

Minutes of the Regular Meeting of the Syracuse City Council, held on April 14, 2026, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 814 7884 8561, 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: Andrea Brown
Brett Cragun
Abraham Pollard
Julie Robertson
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
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele
Deputy Fire Chief Jo Hamblin

1. Meeting Called to Order

Mayor Maughan called the meeting to order at 6:00 p.m. as a regular 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 Brown led the audience in the Pledge of Allegiance.

COUNCILMEMBER WATSON MOVED TO ADOPT THE AGENDA. COUNCILMEMBER POLLARD SECONDED THE MOTION, ALL VOTED IN FAVOR.

2. Public comment

There were no public comments.

3. Approval of minutes.

The following minutes were reviewed by the City Council: February 24, 2026 City Council Work Session, March 10, 2026 City Council Business Meeting, and March 24, 2026 City Council Work Session.

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

4a. Common consent: Proposed Resolution R26-14 appointing Community and Economic Development (CED) Director Steele to the Great Salt Lake Scenic Byways Committee

An administrative staff memo explained the Great Salt Lake Scenic Byway was formally designated in 2018 and includes key transportation corridors such as the future West Davis Corridor, portions of Antelope Drive, and the Antelope Island causeway. State administrative rules provide for the creation of a local scenic byway committee to help preserve and promote the intrinsic values of the byway, as well as to prioritize related projects and funding opportunities. Davis County and participating cities, including Syracuse, are working collaboratively to establish this committee and appoint representatives. The proposed resolution appoints Community and Economic Development (CED) Director Noah Steele to serve as Syracuse City's representative on the Great Salt Lake Scenic Byway Committee.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-14 APPOINTING COMMUNITY AND ECONOMIC DEVELOPMENT (CED) DIRECTOR STEELE TO THE GREAT SALT LAKE SCENIC BYWAYS COMMITTEE. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4b. Common consent: Proposed Resolution R26-19 authorizing the Mayor to sign Agreement Regarding Regional Transportation Improvements associated with development of property at 2000 West and 2700 South – Westlake.

A staff memo from the Community and Economic Development (CED) Department explained there is a new development planned for the southwest corner of 2000 West and 2700 South. The development will feature many new

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businesses and 29 single family homes. There are extensive roadway improvements needed at the site in order to accommodate the traffic from the proposed development, as well as the increased traffic generated by the growth in the surrounding areas. There are three developers involved. One developer plans to build a gas station on the corner and other retail pads next to it. The next developer plans on bringing in various active style businesses such as pickleball, tumbling, dance, and sports training. The third plans to build the residential component of the development. All three developers have agreed to work together in building their fair share of adjacent roadway improvements. The needed road improvements that are not attributable to this development are considered regional improvements that go above and beyond what would be reasonable for the developers to be responsible for building. This agreement would allow the city to provide a transportation impact fee credit to cover the extra improvements the city is requiring them to install. This item was discussed by the Council during their work session on March 24, 2026.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-14 APPOINTING COMMUNITY AND ECONOMIC DEVELOPMENT (CED) DIRECTOR STEELE TO THE GREAT SALT LAKE SCENIC BYWAYS COMMITTEE. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4c. Common consent: Proposed Resolution R26-20 authorizing the Mayor to sign the First Amendment to Memorandum of Understanding (MOU) regarding the proposed sale/purchase of City-owned property located near 3000 West and Antelope Drive.

A staff memo from the Community and Economic Development (CED) Department explained the City entered into a 'Memorandum of Understanding (MOU) Regarding the proposed Sale/Purchase of City-Owned Real Property Located Near 3000 West and Antelope Drive' in October of 2025. The developer is reporting good progress in attracting the required tenants, all except for the hotel portion of the project. An amendment is proposed to the MOU that would remove the hotel from the 'required users' to prevent delays and create additional leasable retail area. This doesn't mean that he couldn't still bring a hotel if the market for it improved. In exchange for removing the hotel requirement, the developer would agree to move up the performance timelines in the agreement. The proposed amendment is anticipated to expedite full project completion, which in turn expedites the sales tax and property tax revenues to the city. Also, removing the hotel makes room for an additional pad, which will bring in an additional retail business. This item was discussed by the Council during their work session on March 24, 2026.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-14 APPOINTING COMMUNITY AND ECONOMIC DEVELOPMENT (CED) DIRECTOR STEELE TO THE GREAT SALT LAKE SCENIC BYWAYS COMMITTEE. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4d. Common consent: Authorize Administration to execute Franchise agreement with Lumen.

A memo from the Assistant City Manager explained Lumen desires to provide certain telecommunication services within City and in connection therewith to establish a telecommunications network in, under, along, over, and across City's present and future streets, alleys, easements, and Public Ways, consisting of telecommunication lines, cables, and all necessary appurtenances. With this agreement, Lumen agrees to pay a 3.5% franchise tax in accordance with the Municipal Telecommunication License Tax Act (Utah Code Ann. 10-1-401 to 10-1-410). Based on section five of the agreement, the first lease term shall be for a period of ten (10) years from March 10, 2026, and will continue thereafter on a year-to-year basis unless either party provides written notice to the other party one hundred twenty (120) days' notice of its intent to renegotiate the terms and conditions of this Agreement. At the end of that term, additional terms and extensions will be negotiated upon terms and conditions acceptable to both parties. The City has franchise agreements with other companies that provide telecommunications services in the city. This is a common practice in cities across Utah.

COUNCILMEMBER ROBERTSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE FRANCHISE AGREEMENT WITH LUMEN. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

4e. Common consent: Proposed Resolution R26-18 adopting the Amended City Vision Statements and Key Performance Indicators.

A memo from the City Manager explained Mayor Maughan previously asked the Council whether amendments are desired for the Mission and Vision Statements for the city. At the February 24, 2026 City Council work session, the council discussed found general consensus on the following amendments to the City's Mission/Vision Statements and KPIs. The memo summarized the proposed amendments as follows:

Amend Community & Economic Development Vision Statement #3:

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Vision Statement: The Community & Economic Development Department takes active steps to recruit and grow the business sector of the community.

Key Results:

- The city has a business-friendly environment.
- The city proactively engages with potential businesses.
- The city proactively engages with existing businesses.

KPIs:

- % increase in business-related tax revenue.
- Number of new jobs annually
- Number of outreach events and discussions with business leads.
- Number of outreach events and discussions with existing businesses.
- Resources (staff time & budget) allocated to business development.

Amend City-Wide Vision Statement #3:

Vision Statement: We foster a strong sense of community pride, involvement, and public safety through improvements, events, and services.

Key Results:

- Overall safety in the community remains high.
- The city produces and sponsors events and programs that improve the sense of community in the city.
- The city seeks out and actively recruits and communicates with residents willing to volunteer skills and talents toward city initiatives/goals.

KPIs

- Crime rate per 1,000 residents
- # of emergency preparedness classes, educational messages, trainings conducted annually
- Number of volunteers engaged in city events, programs, civic bodies
- Number of “lead” volunteer positions created.
- Social media engagement rates
- % positive ratings on citizen feedback surveys for events and customer-based services

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-18 ADOPTING THE AMENDED CITY VISION STATEMENTS AND KEY PERFORMANCE INDICATORS. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Proposed Resolution R26-15 restricting and regulating the use of pressure irrigation water during 2026

An administrative staff memo explained the mountain reservoirs are low this year and snowpack has hit a record low over 45 years of data collection. Snowpack is relied upon to fill reservoirs in the early spring. In wet years, overflowing reservoirs provide early runoff and delay the need to draw down water storage from the mountain reservoirs. Typically, water suppliers begin drawing from reservoir storage mid-June to mid-July. This year if spring rain is sparse, reservoir storage use will begin in May. All the water serving Syracuse comes from the Weber River and is delivered from two primary suppliers: Weber Basin Water Conservancy District and Davis and Weber Canal Companies. Both suppliers have a 20% water reduction and reduced delivery dates. Delivery dates are as follows:

- Weber Basin: May 15th to September 15th.
- Davis Weber: May 1st to Oct 1st (or sooner if water runs out).

Syracuse City Code 4.25.130 describes measures that the council can establish for water conservation. The water season could begin May 8th and end September 18th. This allows time to fill the pipes with water and get them to full pressure. This also allows for full watering weeks when following the watering schedule. The quadrant watering schedule has been in use for the past five years and could be used again this year. It has proven to be very effective, when followed. Enforcement is necessary for a successful effort to manage the reduced water allotment. Water meter infrastructure is currently in construction, and meter data is in early stages of development. Full implementation of meter data is not anticipated this season.

Mayor Maughan and Public Works Director Whiteley reviewed the staff memo.

COUNCILMEMBER POLLARD MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-15 RESTRICTING AND REGULATING THE USE OF PRESSURE IRRIGATION WATER DURING 2026. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Public Hearing: Proposed Resolution R26-16 amending the budget for the Fiscal Year (FY) ending June 30, 2026.

A staff memo from the Assistant City Manager referred to several documents summarizing the proposed adjustments to the Fiscal Year (FY) 2026 budget and capital projects/funding. Proposed changes to operational budgets included:

General Fund – major changes

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- \$4,500 – Increase cost for jury trials.
- \$13,000 – Property, auto, and general liability insurance increase.
- \$55,425 – Increase in grants money and expense for purchase of radios, ebikes, and other equipment.
- \$25,000 – increase in budget to maintain park and rides and station 33 land.
- \$38,100 – increase in park and recreation fees charged for program registrations.

All Other Funds – Significant Changes

- \$3,200,000 - Regional Park costs – move remainder from park impact to capital fund.
- Interest income changes in various funds.
- Depreciation Expense adjustments in utility funds.
- Park Maint. Fund - \$38,000 – sale of equipment
- Street Light Fund - \$10,800 – street light utilities
- Secondary Fund - \$25,000 – Vac truck repairs
- Secondary and Culinary Water impact Fee Plan Updates – \$55,000 & \$45,000.
- Culinary Water Fund – \$25,000 savings with paperless billing
- Culinary Water Fund - \$45,000 increase with credit card processing fees.
- Sewer Fund – Updated revenues and expense with \$2.50 NDS increase or \$315,000.
- Garbage fund – separated recycling revenue from waste revenue to be able to track program revenues and expenses.
- Garbage fund – Green waste program fee adjustments
- IT Fund – BCI Compliance Tool - \$5,000
- MBA Fund – final closeout costs for station 32 - \$9,000
- RDA Fund – added 30k to budget to design 1000 west realignment.
- Capital Projects Fund – See capital projects list.

Additionally, the budget amendment includes carryover of project funds from the prior year as follows:

- **New – \$15,000 for dog park landscaping**
- **Change – Move regional park project expenses to capital fund**
- **Change – Purchase of land on 6-way roundabout - \$355,000**

Assistant City Manager Marshall reviewed his staff memo and noted the amendments had been reviewed at a prior work session and that no significant changes were made by the Council at that time.

Mayor Maughan opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADOPT RESOLUTION R26-16 AMENDING THE BUDGET FOR THE FISCAL YEAR (FY) ENDING JUNE 30, 2026. COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Public Hearing: Proposed Resolution R26-17 amending the Syracuse City Consolidated Fee Schedule.

A staff memo from the Assistant City Manager summarized the proposed adjustments to the City’s consolidated fee schedule:

- **Utility Rate Changes (Effective 5/1/2026)**
 - CPI Increase on garbage requested from Robinson Waste. Total request of 2.8%. This would increase the bundled rate from \$17.14 to \$17.39 as follows:
 - Garbage: \$13.29
 - Recycling: \$4.10
 - Total Bundle Rate: \$17.39
 - Additional Black Can: Increase from \$9.85 to \$9.90.
 - Additional Blue Can: Increase from \$4.00 to \$4.10.
 - Green Waste: Increase from \$8.00 to \$8.14.
- **CED Department (Effective on April 14, 2026):**
 - Increase commercial signs fee from \$398 to \$498.
 - Add residential solar plan review fee of \$120 and inspection fee of \$300.
 - General Building Valuation increase from \$60 to 100 in all tiers.
 - Change private pool - above ground temporary to \$100.
- **Impact Fees (Effective on April 14, 2026):**
 - Annual update for storm water impact fee increases the fee from \$9,484.00 per acre to \$9,582.00. Or an increase from 0.218 per sq. ft. to 0.220 per sq. ft.

- Annual update for public safety impact fee increases the fee as follows:

Category	Current Fee	Proposed Fee
Residential	\$934.00 per application	\$954.00 per application
Residential ADU	\$467.00 per application	\$477.00 per application
Commercial	\$0.80 per sq ft of building	\$0.81 per sq ft of building

Mayor Maughan asked Mr. Marshall to highlight any noteworthy changes. Mr. Marshall noted two primary adjustments: an annual increase tied to the garbage utility contract, and updates to several impact fee adjustments reflecting scheduled escalators already built Impact Fee Facilities Plans (IFFPs).

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-17 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE. COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Report on status of tentative Fiscal Year (FY) 2026-2027 budget.

A staff memo from the Assistant City Manager summarized the prioritization of budget items from the City Council’s budget retreat meeting. Based upon direction from the Council, several items were included in the budget, while others were removed. Utility fee increases are needed to fund some of the projects as noted below:

- New Secondary Water Superintendent = \$10,000 or \$0.08 per user per month. This is not an additional person but would be a promotion from within.
- Add 2 Park Maintenance Workers and Admin Professional = \$240,000 or \$1.91 per user per month on the park maintenance utility
- Add Dispatch Utility fee and move cost over from general fund = \$392,000 or \$3.09 per user per month on the new dispatch utility fee.
 - Proposal to include the full cost of dispatch as a utility and not just the increase of \$250,000. This is recommended so we don’t have split costs for dispatch between the general fund and the dispatch utility fee.

With the current changes to the budget discussed above, the projected budget shortfall for FY2027 is approximately \$307,000. Administration has scheduled upcoming budget discussions regarding several outstanding budget issues.

Mayor Maughan provided an overview of outcomes from the recent budget retreat, noting that consensus had been reached on a number of spending items as reflected in a summary chart prepared by Mr. Marshall. The Mayor indicated that the draft budget, as currently structured, was projected to be approximately revenue-neutral with no proposed tax increase. Mr. Marshall and City Manager Brody Bovero offered several updates and clarifications beyond the budget retreat discussion:

- Dispatch Fee as a Utility: Mr. Marshall recommended moving the full dispatch fee (\$392,000) entirely into the utility fund rather than splitting it between the general fund and utility fund. This change was highlighted as improving audit clarity with the state.
- Fingerprint Machine (Police Department): Mr. Bovero noted that the cost figure used at the retreat was incorrect—the device is approximately \$3,500–\$3,900. Given the fee revenue it would generate, Mr. Bovero suggested it would pay for itself within 15–18 months and asked the Council to consider retaining it in the budget.
- Crossing Guard Coordinator: Mr. Bovero explained that funding a crossing guard coordinator position would free up sworn officer time, which carries a higher cost per hour, effectively representing a net efficiency gain for the department.
- Overall Budget Trajectory: Mr. Marshall noted that the current year's adopted budget reflected an approximate \$600,000 deficit, and that the draft FY 2026-2027 budget reduces that to approximately \$300,000, reflecting continued progress toward a structurally balanced budget. Mr. Bovero added context that the City has intentionally been drawing on its rainy-day fund for a couple of years while anticipating increased sales tax revenue and reduced expenses in the near term.
- Legislative Risk to Rainy Day Fund: The Mayor reported that at a recent Council of Governments meeting, proposed state legislation was discussed that could limit cities' ability to retain rainy day fund balances. While the legislation has not passed, the Mayor noted it is gaining momentum and that the City should be mindful of this risk.

Councilmember Cragun asked whether a draft budget reflecting all post-retreat adjustments could be included in the April 28th work session packet. Mr. Marshall confirmed that a summary-level budget document could be provided, noting it would reflect approximately 90–95% of the final numbers, with insurance renewals and employee benefit selections still pending.

Councilmember Pollard, noting this was his first budget cycle, asked about the process going forward and whether he could meet with staff individually to review the numbers. The Mayor confirmed that any Councilmember is welcome to meet with staff at any time, provided no more than one other Councilmember is present to avoid triggering public meeting requirements.

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Mr. Marshall outlined the budget process timeline:

- April 28 Work Session: Discussion of five-year plans and remaining budget items; near-final draft expected.
- May Business Meeting: Tentative budget presented and made available to the public (required by law at least 10 days before adoption).
- May Work Session: Final opportunity for Council to request amendments before the vote.
- June Business Meeting: Council must adopt a final budget or, if a tax increase is proposed, schedule a public hearing for August.

No formal action was taken on this item.

9. Mayor/Council reports and announcements

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

10. Public comments

Curt Ecker addressed the Council with two questions regarding the new development near the roundabout on 2000 West. He asked about any plans to widen 2000 West south toward the freeway, citing concerns about making landscaping and property investments. He also asked whether the identity of the developer was public record so that he could inquire about fencing along the shared property boundary.

Mayor Maughan responded that all development information, including developer identity, is publicly available and that residents may contact the Community and Economic Development (CED) office for assistance. On the matter of road widening, the Mayor stated clearly that while new developments such as the one currently under construction are being asked to plan ahead for potential future widening, there is no current plan or approved project to widen 2000 West. The Mayor noted that this question had been raised by many residents in recent weeks and wished to put the matter to rest publicly.

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

The meeting adjourned at 6:58 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: May 12, 2026