

Minutes of the Regular Meeting of the Syracuse City Council held on September 22, 2009, at 7:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

Councilmember Shingleton was excused from the meeting.

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

City Employees Present:  
IT Director TJ Peace  
Finance Director LaMar Holt  
Detective Cory Bybee

Visitors Present:	Bradi Widdison	Darian Arave	Kiersten Evans
	BrieAnna Carter	Kyriea Eidem	Alex Otterstrom
	Whitney Sisneros	Martha Hammon	Robert Whiteley
	Kyle Johnson	David Hall	Tamara Lowe
	Kent Sulser	Marlin Eldred	Betty Beukers
	Shane Crowton	Larry Waite	Brian Bott
	June Thurgood	Tanna Woods	Andrew Salazar
	Parry Bartle	Carla Fountain	Ken Patterson

### 1. Meeting Called to Order/Adopt Agenda

Mayor Panucci called the meeting to order at 7:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. An invocation was provided by Councilmember Knight and at the request of the Mayor, Councilmember Clark led all present in the Pledge of Allegiance.

COUNCILMEMBER HAMMOND MADE A MOTION TO ADD AN ADMINISTRATOR'S REPORT TO THE AGENDA FOLLOWING A REPORT FROM THE MAYOR AND TO ADOPT THE AGENDA. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Shingleton was not present when this vote was taken.

Mayor Panucci explained that Councilmember Shingleton is ill and he excused him from the meeting.

### 2. Approval of Minutes

The minutes of the Regular Meeting of August 11, 2009 were reviewed.

Councilmember Knight stated page 21, line 20 uses the word Council and that should be changed to County. He added that page 21, line 14 includes the word property and that should be changed to proper.

COUNCILMEMBER KNIGHT MADE A MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 11, 2009 AS AMENDED. COUNCILMEMBER CLARK SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Shingleton was not present when this vote was taken.

The minutes of the Work Session Meeting of September 8, 2009 were reviewed.

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE WORK SESSION MEETING OF SEPTEMBER 8, 2009 AS PRESENTED. COUNCILMEMBER CLARK SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Shingleton was not present when this vote was taken.

The minutes of the Regular Meeting of September 8, 2009 were reviewed.

COUNCILMEMBER CLARK MADE A MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 8, 2009 AS PRESENTED. COUNCILMEMBER KNIGHT SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Shingleton was not present when this vote was taken.

### 3. Public Comments

Parry Bartle, 2181 W. 2100 S., stated that in June of this year he attended a wood badge and part of his goal was to coordinate 500 hours of service for the community. He stated that since then he has spoken with City Forester Jason VanAusdal and Parks Superintendent Ben Liegert and they have worked on particular projects throughout the City; they started with projects around the Museum and then Jensen Nature Park. He stated that through conversations with Mr. VanAusdal and Mr. Liegert they came up with the idea of doing a service day for Syracuse and through conversing with

Councilmember Shingleton he had tentatively planned a service day for October 17. He stated he has since been made aware that the service day has been moved to October 24 and he wanted to know the status of that event so that he can continue to help coordinate. Mayor Panucci stated that Public Works Director Mike Waite has been the one coordinating the project; one of the things that he hopes will be incorporated into the service day is adding mile markers to the City's trail system. He stated that would be a great volunteer project. Mr. Bartle asked if Mr. Waite will have the details about that type of project, to which Mayor Panucci answered yes. Mr. Bartle then stated that he wanted to organize a community project; he has talked to Mr. Hansen from the high school and he has enlisted students to do work around the school. Mr. Worthen added that there is a list of items or projects that can be done by community volunteer groups. He stated the projects vary in size; some of them are large enough to keep 20 or 30 people busy.

#### 4. Councilmember Reports

Councilmember Peterson stated that he attended recent Community Council meetings and one positive thing that came from the Syracuse Elementary Community Council meeting was some information about a request from Weather Bug to put a weather station at the school. He stated the Community Council was informed that there is already a very advanced weather station located in the City and it is managed by a private citizen. He stated the citizen, Matthew George, lives in the Hansen Meadows subdivision and he has his own website related to the weather station. Councilmember Peterson stated that he contacted Mr. George and asked for some information about the station. He stated Mr. George sent him an email with information about the system, which Councilmember Peterson read for the record:

"It's been a fun challenge to setup and maintain the site. Having people in the City find the site and use it is very rewarding. I even provide the weather for the local R/C club where my house is only about 1.5 miles from the club. I also added a link in Wikipedia for Syracuse Utah Weather. One thing I did with the name of the site was make the name similar to the City's domain name for its website; the City site is [www.syracuseut.com](http://www.syracuseut.com) and I simply picked [www.syracuseutweather.com](http://www.syracuseutweather.com) to make it simple to remember. Just add 'weather' to the end of the City domain name. Thanks for mentioning the site and giving it some more exposure. I hope it is a useful resource for City residents. I plan on keeping it going for years to come."

Councilmember Peterson added that Mr. George asked if there is room in the City's newsletter to mention the weather site; Mr. George would not gain any personal benefit if the site is visited, but he would like people to use the site. He stated the City should give Mr. George kudos for managing the site. Councilmember Clark asked if the City could add a link to Mr. George's site on the City website.

Councilmember Clark reported that a couple of weeks ago he was involved in an Eagle Scout project with his son, who was able to obtain donations from a couple of businesses in the City, such as Ace Hardware and Wal-Mart. He stated that he wanted to thank those businesses and he stated it is always great to see establishments giving back to the communities in which they are located. He then reported that he is a member of the Wasatch Integrated Waste Management District (WIWMD) Board and they are involved in the process to construct a recycling center at the landfill. He stated there is currently no curb-side recycling program in the City, but the recycling center being built at the landfill will accept recyclables from Syracuse residents and it will be a very nice facility. He stated recyclable materials received at the site will be bundled and sent to a recycling company in Salt Lake. He added that the WIWMD is in the process of implementing a green waste recycling program in Fruit Heights. He stated that the Council has discussed possibly participating in a similar program in the future. He stated the Council will invite the WIWMD to come to a future City Council meeting and provide some information about the program. He stated that if any residents have any input about a green waste recycling program he would ask that they provide that input to him.

Councilmember Knight reported that the Syracuse Junior High Community Council is nearly full. He stated many parents recently came forward to participate and he appreciated that. He stated there is just one position left to be filled by someone from the Buffalo Point Elementary school area. He then stated that one responsibility the City has is to collect impact fees for the North Davis Sewer District and then pass the fees collected on to the District. He stated there is an audit conducted for that process and oftentimes cities are behind in forwarding impact fee monies on to the District, but he was pleased to report that Syracuse City is actually ahead of the other cities. He stated that staff has stayed 'on top of' that process very well.

Councilmember Hammond stated that he would like to publicly thank City Recorder Cassie Brown for conducting a 'smooth' Primary Election. He stated the City had an outstanding turnout and Ms. Brown can be credited for that from the standpoint of organizing the election in a way that makes it easy for voters to get in and out of the polling location in a timely manner. He then stated that he wanted to recognize the high school students in attendance this evening and he reported that this week is homecoming week at Syracuse High School. He asked the students which day the homecoming parade will be held, to which the students answered Thursday; he asked which day the homecoming football game will be held, to which the students answered Friday; and he asked which day the homecoming dance will be held, to which the students answered

Saturday. He encouraged the students to celebrate in a safe manner. Councilmember Hammond then stated that he wanted to publicly thank Councilmember Knight for his years of service on the City Council. He stated this may be somewhat premature, but Councilmember Knight has done a lot of good things for the City and he would like to see if the City can continue to utilize his talents, possibly in a committee capacity, to help the City develop a sports facility. He addressed Councilmember Knight and stated that he hoped he would remain active in the City.

## 5. Mayor Report

Mayor Panucci stated that he wanted to thank TJ Jensen for recently offering his services to the City. He explained the City owns a detention basin that was overgrown with weeds and was generating some complaints from citizens. He stated that Mr. Jensen offered to donate his time and use his equipment to correct the problems at the detention basin. He stated that when citizens are willing to step-up and do things to make the community better the whole City benefits. Mayor Panucci then stated that he wanted to echo Councilmember Hammond's comments and thank Ms. Brown for running a smooth election. He stated that it is not very often that he does not receive any complaints about a City event, but he did not receive any complaints about the Primary Election. He stated that using electronic voting equipment allows all voters to vote in one location, which has made Election Day more enjoyable. He then stated that this Thursday there will be an open house at the Syracuse Arts Academy and the public is invited to attend. He stated he is excited to have the Arts Academy as a part of the community. Mayor Panucci then reported that he recently received information that the City will soon be notified of whether the City will receive \$1.5 million in federal funds to upgrade secondary water infrastructure in the City. He stated that he was in Washington D.C. a couple of months ago and he met with Senator Bennett who is very supportive of the City. He stated that he believed the City had a good chance of being awarded the funding. He stated that if the City is awarded \$1.5 million it will be possible to complete some much needed upgrades to infrastructure that the City currently does not have sufficient funding to complete. He stated that one project that would be at the top of the priority list would be the upgrade of the waterline running from Jensen Nature Park to the roundabout. He stated that Jensen Park is a secondary water reservoir and the building that was constructed there is a pump house that has tremendous pumping ability; however the water lines located under the road are too small and a choke point has been created on Bluff Road. He stated the new line would be a 10 or 12 inch line. He stated the improvement will provide better service to homes in the area. He added that the \$1.5 million would enable the City to complete more than one project.

### 5a. City Administrator Report

City Administrator Worthen reported that if the City is unsuccessful in obtaining the funding mentioned by Mayor Panucci it may be necessary to implement a new watering schedule that would allow residents to water every other day of the week based on their house number (odd or even). He stated that he hoped the City would be awarded the funding to upgrade the secondary water system, but it is necessary to have a back up plan at this time. Mayor Panucci added that even if the City is awarded the funding it will not be made available until late 2010 so it may be necessary to implement a new watering schedule for the 2010 watering season. Mr. Worthen stated that if that becomes necessary City staff will work to educate the public regarding the new watering schedule. He then explained that one of the Contract Postal Unit (CPU) employees has a health condition and she will be out of the office for some time; her position will be staffed by existing employees and some impacts as a result of that arrangement may be noticed by the public or other staff. Mr. Worthen then reported that City staff is working with the NDS to finalize plans for the transfer of ownership of the old sewer line that runs west along 2700 South and then angles towards the sewer plant. He stated the NDS has reviewed the plans submitted by the City and they have agreed the City can take over the old line and use it for storm drain discharge purposes. He stated the new line will be a great benefit to the City. He added there is excavation occurring behind the Police Station to construct a new detention basin related to the Antelope Drive road widening project. He stated the work on the detention basin should be completed by October 15. He then reported that the City was recently informed that Board of Adjustment Member Brian Seegmiller submitted his resignation and it will be necessary for the Council to appoint a new member to that body. He then stated that the census is approaching; he will attend a census meeting tomorrow regarding the media blitz that will occur to advertise the census. He stated that is important that residents of the community complete their census surveys. Mayor Panucci added that a number of tax dollars distributions are based on population, which the State receives from census data. He stated that an accurate census report could assist the City in receiving more money, such as sales tax revenues.

Councilmember Knight reported that he wanted to congratulate staff for their work on assuming the old sewer line from the NDS. He stated that other cities, such as Layton, had an interest in the line as well, but Syracuse City was able to obtain the line because of extensive staff work. Mayor Panucci added that Councilmember Knight is a member of the NDS and he was party to helping the City receive the line as well.

## 6. Presentation from Davis School District re: District Bond

### Authorization Proposal

The Davis School District requested time on the City Council agenda to provide a presentation to the Council regarding the Davis District Bond Authorization Proposal. A copy of the request as well as a copy of the bond proposition notice has been provided to each member of the Governing Body.

Sheryl Allen explained she is the Special Projects Director for the Davis School District (DSD) and she was asked to meet with the City Council to discuss the ballot bond question that will be included on each Davis County City's municipal election ballot. She stated that she wanted to compliment the Councilmembers for mentioning the youth of the City during their Council reports. She stated that the DSD also has a great concern for the youth of the City. She introduced Tamara Lowe and explained that she will be discussing some issues with the Council later during their presentation. Ms. Allen explained that the DSD has enjoyed working with the City Recorders and they are looking forward to holding a bond election in conjunction with the municipal elections. She stated election costs will be shared and the DSD is grateful to have the opportunity to partner with cities in the election process. She stated that the DSD is asking for approval for a \$250 million bond and the intent of her presentation tonight is to review the needs of the DSD, the promise of the DSD, why now is the right time to approve the bond, and the bond ballot language. She began her presentation by reviewing a cartoon from the Standard-Examiner that depicts the reason the new bond is needed. She stated that families in the area continue to grow and the DSD is projecting a growth rate of nearly 1,000 students per year. She stated that is a nice problem to have as long as the DSD can solicit support to meet the needs of these growing families. She stated that the growth rate of 1,000 students per year translates into 1.5 new elementary schools, one junior high school, or 2/3 of a high school needed each year. She stated that DSD has many portable classrooms and many schools have moved to a year-round school schedule, but there is still a demand for more space.

Mayor Panucci asked where the greatest impact caused by growth will be. Ms. Allen stated that the greatest impact will be in the western part of Davis County, namely Syracuse, West Layton, and Kaysville. She stated that is where the most vacant land still exists.

Ms. Allen then reviewed a graph detailing kindergarten enrollment based on Davis County births. She stated that there are 1,300 more kindergartners in school this year than there are high school seniors. She stated that means that by 2018 the number of elementary students will have increased by 16 percent, the number of junior high students will have increased by 13 percent, and the number of high school students will have increased by eight percent. She then stated that the sizes of the junior high schools will need to be increased; there will be one junior high that will be a 5A junior high and larger than some high schools. She stated that the student numbers at Syracuse Junior High and West Point Junior High will be greatly increased. She stated that the growth is coming and the DSD plans on dealing with that growth by building one new junior high school in Kaysville; three new elementary schools in west Layton, West Point, and a location to be determined; rebuilding Wasatch Elementary School, which is 64 years old, by increasing the number of classrooms to 30; and building a special education school that can accommodate medically fragile students, even those from 18 to 22 years of age. She stated all of these things will be done if the bond is approved.

Councilmember Clark asked where the junior high in west Kaysville will be located. Ms. Lowe stated the exact location has not been determined, but it will likely be located near Snow Horse Elementary School in Kaysville. Ms. Allen then stated addition projects to occur upon bond approval include adding 12 classrooms to Millcreek Junior High; adding 10 classrooms to Woods Cross High School; adding 18 classrooms to South Weber Elementary; finish six classrooms and phase two addition at Layton High School, and purchase property for future school sites. She stated that if the bond is approved \$173 million will be spent on new construction, renovations, additions, and property purchases. She explained the remaining \$77 million will be spent to protect and maintain existing infrastructure, totaling over 10 million square feet. She reiterated that the total bond amount is \$250 million. She stated that some have asked the question of how the DSD can build new schools when there has been a budget reduction and if any of the \$250 million bond could be used to cover budget reductions. She stated that the answer is no and the bond proceeds can only be used for capital outlay; the money can not be used for salaries, equipment, or supplies. She stated the need exists, but the Board of Education continues the same promise it has made since 1997 not to increase the current tax rate for debt. She stated that the .002571 debt tax rate will remain the same. She stated that bonds were approved in 2002 and 2006 with no related tax increase. She stated that the DSD will be able to continue to keep its promise by paying off existing debt, relying on an increase in the tax base resulting from new businesses and homes, and issuing bonds over a five year period. She stated that if growth does not occur as quickly as predicted, the bond will be spread over more years. She stated that it will not be possible to build \$250 million worth of projects all at once. She stated this bond process is similar to the principle of refinancing a mortgage or buying a new car; the voters will approve a loan while keeping the same payments as on an old loan. Ms. Allen then reviewed the DSD's proposal; she reviewed the present debt of the DSD and explained that debt will be completely paid off in the year 2023. She stated that the proposed bond will be placed on top of the existing bond causing the same rate to remain in place until 2023 when the debt is retired. She stated that now is the right time and is necessary for the DSD to 'strike while the iron is hot';

construction costs are down anywhere from 15 to 25 percent. She explained that an elementary school project in west Kaysville was recently bid for two million less than Foxboro Elementary, which opened in 2009. She stated the design of the two schools was exactly the same, but the price was lower because contractors are looking for work. She then explained that the DSD hires local contractors so the bond will serve as a mini-stimulus package for Davis County. She stated that the contractors that do work for the DSD would like to stay busy and the DSD would like to be able to keep them busy. She then stated that she needs understanding from the public officials and from the residents about the perceived problems with the ballot language. She stated that the DSD has contacted the Utah League of Cities and Towns (ULCT) to discuss their concerns about laws governing ballot titles for bond questions. She stated that the DSD is required to write a ballot title that explains that property taxes will be increased in relation to the requested bond. She stated that voters will read that taxes on a \$252,000 home or business would increase by \$156.93 or \$285.33, respectively, per year. She stated that it is important for the DSD to get the message out that there will be no tax increase, but that over time as current debt is paid off the taxes will not begin decreasing until 2018. She stated that the ballot does say that the Board expects to issue bonds in such a manner that no increase in the current tax rate for debt service will occur and that if the bonds are approved and sold the current tax rate will continue for more years than if the bonds are not approved. She stated it is not hard to understand why the DSD feels the ballot language is problematic; the DSD is very concerned that voters will read the first paragraph of the ballot language and not the second paragraph. Councilmember Hammond asked if there is any way to highlight the second paragraph on the ballot. Ms. Allen stated that is not possible, but the DSD is trying to get accurate information out to as many voters as possible. She then summarized her presentation by reiterating the growth is coming and the need will be imminent; the DSD continues to promise that the debt tax rate will not increase; now is the right time because construction costs are down considerably and local jobs mean more money invested in the local economy; and that the ballot language can be confusing without all the facts. She stated that the final slide from her presentation highlights the more than 300 projects that have been completed across the district with bond proceeds since 2006. She stated the DSD will be paying for some media advertising using private donations and one advertisement would include endorsements from public officials that are willing to endorse the bond. She provided each member of the Governing Body with a form to fill out if they wish to have their name included as an endorser. She then turned the time to Ms. Lowe. Ms. Lowe stated that now is a very interesting time for Davis County. She stated that people like to live in this area and they want their kids and grandkids to live here as well; growth is a great part of DSD, but it is also a problem. She stated that the DSD is very concerned about this problem. She stated the DSD prides itself upon building schools that have won various awards, but that have also been built at lower costs than other schools. She stated that the DSD does everything they can to keep costs down; this is an important bond and the DSD is asking for support. She stated it is important to get the word out to the community and if there is anything the Syracuse City Council can do to help the DSD would appreciate it. She stated the DSD appreciated the support they had received in the past with other bonds and school construction. She stated that growth in Syracuse has been overwhelming; Legacy Junior High was recently built and opened and there are many students from Syracuse that attend that school. She added that there are plans to build another junior high in the west part of the DSD with the next bond. She stated that unfortunately the need will continue and it will be necessary to request future bonds.

Councilmember Knight stated that he understands that construction costs have decreased, but he wondered what type of bond insurance rates would be available to the district. Ms. Lowe stated that the DSD recently sold \$43 million in bonds in June to finish some outstanding projects and the insurance rate was still very good. She added that the DSD has been able to maintain a very good bond rating.

Councilmember Knight stated there have been discussions about aging schools; Bountiful High is an old school, but projects at Woods Cross High School are being done before projects at Bountiful High. He asked if there are more students attending Woods Cross than Bountiful and he asked if the DSD plans to build a high school in Farmington in the future that will be attended by students from Kaysville. He asked if there is any consideration being given to combining high schools where populations are increasing. Ms. Lowe stated that the greatest focus has not been on high schools because most of the growth has been occurring on the elementary school level. She stated that in the future the growth will affect the high schools; in DSD is planning an addition for Woods Cross to allow 300 additional students to attend the school. She stated there has been talk about rebuilding schools, but not combining them. Councilmember Knight asked if the two high schools could potentially be 5A schools in the future, to which Ms. Lower answered yes.

Mayor Panucci stated that one thing that is very clear to him is that there is no better investment that can be made than in children; quality education pays dividends 'all the way down the line'. He stated that one thing that attracts businesses to Utah is quality education. He added that one thing that jumped out to him during Ms. Allen's presentation was that taxes related to debt have not been increased since 1997. He stated that is a reflection of incredible fiscal management. He stated that if the DSD is able to accommodate the students in the area with tremendous growth and without a tax increase they are handling tax dollars very well. Ms. Lowe added that the DSD is authorized to bond up to \$250 million, but they only sell \$50 million at a time to make the debt more management. She stated that if something were to change and the

growth does not occur they may not need the entire \$50 million in a given year. She stated that the year that Syracuse High School was built it was necessary to go over that \$50 million amount. She stated that an interesting side note is that Syracuse High School was built for nearly \$40 million while a similar school that was slightly smaller was built elsewhere in the State for approximately \$75 million. She stated that the DSD has done well with the money they have; it is necessary to spend enormous amounts of money, but only because the kids are here and the DSD wants them to be here. Mayor Panucci added that is one reason the DSD has a great bond rating.

Councilmember Clark inquired as to the bond amount in 2006, to which Ms. Lowe answered \$230 million. She added that the projected life of the 1997 bond was 10-years, but the DSD has spent that entire bond and has requested two additional bonds since that time. Councilmember Clark asked what the total outstanding debt is now for the DSD. Ms. Lowe stated she did not know the total amount.

Councilmember Hammond asked if adoptions are figured into the projected population increases. He stated that there are a number of adoptions that impact growth. Ms. Lowe stated that the DSD counts the number of children that have been born in the County, but they do increase the actual numbers by a determined percentage to include move-ins and adoptions. She stated the DSD has been very close in their projections.

Councilmember Hammond asked if this new bond will help the DSD do away with some of the portable classrooms or if they will just be moved to different schools. Ms. Lowe stated that the portables will just be moved. She stated that one of the reasons that the DSD builds new schools and then adds portables is because down the road when all the elementary students have moved on to junior high and high school and build out has been reached the DSD will not be accused of having built buildings that are too large and have no students. She stated that the DSD can not build fast enough to meet the needs of some areas of the district.

Councilmember Hammond asked why people will be opposed to the bond. Ms. Lower stated that she did not think anyone would be opposing the need, but if people think that their taxes will be increased due to the confusing ballot language that could cause them to oppose the bond. She stated that they conducted a Dan Jones survey and 80 percent of the respondents said they would likely vote in favor of approving the bond.

Councilmember Peterson stated that he is a teacher at Legacy Junior High School and it is a beautiful school.

#### 7. Presentation from Davis County Community & Economic Development re: potential incentives to be offered to local businesses.

Mayor Panucci invited Marlin Eldred, Davis County Community & Economic Development Director to the City Council meeting to address the Council regarding potential incentives that could be offered to local businesses.

Marlin Eldred approached the Council and stated that Kent Sulser is present this evening as well to assist him in making this presentation to the Council. Mr. Eldred then reiterated that Mayor Panucci asked him to provide information to the Council about business incentives that the City has access to. He stated that he felt it would be appropriate to take a broader view on the issue and begin by discussing what incentives are used for. He stated their presentation will cover why incentives are needed, what they can provide for, the County's role in incentives, and the different levels of government at which incentives are available. He then reviewed two slides regarding cost of community services and he explained the cost to provide services to residential properties is much higher than providing services to commercial and warehouse or working and open land properties. He stated that does not mean the City should focus on stopping any future residential development and only allow for commercial development, but it is beneficial to have a good mix of different land uses.

Councilmember Knight inquired as to the definition of working and open land. Mr. Eldred stated that would be agriculture or forestry land. He stated that municipalities very rarely send services to those types of properties.

Mayor Panucci asked Mr. Eldred to talk about the difference in property tax rates for residential properties versus commercial properties. Mr. Eldred stated that residential property owners pay lower taxes than do property owners in commercial or warehouse districts. Mayor Panucci stated that residential property owners pay about half the amount as commercial property owners. Mr. Eldred stated that is true. Mayor Panucci stated that it not only costs more money to provide services to residential properties, but the City receives less money in property taxes from residential owners.

Mr. Eldred then continued reviewing his presentation; the next slide reviewed manufacturing and warehousing properties. He explained that sometimes the image associated with industrial growth is negative. He stated that in July his team assembled a tour of different industrial sites throughout the State to allow people to view the different types of industrial developments that could locate in a city. He reviewed photos of some of the great facilities that include professional office space as well. He stated the majority of the properties that he referenced are nearly fully leased. He then reviewed photos of mixed use developments and highlighted a few buildings that were concrete wall tilt-up buildings. He stated that the cities that were to be home to these developments had some concerns about what the buildings would look like. He stated that the developments are very nice looking. He stated that developers have said that they are out of space along the Wasatch Front and they want to start looking for space in Davis County. He stated his team is in the process of trying to organize a tour of

the County for those developers. Mayor Panucci added that it is important to note that the country is in tough economic times and when those times come to an end development will resume and it is important that Davis County is positioned to attain some of the benefits that will be available at that time. Mr. Eldred stated that is right and now is the time to make sure that planning and zoning ordinances are in place and that cities are ready for the floodgates to open. Councilmember Knight stated that from time to time he receives emails regarding businesses that are looking to locate in this area and it might be good to have some kind of idea of what the businesses are and what services they provide. Mr. Eldred stated those emails are coming from him; they are known as Requests for Information (RFI). Mr. Sulser stated that the RFI's are specifically designed to be vague because of the competition that is present in the market place. He then stated that some of the buildings that Mr. Eldred showed to the Council are located in Ninigrette Park and that development is almost equal to the size of the Freeport Center and Freeport West combined, but Ninigrette Park was built in less than five years and all but 250,000 square feet is leased. He then stated that Davis County is taking a different approach to economic development. He stated that the Economic Development Office of the Davis County will now provide assistance to cities to help them build their portfolios. He stated that they are in the process of developing 'sure sites' so that when the economy does turn around the County is ready for raw land development. He stated that two groups that have been assembled to provide service to cities are the Davis Economic Advisory Council (DEAC) and Davis Unified Economic Development (DUED). He then reiterated that sure sites are important and they will be marked through a web based portal through EDCUtah intended to promote land sites. He stated that the web portal is something that developers and businesses can view and it contains very detailed information about properties. He stated that there are currently approximately 30 sure sites and their goal is to have 60 sure sites before the year end. He stated that Syracuse City has one identified sure site, but there are some additional sites that could be named sure sites. He then explained that DEAD is an advisory board made up of community leaders and private entity representatives that meet once a month and they work to keep economic development on track. He stated they have six goals for Davis County economic development as follows: retain and expand business; attract new business; business park development; increase economic development activities; countywide cooperation and commitment; and quality of life is economic development. He then stated the DUED also meets monthly to discuss economic development issues and to receive training. He stated that they look at incentives available at the state, county, and local levels. He then reviewed the incentives that would be available on a state level as follows: economic development tax increment financing (EDTIF); industrial assistance funding (IAF); custom fit training, research tax credits, sales tax exemption for manufacturing equipment; and motion picture incentive funding. He stated that for a business to be eligible for EDTIF funding they must have 50 employees and pay a defined percentage of the median County wage. He stated that if they do not produce a defined outcome they do not receive the incentive. He stated that the County is helping the cities to incentivize businesses to locate here. He then reviewed the incentives available on a County level as follows: industrial revenue bonds (IRB); recycling market development zones; and business development loan funding (BDF). He stated that the County does approximately two to three BDF loans per month. He stated that type of funding is available to businesses in the area that may not be able to obtain a loan from a traditional lending institution. He stated the incentives available on the local cities level include: tax increment financing (TIF); waivers of impact fees; and fast tracking the permitting process. He stated each of these things could help incentivize businesses to locate here. He then stated that cities can create Economic Development Agencies (EDA) or Community Development Agencies (CDA) and both can collect TIF. He stated that when using TIF the City would take a defined geographical area and create a district over it; the district does not change the zoning or any characteristics of the property, but when the district is put in place a base tax value is determined for the property. He stated that from that point forward until the district sunsets the EDA or RDA gets any increment or taxes above the base value. He stated that EDS gets all or nothing of the taxes while the CDA receives a portion of the TIF based upon terms negotiated with all taxing districts for the property. He stated that based on the increment value the district can then use the TIF as an incentive to entire companies into that area. He stated that all taxing entities have the option to opt in or out of the creation of the district. Councilmember Knight asked if a CDA can be created even if certain entities choose to opt out, to which Mr. Sulser answered yes. Mayor Panucci added that he believed that CDA's are much more flexible than RDA's. Mr. Sulser then stated that around 2005 the EDCU received 12 inquiries from businesses interested in locating in Utah; in the last 12 months they have received over 100 requests. He stated there is a reason to be here; the State is well run and the population is well educated. He then reviewed his final slide regarding a case study related to Procter and Gamble where a County and city created an EDA district and bonded for \$31.2 million based on the TIF to be received from Procter and Gamble. He stated that the funds were used for water and sewer improvements and installation of new lines. He stated that Procter and Gamble employed 1,300 people earning two times the median county wage.

Mayor Panucci stated the City appreciates Mr. Eldred and Mr. Sulser coming to this meeting. He stated it is absolutely imperative that jobs created in Davis County. He stated it will be very difficult 10 or 15 years from now to drive to Salt Lake and jobs must be created locally. He stated he greatly appreciates their work in preparing Davis County for the future.

Councilmember Clark asked how positions are filled on the DEAC and DUED boards. Mr. Sulser stated that participants were originally added by invitation, but there is an opportunity to add additional members. He stated that DUED is made up of city officials and members of the Governing Body would be more than welcome to begin participating in the meetings of that board.

Mayor Panucci asked Mr. Sulser to talk about the impact that Goldman Sachs had on the local economy. Mr. Sulser stated that they located in Salt Lake County; they originally provided 300 jobs and they were incentivized by the State through back end performance to bring in jobs that would pay well above the average wage. He stated that by the end of the final phase they will have brought almost 1,000 jobs to the County all paying approximately \$80,000 or more. He stated that creates the opportunity for money to stay here locally and stimulate the entire local economy. He stated Davis County has been fortunate enough to generate a large amount of retail companies, but unfortunately those jobs do not pay family sustaining wages like Goldman Sachs does.

Mayor Panucci stated that the Davis County Economic Development team is moving Davis County in the right direction; they are more prepared than much of the State and that is because of their hard work. He stated the City appreciates the work they do.

8. Subdivision Plat Approval, 3000 West Church Subdivision, located at approximately 2200 S. 3000 W.; Site Plan Approval, LDS Stake Center, located at approximately 2200 S. 3000 W.

Richards Bott Architects are requesting Subdivision Plat approval and Site Plan Approval at the newly annexed portion of the City located at approximately 2200 South and 3000 West. The applicant has been working with the LDS Church in designing this site for a Stake Center on 5.186 acres of land. The building is situated in a way that the majority of the parking will be at the rear (west) of the building and the north side of the building. The north access of the parking lot is located directly west of the access into the Fremont Park parking lot. The applicant is proposing to place a pavilion on the North West corner of the lot, along with a storage building and an enclosed dumpster. The exterior material of the building will be mainly brick, and all of exterior colors have not been chosen at this time. The process in which the LDS Church works for all of its buildings is it wants to make sure that all of the leg work is done in the City before any construction begins; the final colors are typically made on a local Church leadership level. The applicant has indicated to staff that it could take six months to four years before construction could commence. The applicant is aware that he might need to come before this body after one year's time and ask for a six month extension on this possible approval. The applicant appeared before the Architectural Review Committee on September 8 and during the meeting the motion was made to have the applicant appear again before the Architectural Review Committee and Planning Commission when the final colors have been made on a local level, the applicant agreed to that request. City Staff and Engineer have reviewed this plan and Epic Engineering has written a letter dated September 9, 2009 mostly requesting minor changes. The applicant appeared before the Planning Commission on September 15, 2009, agreeing to make all of the necessary changes requested in the Epic Engineering letter and received a unanimous approval from that body. At this time staff would recommend this proposal for your consideration.

Mr. Worthen reviewed the documentation relative to this item that was provided by staff.

Mayor Panucci asked if the building will front 3000 West, to which Mr. Worthen answered yes. Mayor Panucci asked if the developer will be required to install sidewalks along 3000 West, to which Mr. Worthen answered yes.

Councilmember Knight stated that he liked the idea that the developer will reappear before the Architectural Review Committee once final colors for the building have been chosen.

**COUNCILMEMBER PETERSON MADE A MOTION TO GRANT SUBDIVISION PLAT AND SITE PLAN APPROVAL FOR THE 3000 WEST SUBDIVISION AND STAKE CENTER, LOCATED AT APPROXIMATELY 2200 S. 3000 W. COUNCILMEMBER CLARK SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Shingleton was not present when this vote was taken.**

9. Canvass and consideration of certification of the results of the Syracuse City Primary Election held September 15, 2009. (roll call vote).

The Syracuse City Primary Election was held September 15, 2009 at the Syracuse Community Center. Early voting for the Primary Election was held September 1 through September 11, 2009 at City Hall. Attached are copies of the short and long reports of the results of the Primary Election. The short report simply provides the total votes cast in the election and the total votes cast for each candidate. The long report provides the number of votes cast in each precinct for each candidate. Provisional ballots and absentee ballots received after September 14, 2009 were counted on September 22, 2009. A report of the final results was emailed to each member of the Governing Body on September 22, 2009 prior to the Council meeting.

City Recorder Brown reviewed the detailed report of the Syracuse City Municipal Primary Election results.

City Council Meeting  
September 22, 2009

COUNCILMEMBER KNIGHT MADE A MOTION TO CERTIFY THE RESULTS OF THE SYRACUSE CITY PRIMARY ELECTION HELD SEPTEMBER 15, 2009. COUNCILMEMBER CLARK SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Shingleton was not present when this vote was taken.

At 8:40 p.m. COUNCILMEMBER KNIGHT MADE A MOTION TO ADJOURN. COUNCILMEMBER CLARK SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Shingleton was not present when this vote was taken.

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Fred Panucci  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: October 13, 2009