

Minutes of the Special meeting of the Syracuse City Council held on October 23, 2012, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan  
Craig A. Johnson  
Karianne Lisonbee  
Douglas Peterson  
Larry D. Shingleton

Mayor Jamie Nagle  
City Manager Robert Rice  
City Recorder Cassie Z. Brown

City Employees Present:

City Attorney Will Carlson  
Finance Director Steve Marshall  
Community Development Director Michael Eggett  
Public Works Director Robert Whiteley  
Fire Chief Eric Froerer  
Police Chief Brian Wallace  
Police Lieutenant Tracy Jensen

Visitors Present:	Bruce Baird	Dina Adams	Mason Adams
	Delaney Michie	Alex Nay	Susan Nay
	Thomas Ethington	Allen Gehrke	Caden Johnson
	Hydee Hartley	Brady Wasnock	Nick Rizer
	Logan Hoopes	Ray Zaugg	Pat Zaugg
	Justin Kilgore	Cardon Malan	Grant Patterson
	Bailee Anderson	Justin Sisneros	Oby Bennett
	Whitney Parker	Sydnee Lawrence	Jace Korn
	Morgan Hamblin	Tavin Wiese	Jackson Nuttall
	Jaryn Ashby	Brody Minson	Gavin Stybe
	Mark Christensen	Mike Voshell	Alejandra Alvarez
	Austin Smith		

1. Meeting Called to Order/Adopt Agenda

6:00:43 PM

Mayor Nagle called the meeting to order at 6:00 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. She asked all visitors present if any wished to provide an invocation or thought; Councilmember Johnson provided an invocation. Councilmember Lisonbee then led all present in the Pledge of Allegiance.

6:02:41 PM

COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public Comments

6:02:47 PM

There were no visitors present who wished to make public comments.

3. Approval of minutes.

6:03:12 PM

The minutes of the Work Session Meeting of October 9, 2012 were reviewed.

COUNCILMEMBER LISONBEE MADE A MOTION TO APPROVE THE MINUTES OF THE WORK SESSION MEETING OF OCTOBER 9, 2012 AS PRESENTED. COUNCILMEMBER DUNCAN SECONDED THE MOTION.

4. Consideration of Joint Development Agreement between Syracuse City and Ninigret.

6:03:29 PM

City Attorney Will Carlson explained this agreement was presented to the Council two weeks ago during their work session meeting and over the course of the last two weeks some of the exhibits that were initially missing from the agreement have been added. He noted the most recent addition to the document is the offsite improvement agreement, which is the last exhibit to the agreement. He stated the legal description of the property covered by the Joint Development Agreement was provided to the Council earlier today. He then stated he would be happy to answer any questions about the document.

6:04:15 PM

Councilmember Duncan asked what the offsite improvement agreement deals with. Community Development Director Eggett stated that the agreement holds the developer to what they have agreed upon relative to subdivision design. He stated it is a legal document to support the subdivision approval. Public Works Director Whiteley added that it covers the infrastructure and utility structures that support the development. Councilmember Duncan asked if there is anything unusual about this agreement compared to other offsite improvements in the City. Mr. Eggett stated it is the City's standard agreement for subdivision approval.

6:05:44 PM

Mayor Nagle stated that the agreement was discussed during the last work session and she asked if there were any changes or additions to the document since that time. Mr. Carlson explained there were no changes to the body of the document; the only changes have been to collect and add all exhibits to the document.

6:06:10 PM

Councilmember Lisonbee stated that she thought the Council had suggested some changes to the agreement. Mr. Carlson stated there were no requests to change or update language at the last meeting.

6:06:33 PM

Councilmember Shingleton asked Mr. Carlson to explain which parcel of ground this agreement applies to. Mr. Carlson explained exhibit A is the project area plan and the Economic Development Area (EDA) framing document and it references 183 acres, which is the entire area around Syracuse High School; however, it also provides a specific plan and budget for the area just east of the power corridor. He stated in order to fund development west of the power corridor, that plan would need to be amended. He stated the agreement does not provide the power to do any work on the property west of the power corridor; the document does provide power to do work on the 72.6 acres of property east of the power corridor.

6:07:35 PM

Councilmember Duncan clarified the EDA encompasses the entire property, while the project plan only encompasses the 73 acre parcel. Mr. Carlson stated that is correct.

6:08:10 PM

COUNCILMEMBER PETERSON MADE A MOTION TO AUTHORIZE MAYOR NAGLE TO EXECUTE JOINT DEVELOPMENT AGREEMENT BETWEEN SYRACUSE CITY AND NINIGRET. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

6:08:28 PM

Mayor Nagle stated that prior to adjourning she wanted to make a quick comment; she noticed Oby Bennett is present tonight and she wanted to report on an event that took place earlier today. She stated the City was presented with a big check from Davis County in the amount of \$42,000, all of which will go to Chloe's Park. She stated Oby and his wife initially came up with the idea for the park for their daughter Chloe and today was a big day for them. She noted Oby was present with Chloe and she wanted to commend the City staff involved as well as the Bennett's for all of their hard work. Mr. Bennett stated staff has done a lot of work and he was glad that Parks and Recreation Director Robinson was able to attend the event because she has done much work for the park.

City Council Special Meeting  
October 23, 2012

At [6:09:26 PM](#) p.m. COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN.  
COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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Jamie Nagle  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: November 13, 2012