

Minutes of the Work Session meeting of the Syracuse City Council held on July 14, 2009, at 5:30 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Alan Clark
Doug Hammond
Lurlen A. Knight
Douglas Peterson
Larry D. Shingleton

Mayor Fred Panucci
City Administrator Rodger Worthen
City Recorder Cassie Z. Brown

City Employees Present:
IT Director TJ Peace
Community Development Director GJ LaBonty
Finance Director LaMar Holt
Fire Chief Craig Cottrell

The purpose of the Work Session was for the Governing Body to review the agenda for the Regular Council Meeting to begin at 7:00 p.m., review the City Council Calendar, review the City Claim Statement, discuss City Council participation in economic/business development, discuss the usage of City volunteers, discuss the current method of Planning Commission compensation, discuss Shadow Point Commercial Center development, and discuss Council Business.

Regular Meeting Agenda

Councilmember Clark stated that he wanted to make a comment about item seven, which is site plan approval for the Syracuse Car Wash. He stated he wanted to be direct with his comments, but he did not intend to be offensive. He stated that he did not know that the person that had made application for site plan approval was Councilmember Hammond's son. Councilmember Hammond stated that he planned to abstain from voting on the site plan approval. Councilmember Clark stated that his feeling is that the Council should have been informed that the applicant was Councilmember Hammond's son when the issue was originally raised, which was when the Council was talking about making changes to Title Ten to allow for car washes in the Town Center zone. He stated that everyone should have understood that the owner of the car wash was Councilmember Hammond's son – not that it would have changed anything, - but out of consideration for the Council, Councilmember Hammond should have informed everyone that the applicant was his son. Councilmember Hammond stated he did not think the issue was one of concern at that time because the Council was talking about car washes in general; if there had been specific discussion about his son's car wash he would have informed the Council that the applicant was his son. Councilmember Clark stated he simply wanted to share his thoughts. Councilmember Knight stated he wanted to share his thoughts as well. He stated he was contacted by someone that told him that the applicant was Councilmember Hammond's son and Councilmember Knight told the person that could not be correct because Councilmember Hammond would have told the entire Council if that was the case. Councilmember Knight stated he was disappointed. He stated that Councilmember Hammond's son was actually in attendance during the work session when potential changes to Title Ten were being discussed. He stated that he did not actually believe that the applicant was Councilmember Hammond's son until he attended the Architectural Review Committee (ARC) during with the project was discussed and he saw that the applicant's last name was Hammond and he thought that the applicant looked a lot like Councilmember Hammond. Councilmember Hammond reiterated that he was not planning to speak about or vote on the site plan tonight. Councilmember Knight stated that the point is that when Councilmember Hammond's son was in attendance during the work session meeting Councilmember Hammond should have pointed out to the rest of the Council that the car wash owner was his son. He stated Mr. Hammond argued in favor of locating his car wash in the Town Center zone and he did not know that he was Councilmember Hammond's son. He reiterated that he had defended Councilmember Hammond by telling someone that Councilmember Hammond would not fail to inform the Council that the applicant was his son. He stated that he was embarrassed by the fact that he was wrong in his defense of Councilmember Hammond. Councilmember Clark stated that he simply feels that he did not think it would have been a big deal for Councilmember Hammond to inform the Governing Body that his son was thinking of building a car wash in the Town Center. He stated that no matter the topic of conversation he feels the Governing Body needs to be open in their communication. Mayor Panucci agreed that open communication is a good thing. Councilmember Hammond stated there was no ill-intent on his part because the discussion the Council had was a general conversation about car washes and he planned to abstain from voting on the car wash tonight. Councilmember

Clark stated that his concern is that the Council changed Title Ten to allow the car wash. Councilmember Hammond interjected that the change was made to allow car washes in general, not just his son's car wash. Councilmember Clark agreed, but added that Mr. Hammond's car wash was the catalyst for the change; Mr. Hammond was the person that requested permission to build the car wash in the Town Center, which required a change to Title Ten. Councilmember Clark stated that issue, and others like it, could be looked upon very unfavorably if the Council is not open with one another. He reiterated that all he is asking is that the Governing Body have open communication. Mayor Panucci stated that Councilmember Hammond could announce during tonight's regular meeting that the applicant is his son and that he will not be voting on the site plan approval for the car wash.

Councilmember Clark stated that the other item he has question on is agenda item 14, which is an ordinance making changes to Title One. He asked Mayor Panucci to explain the purpose of the ordinance. Mayor Panucci explained that if one reads the ballot title for Referendum One that was used during the 2007 municipal election they will understand that the City Administrator is supposed to be called the City Administrator, not the City Manager, and he is supposed to report to the Mayor rather than the Council. He stated that these changes should have been made in 2007 after a court order to do so. Councilmember Knight stated that the court did not order the change; rather the citizens voted for it. Mayor Panucci and Councilmember Shingleton stated that the court made an order prior to the election. Councilmember Knight stated the court issued a temporary restraining order (TRO). Councilmember Shingleton stated that the court ordered that Title One be 'put back the way it was' until the citizens could vote on the issue. Councilmember Knight stated that is correct; the court issued a TRO to be in affect until the citizens could vote on the issue. He stated that the change should have ultimately been made after the people voted on it. Mayor Panucci stated that the people did vote on the issue and the proper 'paperwork' needs to be done to recognize what they voted for. Councilmember Clark stated he was curious as to why the issue is being brought up now, nearly two years after the election during which the issue was voted on. Mayor Panucci stated that it should have been done two years ago. Councilmember Clark asked if there is any current issue that brought this to the forefront. Councilmember Shingleton stated his question is why it is necessary for the Council to vote on this now. Mayor Panucci stated that any time an ordinance is being changed a vote of the Council is required. He stated the Council is being asked to change the ordinance to comply with the vote that was taken. Councilmember Knight stated that one thing he is concerned about is that the ordinance makes it sound like the Council is giving control of the City Administrator to the Mayor rather than the Governing Body, which is how the ordinance is actually written. Councilmember Hammond asked if the Governing Body includes the Mayor, to which Councilmember Knight answered yes; he added that the Mayor is also considered part of the Council, though that is confused sometimes. Councilmember Clark added that Title One provides a definition of Governing Body. Mayor Panucci added that as he was reviewing the City ordinances he found that two different employees, the City Administrator and the Finance Director, are identified as the budget officer of the City. He stated that some additional changes are necessary to provide consistency dealing with that issue. Councilmember Clark stated that there are a lot of items in Title One that need to be 'cleared up'. He stated the Council has talked about making changes to Title One over the past two years, but there have been other pressing matters to resolve. Mayor Panucci concluded that the purpose of the ordinance on tonight's agenda is to do some 'housekeeping' that should have been done immediately following the 2007 election.

Calendar

Councilmember Peterson reported that he will be out of town during the last week of July; therefore, he will be absent during the July 28 City Council meeting.

Councilmember Clark reported he will be out of town from July 15 thru 25 and again on July 29.

Mayor Panucci reported he will be out of town August 2 thru 5.

City Administrator Worthen reported that TRANSCOM will be holding a meeting in the City Council Chambers on July 22 at 8:30 a.m.

Claim Statement

Mayor Panucci asked if the contributions made to the Fire Department Association by employees are made on a monthly basis or a quarterly basis. Finance Director Holt reported that the contributions made by employees are deducted by their paychecks monthly.

Councilmember Hammond stated that the claim statement includes an expenditure for bike helmets and he asked if the bike helmets are a special kind of helmet. Mr. Worthen stated that the City purchases all sorts of helmets and the money made by the sale of the helmets is deposited back into the City's general fund.

Mayor Panucci stated the claim statement includes an expenditure for the purchase of ear buds and he asked what they are used for. Mr. Worthen stated he would assume they were used for some type of radio communications, but that he would research that issue and give the Council further information if necessary.

Council participation in economic/business development

Mr. Worthen explained that Community Development Director LaBonty drafted a memo provided to all members of the Governing Body regarding different types of economic incentives that can be used by the City. He added that Mr. LaBonty has also created a brochure that can be given to developers inquiring about this issue. He added that the City maintains demographic data consisting of information from several different entities, including the census bureau. He stated that when developers inquire about developing in the City they are given this type of information. He then stated there are a couple of tools the City can use to provide economic incentives to developers. He stated there are a couple of Redevelopment Agencies (RDA's) in the City and it is sometimes possible to use tax increment financing (TIF) to incentivize businesses to locate in the City. He stated that the downtown RDA was a factor when the City was working with Kim Kimmons on the design guidelines for his building located on 2000 West. Mayor Panucci asked Councilmember Knight if he had a chance to meet with Mr. Kimmons during a recent trip he took. Councilmember Knight reported that he did meet with Mr. Kimmons who shared some information with him about some of the tenants he currently has in the buildings he owns in the Town Center and they also talked about some ideas for retaining those tenants or enticing new ones. He stated that Mr. Kimmons told him that he would be in Syracuse City within the next couple of weeks and he would like to talk more about the issues facing developments in the City. He stated he thought that Mr. Kimmons seemed very positive; he has development projects throughout the United States and he has researched what other cities have done to try to entice businesses to come to their city. He added that Mr. Kimmons also told him that he has some prospective new tenants that may be locating at the Town Center; a Mexican restaurant and a bike shop were examples. He stated that he talked to Mr. Kimmons about some comments that have been made regarding the lease rates and other costs charged to tenants at his development and Mr. Kimmons received that information in a very positive manner. He stated that Mr. Kimmons was very cordial and he committed to contact the City while he is in town to talk more about these issues. Mayor Panucci stated that every time he is contacted by a developer they discuss ideas they have regarding ways the City can help them out. Councilmember Knight stated that he and Mr. Kimmons talked about some of those things too, but most of the things mentioned by Mr. Kimmons are included in the memo provided by Mr. LaBonty.

Mr. Worthen then stated that in addition to RDA's the City also has the tool known as an Economic Development Area (EDA). He stated that EDA's do not have the blight component that RDA's do. He stated that he and Mr. LaBonty are looking into the functions of the RDA's in the City and they are considering revising some of the strategic planning concepts for those areas.

Councilmember Knight stated that he noticed that curb and gutter is being installed on the street west of the theater and he asked when that is scheduled to be completed and when the City will release money associated with that project to the developer. Mr. Worthen stated he does not know the final details of the agreement between the site developer and the theater owner.

Councilmember Hammond stated that one thing that Larry Miller used to do at his theaters was allow people to bring outside food into the theater. He stated that he talked to Mr. Miller about that personally and Mr. Miller told him that it was a win-win situation for him. Councilmember Shingleton stated that the reason it was a win-win situation for Mr. Miller is that he also owned all of the restaurants located around his theaters. Councilmember Hammond stated that he asked the owners of the Syracuse Theater to talk to Santa Monica Pizza to see if they could work something out to allow patrons to bring in food purchased at the site. He stated people could possibly even purchase food from the Double Scoop Deli to take into the theater. Councilmember Clark stated that the last time he saw a movie at the theater they gave him a card for a discount at Santa Monica Pizza. Councilmember Shingleton added that a family can pay \$26.99 for a meal from Santa Monica Pizza and four movie tickets at the theater so it appears the businesses are working together. Councilmember Hammond stated that is correct, but movie-goers are not being allowed to bring food into the theater. He stated that allowing that practice may improve business by enticing those customers that do not have enough time to have a sit-down dinner and see a movie. Mayor Panucci then stated that the Council needs to encourage people to shop in Syracuse City every opportunity they get. Councilmember Clark stated he wants to know how the Council can encourage people to shop in Syracuse; what can be done from a marketing standpoint. He stated that residents continue to ask what the City is doing to bring businesses to the City and then help them stay in business. Mayor Panucci stated that this is the most difficult economical time the country has seen in the last 20 years and for people are not being realistic if they think that it will be possible to fill up retail centers easily. He stated businesses coming and going is normal and the City will continue to deal with that issue. He stated the thing that concerns him more than that is the franchises that are going out of business.

Councilmember Shingleton stated that can often be blamed on poor management. Mr. Worthen stated that one thing the Council may want to consider is unique signage opportunities or relaxing some of the current signage regulations. Councilmember Peterson stated that there are often signs near freeway off-ramps identifying the different businesses or restaurants located in a City. He stated he understood that it would not be practical to advertise for Syracuse businesses on those types of signs, but there could be some advertisement on Antelope Drive. Councilmember Clark stated he would like to erect some signs thanking people for shopping in Syracuse. Councilmember Shingleton stated that every weekend the traffic of the City is flowing eastward to Layton; there are people that do not even know that Syracuse has a theater and that is sad. Councilmember Hammond stated that the one 'plus' the City has is Antelope Island; anyone that visits the island must travel through Syracuse. He stated that over the next 10 days there will be many people visiting the City to participate in bike rides on Antelope Island; the events will draw 11,000 plus riders. Mayor Panucci stated that he had another idea regarding an event that could be held in the City to bring people in. He stated that he thought a kite festival would be a great draw; all that is needed is a large open area. He stated the event could run in concert with the balloon festival, which already draws a lot of people to the City. Robert Whiteley interjected that he is an avid road bicyclist and this is the most ideal area for that sport. He stated a kite festival or even a bike festival would be a great draw. He stated that one idea he has had is to set up an area that businesses can promote themselves during some type of event. He stated the City could charge them \$25 for a booth rental and the businesses could, in turn, sell products to customers and generate some profits. He stated that would give people from Syracuse and those visiting from outside Syracuse a chance to see what types of businesses are here. The Council then briefly discussed different types of events that could be held with Councilmember Hammond stated that Antelope Island is the number one tourist destination in Northern Utah and Davis County Tourism sends brochures about the island to three different countries outside the United States. He stated he felt that any event the City chooses to organize should be tied to Antelope Island.

Councilmember Clark suggested organizing businesses to put together some sort of coupon packet that could be distributed to residents. Councilmember Peterson asked if the City currently provides a welcome packet to new citizens with coupons and other items included. Mr. Worthen stated that the City does provide something to new residents, but he did not believe it included any information about businesses. Councilmember Shingleton stated that he would bet that most businesses have some type of coupon they could provide and he would like to include that in the packet given to new residents. Councilmember Knight stated it may be possible for the Council to meet with business owners and ask them what types of things they are willing to do. Mayor Panucci stated the event could be called a business summit. Mr. Whiteley asked if the City has a rotary that promotes businesses. Councilmember Shingleton asked what DUED does for the City. Councilmember Hammond reported that they market Antelope Island. Councilmember Shingleton suggested including them in the business summit. Councilmember Clark agreed that a business summit would be a good idea. Councilmember Hammond stated the City had a golden opportunity to do something like this during Air Force Week, but the City did nothing. Councilmember Shingleton stated the Air Force wanted the City to host a 5K run. Councilmember Hammond stated that was just an example of an event that the City could have participated in; the City could have done any number of things. Mayor Panucci stated the City can still do a number of things and one thing that should be done is asking businesses what they want to do and what they want to see happen. Councilmember Shingleton stated that a business summit event would show the community and the businesses that the Council is doing something and that the Council cares. Councilmember Clark stated that the Council needs to be careful in its communication with businesses and not simply ask businesses what the City can do for them. Councilmember Knight agreed and stated that during the meeting the Council could tell the businesses that there are things the City is willing to do and also highlight the things the City has done in the past, but encourage businesses to bring something to the table as well. He added that he would like to tie this topic in with the next agenda item regarding volunteerism in the City. Mayor Panucci stated the City should try to instigate the creation of a Syracuse rotary. Councilmember Hammond stated that it could be called a business outreach board. Councilmember Knight stated the Chamber of Commerce should be invited to the business summit. Councilmember Clark asked how a business will be defined for the purpose of the summit; will all businesses be invited or just brick and mortar businesses. He then asked how many businesses there are in the City. Mr. Worthen stated there are over 400 business license holders and that includes all home based businesses. After a short discussion the Council decided to invite brick and mortar businesses to the initial business summit meeting. Jamie Nagle suggested inviting someone from the Governor's Office of Economic Development. Councilmember Clark asked how the Council should move forward with organizing the meeting. Councilmember Knight suggested setting a date for the summit and the planning for the content of the meeting could begin. Councilmember Hammond suggested inviting the Syracuse tourism board to the meeting and they could perform 'welcome wagon' activities. Mayor Panucci stated there are not many tourism events happening. Councilmember Clark stated it would be impossible to accomplish all of these ideas at the same time; the Council needs to pick and choose what things they want to do first and he thinks that it would be wise to start with the business summit. He added that he thinks the Council needs to

be careful and explain that the City is going to facilitate the meeting and then take a back row role. Mr. Worthen stated he and Mr. LaBonty will try to come up with a plan for the meeting and recommend some possible dates to the Council. Mayor Panucci stated he would like Mr. Worthen to send an email to the Council updating them on this event so the Council can provide their comments on the planning process.

Councilmember Hammond stated that when he was campaigning prior to the last election many people told him that they want a dog park in the City; a place they can take their dogs to exercise. He stated that the City could construct one so easily and it would be reasonably priced. He stated there is a dog park on Hill Air Force Base (HAFB) that he has visited. Councilmember Clark stated that Barlow Park in Clearfield is a dog park. Mayor Panucci stated he did not know what a dog park had to do with economic development. Councilmember Hammond stated it would be something else to draw people to the community; people would come here to visit the dog park and exercise their dogs.

Usage of City volunteers

Councilmember Clark stated that he asked for this item to be added to the agenda because the use of volunteers came up frequently during recent budget discussions. He stated he feels there is a definite possibility that the City can use volunteers effectively, but he wants to make sure that would be a net benefit for the City rather than a net cost. He stated that there have been many people say that they want to volunteer and he has thought of some of the things that volunteers could do for the City without taxing City resources. Mayor Panucci asked Councilmember Clark what his ideas are. Councilmember Clark stated that he thought of creating a committee of volunteers that could solicit donations for the Heritage Days fireworks display. Councilmember Shingleton stated that he raised that idea a few months ago. He added that he felt that volunteers could also play a bigger role in the City's recreation programs; the City pays youth referees and scorekeepers, but those functions could be handled by volunteers. Councilmember Clark stated that would still require City oversight. Councilmember Peterson suggested the City find someone to be a volunteer coordinator. Councilmember Knight stated he has talked to Public Works Director Waite about volunteerism and Mr. Waite told him that people that volunteer to do something do not always show up for the task they have volunteered for and they often lose motivation. He stated that the Youth Court leaders used to be volunteers, but there was such a high turn over rate and the City decided to finally pay the Youth Court leaders in order to retain them. He stated he would be weary of having a volunteer program coordinator. Councilmember Hammond stated that he liked the idea of having a volunteer group to solicit donations for fireworks. He added that the group would always have a contact at the City to assist them with their needs. Mayor Panucci stated that he thought that Councilmember Peterson's idea of a volunteer coordinator has a lot of merit. He stated that Department Heads could submit projects to the volunteer coordinator and that person would find volunteers to work on the projects. Councilmember Peterson stated that having one volunteer coordinator would provide consistency rather than finding a different person to be in charge of each volunteer event. Councilmember Knight reiterated that it is difficult to count on volunteers in the long term. Councilmember Hammond stated that Arlington Cemetery has 400 volunteers that come from across the country to visit the cemetery and perform clean-up work one week each year. He stated that event is managed by a volunteer coordinator. He stated that Syracuse City has a beautiful cemetery and there may be a citizen in town that would like to take on a project to maintain the cemetery. Councilmember Knight stated there are scout troops that do that work. Mayor Panucci agreed with Councilmember Knight and stated that one thing the Council needs to be careful about is putting a volunteer in a situation where the City is counting on them. Councilmember Shingleton reverted to recreation programs and stated that the City could require each team to provide their own volunteer scorekeepers. Mr. Worthen stated that has been done to some extent, but the City will continue to hire and pay referees. He stated that one thing people enjoy about City recreation programs is that they are organized; they do not worry that they are going to show up to a game and there will be no scorekeeper or referee. Councilmember Knight stated that there are already occurrences where paid referees do not show up and he was confident the same thing would happen, but to a greater extent, with volunteers. Councilmember Clark stated the City could solicit volunteers to weed parks; there are youth groups that currently weed the trails and if there was someone that could coordinate a program to get groups pulling weeds in the park, that would be great. Mayor Panucci stated the City used to have a volunteer coordinator and she did all the things the Council is suggesting. Mr. Worthen stated those efforts are now being spread among multiple Department Heads. Councilmember Shingleton suggested holding an annual or bi-annual volunteer event where volunteers or volunteer groups would go to a City park and clean it up. He stated that the event(s) could be called Syracuse Clean-Up Day. Councilmember Knight stated that is a good idea. Mr. Worthen stated that he simply needs some direction from the Council. He stated there is a difference between enlisting a volunteer coordinator that will work on volunteer projects year round and finding volunteers to work on a once yearly project. Councilmember Hammond stated that a premium example of a working volunteer program is the Museum; it has been run by volunteers for years and they still have interest in serving. Councilmember Clark stated volunteerism is interesting to him; Syracuse Junior High has struggled to get volunteers to serve on their community council while other entities do not have a hard time finding

volunteers. He stated if the Council is going to encourage volunteerism it is necessary to determine the direction to move in so that information can be given to citizens and staff can have the opportunity to organize an event or events. Councilmember Peterson stated the easiest thing to do at this time would be to have a service day that could even be held on a quarterly basis. Mayor Panucci suggested having a bi-annual service day; one in the spring and one in the fall. Councilmember Knight concurred. Mayor Panucci suggested that Mr. Worthen discuss that prospect with Department Heads during their next staff meeting.

Councilmember Clark asked the Council if they wanted to proceed with a fireworks fundraising volunteer group. Councilmember Shingleton stated he has talked to Recreation Director Robinson about that idea and she was concerned that if a group solicits donations too far in advance of Heritage Days people will forget about it and not donate. He stated fundraising for the fireworks could be done on a corporate level and the City could potentially get \$5,000 to \$6,000 for the event. He then stated that he talked to a lot of people that were vendors at Heritage Days and they told him that they did better this year than they have done in years past. He reiterated that the City needs to have someone soliciting corporate donations. Councilmember Clark stated that it would be necessary to identify what businesses should be asked to donate.

Councilmember Hammond stated that the Christmas holiday season is approaching and it would be a good idea to raise money for new Christmas decorations. Councilmember Shingleton stated he was not sure that the light poles would be installed on Antelope Drive in time to hang Christmas decorations on them. Mr. Worthen stated they may be erected in time. Councilmember Clark stated there are a lot of things that can be done with volunteerism, but they can not all be done at once. Mayor Panucci agreed and stated he would like to focus on fall and spring cleanup projects as well as discuss firework fundraising opportunities for next year's Heritage Days celebration.

Current method of Planning Commission compensation

Mayor Panucci asked the Council if they were comfortable with the recommendation put before the Council regarding Planning Commission compensation, to which all Councilmembers answered yes.

Mayor Panucci then reported that Planning Commissioner Evert Cook resigned his position on the Planning Commission. He stated that he has talked with Commission Chair Robert Whiteley and Mr. LaBonty and they have decided to extend an invitation to serve to one of the people that applied a couple of months ago when it was necessary to fill another vacancy on the Commission.

Mr. Worthen then stated that according to the City's current ordinance Planning Commissioners are paid \$25 for their attendance at each meeting. He stated that it is necessary to make a change to the existing ordinance in order to clarify a conflict between per diem and compensation.

The Council agreed to set a public hearing during an upcoming Council meeting to consider making the necessary changes to Title Two of the City Code.

Shadow Point Commercial Center development

Mr. Worthen reported that he recently met with the developers of the Shadow Point site and they informed him that they are trying to locate a grocery store in their development and they are asking the City for some type of incentive in order to assist them with bringing the tenant to the City. Councilmember Knight asked how much space the grocery store would take, to which Mr. Worthen answered approximately 70,000 square feet. He stated that the problem the tenant has is that the parking space for their store would be limited. He added that the developers also informed him that the impact fees associated with the building permit for the project are very high and it is making it hard for them to secure the tenant. He stated that he told the developer that he does not have the authority to negotiate fees and if the City were to consider waiving an impact fee it would be necessary to conduct a study required by State Code to determine how the City would recoup the fees. He stated the developer requested time on an upcoming work session agenda to discuss this issue with the Council.

Councilmember Clark asked if there is another program the City can use to offer some other type of monetary incentive so that the developer or the tenant would still pay impact fees. Mr. Worthen stated that if the developer were planning to perform storm drain or roadway improvements at or near the site those costs could possibly be applied to their impact fee. He stated that the developer did not raise those types of questions; rather they asked for some sort of waiver of fees. He added that the developer is concerned that their site is becoming the 'dog' of the City; there have been a lot of problems with the site relative to the widening of Antelope Drive.

Councilmember Shingleton stated that the development needs an anchor tenant. Mr. Worthen stated that is correct and the developer feels they may have an anchor tenant in the grocery store. He stated the total permit fee for the buildout of the 70,000 square feet would be \$350,000. He stated the largest impact fees are the storm drain fee and the traffic fee.

Mayor Panucci stated that when Mr. Worthen first mentioned this to him he had a number of thought come to mind; when the Council considers waiving an impact fee they need to keep in mind that there is a very structured formula used to

calculate impact fees and if a fee is not collected from one project the Council will need to determine how else to collect the money. He stated, with that being said, relative to this project the fee that could most likely be waived would be the transportation fee because the road directly adjacent to the development, Antelope Drive, is already being taken care of. Councilmember Knight stated that the project would still impact 1000 West. Mayor Panucci agreed, but added that was the only fee that it would make sense to waive. He reiterated the Council needs to clearly understand the cost of any waiver. Mr. Worthen stated that the transportation fee is calculated based on the number of trips this business will generate in the community. Councilmember Knight stated that half of the trips generated by the development would be from communities to the east.

Mayor Panucci stated that the negative thing about another grocery store is that it would pirate business from Smith's Grocery Store. Councilmember Clark stated that the Council needs to think about what types of businesses would make Syracuse City better than Clinton or other nearby cities. Councilmember Shingleton stated that a new grocery store would impact other grocers by reducing their business by about 30 percent initially, but after a short time the other grocers' business will rebound. He stated that was the case with Smith's when Wal-Mart located in the City. He added if there is an anchor at the site other businesses will come and the store fronts will fill up. Councilmember Clark agreed. Councilmember Shingleton stated the City needs to try to bring businesses in; early in the meeting the Council talked about what they are willing to do for businesses. He stated other cities are doing some major recruiting by way of waiving sales tax, etc., and they are doing those things because new businesses provide jobs for their community.

Mr. Worthen asked the Council if they are willing to talk with the developer about his requests, to which all Councilmembers answered yes. Mayor Panucci inquired as to how much the total permit fee is. Mr. Worthen stated the impact fee portion of the permit fee is approximately \$302,000. Mayor Panucci asked if the City is required to do a study to waive other portions of the permit fee. Mr. Worthen stated he would recommend an in-house study relative to permit fees and an independent firm relative to impact fees. He then stated he will invite the developer to the next work session meeting.

The meeting adjourned at 6:55 p.m.

Fred Panucci
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: August 11, 2009

Governing Body/Administration Assignment List

- Mayor Panucci and members of City Administration will attend a County Commission meeting to discuss sharing Senior Citizen Program resources. (01-08-08)
- City Administrator Worthen and Finance Director Holt will work on developing a proposal regarding a Fleet Replacement Program. (01-08-08)
- Administration will advertise the creation of an audit committee and solicit community involvement. Once a member of the community has been selected, a resolution will be drafted to create the committee and appoint the members. (02-26-08)
- Councilmember Clark suggested the creation of a distribution list that people could add their name to in order to receive electronic copies of agenda, newsletters, etc. City Administrator Worthen will work with staff on that issue. (02-26-08)
- Human Resources Director Alldredge will research the options for including a “commitment clause” in the City’s tuition reimbursement policy. (05-27-08)
- City Recorder Brown will research the rates that other cities are charging to allow businesses to advertise in their newsletter. (06-10-08) (10-28-08)
- Administration will research the contract between the LDS Church and the City regarding the donation of the Founders Park land. (06-10-08)
- Council will revisit the proposal to create the positions of HR Generalist and Treasurer after the implementation of the electronic time keeping system. (10-14-08)
- Mr. Worthen will research EPA guidelines to determine when the City will be required to install a de-silting station. (10-28-08)
- Councilmember Clark will gather information from the WIWMD regarding participation in pilot recycling programs and report back to the Council. (01-13-09)