

Minutes of the Regular Meeting of the Syracuse City Council, held on September 8, 2026, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 853 8425 5315, 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 Alex Davis
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele

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. Mayor Maughan provided an invocation. Councilmember Pollard led the audience in the Pledge of Allegiance.

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

2. Public comment

Danny Hammon spoke on behalf of the Young Automotive Group. He thanked Syracuse City for being a public-private partner in automobile sales. He then highlighted additional services offered by Young Automotive Group to municipalities, including:

- Competitive bidding for automobile sales, encouraging the city to seek bids even if not currently purchasing from them.
- Collision repair services on state contract, noting they have the lowest prices in Davis County and offer first available bays for public safety vehicles.
- Upfitting services for public works trucks, brush trucks, paramedic trucks, captain's trucks, and police vehicles, performed in Kaysville.
- Dealership for Toyne Fire Apparatuses, offering sales and service technicians in Kaysville, and suggesting lease options for fire apparatuses and ambulances.

Anne Hanson spoke regarding agenda item number 5a, the proposed rezoning of 2961 South 1550 West from R-2 to A-1. She stated that as a backyard neighbor, she was not in favor of the rezoning and that many neighbors were not notified of the change. She noted that the Planning Commission's recommendation for approval mentioned adjacent A-1 zoned properties, but argued these were a canal, a church, and a property likely grandfathered in and not used for agriculture, whose owner also opposed the rezoning. She expressed concern that the land could not support 20 pygmy goats, which the point system in the City's zoning ordinance would allow, and that the rezoning would prevent noise nuisance complaints for farm animals. Her biggest concern was the lack of upkeep of the property, which she described as having multiple project vehicles and trailers, and that the situation had worsened over the years.

Caleb Hanson requested the Council decline the rezoning from R-2 to A-1 for the property at 2961 South 1550 West. He provided context from his 4 years living there, stating that he and other Bluff Road neighbors, who share the majority of the property line, were significantly impacted. He described the yard as a mess, with dogs continuously entering his property, leading him and his parents to spend over \$6,000 on fencing and concrete. He reported that their shared chain-link fence was removed without consent. He recounted that four goats were introduced with inadequate containment, resulting in one goat entering his yard, having an altercation with his dog, and subsequently being euthanized. He stated that containment efforts remained insufficient, with a "big ugly makeshift chain link mass" and open doors, and that the number of goats had increased to eight or nine. He expressed concern that approving the rezoning would exacerbate existing issues with dead cars and a utility trailer on the property.

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Grant Hanson also referenced the property located at 2961 South 1550 West, noting it was not maintained when he moved in 6.5 years ago. He recalled complaints leading to a vinyl fence being installed to block the property from the street. He reported issues with weeds entering his yard and observed rodents, specifically rats, coming from the neighbor's property to eat his garden vegetables. He mentioned his son had killed 12 to 15 rats that had attacked his quail, attributing them to the unmaintained property. He reiterated that the common chain-link fence was removed without notification or consent. He questioned whether four goats would turn into 23, or if other animals like cows or horses would be introduced without permission, and wondered when this type of behavior would end. He urged the Council to reject the rezone application.

Cammie Hanson expressed disagreement with the rezoning of 2961 South 1550 West, stating that the area is suburban, not rural or a farm area. She argued that if residents want to have farm animals, they should move to areas with more land. She noted that the goats create constant noise and that she and her son have incurred pest control expenses due to rats originating from the property.

3a. Recognition Presentation of official *JustServe* City designation by Joni Phillips, *JustServe* program representative.

An administrative staff memo explained that with the City Council's recent adoption of the resolution committing Syracuse City to volunteerism and community service, all steps required to become a JustServe City have now been completed. As a result, JustServe has formally recognized Syracuse City for its efforts and has issued an official designation. A JustServe representative will present the Mayor and City Council with the official JustServe City award. The representative has requested the opportunity to formally present the designation during the agenda item, followed by a brief photo session with the Mayor and Council for documentation and future community outreach.

JustServe representative, Joni Phillips, reviewed historical volunteerism efforts in Syracuse City and presented the Mayor and Council with the official JustServe City award/designation. She invited the Mayor, Council, staff, and public to join her for refreshments in the lobby area following the closure of the business meeting.

4. Approval of minutes.

The following minutes were reviewed by the City Council: August 11, 2026 Regular City Council Business Meeting, August 11, 2026 City Council Work Session, and August 18, 2026 Special City Council Business Meeting.

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

5a. Common consent: Proposed Ordinance 2026-22 amending the Syracuse City Zoning Map for approximately .684 acres of real property located at approximately 2961 S. 1550 W. from Residential (R-2) to Agriculture (A-1).

Councilmember Watson requested to remove the item from the consent calendar on the meeting agenda.

A staff memo from the Community and Economic Development (CED) Department explained the City has received an application from Michael Shampton to rezone parcel 12-938-0034 (.684 acres). The property is located approximately 2961 S 1550 W. The property is owned by Michal and Shauna Shampton. The existing zoning is R-2 and the proposed zoning is A-1. The reason for the rezone request as stated by the applicant is as follows: "the immediate intent for this rezone is to allow the property owner to legally keep and care for small, domesticated livestock—specifically, Nigerian pygmy goats—for personal hobby use, companionship, and vegetation management."

The memo further explained agriculturally zoned lots (A-1), containing a minimum of 21,780 square feet are allocated 40 animal points with an additional accrual of one point for each 1,089 square feet thereafter. The property in question is approximately 29,795 square feet in size, allowing for 47 animal points. The points can be 'spent' in any combination consistent with the table found in Syracuse Municipal Code (SMC) Section 10.30.040. The general plan for the property is Low Density Residential. The proposed zoning is congruent with the general plan. Minimum lot size in the A-1 is .5 acre and the existing lot size is compliant at .684 acres. The goal of tonight's discussion is to vote to either approve, deny, or table the item. Planning Commission is forwarding a recommendation to approve following a public hearing held on August 4, 2026.

Councilmember Cragun raised a question about the notice provided to surrounding property owners, stating that his initial thinking was influenced by a lack of strong objection from the public, which had now changed based upon input provided during tonight's public comment period. He asked for clarification on how notice was provided. CED Director Steele responded that state law for noticing was followed for the public hearing held by the Planning Commission, and postcards were sent. To his understanding, everything was properly noticed.

Councilmember Watson also expressed concern that the Council's initial understanding of no strong objections had changed. He noted that a drive-through of the area revealed it was primarily residential, with only a canal and a church bordering the property zoned agricultural, not a heavy agricultural area. He raised concerns about "spot rezoning" from R-2 to A-1, questioning if this would set a precedent for allowing higher density in low-density zones or vice-versa. He emphasized that the current property owner might not always be there, and future owners could introduce more animals. He stated that residents purchasing homes in the area would not expect agricultural issues. His current consideration was to keep the zone as R-2, given

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the additional public input. Council members Brown and Robertson agreed, stating that the neighborhood's expectation was not to have animals, and the area would likely develop residentially, not agriculturally.

Councilmember Pollard also agreed and expressed that the issue should have been addressed at the Planning Commission's two public hearings, which might have prevented it from reaching the Council with a negative recommendation. He suggested exploring the issue further, maintaining the current zoning of the property rather than making a change.

Mayor Maughan added that when he drove around the property, he found the map did not accurately represent the area, noting a street between agricultural land and the subject property. He agreed with the Council's concerns.

Councilmember Cragun cautioned against creating a disincentive for citizens to attend public hearings by addressing issues at the last minute during public comment that should have been raised earlier.

The Mayor called for a motion on the proposed ordinance.

COUNCILMEMBER ROBERTSON MADE A MOTION TO REJECT ORDINANCE 2026-22 AMENDING THE SYRACUSE CITY ZONING MAP FOR APPROXIMATELY .684 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 2961 S. 1550 W. FROM RESIDENTIAL (R-2) TO AGRICULTURE (A-1). COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Proposed Resolution R26-33 appointing Brandee Burke to the Syracuse Arts Council.

An administrative staff memo explained Arts Council leadership has requested the appointment of Brandee Burke to the Arts Council Board to fill a vacancy created upon the resignation of McKenzie Buckway. The proposed term of expiration is June of 2028.

Mayor Maughan reviewed the memo.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-33 APPOINTING BRANDEE BURKE TO THE SYRACUSE ARTS COUNCIL. COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Proposed Resolution R26-34 authorizing the co-sponsorship of a CHaRM event with Wasatch Integrated Waste Management District (WIWMD).

A memo from Mayor Maughan explained a CHaRM event is organized by the Utah Recycling Alliance. CHaRM stands for Collection of Hard-to-Recycle Materials; such events have been held successfully in Salt Lake County and the Alliance would like to expand this service to Davis County. He discussed his representation of the City on the Wasatch Integrated Waste Management District (WIWMD) Administrative Control Board and proposed co-sponsoring a CHaRM event. He explained that these events have been successful in Salt Lake County for three years and are expanding. Wasatch Integrated Waste will cover all financial costs, including the hosting fee. The City's only obligation would be to provide a space and help advertise the event, which would collect items like computer equipment, batteries, and broken bicycles (repurposed for those in need). Only mattresses and tires would incur a cost for citizens. The Mayor highlighted the environmental benefits and the positive experience of other small towns. The proposed date was October 17th, but October 24th was also an option due to fall break conflicts.

Councilmember Pollard asked about other arbitrary costs. The Mayor reiterated there were no out-of-pocket expenses for the City, only advertising support, which is already part of City operations. WIWMD would provide eight volunteers, and the City would only need to provide four or five additional people to support the event, potentially including Councilmembers. The event would run for three hours in the morning. Councilmembers expressed support and communicated their availability to assist with the event; the Mayor noted the benefit of Councilmembers attending to interact with citizens. He also mentioned that six weeks would be enough time to advertise if the co-sponsorship is approved tonight.

COUNCILMEMBER BROWN MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-34 AUTHORIZING THE CO-SPONSORSHIP OF A CHARM EVENT WITH WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT (WIWMD). COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Ordinance 2026-23 amending the Syracuse City Zoning Map for approximately .358 acres of real property located at approximately 2207 W. 1700 S. from Agriculture (A-1) to Light Commercial (LC).

A staff memo from the Community and Economic Development (CED) Department explained the City has received an application from Blake Anderson to rezone parcel 12-092-0148 (.358 acres). The property is located approximately 2207 W 1700 S which is the southeast corner of Antelope Drive and 2210 West. The property is owned by Rake LLC. The existing zoning is Agricultural (A-1) and the proposed zoning is Light Commercial (LC). The reason for the rezone request as stated by the applicant is as follows: "the current A-1 zoning does not permit commercial use, and the applicant proposes to construct a 65' x 30' (1,950 sq. ft.) commercial building on the site to accommodate a small-scale commercial use such as retail, a

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professional office (e.g., dental office), or a personal service business (e.g., hair salon). The specific tenant/use has not yet been finalized, but any use will be low-traffic, small-scale, and consistent with neighborhood-serving commercial uses. Given the parcel's location along Antelope Drive within the Town Center Overlay Zone, a commercial designation is consistent with the intended character and development pattern for this corridor. The proposed rezone will allow for productive commercial use of the property while remaining compatible with the Town Center Overlay Zone's design and use objectives and the surrounding mix of residential and commercial development.”

The general plan land use designation for the property is Commercial. The proposed zoning is congruent with the general plan. The Planning Commission held a public hearing on August 18, 2026 and forwarded a positive recommendation to approve this item. The goal of this discussion is to vote to approve, deny, or table.

CED Director Steele indicated there have been no changes to the application since the Council's review during their most recent work session meeting.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADOPT ORDINANCE 2026-23 AMENDING THE SYRACUSE CITY ZONING MAP FOR APPROXIMATELY .358 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 2207 W. 1700 S. FROM AGRICULTURE (A-1) TO LIGHT COMMERCIAL (LC).. COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Proposed Ordinance 2026-24 amending Sections 10.10.040 and 10.90 of the Syracuse Municipal Code (SMC) pertaining to drone operation within City limits.

A staff memo from the Community and Economic Development (CED) Department explained the City has been approached by Wing Drone Delivery who is proposing to establish a drone delivery business at the Syracuse Walmart. The business would deliver Walmart's goods via Beyond Visual Line of Sight (BVLOS) drones. The drivers of these drones are primarily at remote locations. The proposed setup would be contained within a fenced off a portion of the Walmart parking lot. They call this a 'nest'. Inside the fence, there are drone landing pads, a battery generator, and a storage shed. The city does not have a regulatory framework for this land use as it is a relatively new technology. The word 'drone' appears one time in city ordinance. It appears in the noise ordinance chapter listed as a prohibited noise during specific hours between 10 pm and 7 am during the week and 11 pm to 7 am on weekends. The words airport or heli-pad are not mentioned as permitted uses in any zone. The City does not have an airport, but there is a heli-pad located at the Syracuse Emergency Center on 2000 West and State Road (SR) 193. Also, in adjacent unincorporated Davis County, there is a model airplane flying club and a mosquito abatement airstrip. Drone ports and airports are not the same in land use planning. While both fall under aviation, traditional airports are major infrastructure planned through regional authorities and governed strictly by the FAA. Drone ports in contrast, are compact and usually evaluated for site-level impacts like traffic, privacy, and localized noise. Because commercial drone delivery and operations have surged, many cities are actively updating their municipal codes to separate drone infrastructure from standard airport zoning. The purpose of this discussion is to explore the possibility of allowing this use within the city. If the use is desired, then the goal would be to craft an ordinance that permits the use within a zone or zones. Since this is a land use related item, it is required to receive a recommendation from Planning Commission before returning to Council for final approval. Planning Commission reviewed the item on August 18th and September 1st and is forwarding a recommendation for approval of the attached language.

CED Director Steele reviewed the staff memo and stated that the Planning Commission has recommended specific regulations regarding certificates, training, pilots, and FAA regulations, noting that federal law would supersede any conflicting local regulations. The Mayor expressed concern that overly specific local regulations might not keep pace with federal law and could lead to the city being "out of pocket." He advocated for keeping the ordinance broad and aligned with FAA statements.

Councilmember Watson agreed with the concept of keeping the ordinance broad in terms of alignment with FAA regulations but was open to City-specific elements like commercial drone takeoff/landing restrictions. Councilmember Pollard agreed and emphasized that "less is more," and it's easier to regulate later if problems arise, rather than being overly restrictive initially. He wanted to be friendly to businesses and industry.

Councilmember Watson suggested keeping specific provisions regarding commercial drone takeoff/landing/package drop-offs not being allowed on streets, sidewalks, parking, or properties, and a minimum physical separation distance of 250 feet between drone launch/delivery centers and sensitive environments.

Mayor Maughan questioned the 250-foot separation, finding it "self-evident".

Councilmember Cragun asked where the suggested ordinance language came from. Mr. Steele indicated it was created through a collaborative effort of staff and the Planning Commission.

Mayor Maughan suggested striking some language in the proposed ordinance that was considered to be overly specific. Mr. Steele clarified that one option discussed at the Planning Commission was to list commercial drone use as a banned use, but it was later proposed to make it a conditional use, requiring service providers to meet certain conditions.

Councilmember Watson proposed listing drone operations as a conditional use as listed under subsection F, striking everything under F except for the minimum physical separation distance of 250 feet and the requirement to comply with all FAA regulations. City Attorney Winchester indicated he feels that adjustment is adequate and can be enforced

City Manager Bovero clarified that if commercial drone operation is a permitted use without restrictions, a permitted entity would be vested once their permit is granted and the City could not retroactively impose restrictions (e.g., a 250-foot buffer) if problems developed. Mr. Steele agreed and stated that if it were a conditional use, conditions like the 250-foot buffer and FAA compliance could be enforced, and the conditional use permit could be revoked if conditions were not met. Councilmember Watson acknowledged that is a good point that the City would not be able to retroactively solve problems if a drone operations is listed as a permitted use.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 2026-24 AMENDING SECTIONS 10.10.040 AND 10.90 OF THE SYRACUSE MUNICIPAL CODE (SMC) PERTAINING TO DRONE OPERATION WITHIN CITY LIMITS, WITH THE FOLLOWING AMENDMENTS: LISTING A DRONE OPERATION AS A CONDITIONAL USE IN SUBSECTION F, STRIKING EVERYTHING UNDER F EXCEPT FOR A MINIMUM PHYSICAL SEPARATION DISTANCE OF 250 FEET BETWEEN DRONE LAUNCH AND DELIVERY CENTERS AND SENSITIVE ENVIRONMENTS (INCLUDING SCHOOLS, HOSPITALS, PARKS, AND RESIDENTIAL LOT LINES), AND REQUIRING COMPLIANCE WITH ALL FAA REGULATIONS. COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

10. Proposed Resolution R26-35 authorizing the Mayor to execute a lease/purchase agreement for the acquisition of a fire engine and water tender.

An administrative staff memo explained the proposed lease agreement is between ZMFU II, Inc (a wholly owned subsidiary of Zions Bank), and the City for the purchase of a new fire engine (\$1,200,000) and water tender (\$600,000). This is a five-payment, four-year lease, with the first payment to be made at the inception of the lease agreement on September 30, 2026 and each additional payment to be made annually on September 30 of each year. The final payment will be made on September 30, 2030. The interest rate is a fixed 4.55 percent rate over the life of the lease agreement.

Assistant City Manager Marshall reviewed his staff memo and noted both pieces of equipment will be delivered the City within approximately one month.

Councilmember Watson asked what will happen with the equipment after the lease term expires. Mr. Marshall clarified that the transaction is a lease/purchase, meaning the assets would belong to the City once the lease was paid off.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-35 AUTHORIZING THE MAYOR TO EXECUTE A LEASE/PURCHASE AGREEMENT FOR THE ACQUISITION OF A FIRE ENGINE AND WATER TENDER. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

11. Proposed Resolution R26-36 authorizing and approving the execution and delivery of a Master Lease Agreement and a Ground Lease Agreement by and between the City and the Municipal Building Authority of Syracuse City, Utah (the "Authority"); authorizing the issuance and sale by the Authority of not more than \$11,000,000 aggregate principal amount of Lease Revenue Refunding Bonds; and related matters.

An administrative staff memo explained the Municipal Building Authority (MBA) is a separate legal entity from Syracuse City Corporation. It was established in August 2006 to allow the City to streamline the funding and construction of City facilities. The MBA borrows funding, constructs facilities, and leases them to the City. The lease payments made by the City provide the revenue for the MBA to make the debt payments. Eventually the debt will be paid off and the properties will be deeded to the City. The executive board of the MBA is comprised of the Mayor and Council of Syracuse City. In November 2023, the MBA issued lease revenue bonds to finance the construction of Fire Station No. 32. The financing was completed through a direct placement with Webster Bank. The bonds carry a fixed interest rate of 4.95 percent over a 20-year term and mature in November 2043. Under the financing agreement, the bonds are non-callable for the first three years and become callable at par, without penalty, beginning in November 2026. If the Council decides to approve the refinance of the bonds, it would be for the remaining years of the 2023 MBA bond (2026 to 2043). The City's current interest rates is a 4.95 percent flat rate for the remaining life of the bond. Rates have been steadily rising since Administration last discussed this topic with the Council in August; staff will provide updated rates during the meeting. There is a real possibility that rates have risen high enough that refinancing at this point may not provide significant savings. If this Council wants to move forward, there will be an eight to ten week timeline to rate the bonds, place them in the market, and close. If the Council decides to reject the refinance option, it can still approve the parameters resolution and postpone the refinance for up to a year before the parameters resolution expires. Since the MBA and Syracuse City are two separate legal entities, there are two separate resolutions – one for Syracuse City and the other for the MBA. The MBA will hold a special meeting to approve the second resolution separately.

Assistant City Manager Marshall reviewed his staff memo and noted that since he drafted his memo, interest rates have risen and the City's potential savings have decreased from nearly \$900,000 in July to about \$500,000. He advised weighing the risk and reward of locking in rates now. The resolution would authorize the Council to approve up to \$11 million at up to 5.5 percent interest, providing staff with parameters to act when rates are favorable.

Councilmember Pollard asked about the cost of getting a bond rating, which Mr. Marshall estimated at \$40,000-\$45,000, incorporated into the cost savings. He clarified that if the City incurs these costs but rates are not favorable and the bond is not refinanced, the City would be obligated to pay those costs.

Mayor Maughan clarified that this resolution authorizes parameters, allowing the City to act quicker if rates become favorable, without missing opportunities. He confirmed that the current bonds were not yet due, so no opportunity had been missed. Mr. Marshall agreed and recommended passing the parameters resolution but pausing the actual refinance for now, incurring no costs until the decision is made to proceed. He stated that even with parameters passed, the Council would still need to approve the actual refinancing action. The parameters could remain in place for six months to a year.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-36 AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT AND A GROUND LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF SYRACUSE CITY, UTAH (THE "AUTHORITY"); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF NOT MORE THAN \$11,000,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE REFUNDING BONDS; AND RELATED MATTERS. COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

13. Annual fraud risk assessment and review.

An administrative staff memo explained the purpose of this agenda item is for the Council to review the framework for the City's annual fraud risk assessment and evaluate the current fraud risk assessment score of 355, which is considered low risk. Administration is required to submit a rating form to the State Auditor each year and it must be presented to and reviewed by the City Council prior to submission.

Assistant City Manager Marshall reviewed his staff memo and reported that the City remains at a low risk for fraud, with no changes from the previous year. He noted two items that could improve the score to "very low risk": implementing an internal audit function and an informal audit committee – but these would incur significant costs. The Mayor confirmed that these items were deemed too expensive for a city of Syracuse's size. Councilmember Watson stated he has no desire to implement those measures at this time.

Mayor Maughan clarified this is an informational item and no vote is required. He advised Mr. Marshall to submit the annual fraud risk assessment report to the State.

12. Authorize sale of previously surplussed City-owned land located at approximately 1882 W. 1700 S. to Syracuse City Redevelopment Agency (RDA).

An administrative staff memo explained the City intends to sell approximately 1.526 acres located 1822 W. 1700 S. to the Syracuse City RDA. The reason for the sale is twofold, one to develop additional parking for the adjacent Founder's park, and two, generate economic development opportunities in the form of sales tax and property tax revenue from the eventual private development on the property. The RDA is better positioned to negotiate incentives for economic development, and that is the primary reason for the transfer from the city to the RDA. Total sales price is determined by multiplying the acreage (1.526 acres or 66,488 sf) by the value of the property. The proposed value is established at \$16.5 per square foot (PSF) which equals \$1,097,052 for the total sales price. The City commissioned an appraisal of the property January 6, 2020. That appraisal came back establishing a value of \$800,000, which was approximately \$12 PSF. Also, the City commissioned an appraisal of similar City owned commercial property located at 1700 s and 3000 W in July, 2025. That appraisal came back at approximately \$16.5 PSF. More recently, the RDA purchased property located at 2500 W 1700 South from Utah Department of Transportation (UDOT); the appraised value for that transaction was about \$15 PSF. The proposed sale price of \$16.5 PSF is believed to be fair market value. The city's surplus property policy says: "At the City Council's sole discretion, significant parcels may be sold directly to a buyer under a negotiated price without going through a competitive bid process. In deciding whether to sell real estate in this method, the Council should take into consideration the following:

- a. Whether it is of greater advantage to the City, for community or economic development purposes to sell without a competitive bid process.
- b. Whether there is a real or perceived conflict of interest with the sale on behalf of any members of the Council or the Mayor.

The City is proposing to sell directly to a buyer under a negotiated price without going through a competitive bid process because it is anticipated to be of greater advantage for economic development purposes. There are no real or perceived conflict of interest with the sale on behalf of any members of the Council or Mayor. The property was previously surplussed on February 25, 2020 following a properly noticed public hearing.

Mayor Maughan reviewed the staff memo and explained that the property (east of Maverick, west of the Peck Orthodontics) had been previously surplussed, reacquired, but not re-surplussed. The City must declare the property surplus, declaring the method of surplus (private sale from City to RDA), and authorizing this by a vote. A future public hearing is needed before the actual real estate transaction can occur and he asked that the Council consider a motion to declare the property

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as surplus, declare the method of surplus as a private sale to the RDA, and call for a public hearing regarding the surplus action to be scheduled for October 13, 2026.

COUNCILMEMBER POLLARD MADE A MOTION TO DECLARE THE PROPERTY LOCATED AT 1882 W. 1700 S. AS SURPLUS, DECLARE THE METHOD OF SURPLUS AS PRIVATE SALE TO THE SYRACUSE CITY REDEVELOPMENT AGENCY, AND CALL FOR A PUBLIC HEARING REGARDING THE SURPLUS ACTION ON OCTOBER 13, 2026. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mayor Maughan recessed the meeting at 7:10 p.m. to allow the body to convene in special Redevelopment Agency and Municipal Building Authority meetings.

The City Council meeting reconvened at 7:13 p.m.

14. Public comments

There were no additional public comments.

15. Mayor/Council reports and announcements

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

16. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADJOURNING INTO CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF DISCUSSING THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; PENDING OR REASONABLY IMMINENT LITIGATION; OR THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY COUNCILMEMBER BROWN SECONDED THE MOTION ALL VOTED IN FAVOR.

The Closed Session started at 7:20 p.m.

The City Council meeting reconvened at 8:59 p.m.

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

The meeting adjourned at 9:00 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: October 13, 2026