

Minutes of the Regular Meeting of the Syracuse City Council, held on July 8, 2025, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 852 3160 0392, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Jennifer Carver
Brett Cragun
Julie Robertson
Jordan Savage
Paul Watson

Mayor Dave Maughan
City Manager Brody Bovero
Administrative Services Director/City Recorder Cassie Brown

City Employees Present:

Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele
Communications Specialist Kara Finley

1. Meeting Called to Order

Mayor Maughan called the meeting to order at 6:00 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. Councilmember Cragun provided an invocation. Councilmember Watson led the audience in the Pledge of Allegiance.

2. Recognition: Administer Oath of Office for Miss Syracuse royalty.

Mayor Maughan acknowledged and introduced Miss Syracuse royalty present this evening: Miss Syracuse, Grace Jones and Miss Teen Syracuse, Aspyne Rose Skinner. He then administered the Oath of Office for Ms. Jones and Ms. Skinner.

3. Public comment

Mark Jensen stated he is present to specifically address fees for businesses operating in City parks; he understands the need for appropriate fee schedules but urged the Council to include a de minimis exception in the fee schedule for child operated lemonade stands or small craft stores. This is not just about fostering youth entrepreneurialism, but it is also about aligning City ordinances with Utah Code 10-1-203 known as the Utah Young Entrepreneurial Act. This Act specifically prohibits municipalities from requiring a license, fee, or permit for any minor seeking to engage in a casual business or enterprise. He expounded on the definitions of these operations in the Act and stated a child's lemonade stand in a City park perfectly fits the definition. He is aware of upcoming agenda items regarding use of City parks for commercial operations, but this matter is distinct from those broader discussions. He asked the Council to support the City's youngest residents while also complying with State laws.

Mayor Maughan clarified that the City currently does not require licenses for lemonade stands; the agenda item to be discussed at the July 22 work session deals with permanent businesses that are seeking to rent or lease public space from the City. Mr. Jensen stated that if that is the case, there is some confusion among several Department of the City as they removed his nephew and daughter from a park because they were selling lemonade. The Police Department was contacted about the matter and he and the children were informed that the operation was specifically prohibited on City property. Mayor Maughan stated that is correct and noted a license is not required for lemonade stands operated on private property; however, anyone doing business on public property must have permission to do so. Mr. Jensen emphasized that is why he is asking for a code or fee schedule amendment to allow children to operate a business in a public park.

4. Approval of minutes

The following minutes were reviewed by the City Council: June 10, 2025 City Council Regular Meeting, Special Redevelopment Agency (RDA) Meeting, and Special Municipal Building Authority (MBA) Meeting, and June 24, 2025 City Council Work Session.

COUNCILMEMBER WATSON MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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5a. Consent agenda: Award contract for municipal electric work.

An administrative staff memo explained the City's 2020 contract for streetlight installation service and miscellaneous electrical work expires July 16, 2025. The proposal is to enter into a new two-year contract with renewals up to a ten-year maximum. A Request for Proposal (RFP) for the service was advertised on May 28, 2025 with bids due on June 16, 2025; the low bidder was VK Electric Inc.

COUNCILMEMBER CARVER MADE A MOTION TO AWARD A CONTRACT FOR MUNICIPAL ELECTRIC WORK TO VK ELECTRIC, INC. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

5b. Consent agenda: Award contract for design of roundabout located at approximately 3000 West 1900 South.

An administrative staff memo explained the 3000 West roundabout design Request for Proposals (RFP) is a design for the new roundabout that will be constructed on 3000 West and approximately 1900 South by Costco, fire station 31, and Fremont Park. The Syracuse West Davis Corridor Gateway CRA budget included \$500,000 for the design and construction of the center art piece in the new roundabout. The city put out a competitive RFP for the design and installation of the roundabout, which closed on Friday June 20th at 11:00 am. Three bid packets were received and have been provided to the Council for review prior to tonight's meeting; the bidders were:

- Bluline Designs / Demiurge
- Sean Orlando
- Sijia Chen Studio

Based on the criteria stated in the RFP, Administration recommends the bid from Blu Line and Demiurge LLC. They were the only team with a local connection. They were the only team that the City has any experience with, having worked with Blu Line in the past. They represent a strong history of similar projects in scale and actual fabrication with Demiurge having built similar original artwork before. They represented the most complete proposal. If the project is awarded, it will begin this summer with an anticipated completion date sometime in November 2025.

COUNCILMEMBER CARVER MADE A MOTION TO AWARD CONTRACT FOR DESIGN OF ROUNDABOUT LOCATED AT APPROXIMATELY 3000 WEST 1900 SOUTH. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

5c. Consent agenda: Proposed Resolution R25-29 authorizing the Mayor to execute Interlocal Agreement for North Davis Metro SWAT Team.

An administrative staff memo explained The Davis County Sheriff and the Police Chiefs of Clearfield, Clinton, Layton, North Salt Lake, Sunset and Syracuse propose to create and operate a multi-jurisdictional SWAT Team to deal with incidents that exceed the capabilities of the individual entities' law enforcement patrols (such as hostage rescue, barricaded subject operations, and high-risk warrant services). The SWAT Team will be comprised of certified law enforcement officers from the participating entities and operated through manpower and funds contributed by the participating entities. The SWAT Team will be governed by an Executive Board consisting of the Davis County Sheriff and the Chiefs of Police of the participating entities, or their designees. Syracuse will not presently contribute manpower, but rather an annual financial contribution based on population (initially approximately \$9,200 per year). After the Council reviewed and discussed the proposed agreement and bylaws on June 24, Davis County made some additional non-substantive changes and added a few new paragraphs dealing with insurance and indemnification and distribution of assets in the unlikely event that the SWAT Team ceases operations. The Police Chief and City Attorney have reviewed those changes and find them to be appropriate.

COUNCILMEMBER CARVER MADE A MOTION TO ADOPT RESOLUTION R25-29 AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENT FOR NORTH DAVIS METRO SWAT TEAM. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Proposed Resolution R25-30 appointing Kelly Nielson to the Syracuse City Planning Commission

An administrative staff memo explained Mayor Maughan accepted a letter of resignation from Planning Commissioner Dennis Johnson on June 1; he advertised the position opening and interviewed interested candidates and is recommending the appointment of Kelly Nielson to complete Mr. Johnson's term, which expires June 2026.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R25-30 APPOINTING KELLY NIELSON TO THE SYRACUSE CITY PLANNING COMMISSION. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Proposed Ordinance 25-30 amending Syracuse Municipal Code (SMC) Sections 10.82.030(C) and 10.30.020(E)(18) pertaining to Accessory Dwelling Units (ADUs).

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A memo from the Community and Economic Development (CED) department explained the Mayor has requested that the city review the zones in which Accessory Dwelling Units (ADU) are allowed. The city recently reviewed a request by Mike Bastian to amend the ADU ordinances on April 8, 2025. The city denied the requested amendment. It should be noted that ADUs are a topic of interest in the state legislature, as the units are viewed as a way for cities to add affordable housing. The state has been encouraging cities to expand the areas in which the units are allowed. Utah Code 10-9a-530 adopted in 2021, requires cities to allow ADUs in all areas 'zoned primarily for residential use', but it also allows cities to prohibit ADUs on lots less than 6,000 square feet and in townhomes. In the 2025 session, HB88 would have allowed ADUs (internal, attached and detached) in all residential zones, regardless of lot size, in all cities in first-class and second-class counties. The bill failed but may be considered again next year. SMC 10.30.020(E) currently allows ADUs (internal, attached, or detached) in the following zones: A-1, R-1, R-2, R-3 and RPC (on lot sizes greater than 5,600 square feet). The City Council discussed amending the RPC zone by increasing the minimum square footage required for an ADU from 5,600 to 6,000. See attached proposed text amendment in red. The Planning Commission discussed the item during their June 3, 2025 meeting. They also held a public hearing and discussed further on June 17, 2025. Planning Commission felt it was important to also visit the parking requirements for units in relation to on-street and tandem parking. The City Council reviewed the item on June 24, 2025 and did not have any additional comments. All land use related text amendments require a public hearing and a recommendation from Planning Commission; after those two things occur, the item is forwarded back to the City Council to potentially adopt via ordinance.

Mayor Maughan noted there have been no changes to the proposal since the Council's last review and consideration of the matter.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADOPT ORDINANCE 25-30 AMENDING SYRACUSE MUNICIPAL CODE (SMC) SECTIONS 10.82.030(C) AND 10.30.020(E)(18) PERTAINING TO ACCESSORY DWELLING UNITS (ADUS. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Public hearing: Proposed Resolution R25-31, amending the Syracuse City Consolidated Fee Schedule pertaining to noise ordinance violation fee, park and trail violation fee, and working without a permit fee.

An administrative staff memo explained the City updated its noise ordinance in April 2025. As part of the code, the city council will need to establish fines for noise ordinance violations: **"6.40.100 Civil Violations – Penalty.** In lieu of criminal proceedings, the City may address any violation of this chapter by issuing a civil citation with or without first issuing a notice of violation. Fines shall be established by the City Council. Individuals and business entities to whom civil citations are issued shall, within 20 days of the date of the citation, either pay the fine or file an appeal pursuant to SMC 6.05.110. [Ord. 24-30 § 1.]" The council decided on the following sliding fee schedule:

- First Offense - \$100
- Second Offense - \$250
- Third Offense - \$500
- Fourth Offense - \$750
- All additional Offenses - \$1000

The city council will also need to set fines for parks and trails violations in accordance with section 4.35.230 of the municipal code: **"4.35.230 Violations – Penalty.** (A) A person who violates any regulation or rule established under this chapter is guilty of an infraction, and subject to a fine not to exceed \$500.00. The City may pursue this penalty through either criminal or civil administrative processes, at the City's sole discretion." The council decided on the following sliding fee schedule:

- First Offense - \$100
- Second Offense - \$200
- Third Offense - \$300
- Fourth Offense - \$400
- All additional Offenses - \$500

Additionally, in recent months, there has been an increase in instances of work being performed without the required permits. Currently, the fine for such violations is \$100. We propose increasing this fine to \$500 for the first offense, and \$1,000 for any subsequent offense. This change is intended to encourage contractors to obtain proper permits before beginning any work.

Mr. Marshall reviewed his staff memo. He noted the final item included in his memo pertaining to the need to impose fines for working without a permit was not discussed during June work session when the other fee amendments were introduced.

Councilmember Watson asked what type of activity would be included under the term 'working without a permit'. Mr. Marshall stated it is largely building and construction activity and there have been instances of contractors starting a project before a permit is finalized. Mayor Maughan asked most violations relate to larger projects or small home improvements. Mr. Marshall stated most offenses are for new construction. Councilmember Carver stated that may be the case, but there will still

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be opportunities for the City to impose the fine on someone who simply does not obtain a permit for installing a new water heater. She stated that the \$500 fee for that type of offense seems too high, but she does feel that \$100 for a first offense and \$500 for a second offence would be acceptable. Mayor Maughan agreed and stated he would be supportive of a smaller fine for a home improvement or repair project and the larger fee for new construction projects. Councilmember Watson agreed and added he would like to review the matter further and understand the types of work that require a permit before supporting the fee amendment for working without a permit.

Mayor Maughan opened the public hearing at 6:14 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R25-31, AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE PERTAINING TO NOISE ORDINANCE VIOLATION FEE AND PARK AND TRAIL VIOLATION FEE, BUT NOT THE FEE FOR WORKING WITHOUT A PERMIT. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Authorize Administration to dispose of surplus property.

An administrative staff memo provided the following information about the items recommended for surplus:

- 2005 portable stage: This item was discussed with city council at the budget retreat. We will take formal action on it in the July business meeting. Here is a summary: this 20-year-old model has been discontinued for parts and supplies. So, replacements parts are difficult to find and would require finding make-shift equivalent parts that would cost somewhere around \$12,000 in parts plus additional costs for labor. It is determined that there is cost savings to rent a stage through a third-party company.
- Christmas wooden gingerbread cutouts: The cutouts are 30 years old. They are made of plywood that was not seal coated. They are severely weathered with wood flaking apart. Wooden parts and hardware have broken apart.

Mr. Marshall briefly reviewed the staff memo.

COUNCILMEMBER ROBERTSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO DISPOSE OF SURPLUS PROPERTY. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER SAVAGE WHO VOTED IN OPPOSITION.

10. Proposed Resolution R25-32 authorizing execution of Cooperative Agreement with UDOT for maintenance of trail and associated lighting along the West Davis Corridor.

An administrative staff memo summarized the key elements and division of responsibilities between the Utah Department of Transportation (UDOT) and Syracuse City under Cooperative Agreement No. 3 for the West Davis Corridor (WDC) Project. Specifically, regarding the long-term maintenance responsibilities for landscaping improvements installed within UDOT rights-of-way. This agreement standardizes procedures, ensures public safety, and promotes ongoing coordination between UDOT and the local government. The memo summarized the responsibilities of both parties:

Summary of UDOT Responsibilities

1. Retains ownership of all UDOT rights-of-way

- Provides initial authorization for Landscape Improvements via permit, agreement, or formal approval
- Can remove Landscape Improvements without compensation if needed for transportation purposes
- Reviews MLMA compliance when considering future permit or landscape requests

2. Inspect and enforce compliance but is not obligated to maintain any non-UDOT landscaping

- May take remedial action at the Local Government's or Improvement Owner's expense if violations are not resolved after notice Utah Code §§ 72-3-109 and 72-7-102, and Section R918-6-4
- May require a performance bond (up to \$10,000) after repeated violations. Bond shall be maintained for a 24-month period minimum

Summary of City Responsibilities

1. Accepts responsibility for maintaining Landscape Improvements within its jurisdiction, even if installed by a third party under a city-issued permit.

- Coordinating with third parties working in landscape areas
 - Permittees are required to agree to MLMA obligations and allows UDOT to enforce terms directly against them
- The city is responsible for ensuring all work meets standards outlined in Utah Admin. Code R918-6-4 at its own expense, including (but not limited to):

- Maintaining irrigation systems
 - Inspecting
 - Removing trash and dead plant materials
 - Replenishing approved installations/ repairing damages
 - Controlling weeds and pests
 - Remedying hazardous conditions
2. **Notifies UDOT of any damage to UDOT property and is responsible for repair or replacement.**
 - Maintenance work shall not damage UDOT's paved surfaces, signs, or other roadway appurtenances
 3. **Roadway Access**
 - Any maintenance work requiring traffic control or lane closures will require an encroachment permit from UDOT

Additional Provisions

1. **Access & Safety:** Maintenance work requiring traffic control must follow UDOT encroachment permit procedures. Safety equipment and age restrictions apply to all personnel and volunteers.
2. **Dispute Resolution:** Requires a cooperative meeting between decision-makers before escalating. Final determinations may be made by UDOT Region Director.
3. **Site Addendums:** Specific Landscape Improvements may require additional, site-specific terms via separate addendums governed by the MLMA

Below is an outline of the estimated annual costs for the maintenance of the aesthetic improvements at the Antelope Drive and 2000 West off ramps:

Annualized Maintenance of Gateway Improvements

2000 /West Davis Highway

1. Weed Control: Staff time with maintenance
2. Trash/Litter Control: Staff time
3. Sign Maintenance/Repair: Staff time and maintenance
4. Graffiti/Vandalism Repair: Staff time and maintenance
5. Landscaping/Irrigation Maintenance: Staff time and maintenance
6. Total: 3- 5 hours per week

3000 West/West Davis Highway

1. Weed Control: Staff time with maintenance
2. Trash/Litter Control: Staff time
3. Sign Maintenance/Repair: Staff time and maintenance
4. Graffiti/Vandalism Repair: Staff time and maintenance
5. Landscaping/Irrigation Maintenance: Staff time and maintenance
6. Total: 3 –5 hours per week

The memo concluded that the combined total of increased workload is six to 10 hours per week plus costs of maintenance; the total approximate fiscal impact is \$10,000 to \$20,000 per year.

Councilmember Cragun asked if the additional workload associated with this agreement can be handled by existing staff. Parks and Recreation Director Robinson stated that she does not believe she has a choice but to accept the additional workload. Councilmember Carver stated she feels that is unfair to City staff. Councilmember Watson agreed but noted the City is left without a choice in this situation; if the City does not accept responsibility for the improvements, they will not be maintained by UDOT.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT RESOLUTION R25-32 AUTHORIZING EXECUTION OF COOPERATIVE AGREEMENT WITH UDOT FOR MAINTENANCE OF TRAIL AND ASSOCIATED LIGHTING ALONG THE WEST DAVIS CORRIDOR. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER CARVER WHO VOTED IN OPPOSITION.

11. Proposed Resolution R25-33 authorizing execution of Master Landscape Maintenance Agreement with UDOT for maintenance of landscaping on West Davis Corridor.

An administrative staff memo summarized the key elements and division of responsibilities between the Utah Department of Transportation (UDOT) and Syracuse City under Cooperative Agreement No. 3 for the West Davis Corridor (WDC) Project, specifically regarding the trail components. The vast majority of the trail along the new highway was built to replace the old city-owned Emigration Trail. The reconstruction of the trail was included in the highway project. The extension of the trail on Antelope Drive to 2000 West was constructed at the request of the City. The memo summarized the responsibilities of both parties:

Summary of UDOT Responsibilities

1. **Trail Construction and Major Infrastructure Maintenance:**
 - UDOT has constructed new trail segments and relocated portions of the Emigration Trail within Syracuse, including underpasses (box structures) and a trail along Antelope Drive.
 - UDOT will maintain all trail structures that cross over or under WDC (e.g., box structures), *excluding lighting*, which is the City's responsibility.
 - UDOT will maintain all slopes that are integral to the WDC mainline or ramps, and all slopes between the WDC and the trail.
2. **Cross Street Access and Maintenance:**
 - UDOT will control and maintain access to and from cross streets located within UDOT-owned right-of-way.
 - UDOT is responsible for notifying the City at least 48 hours in advance of any work affecting City facilities.
3. **Permit Access and Legal Coordination:**
 - UDOT requires the City to obtain permits for maintenance access within WDC right-of-way, except for:
 - Landscaping behind the curb and gutter on the outside of the roadway.
 - Facilities between curbs on City streets that are grade-separated from WDC.
 - Facilities that can be accessed from outside WDC right-of-way.
 - UDOT retains immunity and indemnification clauses as outlined under the Governmental Immunity Act.

Summary of City Responsibilities

1. **Trail and Lighting Maintenance:**
 - The City is responsible for maintaining, at its own expense, all trail facilities and lighting constructed as part of the WDC project, within City boundaries.
 - This includes snow removal, weed control within four feet of either side of the trail, and general maintenance, excluding slopes integral to the highway and areas within the UDOT fence or supporting WDC ramps.
 - The City will also maintain lighting within trail box structures (tunnels) and slopes outside the WDC right-of-way, including those supporting trail parking lots and trail signs.
2. **New Trail Connection:**
 - The City is allowed to construct a connecting trail from the City's trail network to the sidewalk at 2000 West, located on UDOT property, connecting to the new Syracuse Arts Academy campus and the BMX Park.
 - The City will cover all costs associated with construction and maintenance of this connection.
3. **Cross Street Responsibilities:**
 - The City will control access and maintain cross streets within its own right-of-way, per Utah Administrative Code R918-6.
4. **Work Inspection and Acceptance:**
 - The City is responsible for inspecting UDOT's work on its facilities and must provide written acceptance after completion.
5. **Compliance and Certifications:**
 - The City must comply with federal telecommunications regulations (Public Law 115-232, Sec. 889, and 2 CFR § 200.216) and extend such compliance to contractors and subcontractors in UDOT-related work. This regulation prevents the City or its contractors from using certain cameras and telecommunications facilities that have been deemed as a national security risk, primarily due to being made by certain identified Chinese companies.

Estimated Maintenance Costs: Below is an outline of the estimated annualized maintenance costs for additional trail areas that were constructed along with the West Davis Highway Project:

Annualized Maintenance of Trails from WDC*

Jensen Park Tunnel

1. Trash/Litter Control: Staff time
2. Lighting Maintenance: \$600 per year for light replacement
3. Graffiti/Vandalism Repair: \$500 per year
4. Total: 2-3 hours per week on average

Trail Overpass

1. Snow Plowing: Gas and maintenance vehicles cost - \$1000 per year
2. Weed Control: Staff Time plus maintenance
3. Trash/Litter Control: Staff Time

4. Graffiti/Vandalism Repair: \$500 per year
5. Crack Seal/Surface Preservation: \$0.80 per sq ft – every 3-5 years for crack seal and seal coat.
6. Repaving: \$60 per linear foot or ~ \$150,000 per 1/2 mile
7. Total: 3-5 hours per week

Antelope Drive Trail Segments from 3000 West to 2000 West

1. Snow Plowing: Gas and maintenance vehicles cost - \$1000 per year
2. Weed Control: Staff Time plus maintenance
3. Trash/Litter Control: Staff Time
4. Graffiti/Vandalism Repair: \$500 per year
5. Crack Seal/Surface Preservation: \$0.80 per sq ft – every 3-5 years for crack seal and seal coat.
6. Repaving: \$60 per linear foot or ~ \$150,000 per 1/2 mile
7. Total: 3-5 hours per week

The combined total increased workload is seven to 13 hours per week plus costs of repair and maintenance ~ \$40,000 to \$50,000 per year. Note: Only net new trail segments are to be calculated.

Councilmembers Carver and Cragun indicated they have the same concerns regarding this agreement as the previous agreement; the workload associated with this agreement is more intensive than for the previous agreement, and the fiscal impact is higher. Assistant City Manager Marshall stated he understands and noted that the Parks and Recreation Department is currently short-staffed. This will be an increased burden on the Department and coupled with the addition of the regional park next year, he believes it will be necessary for the Council to consider additional employment positions in the Department to handle these increases.

Councilmember Cragun stated that prior to making a motion, he wanted to indicate for the record that he understands approving this agreement and the prior agreement will increase the burden on staff and the costs associated with maintenance, but he feels it is necessary and important for the Council to consider how to address this matter in the future, whether that is via a tax increase or some other mechanism. He stated he feels he does not have a choice but to vote to approve the agreements, but the City needs to consider how to pay for the staffing and cost increases. Councilmember Savage agreed and stated that the City employees are overburdened in these areas, and those issues need to be addressed. Councilmember Carver agreed; she has visited with City employees and the increased workload placed on them is excessive. Councilmember Watson stated he is equally concerned that a State agency such as UDOT can unload these responsibilities onto smaller cities with no funding or resources. Councilmember Carver agreed.

Councilmember Cragun asked that the City Attorney or another member of City Administration reach out to the State Attorney General to understand their position on this matter and whether the City has any recourse regarding their handling of this matter.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R25-33 AUTHORIZING EXECUTION OF MASTER LANDSCAPE MAINTENANCE AGREEMENT WITH UDOT FOR MAINTENANCE OF LANDSCAPING ON WEST DAVIS CORRIDOR, AND DIRECTING STAFF TO COMMUNICATE WITH THE STATE OF UTAH REGARDING THEIR ACTION TO SHIFT THESE RESPONSIBILITIES TO SYRACUSE CITY. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

12. Authorize Mayor Maughan to execute Real Estate Purchase Contracts (REPC) for two properties located at approximately 500 West 3700 South (land serial numbers 15-019-0134 and R199: 126D:E).

An administrative staff memo explained this matter was initially discussed in the spring of 2024 as part of an easement request from the Nature Conservancy at 2550 West Gentile Street; the easement was needed to facilitate the extension of a gravity irrigation system near The Fields Subdivision's open space. The easement and irrigation work will be owned and maintained by the Nature Conservancy and action on the acquisition of the property could not occur until the Utah Department of Transportation (UDOT) appraised the property and made a purchase offer to the City. In June of this year, the City received word that the appraisals were complete and UDOT was ready to proceed with the purchase. The offer letters and REPCs are included as part of these packet materials.

Councilmember Watson asked about the property for which the purchase price is \$0. Assistant City Manager Marshall stated that property is underneath a roadway and has no real value.

The Council briefly discussed the purpose of the transaction, to which Mr. Marshall explained UDOT needs to acquire the property to ensure proper delivery of excess irrigation water to the Nature Conservancy. City Manager Bovero added that this transaction is related to the wetland mitigation aspect of the West Davis Corridor project.

Mr. Marshall indicated that there may be an error in one of the property addresses and that will be corrected before the agreements are executed.

COUNCILMEMBER ROBERTSON MADE A MOTION TO AUTHORIZE MAYOR MAUGHAN TO EXECUTE REAL ESTATE PURCHASE CONTRACTS (REPC) FOR TWO PROPERTIES LOCATED AT APPROXIMATELY 2550

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WEST AND GENTILE (LAND SERIAL NUMBERS 15-019-0134 AND R199: 126D:E). COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

13. Authorize Administration to award contract for Antelope Drive Trail Phase One.

A memo from the Public Works Department explained this project consists of improvements along the south side of Antelope Drive from approximately 3200 West (east side of Ranchettes Subdivision) to 3385 West Street. Improvements include:

1. Upsizing the culinary water main with additional fire hydrants for improved fire protection
2. Remove the existing sidewalk and install a 10' wide concrete trail
3. Close 3300 West Street at Antelope Drive. A gate will be installed for secondary emergency access.

The project will begin once contracts are in place and will be complete by the spring of 2026. Bids were opened on July 1, 2025. There were 27 plan holders, and two bids were received. The low bidder is Leon Poulsen Construction Company, Inc. with a total bid amount of \$707,275.00. The approved budget supports this bid amount with the addition of the storm drain impact fee money. The funding for this project is proposed as follows:

	20-40-70 Class C	50-16-70 Culinary Capital	50-16-70 Sewer Capital	30-40-70 Secondary Meter Conversion s	30-16-70 Secondary Capital
Bid	\$320,506.00	\$270,438.00	\$25,355.00	\$30,230.00	\$60,746.00
Budget	\$350,000.00	\$300,000.00	\$25,355.00	\$30,230.00	\$80,000.00
Difference	\$29,494.00	\$29,562.00	\$0.00	\$0.00	\$2,049.08

Public Works Director Whiteley reviewed his staff memo.

Councilmember Savage commented he is very excited about the addition of this trail.

COUNCILMEMBER SAVAGE MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR ANTELOPE DRIVE TRAIL PHASE ONE. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

14. Authorize Administration to award contract for Syracuse Reservoir West Branch Gravity Irrigation Supply.

A memo from the Public Works Department explained this project consists of installation of new gravity irrigation feed off West Branch Irrigation to add an additional source of irrigation water to the Syracuse Reservoir and improve optimization in maintaining water supply based upon system wide demands. The project will begin once contracts are in place and will be complete by December 2025. Bids were opened on July 1, 2025. There were 14 plan holders, and two bids were received. The low bidder is Leon Poulsen Construction Company, Inc. with a total bid amount of \$526,594.00. The funding for this project is proposed as follows:

	20-40-70 Class C	31-40-70 Secondary Impact
Bid	\$198,222.50	\$328,371.50
Budget	\$200,000.00	\$215,000.00
Difference	\$1,777.50	-\$113,371.50

Public Works Director
memo.

Whiteley reviewed his staff

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COUNCILMEMBER WATSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR SYRACUSE RESERVOIR WEST BRANCH GRAVITY IRRIGATION SUPPLY. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

15. Public comments

Shauna Packer echoed the comments made by Mr. Jensen at the beginning of tonight's meeting; the City already allows use of City property by adults or commercial entities who have a business license or pay for a permit. As parents, she has tried to teach her children hard work and how to develop a successful business as this will benefit them as adults. Removing restrictions on youth operated businesses are the problems that the Utah Entrepreneur Act is meant to solve. She understands that her child can sell lemonade on her street without these restrictions, but she lives on a street that has very little traffic. If he were able to sell at a park, he would have more success.

16. Mayor/Council announcements.

The Council and Mayor provided announcements about recent and upcoming community events, and other opportunities for public involvement.

COUNCILMEMBER MADE A MOTION TO ADJOURN. COUNCILMEMBER SECONDED THE MOTION ALL VOTED IN FAVOR TO ADJOURN.

The meeting adjourned at 6:45 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: August 12, 2025