for final plan approval of the Still Water Lake Estates subdivision phase 1-3 located on 1500 W and Gentile. The proposal consists of 2 ski lakes, 30 homes for the overall development, a walking trail and two private parks. The development is 86.55 with a net density of 2.78 DU/AC. Please see staff reports for outstanding items. The Planning Commission has forwarded a positive recommendation to the City Council for approval of the Final Subdivision Plan for Still Water Lake Estates Phases one through three.

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COUNCILMEMBER DUNCAN MADE A MOTION TO GRANT FINAL SUBDIVISION PLAN APPROVAL FOR STILL WATER LAKE ESTATES PHASES ONE THROUGH THREE, NACO DEVELOPMENT INC., LOCATED AT APPROXIMATELY 1500 W. GENTILE STREET, R-1 CLUSTER ZONE. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

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9. Proposed Ordinance 15-04 amending Section 30 of Title Ten of the Syracuse City Code pertaining to fencing regulations.

A staff memo from the Community and Economic Development Department explained staff has made recommended amendments to Title Ten of the Syracuse City Code in accordance with the request from Ovation Homes dated December 15, 2014. The Planning Commission forwarded a positive recommendation to the City Council for approval of a code amendment pertaining to fencing regulations.

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COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 15-04 AMENDING SECTION 30 OF TITLE TEN OF THE SYRACUSE CODE PERTAINING TO FENCING REGULATIONS, WITH THE FOLLOWING AMENDMENT:

- HOLD ITEM TWO FOR FUTURE DISCUSSION.

COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

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10. Proposed Ordinance 15-05 amending Section 28 of Title Ten of the Syracuse City Code pertaining to the Architectural Review Committee.

A staff memo from the Community and Economic Development Department explained all commercial and industrial buildings are currently required to meet design standards found in chapter 28 of title 10. The Architectural Review Committee (ARC) is a volunteer committee that reviews new commercial and industrial buildings for compliance with the design standards found in chapter 28. The committee is proposing the following updates and changes to the standards. The proposal went before the Planning Commission on 2/17/15 and is now being forwarded with a recommendation of approval. The following is a summary of the changes:

- Extend the design standards applicability to PRD and multifamily residential projects
- Clarify the difference between the design standards and the design standard example guide
- Clarify the allowed exterior materials requirements
- Prohibit chain link fencing along public right-of-ways
- Improve landscaping requirements
- Define lighting fixture styles
- Increased pedestrian, automobile, and bicycle safety

City Planner Schow reviewed her staff memo.

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COUNCILMEMBER DUNCAN MADE A MOTION TO TABLE PROPOSED ORDINANCE 15-05 AMENDING SECTION 28 OF TITLE TEN OF THE SYRACUSE CITY CODE PERTAINING TO THE ARCHITECTURAL REVIEW COMMITTEE. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

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11. Recommendation on the Shared Solution Proposal.

A staff memo from the Community and Economic Development Department explained the Shared Solution Coalition has approached Davis County municipalities with an alternative proposal to the West Davis Corridor Highway. The Utah Department of Transportation has asked these Cities to determine if the Shared Solution land use assumptions are reasonable and feasible for Syracuse City. If the cities indicate that the Shared Solution land use assumptions are feasible and reasonable, UDOT will run additional tests to see if the other assumptions made by Shared Solutions are also feasible and reasonable. If the Shared Solutions alternative passes the additional testing, it would become Scenario #47. If UDOT then indicates that #47 would become the preferred alternative, UDOT will be returning to the cities requiring them to amend their land uses to reflect the Shared Solutions alternative before the final determination can be made on the selection of the preferred scenario and final decision. The current objective is to determine if the Shared Solution land use assumptions are reasonable and feasible for Syracuse City through resolution at the March 10, 2015 City Council Meeting. The Syracuse City Planning Commission voted unanimously during their February 17, 2015 regular meeting to recommend denial to the City Council for the Shared Solution land use proposal and have determined that it is not reasonable and feasible for Syracuse City.

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Mr. Bovero reviewed the staff memo and read a draft letter indicating the City's position on the Shared Solution.

“Dear Mr. Braceras, Mr. Jefferies and Mr. Borgenicht,

The Shared Solution Coalition has presented the Syracuse City Mayor, Council, Planning Commission and staff with an alternative proposal to the West Davis Corridor Highway. The Utah Department of Transportation has asked for a determination if the Shared Solution land use assumptions are reasonable and feasible for Syracuse City and if the City would incorporate the land use scenario into the general plan and zoning map, should this alternative be selected by UDOT based upon a complete Environmental Impact Study.

The City Council does not believe the proposed land use changes are in harmony with the current General Plan for Syracuse City, and does not agree that the City would change its General Plan and Zoning Ordinance to accommodate the proposed land use.

Based on transportation studies conducted by the City, the Council has real concerns with the impacts on the City's local road network, and the additional demands that will be placed on local road capacities, should the Shared Solutions proposal be implemented.

The City Council desires to continue working with the surrounding municipalities in a cooperative manner to solve land use and transportation issues, but does not agree that the proposed land use solution brought by Shared Solutions is best for the general health, safety, and welfare of the public in Syracuse City.

Respectfully submitted,

Terry Palmer
Mayor, Syracuse City”

[9:03:15 PM](#)

COUNCILMEMBER DUNCAN MADE A MOTION TO AUTHORIZE THE MAYOR TO EXECUTE THE LETTER INDICATING THE CITY'S POSITION REGARDING THE SHARED SOLUTION. COUNCILMEMBER GAILEY SECONDED THE MOTION.

[9:03:48 PM](#)

Councilmember Duncan stated he is not opposed to the Shared Solution concept, but he feels the concept has been co-opted by another party that is seeking to control the way Syracuse City is zoned and planned for the future. He is willing to work with other cities and UDOT to come up with solutions that solve transportation problems without giving up control of planning the future of the City. Councilmember Johnson agreed and clarified that the City is also not endorsing the West Davis Corridor proposal. Councilmember Peterson agreed as well.

[9:05:20 PM](#)

Mayor Palmer stated there has been a motion and second regarding the letter and he called for a vote: ALL VOTED IN

FAVOR.

[9:06:00 PM](#)

12. Proposed Resolution R15-11 authorizing the adoption of the Sewer System Management Plan (SSMP) for Syracuse City, Utah.

A staff memo from the Public Works Director explained Syracuse City has developed an SSMP in compliance with Utah Administrative Code R317-801. The main purpose of the SSMP is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sewer collection system to reduce, prevent, and minimize the impact of any sanitary sewer overflows.

[9:06:05 PM](#)

Mr. Whiteley summarized his staff memo.

[9:07:05 PM](#)

COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R15-11 AUTHORIZING THE ADOPTION OF THE SEWER SYSTEM MANAGEMENT PLAN (SSMP) FOR SYRACUSE CITY, UTAH. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

[9:07:31 PM](#)

13. Authorize Administration to execute Service Contract for General Management and Operational Performance Study.

A staff memo from the City Manager explained the City received four proposals for the General Management and Operational Performance Study RFP. The subcommittee appointed by the Council has narrowed the candidates to two firms. Those firms are Municipal Solutions, LLC and Tanner, LLC. At the February Council Work Session, the Council asked staff to send the finalists' proposals to the entire Council with the intent that the Council members will review each proposal in preparation for a contract award on March 10, 2015. Since this is a service contract, price is important but not the only determining factor as the case may be when purchasing a piece of equipment or other good that has identical specifications across multiple vendors. Attached for your review are the proposals from Municipal Solutions, LLC and Tanner, LLC. Pricing for the two proposals are as follows:

- o Municipal Solutions, LLC \$44,980 - \$51,120 depending on options
- o Tanner, LLC \$44,000

Pursuant to the decision made by the Council on March 10, Administration will execute a service agreement with the chosen firm based on the proposed scope of work.

[9:07:56 PM](#)

Councilmember Duncan recused himself from participating in discussion regarding the contract due to the fact that he is related to the CEO of Municipal Solutions, LLC. He indicated he does not stand to benefit financially should the firm be awarded the contract, but he feels it best to show his impartiality by recusing himself.

[9:08:23 PM](#)

Mr. Bovero reviewed his staff memo. The Council engaged in discussion and debate of the proposals offered by both firms that responded to the RFP.

[9:13:18 PM](#)

COUNCILMEMBER GAILEY MADE A MOTION TO EXECUTE SERVICE CONTRACT FOR GENERAL MANAGEMENT AND OPERATIONAL PERFORMANCE STUDY WITH MUNICIPAL SOLUTIONS, LLC. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[9:14:03 PM](#)

14. 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 Gailey's report began at [9:14:19 PM](#). He was followed by Councilmembers Johnson, Lisonbee, and Duncan. Councilmember Peterson indicated he had nothing to report.

[9:21:37 PM](#)

15. Mayor's Report.

Mayor Palmer's report began at [9:21:40 PM](#).

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[9:21:54 PM](#)

16. City Manager report

City Manager Bovero's report began at [9:22:07 PM](#).

At [9:23:38 PM](#) COUNCILMEMBER JOHNSON MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: April 14, 2015