

Minutes of the Work Session meeting of the Syracuse City Council held on February 12, 2019 at 7:23 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Doug Peterson
Jordan Savage

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
City Attorney Paul Roberts
Administrative Services Director Steve Marshall
Public Works Director Robert Whiteley
Police Chief Garret Atkin
Fire Chief Aaron Byington
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to discuss Antelope Business Park; review and discuss the draft Parks Master Plan; discuss proposed legislation – 2019 State of Utah Legislative Session.

Antelope Business Park.

A staff memo from the Community and Economic Development (CED) Department explained the Antelope Business Park is located on the north half of the Syracuse State Road (SR) 193 project area. The business park has built two out of four planned buildings and the owner is experiencing difficulty in leasing their existing tenant spaces in the two completed buildings. The owner has asked that the Redevelopment Agency (RDA) consider offering incentives for the project and/or future tenants of the project. No specific incentive package has been proposed at this time, but if there is support from the board, incentive requests are anticipated in the near future.

The memo provided background information about the EDA; the Syracuse SR-193 EDA is 73.5-acre property tax collection area created to 'facilitate economic development and create jobs in a premium quality business park that has excellent roadway access and rail access'. The time frame for tax increment collection is 15 years. The EDA was activated in 2014 and will expire in 2028. The 2017 taxable value of the area was 34 million. The project has not generated the anticipated incremental tax revenues as to date. The Agency is authorized to receive 80% of the generated property taxes with the taxing entities receiving 20% until the project expires. At that point, the taxing entities will resume receiving the full 100% property tax. The city also has three other project areas, Town Center RDA, Syracuse 750 West RDA, and Antelope Drive CDA.

City Manager Bovero introduced the agenda item and led discussion among the Board regarding the request. There was a focus on the economic benefit that could potentially be created for the City if the property were to develop or be occupied as planned. The Board ultimately directed staff to work with the business park owner to develop an incentive structure that would allow for the incentive amount to fluctuate based upon the amount of space being considered for lease by a new tenant, the number of employees of a new tenant, and wage levels for new tenants. Mr. Bovero stated that information can be presented to the Board for consideration at the next business meeting.

Review and discussion of draft Parks Master Plan.

A staff memo from the City Manager and Parks and Recreation Director noted the draft Parks Master Plan was provided to the Council for a first reading on January 22; staff is now seeking direction from the Council regarding how the document should be adjusted and the process to consider adoption of a plan should proceed.

City Manager Bovero introduced the agenda item and suggested that discussion of the document be based upon the five following talking points:

- Parks Classification System;
- Parkland supply;
- Future parkland needed;

- Types of parks (active versus passive); and
- Development of a Capital Improvement Program for parks.

Parks and Recreation Director Robinson then used the aid of a PowerPoint presentation to introduce the document. The proposed classification system included the following recommended categories: neighborhood parks of three to 12 acres in size; linear parks of one to 10 acres in size; community parks in 13 to 50 acres of size; regional parks over 50 acres in size; special use facilities (i.e., Community Center or Equestrian Park); special use areas (i.e., cemetery and entry way areas); and trails. Relative to parkland supply, the City's current park acreage ratio is 3.95 acres per 1,000 residents. The average of surrounding cities is four to six acres per 1,000 residents. The draft plan includes a proposed ratio of 4.95 acres per 1,000 residents. Currently in Syracuse City, 70 percent of the population is being served, while the other 30 percent is being underserved. Additional parkland is needed in the future; the low estimate for City buildout is 43,694 residents. Under the current ratio of 3.95 acres per 1,000 residents, the City would need an additional 56.10 acres at buildout. At the recommended ratio of 4.95 acres per 1,000 residents, the City would need an additional 99.8 acres at buildout. The high estimate for the City's buildout is 58,258 residents; according to the two ratios referenced previously, the City would need either 113 or 171.89 acres of additional park space at buildout, respectively. For the existing park acreage, 60 percent is considered active and the other 40 percent is considered passive; the draft plan recommended by the Parks Advisory Committee (PAC) indicates that should shift to 70 percent active and 30 percent passive. Ms. Robinson's presentation concluded that development of a capital improvement program for park space is in progress.

Ms. Robinson and Mr. Bovero facilitated high level discussion among the Council regarding the recommendations submitted by the PAC as included in the draft document. The focus of the discussion shifted from the five talking points to the Council's expectations of the PAC's work on the document; Councilmember Savage indicated he has reviewed the draft document in depth and has worked to perform comprehensive edits that he would like for the Council to consider. He and Councilmember Maughan asked that discussion of the document be delayed until the entire Council has time to review Councilmember Savage's work; he and Councilmember Savage expressed concern that the draft document is basically a recap of the results of a public survey that was conducted several years ago regarding citizen desires for park space and amenities. Councilmember Maughan stated the survey results are five years old and may no longer be valid, yet they are the basis for the PAC's recommendations.

Councilmember Bolduc expressed frustration that the PAC was not given clear direction about the Council's expectation for the plan and she is concerned that the group will be dejected by the Council's disregard for their input and recommendations. Councilmember Peterson agreed; he asked that the Council consider working from the draft document presented by the PAC as that committee is a group of passionate residents who invested their time to evaluate the parks needs of the City; he asked that Councilmember Savage's recommendations and comments be melded with the PAC's draft document.

Philosophical discussion and debate centered on the differing points of views relative to the process the Council should follow to move forward with developing a Parks Master Plan, with the group ultimately concluding to review Councilmember Savage's document as well as the PAC's recommended document in order to proceed with continued discussion of the overall purpose of the Plan and any goals associated with the Plan.

Discussion regarding proposed legislation – 2019 State of Utah Legislative Session.

City Manager Bovero indicated the purpose of this agenda item is to keep the Council apprised of the status of various pieces of potential legislation that are being considered by the Utah State Legislature in their 2019 Session. He and several Department Heads facilitated discussion among the Council regarding bills respective to their area of management of the City. This included legislation regarding water supply issues; fire code amendments; legal noticing; political process amendments; affordable housing; secondary water metering requirements; and public safety retirement enhancements. The Council expressed their position regarding various pieces of legislation and authorized Mr. Bovero and City Attorney Roberts to communicate those positions to the Utah League of Cities and Towns (ULCT) Legislative Policy Committee (LPC).

Councilmember Maughan stated his greatest concern at this time is that no State Legislator has sponsored legislation that would repeal the sales tax burden on cities for State-wide homeless shelter resources. Mr. Bovero stated that he has spoken to local representatives regarding that matter and there was no appetite to pursue that type of legislation this year.

The meeting adjourned at 9:08 p.m.

City Council Work Session
February 12, 2019

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: April 9, 2019