

Minutes of the City Council Work Session of the Syracuse City Council, held on August 11, 2026 at 6:25 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 831 5840 5126, in-person in the City Council Conference Room 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
Paul Watson
Julie Robertson
Abraham Pollard

Mayor Dave Maughan
City Manager Brody Bovero
Deputy City Recorder Marisa Graham

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

The purpose of the Work Session was to discuss options to refinance the 2023 Municipal Building Authority (MBA) Bond; and discuss the following planning items:

1. Application for pre-application consultation with the City Council, Chase Andreizzi, DAI Utah, regarding property located at 3300 S. 2000 W.
2. Recommendation from the Planning Commission regarding application for zone change for property located at 2961 S. 1550 W., Residential (R2) to Agriculture (A1).
3. Recommendation from the Planning Commission regarding application for zone change for property located at 2207 W. 1700 S., Agricultural (A-1) to Light Commercial (LC).

Discussion regarding options to refinance the 2023 Municipal Building Authority (MBA) Bond

Assistant City Manager Marshall presented an overview of the potential refinancing of the 2023 City's MBA Bond; the current bond carries an interest rate of 4.95 percent. Approximately one month prior, projections indicated that refinancing could yield savings of roughly \$50,000–\$75,000 per year at a rate in the high three percent range. Mr. Marshall noted that the savings projection may have shifted slightly as market rates have crept up since that analysis. He identified the primary risk of refinancing as the 10-year rate lock accompanying going to market—if rates dropped below the refinanced rate during that period, the City would be unable to refinance again until the lock expired. Mr. Marshall acknowledged market unpredictability, noting that while a rate in the high three percent range is historically favorable, rates have, in unusual circumstances, fallen as low as 0.61 percent (as was realized on the City Hall building bond). He expressed that a drop below three to 3.5 percent in the current economic climate, given inflation and global instability, is unlikely but not impossible. The City would also retain one additional opportunity to refinance, as approximately 17 years remain on the bond. Mr. Marshall outlined the cost of going to market: combined closing costs, including a credit rating (~\$30,000–\$40,000) and financial advisor fees, total approximately \$50,000–\$70,000. These costs would be absorbed into the projected savings figures. He confirmed there is no obligation to refinance; the Council could wait one or two years, though each year of delay represents roughly \$50,000–\$75,000 in foregone savings.

Councilmember Watson expressed support for proceeding, stating that while future market conditions cannot be known, the savings available today are reasonably certain and worth acting on. Councilmember Cragun agreed, indicating that it makes sense to move forward now. Councilmember Robertson pressed on what exactly was "known" versus speculative, acknowledging that the projected savings are market-dependent. Mayor Maughan summarized the trade-off concisely: the City risks one year's worth of fees against nine years of anticipated savings—a risk he characterized as reasonable.

Councilmember Pollard sought clarification on the current rate before the discussion concluded, after which majority of the Council expressed support for authorizing Mr. Marshall to begin the refinancing process. Mr. Marshall clarified that the next formal step would be consideration of a parameters resolution to be placed on a special meeting agenda for the MBA on September 8, 2026. The Board's action on such a resolution would set acceptable rate thresholds before going to market. Mr. Marshall further noted that the earliest the City could trigger a refinance is November, due to the existing bond's call window,

August 11, 2026

so there is adequate time to prepare the required documentation, rating, and official offering statement. No formal vote was taken at this session; direction was given to Mr. Marshall to proceed with preparation of a parameters resolution for the September 8 meeting.

Planning item: Application for pre-application consultation with the City Council, Chase Andreizzi, DAI Utah, regarding property located at 3300 S. 2000 W.

Chase Andreizzi of DAI Utah appeared before the Council representing the property owners of a parcel located at 3300 S. 2000 W.; he was joined by additional team members. Mr. Andreizzi explained that this was their first engagement with Syracuse City, and that they were seeking feedback on a proposed mixed-use rezone before submitting a formal application. The concept plan included townhome units intended to buffer the adjacent Stillwater residential development, self-storage facilities, and light commercial uses along the 2000 W. frontage.

The Council's feedback was direct and largely unfavorable toward the proposed mix of uses. Councilmember Watson stated he was not interested in a mixed-use rezone with a townhome component, citing the high volume of townhome development already approved or in the construction queue and the resulting strain on City services and infrastructure. He noted that the commercial frontage along 2000 W. has significant potential given its proximity to the freeway and the underserved residential population in the area, and that commercial development is far more appealing from his perspective.

Mayor Maughan echoed that sentiment strongly, characterizing self-storage as "a tragic waste" of a high-visibility parcel with freeway exposure. He drew a comparison to a nearby commercial development informally referred to as the "hot triangle," a similarly sized parcel that is projected to support five businesses including restaurants, a financial institution, and a tire shop—all generating immediate sales tax revenue. The Mayor emphasized that commercial development generates sales tax on the day a business opens, whereas residential development delays tax revenue by years while immediately increasing demand on city services.

Councilmember Pollard spoke of his campaign experience, reinforcing that citizens repeatedly told him they do not want more high-density housing, storage units, gas stations, or car washes—and noted that the proposal contained several of those elements. He stated that feedback was the most resonant theme he heard while campaigning.

Mr. Andreizzi received the feedback constructively, indicating that the team was not committed to an all-or-nothing position and remained interested in continuing a dialogue about what commercial uses might work on the site. He asked whether multiple pre-application meetings were available. Mayor Maughan clarified that the City allows one pre-application consultation with the Council; further questions could be directed to staff. Mayor Maughan confirmed that the Council's overall direction was that mixed-use zoning is not a good fit for the City at this time, and that the property's commercial potential should be the primary focus of any future application.

No formal action was taken. The applicant was encouraged to engage with staff and return with a formal application reflecting the Council's feedback.

Planning item: Recommendation from the Planning Commission regarding application for zone change for property located at 2961 S. 1550 W., Residential (R2) to Agriculture (A1).

Community and Economic Development (CED) Director Steele presented the Planning Commission's recommendation of approval for a down-zone of a residential parcel at 2961 S. 1550 W. from R2 to A1. Mr. Steele noted that the public hearing at Planning Commission was attended by multiple neighbors, all of whom expressed support for the application. The primary motivation for the rezone was the property owner's desire to keep pygmy goats; however, the owner was found to be in violation of city code under the current R2 zoning after a complaint was filed and animal control conducted an inspection. The rezone to A1 would bring the property into compliance.

Mr. Steele noted that under the City's animal point system, pygmy goats are worth 2 points each, and the owner currently has approximately 14 goats. The total point allowance on the parcel—which is just over half an acre, including a portion that was formerly a detention basin—could theoretically support up to approximately 20–23 animals of various types, though large animals such as pigs (rated at 100 points) would not be feasible within the point limit.

The Council discussed the long-term implications of the rezone, specifically what uses a future property owner could pursue under A1 zoning, including goats, chickens, rabbits, horses, or ostriches. Mayor Maughan emphasized that land use decisions must be evaluated for their permanent effect on the neighborhood, not just the current owner's stated intentions. Staff and Councilmember Watson noted that the property is already adjacent to other A1-zoned land, meaning the rezone would not create an anomalous island of agricultural zoning within a residential neighborhood. Staff also confirmed that the City maintains maintenance agreements and inspection rights over the detention basin portion of the property, and that nuisance and noise ordinances provide additional protections for neighbors regardless of the zoning.

Councilmember Pollard indicated support based on the Planning Commission hearing and the unanimous neighbor approval. Councilmember Watson stated he was inclined to support the rezone as long as neighboring property owners were

City Council Work Session

August 11, 2026

not opposed. Mayor Maughan confirmed a Council majority was in favor and directed that the item be placed on the consent agenda for the September Business Meeting.

Planning item: Recommendation from the Planning Commission regarding application for zone change for property located at 2207 W. 1700 S., Agricultural (A-1) to Light Commercial (LC).

Community and Economic Development (CED) Department Director Steele presented a brief overview of the proposed zone change at 2207 W. 1700 S. from Agricultural (A-1) to Light Commercial (LC), and offered an important procedural clarification: the Planning Commission had not yet reviewed this application. The item was advanced to the work session due to the cancellation of the August Planning Commission meeting, with a public hearing scheduled for the following Tuesday. Mr. Steele described the parcel as a small surplus property acquired from UDOT. The Light Commercial zone limits development to a single story and restricts intensive or disruptive uses such as tire shops. The applicant has not specified a final use but has indicated interest in something along the lines of a dental office. He confirmed that the Light Commercial designation was originally created by the City in anticipation of such UDOT surplus parcels transitioning to use adjacent to residential areas, making it an appropriate fit.

Mayor Maughan wondered whether a business zone might also be suitable, but staff indicated that Light Commercial is likely the best fit given its height restrictions and proximity to residential properties.

No concerns were raised by Councilmembers regarding the proposed zone change itself. However, because the Planning Commission had not yet made a formal recommendation, Mayor Maughan declined to place the item on the consent agenda and instead directed that it be forwarded to the September 8 Business Meeting, pending the Planning Commission's recommendation following their public hearing.

The meeting adjourned at 6:57 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: September 8, 2026