

Minutes of the Work Session of the Syracuse City Council, held on February 22, 2022 at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 890 3292 5036, in-person in the City Council Conference Room at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Lisa W. Bingham
Dave Maughan
Jordan Savage
W. Seth Teague
Paul Watson

Mayor Dave Maughan
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:

Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson
Fire Chief Aaron Byington
Police Chief Garret Atkin
Community and Economic Development Director Noah Steele
Deputy City Recorder Marisa Graham

The purpose of the Work Session was to receive public comments; visit with Davis County Commissioner Lorene Kamalu; discuss Communities that Care (CTC) 2022 Illumination event; receive a presentation from Museum Curator and Museum Board regarding their vision for museum expansion; receive a presentation from the City's Victim Advocate; discuss proposed amendments to the budget for Fiscal Year (FY) ending June 30, 2022; discuss proposed amendments to the Syracuse City Consolidated Fee Schedule; discuss proposed amendments to the Fiscal Year (FY) 2021-2022 wage scale; discuss Solid Waste Services Contract; discuss the following planning items:

1. Application for zone change for property located at 2325 S. 1230 S. from Agriculture (A-1) to Residential (R-2).
2. Discuss potential amendments to Syracuse City Code Section 10.92 pertaining to the Mixed-Use Development(MXD) Zone.
3. Discuss potential amendments to Syracuse City Code Section 10.30.080 pertaining to Buffer Yards.

Public comments

There were no public comments.

Visit with Davis County Commissioner Lorene Kamalu

Commissioner Kamalu was unable to attend the meeting and this agenda item was not heard.

Discussion regarding Communities that Care (CTC) 2022 Illumination event.

An administrative staff memo explained Kurtis Dickson, associate with the Communities that Care (CTC) Coalition, has requested to be on the agenda to discuss the 2022 Illumination event, including partial City sponsorship of the event. If the Council is supportive of dedicating funding to the event, it will be necessary to hold a public hearing and the soonest the hearing could be scheduled is March 8, 2022.

Mr. Dickson provided information about the 2021 Illumination event, which was held at Founder's Park. The CTC would like to hold the 2022 Illumination event at Founder's Park on August 31, and he asked that the Council consider waiving the fee for the event, provide access to the stage, and advertise the event in the Syracuse Connection Magazine.

Council discussion centered briefly on the contributions made by other cities that benefit from the event, after which the Council communicated they are supportive of offering the CTC access to Founder's Park and partnering with them to advertise the event. Mayor Maughan indicated that a public hearing will be scheduled for March 8, after which the Council can vote on the request.

Presentation from Museum Curator and Museum Board regarding their vision for museum expansion.

An administrative staff memo explained the Museum Curator and Museum Foundation Board President would like to present their needs to expand the museum complex with approval from the City. While Syracuse continues to grow, the Museum Foundation wishes to accommodate that growth as a cultural institution that serves the community of Syracuse and the surrounding areas. The Museum's mission is morphing with the times – and the Foundation strives to create a museum campus that interacts with the history, settlement, and life along the Great Salt Lake. No other museum in Utah covers the cultural aspect of the Great Salt Lake and life along it, and the Syracuse Museum hopes to be the first. These needs include expanding the main brick building, expanding the blacksmith shop, creating a bigger conference room space, and establishing more visibility along Antelope Drive.

Museum Curator Najim and Board President Dean Hill used the aid of a PowerPoint presentation to summarize their vision for a museum expansion. The concept of expanding the Museum is based upon the increase in the number of visitors to the community and the growth of the events that are hosted at the Museum; they presented an aerial image of the current museum site to orient the Council to the location of the proposed expansion. The museum needs storage space, space to accommodate new exhibits, and a larger conference room. This will provide space to accommodate growth in the community and increase visibility of the Museum. Details of the expansion include:

- Expansion of the main brick building to the west (1,000 square feet)
- Expansion of the Blacksmith Shop (400 square feet)
- Bigger conference room space
- Visibility to create a stronger presence along Antelope Drive.
 - Free labor will be provided by the Syracuse Citizens who dedicate their time volunteering at the museum.

Ms. Najim concluded the museum is part of the three-legged stool that will bring growth and notoriety to Syracuse; the culture of the City does not exist without preserving and maintaining history. This growth will benefit everyone now and for generations to come.

Councilmember Bingham inquired as to the anticipated cost of the expansion. Mr. Hill stated he spoke with a local contractor who quoted him \$225 per square foot, for a total of \$225,000 for the expansion of the brick building and \$50,000 for the pole barn. Discussion centered on opportunities for the Museum to partner with Don's Meats or other private entities in the community to fund the expansion. The Council concluded by thanking Ms. Najim and Mr. Hill for their presentation, after which Mayor Maughan stated that the request can be discussed in greater detail as the Council moved through the Fiscal Year (FY) 2022-2023 budget process.

Victim Advocate presentation

A staff memo from the City Attorney explained one requirement of our participation in the Victims of Crime Act (VOCA) grant is that the advocate provide semi-annual updates to the Council on the program. Celeste Hopkins has been an advocate for victims in Syracuse and Clinton City for nearly three years. The program also expanded and now also serves Sunset City, since July 2021. All three cities share financially in the local match requirements of the grant.

Ms. Hopkins used the aid of a PowerPoint presentation to summarize the services rendered to the community for 2021; she served 278 total victims with 106 of them from Syracuse. She provided a pie chart that communicated the different types of victimization she assists with, emphasizing that over half of the individuals she serves are victims of domestic violence. She presented a chart detailing the types of service she provided in 2021, after which she concluded from July 2021 to February 2022, she has 85 current active cases. She has noticed that communication between herself and the Police Departments she assists has improved, which has led to better information about cases. She is now working on new brochures and domestic violence packets that can be distributed to victims in Syracuse, Clinton, and Sunset. She concluded by providing success stories for two victims she served during the report period.

Discuss proposed amendments to the budget for Fiscal Year (FY) ending June 30, 2022.

A staff memo from the Administrative Services Director summarized proposed amendments to the budget for the Fiscal Year (FY) ending June 30, 2022; it referenced a detailed **capital projects** listing, which included new line items and updates to approved projects as follows:

- New Project – BMX Course Park - \$1,866,000

The memo also referenced **vehicle and capital listing** for the updated capital projects fund budget changes:

- New Vehicle – Building Inspector - \$40,000.
- New Vehicle – Building Inspector - \$40,000.
- Revised Vehicle Price – New Truck for Parks & Rec - \$55,000.

Changes to **operational budgets** in the proposed budget opening are as follows:

General Fund – major changes

- Sales Tax increase - \$540,000.

- Franchise Tax increase – \$170,000.
- Building Permit revenue increase - \$350,000.
- Plan Check Fee increase - \$154,000
- Wildland Revenue increase - \$45,000.
- State Grant Revenue Increase - \$7,000.
- Benchmark adjustments approved on February 8th meeting ~ \$297,000 for remainder of year.
- American Rescue Plan Act Expenses - \$51,100. This includes the mental health program for public safety, the Safe Harbor Donation, and Covid expenses.
- Fire OT increase - \$40,000 for wildland fire deployments.
- Estimated \$500,000 in savings in all department costs and additional revenues increases.
- Transfer to other fund increase - \$1,500,000 for surplus to the capital projects fund.

All Other Funds – Significant Changes

- Various Funds - Increased depreciation expense.
- Various Funds – Increase in impact fee revenues, transportation fund revenues, and connection fees.
- Park Impact and Capital Fund – added the BMX course expense of \$1,866,000.
- Various Funds – Increase in depreciation expense.
- Garbage Fund – increase in collection revenue and expense related to new growth.
- Capital Fund – 2 new vehicles for building inspectors.
- Other various minor adjustments in spreadsheet. See Budget opening document for details.

The memo concluded the goals of the discussion are to review the proposed budget amendments and determine whether to set a public hearing and approval action for the March 8 meeting.

Mr. Marshall reviewed his staff memo and facilitated discussion among the Council regarding the impact that nationwide inflation is having on various areas of the City’s budget. The Council concluded they are comfortable moving to a public hearing and consideration of action on the proposed budget amendments.

Discuss proposed amendments to the Syracuse City Consolidated Fee Schedule.

An Administrative staff memo summarized the proposed changes to the Syracuse Consolidated Fee Schedule as follows:

- Proposal to update and revise business licensing fees, inspection fees, and alcoholic beverages fees.
- Add a clean-up deposit for temporary businesses of \$300.00.
- Add a skills pass-off blended learning fee for CPR classes of \$15.00
- Update police contract services rate from \$55.00 to \$60.00
- Add Storm Water Pollution – construction stabilization control & track-out \$1000/incident
- Add Street sign installation charge – charged to new development \$1000/street intersection
- Update reinspection fee from \$50 to \$100

Mr. Marshall reviewed his staff memo and facilitated discussion among the Council regarding the purpose of each of the fee schedule amendments. The Council concluded they are comfortable moving to a public hearing and consideration of action on the proposed fee schedule amendments.

Discuss proposed amendments to the Fiscal Year (FY) 2021-2022 wage scale.

A staff memo from the Administrative Services Director explained the City Council met in the February 8th Council meeting and approved in a budget opening various benchmark adjustments for city employees. This agenda item is being discussed to align our wage scale document with the benchmark adjustments that were approved. The proposed wage scale reflects the changes the council approved in the February 8th City Council meeting.

Mr. Marshall reviewed his staff memo. The Council discussed whether it is necessary to act on the proposed amendments during the March 8 meeting or it is an option to delay action for a month to give them additional time to review and contemplate the implications of the proposed amendments. Mr. Marshall asked that the Council act on the wage scale as soon as possible as some employees are being paid out of their range due to the action taken on February 8. The Council concluded to act on the proposal on March 8.

Discuss Solid Waste Services Contract

A staff memo from the Administrative Services Director explained the City contracts with Robinson Waste Services for all curbside solid waste and green waste services. The solid waste contract is set to expire on March 31, 2022. Steve Robinson, president of Robinson Waste Services, has formally sent the city a letter requesting an extension of the contract with a request for an increase equal to the consumer price index increase last calendar year of 7.5 percent. The memo

referenced a price comparative of our rates compared to surrounding Davis County city rates; Syracuse City has the lowest rate compared to the 10 cities and Hill Air Force Base. Even with the 7.5% requested increase, Syracuse would still have the second lowest first can rate (0.02 more than Clinton) and the lowest second can rate for solid waste. The memo noted the Council has a few options:

- o Sending the solid waste contract out to bid.
- o Accepting the rate increase and approving an amendment to the existing contract extending the contract dates and accepting the 7.5% CPI increase in rates.
- o Negotiating different terms or pricing with Robinson Waste if options above are not desirable.

Mr. Marshall reviewed his staff memo and engaged in high level discussion with the Mayor and Council regarding the pros and cons of each of the options available to them; the Council ultimately concluded to proceed with publishing a request for proposal (RFP) to for a new solid waste services contract. The acknowledged that this decision may result in an increase in solid waste services hauling costs.

Planning item: Application for zone change for property located at 2325 S. 1230 S. from Agriculture (A-1) to Residential (R-2).

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

Location	2325 S. 1230 W.
Current General Plan	Low-Density Residential
Current Zoning	A-1 (Agriculture at 0.5 units per acre)
Proposed Zoning	R-2 (Single-Family Residential at 3 units per acre)
Acreage	4.12

The applicant is requesting approval of a rezone from A-1 to R-2 to accommodate subdivision of the subject property in connection with a larger subdivision concept on abutting ground. This area is designated Low-Density Residential in the General Plan which supports the R-2 Zone. It is part of a large swath of Low-Density Residentially designated properties with Medium-Density Residential shown just to the east along 1000 west. The zoning in the surrounding area is R-2 with leftover R-1 along 1000 West which is an artifact of when those properties were larger parcels that have since been subdivided and largely developed. The Planning Commission reviewed the item on February 15, 2022 and is forwarding a unanimous recommendation for approval. The goal of tonight’s discussion is to decide if the item is ready to be sent to the next City Council business meeting for a vote or if it needs more discussion on the next City Council work meeting.

CED Director Steele reviewed his staff memo and facilitated discussion among the Council regarding the implications of the proposed zone change, with a focus on the public input the Planning Commission and staff have received regarding the application. The Council concluded they are comfortable moving the item to the March 8 business meeting for continue discussion and possible action.

Planning item: Discuss potential amendments to Syracuse City Code Section 10.92 pertaining to the Mixed-Use Development(MXD) Zone.

CED Director Steele explained the Council has expressed a desire to amend the MXD zone. See attached for the adopted ordinance. The goal of this discussion is to give direction to staff as to which elements of the ordinance are desired to be amended. Then the item will be sent to Planning Commission for a public hearing and recommendation. After Planning Commission review, the item is sent back up to City Council for additional review during another work session and then to a vote. Other options are to continue the discussion to the next City Council work session prior to sending to Planning Commission or to decide to not make an amendment at this time. He then facilitated very high-level discussion among the Mayor and Council to solicit feedback regarding the types of adjustments they would like to see to the MXD ordinance; there was discussion of topics including:

- The ratio of commercial development to residential development in a MXD project;
- Adjusting or adding more images included in the ordinance that are intended to communicate how MXD projects should look;
- Minimum dwelling size;
- Permitted uses within a MXD project;
- Required parking space and specific walking distance from retail and commercial uses in a MXD project;
- Use of a partner site to accomplish the required commercial development to secure the MXD zoning;
- Limiting MXD to arterial roads; and
- Requiring owners of a MXD project to participate in the crime-free housing program;
- Water-wise landscaping.

Mayor Maughan indicated he feels these are good starting points for the discussion; he asked the Council to consider the topics that have been raised tonight in preparation for continued discussion during the next extended work session meeting.

Planning item: Discuss potential amendments to Syracuse City Code Section 10.30.080 pertaining to Buffer Yards

CED Director Steele explained the current version of our buffer ordinance does not require fencing for projects that are built adjacent to agricultural properties except for industrial projects. Most single-family homes will erect a 6' vinyl or wood privacy fence on their own merit. However, this fence is often incompatible with agriculture uses because of its fragile nature. Ditch burning, equipment kicking up small rocks, large animals leaning next to vinyl often damage the fence. Also at times, the resident doesn't install a fence or has a delayed install, this allows the new resident to trespass onto the farm where potentially dangerous situations exist. The buffer ordinance could be amended to require the developer to install a precast concrete fence or a metal chain link fence depending on the scenario which are both more durable options. The concrete fence is more appropriate with commercial, multifamily residential, or industrial projects. We have also seen a need to upgrade the fence requirement for when apartments are built next to single family homes which currently allows a vinyl privacy fence. See attached for the existing ordinance and a potential red line amendment that would correct the issue. The goal of this discussion is to decide if the amendment is desired and if yes, the item will be sent to Planning Commission for a public hearing and recommendation. After Planning Commission review, the item is sent back up to City Council for additional review during another work session and then to a vote. Other options are to continue the discussion to the next City Council work session prior to sending to Planning Commission or to decide to not make an amendment at this time.

Councilmember Carver provided the Council with data supporting the need for appropriate fencing between residential and agricultural properties; she is concerned about children getting through barbed wire fences and onto agricultural properties, which could lead to them being injured or killed by livestock. She stated that in the past, the City's ordinance required adequate fencing and she cannot understand why the requirement was removed in 2018. She asked that the Council consider amending the ordinance again to add the fencing requirement. The Council indicated they are willing to consider the ordinance amendment and they discussed the appropriate type of fence to be installed, including regular chain link or vinyl coated chain link. Mayor Maughan indicated that the document included in the packet has several optional amendments relating to fencing and buffers; he suggested that the Council only consider the amendment being required by Councilmember Carver tonight as he wants to avoid making changes without considering any unintended consequences. The Council concluded to refer the item to the Planning Commission for a formal recommendation as to an appropriate fencing ordinance amendment.

Councilmembers Bingham and Teague inquired as to why the agenda item dealing with the application for MXD zoning at 2000 West and S.R.193 was removed from the agenda. Mayor Maughan indicated that he and staff met with the applicant last week and their application materials were not finalized or were going to change between that meeting and tonight's work session meeting.

The meeting adjourned at 8:26 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: April 12, 2022