

Minutes of the Work Session meeting of the Syracuse City Council held on August 25, 2009, at 6:00 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:
Finance Director LaMar Holt
Police Chief Brian Wallace

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, receive a presentation from the Steering Committee for Davis County Constitution Day, discuss a proposal to perform a cost benefit study, and discuss Council Business.

Claim Statement

Councilmember Shingleton asked if there are still problems with the copy machine at the Community Center. Mr. Worthen stated there are still problems with that machine and that staff will be executing a service agreement or replacing the machine soon.

Request to be on the agenda – Davis County Constitution Day Steering Committee

No representative of the Davis County Constitution Day Steering Committee was present to provide information to the City Council.

Proposal to perform Cost Benefit (10-8-2) Study

Mr. Worthen stated that he received a proposal from Lewis, Young, Robertson, and Burningham to provide a fiscal impact study relative to the Shadow Point Commercial Center development. He stated they have said they can complete the study for \$6,000. He added that they have completed one other study for a Syracuse development and they have done countless other studies for various communities. Mayor Panucci asked if the City would be required to request proposals or complete an RFP for this type of contract. Mr. Worthen stated that the cost of the study is below the dollar amount above which the City would be required to solicit formal bids. He added that it may be possible that the developer will agree to pay for all or some of the cost of the study. Mayor Panucci then reported that he spoke with the developer for this project and he found that there is no tenant waiting for this information before agreeing to locate at the site. He stated that the developer is soliciting help from the City that could be offered to potential tenants. He stated there is no grocery store that is currently considering locating at the development. Councilmember Knight stated that he assumes the developer is looking for anything that can help him market and negotiate terms with a potential tenant. Mayor Panucci stated that would be an accurate assumption. Councilmember Clark inquired as to how long the study would be valid. Mr. Worthen stated he assumed the study would be valid until it is utilized or until there are significant changes in population or if another grocery store were to locate in the City.

Councilmember Hammond stated there was an article in the newspaper relative to a different development where a co-op is considering developing a grocery store that one would have seen in the 'days of old'. He stated something like that might be wonderful in Syracuse City.

Mayor Panucci stated that if the Shadow Point developer is willing to pay at least half of the study cost that means the City would only need to commit \$3,000 up front, but conducting the study could potentially bring much more than that in revenue back to the City. He then stated that he wanted to go on record and say that he is completely opposed to any type of sales tax waive or rebate for the development. He stated that practice has been bad for other cities in the past. Councilmember Knight stated there are many options and he would not discount sales tax concessions completely. He stated he would rather listen to what the developer has to offer as well as consider the results of the study. Mayor Panucci stated

that he feels that there are a lot of other options that could be considered before any consideration is given to granting sales tax concessions.

Councilmember Shingleton then stated that he feels that the City's impact fees are significantly higher than those charged by other cities and he feels the City needs to do some work to be more competitive. Councilmember Knight stated that it is impossible to compare the impact fees charged in Syracuse to those charged in Centerville. He stated he does not disagree that the City needs to try to be competitive, but he feels that it is necessary to compare Syracuse City with like cities. Mayor Panucci stated that the bottom line is that developers or businesses consider impact fees before making decisions on where they will locate. He stated the question before the Council tonight is whether to proceed with conducting the feasibility study. He stated he would recommend that the Council give Mr. Worthen direction to move forward with the study and that he start by asking the developer to pay the entire cost of the study, but that he not agree for the City to pay any more than half the study cost.

Councilmember Clark then stated he would like to review the City's impact fees and better understand them. He stated he would like for the City to move forward with the study, but also look at alternatives. Mayor Panucci stated the study will determine whether the City can afford to provide any impact fee concessions to the developer. Councilmember Clark stated he understands the purpose of the study and also that the study will be independent. He stated he simply wants to review impact fees to try to determine if changes need to be made to make the City more competitive. Mr. Worthen stated that the Council is "heading down a slipper slope". He stated that impact fees are directly tied to the City's Capital Facilities Plan, which identifies the infrastructure needs in the City. He stated the City has conducted an impact fee analysis for each impact fee to determine the model upon which the impact fees are based. He stated the cost is generated by the model and is then charged to residents. He stated that when the Council starts questioning those analyses and reports the City could have some legal problems because fees based on those analyses have been charged to people. Councilmember Clark stated that he simply wants to understand the difference between Syracuse City's impact fees and the fees charged by other cities. He stated he wants to understand why the City's impact fees are higher than those charged by other cities. Mayor Panucci stated that Syracuse City is one of the only communities that owns and operates its own secondary water system. Councilmember Clark stated that he understands that; he simply would like a quick education in an upcoming meeting. Councilmember Shingleton added that the traffic impact fee for the Shadow Point Center is very high and he does not understand why that is considering that the development is served mostly by a State road. Mr. Worthen stated that most residents and most of the traffic that occurs in the City does not occur on State roads. He explained that when a new business locates in the City there is an impact to all the roads on the City because the assumption is made that residents will make a defined number of trips to that new business. Councilmember Knight added that 1000 West will be impacted by the development as well. Mayor Panucci stated it does not serve the Council to only consider the immediate surrounding area; a new grocery store at the Shadow Point Center would impact the entire transportation system of the City. Councilmember Peterson asked if it would be safe to say that the City's traffic impact fee may be higher because of the ratio of City roads to State roads in the City. Mayor Panucci stated that is probably a safe assumption; there are only two state roads in Syracuse City – Antelope Drive and a portion of 2000 West. He stated that development and maintenance costs for all other roads in the City are the responsibility of the City. Mayor Panucci stated that another example the Council could consider is that the City's park impact fee is higher in Syracuse than it may be in other cities because of the topography in the City; the ground is very level and it is necessary to add significant amounts of fill dirt to a park area to provide proper drainage. He stated that condition does not exist in a city like Layton.

Council Business

Mayor Panucci stated that he saw a television news story about Syracuse and he asked that staff inform him and the Council if they are aware that the City is going to be covered by any news media outlet. Councilmember Clark stated that staff may not always know when a news story about the City is going to be released. Mayor Panucci stated that is correct, but if staff is contacted or interviewed for a news story or even if someone on staff sees the media in the City to cover a story they should tell the Council. Councilmember Clark asked what the most recent news story was about. Police Chief Wallace explained that he was interviewed by Channel Four news about the kids that are walking to Buffalo Point Elementary School as well as those traveling to the new Junior High Charter School. Mayor Panucci stated that when Department Heads are interviewed for any news story they should inform Mr. Worthen and he can send an email to the Governing Body.

Councilmember Peterson asked Chief Wallace how he perceived the situation that has kids walking along Antelope Drive to Buffalo Point Elementary School. Chief Wallace stated that he feels it is unsafe; it would not be enough to simply assign a crossing guard to the intersection of 3000 West and Antelope Drive, but rather it is necessary to have someone there that can direct traffic to ensure that kids are able to cross the street. He stated that may not be the case after the much needed sidewalk is installed. He stated he was informed that work on the sidewalk will begin this week. Mr. Worthen added that he

received an email from the engineer for the charter school; they have met with the Utah Department of Transportation (UDOT) and have agreed to assist with some improvements along 3000 West. Mayor Panucci asked why that project has been held up. Mr. Worthen explained that there are a number of reasons the project has been delayed; there are a number of parties involved in the project. He stated that the school was not able to finalize vehicle count numbers to be forwarded to UDOT until after school started. He added that there is a large irrigation control box in the path of the project that the parties are trying to incorporate into the project.

Councilmember Hammond stated that Mr. Worthen sent an email to the Governing Body indicating that it may be possible that a traffic signal could be installed at the intersection.

Councilmember Knight asked where kids will walk while the sidewalk is being constructed. Mr. Worthen stated that they will need to travel around the construction. Mayor Panucci stated it would be good to have a police presence at the site while the construction is taking place. Chief Wallace stated that on the first day of school there were children and parents pushing strollers down 3000 West because the shoulder of the road was muddy due to the rain. He stated that once the Charter School installs their sidewalk conditions will be much improved. Mayor inquired as to the length of the sidewalk. Mr. Worthen stated that it will extend from the Academica property to the north of the Fire House.

Mayor Panucci then asked if the charter schools have the ability to change the start or end times of the school day. He stated that the traffic congestion is so bad because there are people traveling to the charter school, to Buffalo Point Elementary and to or from work; if the charter school started earlier or later in the morning, even by just 15 minutes, that would help solve a lot of traffic congestion problems.

Councilmember Hammond stated he believed that the worst problems will occur on bad weather days. Chief Wallace stated the first day of school was a bad weather day. Councilmember Hammond stated he was thinking more along the lines of a snowy day.

Councilmember Knight suggested that the school be asked to change their vehicle routing plan so that cars can exit onto 3000 West where they could make a left turn. Chief Wallace stated that a turning lane on Antelope Drive would have solved the traffic congestion problems; vehicles are most often backed-up on Antelope Drive rather than 3000 West. He then added that many of the charter school students come from other cities, such as West Point, Roy, Clearfield, and Layton. He added that one of the citizens that complained during the public hearing regarding the proposed tax increase called him on the first morning of school and complained that the police were not doing anything to relieve the traffic congestion. Mayor Panucci stated that the bottom line is that this is a UDOT issue, but the City is inheriting it. Chief Wallace agreed and stated there is a time period of about a half hour in the morning when there is utter chaos around the school. He stated that the charter school has implemented a system to help with traffic control and once people get used to the system things should operate more smoothly.

Councilmember Hammond asked Mr. Worthen to look into whether there is any stimulus funding that the State could use to help solve the safety problems near the school. Mr. Worthen stated there is a safety sidewalk program that the City has been involved with in the past. He added that once the school installs their sidewalk things near the school will be better.

Councilmember Hammond stated he is aware of a type of signal or light that can be installed near a Fire House to alert traffic when a fire safety vehicle is trying to get out of the Fire House. He stated the City currently does not have anything like that. Mr. Worthen stated that type of lighting or some different type of striping in front of the Fire House would help.

Chief Wallace then stated there is a group of people campaigning for new sidewalks near the new Legacy Junior High; there is currently no sidewalk on a section of Bluff and Gentile Roads where students walk to the new school. Councilmember Clark asked why the students can not go through the subdivision in that area. Chief Wallace stated there is no road connecting the Silver Lakes Subdivision to Sunset Farms. Mayor Panucci asked if the City was involved in creating the safe routes to school program for the new school. Mr. Worthen stated the school has not put that plan together, but when they do the City will be involved. Councilmember Knight added that there is also an irrigation box to be dealt with on that route. Mayor Panucci stated these are the types of issues that arise when a City transforms from a rural community to a suburban community; it is impossible to "wave your arms" and have everything done at once. Councilmember Knight asked how many kids walk along Bluff Road to the new school. Chief Wallace stated he was told there are 30 kids walking on that route to school. He added that he talked to the Davis County School District and they do not require routes to have sidewalks for junior high aged students.

Mr. Worthen then reported that he received a request from Daryl Neider to release improvement payback monies for site work completed at the theater development. He stated there are still some minor things to be done at the site, but he will likely release the money soon. Mayor Panucci asked Mr. Worthen if Mr. Neider has made any progress in getting the theater sign erected. Mr. Worthen stated he did not have any information about that issue.

Councilmember Clark stated that he had a list of items discussed at previous meetings that he wanted to follow-up on. He asked if anything has been done to organize a business summit event. Mr. Worthen stated that nothing has been done yet. Councilmember Clark then asked if a volunteer day has been organized. Mr. Worthen reported that the City-wide volunteer day has been set for October 24 from 9:00 a.m. to 1:00 p.m. and it will be advertised in the newsletter. Councilmember Knight interjected that he was contacted by a youth group located on the west side of the City that wants to complete some volunteer projects. He stated there are two projects at Freemont Park that they will work on and neither project will require any supervision from the City. He stated that he spoke to Public Works Director Waite who provided him with information about the projects that needed attention.

Councilmember Clark reported that his son is doing his Eagle Scout project on Saturday; he is painting fire hydrants for the City. He stated that all the paint was donated by Wal-Mart so the project is not costing the City any money. Mayor Panucci stated that in the past the City used to acknowledge Eagle Scouts during Council meetings and he would like to begin doing that again.

Councilmember Shingleton asked if the City ever sent a thank you note to Stoker Nursery for donating flowers for the roundabout. Mayor Panucci stated he sent a thank you note to the Nursery. Mr. Worthen stated he also sent a thank you note. He added that he intends to install a sign at the roundabout thanking Stoker Nursery for their donation of the flowers and the labor to plant them.

Councilmember Clark asked if there will be an item included on a Council agenda to recognize past Planning Commission members. City Recorder Brown stated that it will be on an agenda in the near future.

Councilmember Clark stated that in a recent meeting he asked if it would be possible to add a comment box to the website to allow residents to provide comments and feedback to the City. He stated he would ask IT Director Peace about that issue.

Councilmember Clark stated that he attended the most recent Davis County Council of Governments (COG) meeting and there was a request that someone from Syracuse be appointed to the COG Transportation Committee. Mayor Panucci stated that appointee should be someone currently serving on the City Council.

Councilmember Shingleton asked that the Council set a date for the business summit tonight. Mayor Panucci stated that the date of the summit depends on how quickly staff can put together the information needed by the Council. Mr. Worthen suggested that the event be held sometime late in the fall of this year. Councilmember Shingleton stated he would like to see the meeting scheduled before the Christmas Holiday Season.

Mayor Panucci then suggested that at the conclusion of the next Council meeting the Governing Body convene in a Closed Executive Session to conduct Mr. Worthen's employment evaluation. He then asked that Mr. Worthen complete his self evaluation prior to that date.

Councilmember Peterson stated that he received an email from Arts Council President Heather Steed asking when the City would be releasing money to the Arts Council. Mr. Worthen stated the money budgeted for the Arts Council has not been released yet because he wanted to talk about the issue with the Council. He stated the budget for the Arts Council in the current fiscal year is \$4,000; his preference would be to wait for a couple of months to see if there are any changes in the economy before releasing the money. He stated he would propose that the Council review the issue again in January and make a decision about the funding at that time. Councilmember Hammond inquired as to how much revenue was generated by the Arts Council's recent Pirates of Penzance production. Finance Director Holt stated he understood that the production generated \$4,800 in ticket sales. Councilmember Hammond stated the production did extremely well. Councilmember Peterson stated that means that the Arts Council does have some money to conduct their business. Mr. Worthen stated that is correct, but he added that he did not know what activities the Arts Council planned to host this fall. Councilmember Hammond stated he would like to see a budget and plan from the Arts Council prior to the release of the money. Mayor Panucci stated that if the Arts Council has many more productions like the Pirates of Penzance in the future they will have a good amount of money to work with. Councilmember Shingleton stated that he understands that the Arts Council does have some money, but he felt that Ms. Steed simply needed to know what she could plan on receiving from the City.

Councilmember Peterson asked if the City Council should have a liaison on the Community Council for the new Legacy Junior High School since so many of the school's students are from Syracuse. He offered to be a liaison because he will be teaching at the new school, but he did not think it would be appropriate for him to be a Community Council member. Councilmember Clark stated that his wife is going to be on the Community Council and that he would not mind being the liaison. He stated the group typically meets during the day. He added that the Bluff Ridge Elementary Community Council meets on Tuesday nights when he is attending Council meeting so he usually calls the principal the next day to see if there is anything the City needs to be aware of. He suggested that same thing could be done for the Legacy Junior High Community Council. Councilmember Peterson stated he would be willing to do that.

Councilmember Hammond stated that he saw on Matt Kimmel's blog that he and Councilmember Knight attended an event at the Fire House and it looked like a campaign function. He asked why that was happening. Councilmember Knight stated that happens in all cities; candidates often meet with public safety entities to discuss the issues that are part of the campaign. Mayor Panucci stated he was also made aware of the event and he wanted to remind the candidates that they should not be holding political functions on City property. He stated he has made Mr. Worthen aware of that, who has in turn made the Fire Chief aware of it. He stated that Fire Chief Cottrell was apparently of the mind that he could invite all candidates to the Fire House to meet with the Fire Fighters. Councilmember Clark stated that he went to the Fire House when he was campaigning for office, but he mainly went there to learn about the functions of the Fire Department. He stated he was campaigning, but he was there to receive input from them and hear about the issues they were concerned about. Mayor Panucci stated that if the Council thinks that is important then it is necessary to change the City's policy manual because it currently prohibits that type of activity. Councilmember Knight stated that the Fire Fighters had a lot of questions for Mr. Kimmel and he had to opportunity to explain his stance on things. Councilmember Knight stated that he visited the Fire House to talk to them about what happened at the conclusion of the property tax public hearing. Mayor Panucci stated there is a good reason for the current policy; if a candidate wants to meet with the Fire Fighters they can do that at someone's house when the employees are not 'on the clock' for the City. He stated the City should not be paying employees to meet with candidates. Mr. Holt asked if the Fire Fighters were being paid by the City or if they came to the Fire House on their day off. Councilmember Shingleton stated that the meeting took place on a Thursday night at 7:00 immediately following a Fire Department drill. Chief Wallace stated that the flip side if this discussion is that some departments of the City would like the opportunity to educate candidates about what their departments do. Mayor Panucci stated that every candidate should have the option to meet with Department Heads and find out what is happening in their departments. Councilmember Shingleton stated he was told that he could not do that during the last election. Mayor Panucci stated that the City should not be paying people to listen to campaigning; if employees want to seek out candidates after hours they are welcome to do that. He stated the City needs to make sure that the policy is being adhered to.

Councilmember Knight then stated that he received a letter from a citizen about an issue that he would like to discuss with the Council during a closed executive session following tonight's regular meeting. He stated that it deals with character and competency of an individual. All Councilmembers agreed to convene a closed executive session at the conclusion of the regular meeting.

The meeting adjourned at 6:55 p.m.

Fred Panucci
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: September 8, 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)