



MURRAY
CITY COUNCIL

**MURRAY CITY MUNICIPAL COUNCIL
NEIGHBORHOOD MEETING
District #2**

The Murray City Municipal Council held a neighborhood meeting to share property tax information on Thursday, June 21, 2018 at Viewmont Elementary School, 745 West 5720 South, Murray, Utah.

The meeting was conducted by Dale Cox.

Council Members Present:

Dave Nicponski, Council District 1
Dale Cox, Council District 2
Jim Brass, Council District 3
Brett Hales, Council District 5
Diane Turner, Council District 4

City Staff Present:

Jennifer Heaps, Communications and Public Relations Director
Jan Lopez, Council Director
Pattie Johnson, Council Office
Craig Burnett, Police Chief
Jon Harris, Fire Chief
Danyce Steck, Finance Director
Brenda Moore, Controller
Kim Sorensen, Parks and Recreation Director
Isaac Zenger, IT
Danny Astill, Public Works Director

Other's in Attendance

Citizens

Introduction and Welcome

Mr. Cox thanked residents for attending, introduced city council members, the city finance director, and recognized Traci Black of the Library Board. He said Mayor Camp and Mr. Hill would be unable to attend and Mr. Nicponski would be slightly delayed.

He said neighborhood meetings were important and thought citizens should know why the increase was necessary, particularly since property taxes had not been raised since 2006. He

explained the budget process, which began in January 2018 and said citizens would better understand the property tax increase after the presentation.

Presentation – Provided by Denise Steck. (See Attachment #1)

Citizens Comments and Questions – Comments were limited to 3 minutes unless otherwise approved by the Council.

Donnetta Mitchell – Murray City, Utah

Ms. Mitchell wondered how Salt Lake County utilized the 23% portion of itemized property taxes, how could Truth in Taxation be changed, and if so, what would be the unintended consequence.

Ms. Steck could not speak specifically for Salt Lake County, but knew their portion was stretched throughout the county for various services.

Ms. Steck explained legislation would need to change, in order for Truth in Taxation to change. Challenges regarding Truth in Taxation began for cities from the start because entities wanted a way to adjust property taxes yearly, by utilizing an inflationary factor based on the consumer price index without holding public hearings every year. The notion was rejected by legislators, therefore, Truth in Taxation meant cities must first notify citizens and provide a Truth in Taxation hearing for every increase.

Many cities go through the Truth in Taxation process every year to raise property taxes. Since Murray had not imposed an increase in many years, the council scheduled the Neighborhood Meetings to inform citizens. The Truth in Taxation Public Hearing would be on August 14, as required by state code.

Peter Klings

Mr. Klings asked if the 6% increase included the Library's increased portion, or would there be a separate increase. Ms. Steck explained the total increase would be as much as 7.5% that included 6% for the city, and 1.5% for the library. Although, because she considered increased property values in her calculations, estimations in her presentation were made by using an 8% increase for every \$100,000 of home values.

Mr. Klings was concerned about the impact Intermountain Medical Center (IMC) had on tax payers, since IMC was tax exempt. He wondered how the city could diversify the base to get beyond the burden of having residents pay for exemptions.

Ms. Steck said because IMC and other large tax exempt properties and businesses account for some of the largest users of Murray's power, water, and storm water, a transfer of \$4 million from utilities occurred every year to the General Fund. Whether the city covered those losses in taxes, or the utility fund transfer occurred, the difference had to be made up- in lieu of receiving property taxes from tax exempt entities. In summary, the transfer was considered a contribution to the General Fund from tax exempt users for using the city's resources, and the majority of the \$4 million transfer was theoretically coming from tax exempt entities.

Claus Ranglach – Murray City, Utah

Mr. Ranglach asked since the city was operating in a deficit, how could purchasing land along 4800 South and State Street be affordable, and was purchasing land something the city should be doing. He asked how the city would pay for a new city hall, and why was it necessary.

Ms. Steck said land purchases in the downtown area were attained with a bond purchased through the Redevelopment Agency (RDA), which is a separate organization from the city. Therefore, funding comes from businesses in RDA areas, whose property taxes are contributed for development in each specific area.

She explained the necessity of building up and improving blight properties. Redevelopment invites new businesses to move in, which increases future property tax revenue; thus, lessening the burden from tax payers.

Mr. Ranglach said Murray residents were technically paying for land purchases, and wondered how transactions are balanced out afterwards. He thought redevelopment in the downtown area was for new businesses only, not a new city hall facility.

Ms. Steck clarified a new city hall would be constructed in the downtown area. Prime property along State Street would be sold and those funds would replenish tax dollars and be contributed back to pay the RDA bond.

Mr. Ranglach was not satisfied with answers and still unclear about RDA land purchases and bonding who pays for bonds.

Mr. Brass explained how the RDA operates on increments of tax revenue once an area is considered RDA property. For example, a vacant lot worth \$50,000 contributes property tax on that value; however, if the lot is developed with a large building – the property tax value doubles to \$100,000. The difference in the property tax is the increment which goes into the RDA for the period of the RDA project area – which is typically 20 years. Accumulated increments are collected from a variety of RDA projects in the city. For example, Costco and IMC contribute significant sums of money for future development.

Mr. Brass addressed Mr. Ranglach's question regarding what the city was doing to help change its dependence on residential taxpayers. He explained the downtown area was underutilized, lacking in good business, and for many years consisted of pawn shops. Therefore, the hope to revitalize the area with commercial businesses, restaurants, and office space would increase not only commercial property tax revenue, and revive the city, it would take the burden from residents. Zoning adjustments were also made along the freeway near 300 and 400 West to promote office parks, in order to increase commercial property tax revenue.

In addition, city hall, once an elementary school constructed in the 1930s', is no longer safe, nor earthquake proof. The building with continual costly repairs, houses public safety officers, which could be a detrimental situation in the event of an earthquake. He explained after city hall's relocation to the downtown area, which is not prime commercial property, the sale of the State Street land would provide funds to help pay off the sales tax revenue bond.

He acknowledged the need to revitalize the downtown area was not the primary reason for the property tax increase. He stressed, the increase would help to secure the employment of excellent firefighters, paramedics and police officers, because Murray's police department is losing well-trained people. He said losing people in an overall competitive market, where 600 public safety jobs are going unfilled statewide, was a more significant reason.

As a result, a substantial decrease in tenure was occurring in the Murray Police and Fire Departments, where the average length of experience on Murray's patrol force was just five years, where tenure had been 15 years in the past. Mr. Brass valued individuals with 12 to 15 years' experience in the field, rather than having all officers straight from training academy.

He mentioned new developments, such as, a new office building on 4800 South, where the old fish food factory was located, and a new office building for Educators Mutual Insurance Association on Vine Street and Commerce that would add to future commercial property tax revenue to offset future increases for residents.

Lezlie Huggard

Ms. Huggard asked if AISU was in the Murray School District, and if the new fire station bond was included in the percentage of the property tax increase. She thought small increases might have been more acceptable rather than waiting to implement one large increase.

Mr. Brass said the property tax increase percentage included the fire station bond, and said AISU received property tax revenue as a public school.

Ms. Steck said AISU was a public charter school located in Murray, and shared a chart depicting charter school tax rates, which are set by the state.

Ms. Huggard did not favor sending a Murray resource officer to a school that was not in the Murray City School District.

Police Chief Burnett confirmed the city receives partial reimbursement from AISU, Granite and Murray City School Districts, to offset the cost for providing school resource officers. Ms. Steck confirmed the amount received was probably one third of the cost for having officers at those schools.

John Koeny

Mr. Koeny commented Chicago and other cities hold certain events to bring in revenue for funding projects, which were events that Murray did not hold. He also asked why police officers were leaving Murray City.

Ms. Steck said the city invested in its own amphitheater, which offered various events to provide revenue for the city. In addition, she noted Murray Fun Days, which was important for bringing the community together.

She explained most police departments have a career plan, or a step program for compensating officers, until after about 10 years when they are promoted to lieutenants or sergeants. Therefore, Murray officers have been accepting positions elsewhere to be paid for years of

service. She said by providing a step pay program, and recognizing credit for years of service, the hope was to retain existing public safety officials, who could better anticipate future pay allowing them to budget with confidence for their families.

Mr. Koeny asked where money generated from parks and recreation activities was applied.

Mr. Sorensen stated all funding was allocated to the General Plan.

Mr. Koeny affirmed when officers leave, the department is left in a bind to cover security at its best throughout city.

Ms. Steck confirmed a tremendous deficit was left with the loss of any public safety official because all value and invested training was lost as well.

George Wheaton

Mr. Wheaton lived in Murray for 30 years and commended Murray officials for struggling so well over the years, however, he thought the city look should look for ways to save money rather than resolve issues by passing a property tax increase. He asked if the time had come for Murray to consider switching to the county, for services like, police and firefighters, a library, or recreation center, in order to find cost savings.

Ms. Steck explained by eliminating our own municipal police and fire services, and joining the Unified Fire Authority (UFA) and Unified Police Department (UPD), the ability for managing the level of service provided to our community would be lost. Which was why Herriman, Riverton, and Millcreek, are cities that plan to stop using unified services because they found they were not getting the quality of services required for their communities. Additionally, by joining these entities, a city hands over all taxing authority to these organizations that ultimately impose the property tax rate. In summary, should the city look to the county for public safety, property taxes would be just as high as those cities she noted on the chart that were substantially higher.

A chart was shared to reflect cities: Herriman, Riverton, Millcreek, Midvale, Taylorsville and Cottonwood Heights, as cites paying well over the amount Murray residents pay, some due to having UFA and UPD. She said even with the proposed tax rate increase, Murray residents still end up paying much less in property taxes comparatively.

Related to turning Murray's library over to the county, Ms. Steck said a higher cost would incur because the county would impose a higher tax rate, which could be three times more. She explained the same would be true by turning over recreation and senior centers to the county, because the city would lose control of implementing tax rates.

Mr. Cox agreed and confirmed personal friends who pay much higher property taxes than Murray residents due to UFA and UPD services and noted the comparative chart. He commended Murray for providing services to residents that included public safety, paramedics, road work, parks and recreation, and a senior center – all independently - and for a much less cost compared to other cities. He noted all services were budgeted from 13 cents from every tax dollar received in property tax funding. He favored the idea of Murray having local control, in order to provide

excellent fire and police, quick responding police officers and firefighters, who are familiar with our city and provide quality care for residents.

Mr. Cox said the cost would be great if the city switched to UFA and UPD and the council considered all possible options prior to proposing the tax increase. He thought it was important to keep Murray, as Murray, and it was just as important to keep all the wonderful services the city offers as affordable as possible.

Linda Evans

Ms. Evans owns commercial property in the city and said her property taxes increased 62% in the last three years, which was an increase from approximately \$6,000 to \$10,000. She said she could not raise her rents high enough to pay the taxes and thought - enough was enough.

Ms. Steck noted more than half of property tax dollars are allocated to school districts. She explained when Ms. Evans' commercial property taxes increased, it had nothing to do with Murray City increasing taxes; it was due to other agencies imposing increases. She explained Murray had no control over the school district or Salt Lake County imposing increases during that time period, because Murray City had not raised taxes in many years.

Ms. Evans stated she had no use for the schools in Murray or Salt Lake County and thought it unfair that she contribute. Another resident voiced his opinion against Ms. Evans and said she was very short sighted because everyone should contribute to the investment of future generations. A brief confrontation erupted and Mr. Cox reminded residents to stand, wait their turns to make public comments.

Connie Peterson

Ms. Peterson made a request to have signs placed in Murray Park requiring dogs to be kept on leashes, and expressed thankfulness to Murray City police officers for their hard work.

Wade Miller

Mr. Miller asked who owned vacant property where the old Hillcrest Junior High School building once stood. He wondered why the city couldn't build a multi-level library on the vacant lot, and use the existing library facility for a new police station.

Ms. Steck explained the school district owns both properties and neither lot was for sale at this time. She said the police station would relocate to the new city hall facility.

Bryan Romney

Mr. Romney asked what type of "bleeder" or negative obligations the city had, for example, UTOPIA, which was not a positive revenue source for the city, and what was being done to resolve those issues.

Ms. Steck explained government services critical to any community are not provided by private sector companies. For example, a private organization would not charge to enter a park, or try to operate a police department - for profit. Therefore, the city must make up for expenses incurred from these essential services.

She stated Murray was very responsible with every tax dollar, and affirmed the city maintains services by subsidizing. For example, court fines alone do not provide enough funding to pay for court services, yet having a community court is important to the city.

She admitted UTOPIA was a service the city decided on and bought into long ago. Murray's portion of UTOPIA's total debt service is 1.7 million dollars per year, with a 2% inflationary interest rate, which the city is required to pay and cannot escape. There have been no return on investments, as of yet, and the contract expires in 2030.

Robert Westenskow

Mr. Westenskow wondered about the Supreme Court's recent decision requiring internet companies to charge sales tax, and asked how that revenue would impact Murray.

Ms. Steck said the decision would open another door for the city to receive sales tax revenue because retailers would be required to apply sales tax to online purchases bought or delivered in the city, although, Amazon and some other on-line retailers are already paying sales tax, which makes up for big box retailers whose sales are decreasing. Currently, the city receives about 35% of its sales tax revenue from auto sales, which makes the city vulnerable if and when a recession occurs. Ms. Steck took into account sales tax revenue when preparing the budget and proposed a small amount of increase based on on-line sales because we have no history to know how that will affect the city.

Peter Klingo

Mr. Klingo wondered what the trend was regarding population growth in Murray and what the projection was for potential new households paying into property tax revenue.

Ms. Steck responded that Murray is already built out, for the most part, with little room for population growth. Being landlocked also prevents a large number of people moving into the city to grow the property tax base. However, she projected a one percent increase in property tax growth for the year accounting for new businesses, which pay taxes on the full amount of assessment, and new residential properties.

Kasey Neals

Mr. Neals wondered when his area, which was annexed into Murray City years ago, would finally be switched over to Murray City Power.

Mr. Brass explained Murray City had to annex the area into the city, due to forced legislation at the time, which was how the area became part of the city. The area utilized, and still utilizes Rocky Mountain Power (RMP), who has no intention of selling their power equipment or authority to the Murray City Power Department. He said the city was never offered the chance to attain the opportunity to switch resources, and RMP is actively pursuing purchases at other public power agencies throughout the state, such as, Eagle Mountain.

He understood residents frustration and stressed the city's hands were tied. Should RMP decide to give up the area, the process would cost the city approximately \$40 million because all power utilities would have to be rebuilt, including the construction of a substation, which would be located in one of the resident's backyard.

Heidi Bryan

Ms. Bryan thought she was getting taxed twice for libraries, because her taxes reflected contributions to Murray City Library and Salt Lake County.

Ms. Steck explained the Salt Lake County line item on her tax bill was not allocated for the county library system because it was a separate tax, and would read Salt Lake County Library.

Ms. Bryan was frustrated and resented supporting the Murray library via property taxes and explained she only utilized county libraries with her four children instead, because she could never find what she needed at the Murray library. She thought libraries were bigger and better when they are all connected because they have more buying power.

Ms. Steck explained all the libraries are connected, but the difference was, Ms. Bryan did not have to pay the higher county library tax, only Murray City Library taxes, even though all Murray library cards provide free access to all Salt Lake County libraries.

Ms. Bryan favored supporting a tax increase and the step pay program for public safety officers and thought it was a positive solution for helping officers anticipate a better budget for supporting their families. However, she was nervous the actual increase on most homes would end up being 15% instead of 8% due to inflationary values increasing on most Utah homes.

Ms. Steck explained projections were calculated on an 8% increase, due the variety of home values in Murray, and agreed the outcome would be different for everyone.

Adjournment: There being no additional citizen comments Mr. Cox closed the meeting at 7:58 p.m.

Pattie Johnson
City Council Administrative Assistant
Murray City Council

Minutes Approved August 14, 2018

ATTACHMENT # 1



MURRAY

District 2

Councilmember
Dale Cox

June 21, 2018



NEIGHBORHOOD MEETINGS

NEIGHBORHOOD MEETINGS



BUDGET PRIORITIES

1. Public safety
2. Maintenance of our current infrastructure
(streets, parks, sidewalks, buildings, etc)
3. New infrastructure as needed

PRIORITY – PUBLIC SAFETY

1. SLC hiring 50 new officers, Herriman creating a new department, other cities and counties are increasing wages and benefits
2. Investment to recruit and train new officers
3. Reduced risk with an experienced force vs new recruits
4. Increase in challenged population after Operation Rio Grande



Total increase to the budget: \$2.7 million

- \$2.3 million to public safety employees, \$400,000 to other employees



PRIORITY – MAINTENANCE

Taking care of the things we have:

1. Vehicle and equipment replacement schedules (\$2.4 million)
2. Road maintenance (\$1.0 million)
3. Parks maintenance (pavilions, grandstands, etc) (\$1.2 million)
4. Facilities maintenance (\$700,000)
5. Studies (\$120,000)



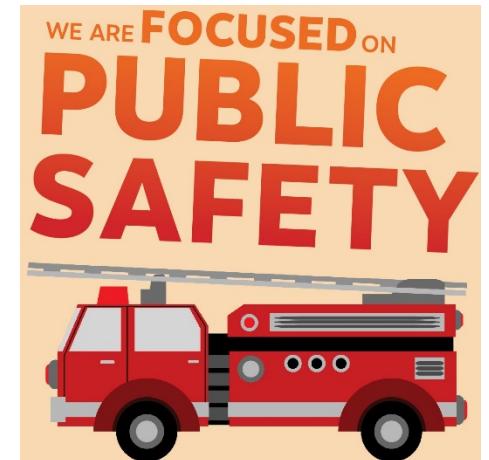
Total increase to the budget: \$650,000

PRIORITY 3 – IMPROVEMENTS

Fire Station 81

1. Issued debt in the amount of \$5.8 million in 2018
2. Building is over 30 years old, and was in need of further investment
3. Relocation due to Hanauer Road construction
(Wasatch Front Regional Council Master Plan)

Total increase to the budget: \$480,000





	2018 Amended Budget *	2019 Proposed Budget	% Change	Change
Revenue				
Sales tax	\$ 19,208,702	\$ 20,325,000	6%	\$ 1,116,298
Property tax	6,173,908	8,950,000	45%	2,776,092
Other	13,806,779	13,599,899	-1%	(206,880)
Transfers in	4,137,389	4,161,725	1%	24,336
Use of reserves	<u>680,741</u>	<u>722,282</u>	6%	<u>41,541</u>
	44,007,519	47,036,624		3,751,387
Expense				
Public safety	20,671,825	22,994,895	11%	2,323,070
Capital projects	4,857,103	5,510,000	13%	652,897
Parks & recreation	6,001,694	6,372,050	6%	370,356
General government	5,688,176	5,715,834	0%	27,658
Public works	4,773,076	4,672,119	-2%	(100,957)
Debt payments	<u>2,015,645</u>	<u>2,494,008</u>	24%	<u>478,363</u>
	\$ 44,007,519	\$ 47,758,906		\$ 3,751,387

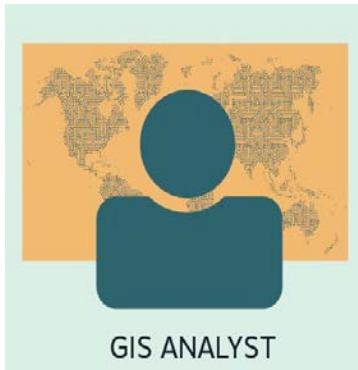
* For comparison purposes, excludes \$5.8 million of debt issued for the construction of the Fire Station 81.



MURRAY

2019 GENERAL FUND BUDGET

ADDITIONAL POSITIONS (SERVICE)



GIS ANALYST



An illustration of a facilities supervisor. In the center is a person wearing a blue cap with a yellow wrench logo and blue overalls. Surrounding the person are various tools: a large blue wrench on the left, a blue and black adjustable wrench on the right, a pink hammer below the wrench, and a black gear icon to the right of the supervisor's shoulder. Above the supervisor is a black and white clock showing approximately 10:10. The background is light blue.



MAINTENANCE WORKER



SUMMARY

2019 REVENUE BUDGET

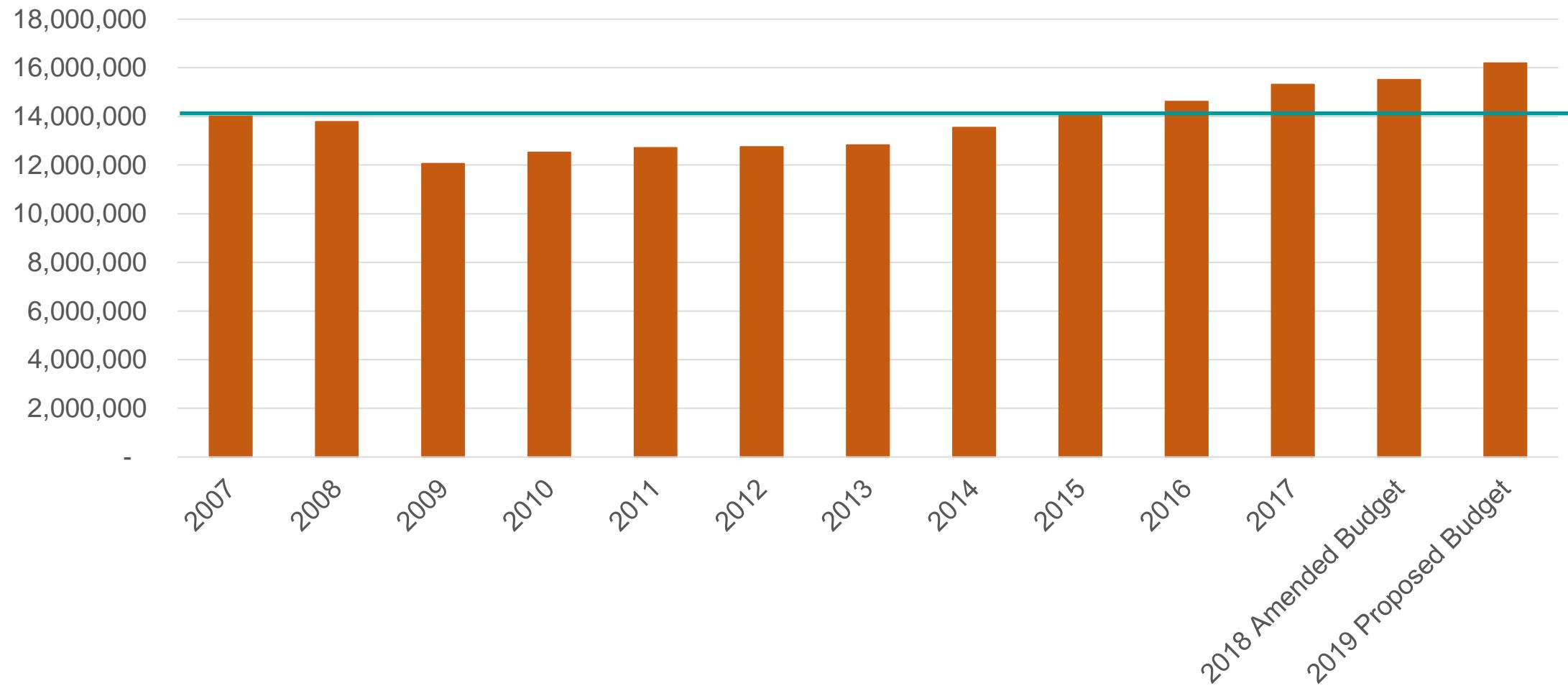


2019 EXPENSE BUDGET



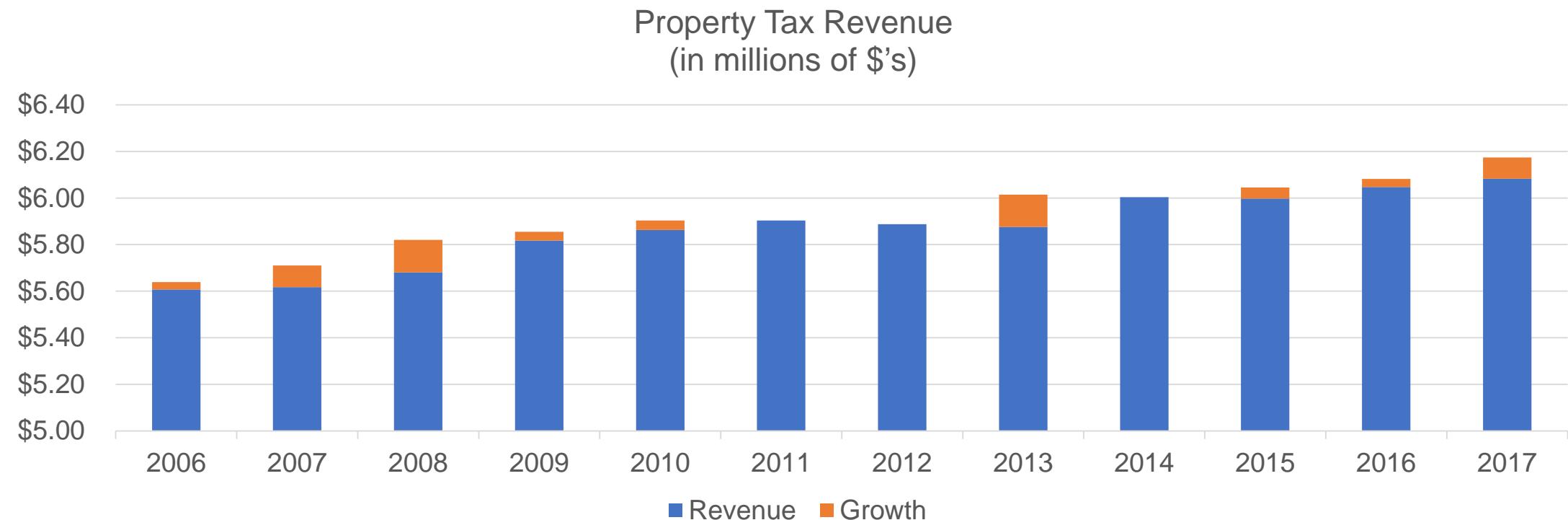


CHALLENGE – SALES TAX

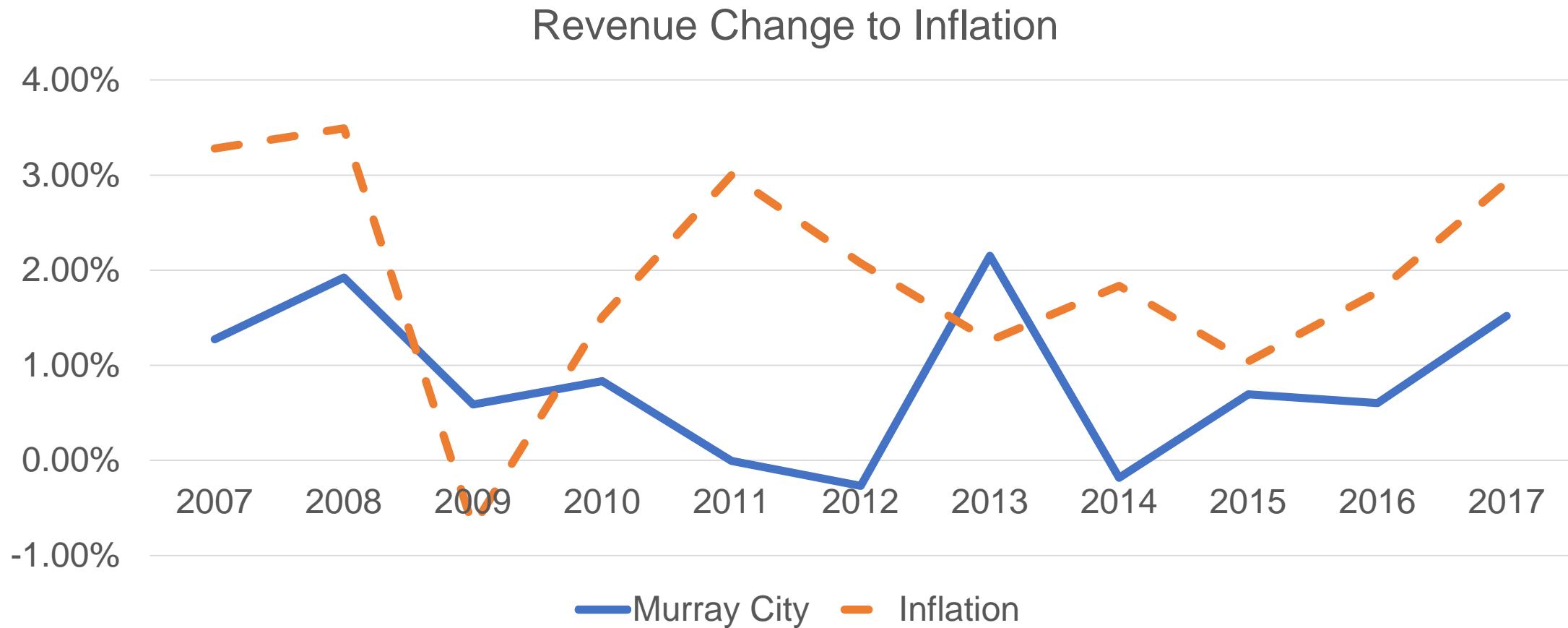


CHALLENGE – TRUTH IN TAXATION

- Law requires the City receives the same revenue from year to year (except new growth)



CHALLENGE – PROPERTY TAX





Truth in Taxation Process

	Last Year
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City Value	\$ 4,363,185,689
Tax Rate	<u>0.001415</u>
City Revenue	\$ 6,173,908

Home Value	\$ 100,000
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Discount	<u>-45%</u>
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Taxable Value	\$ 55,000
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Tax Rate	<u>0.001415</u>
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Property Tax	\$ 77.83
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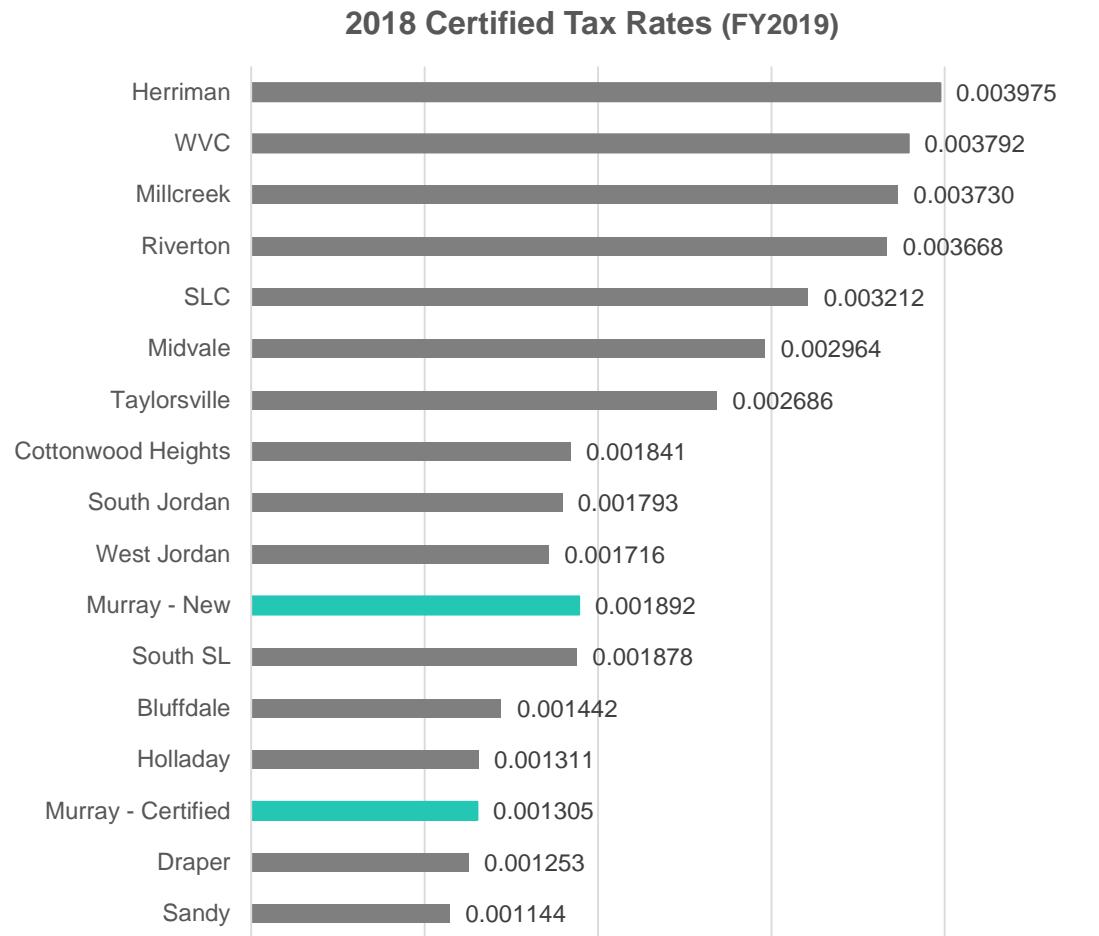
Per month	\$ 6.49
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Increase per year

Increase per month

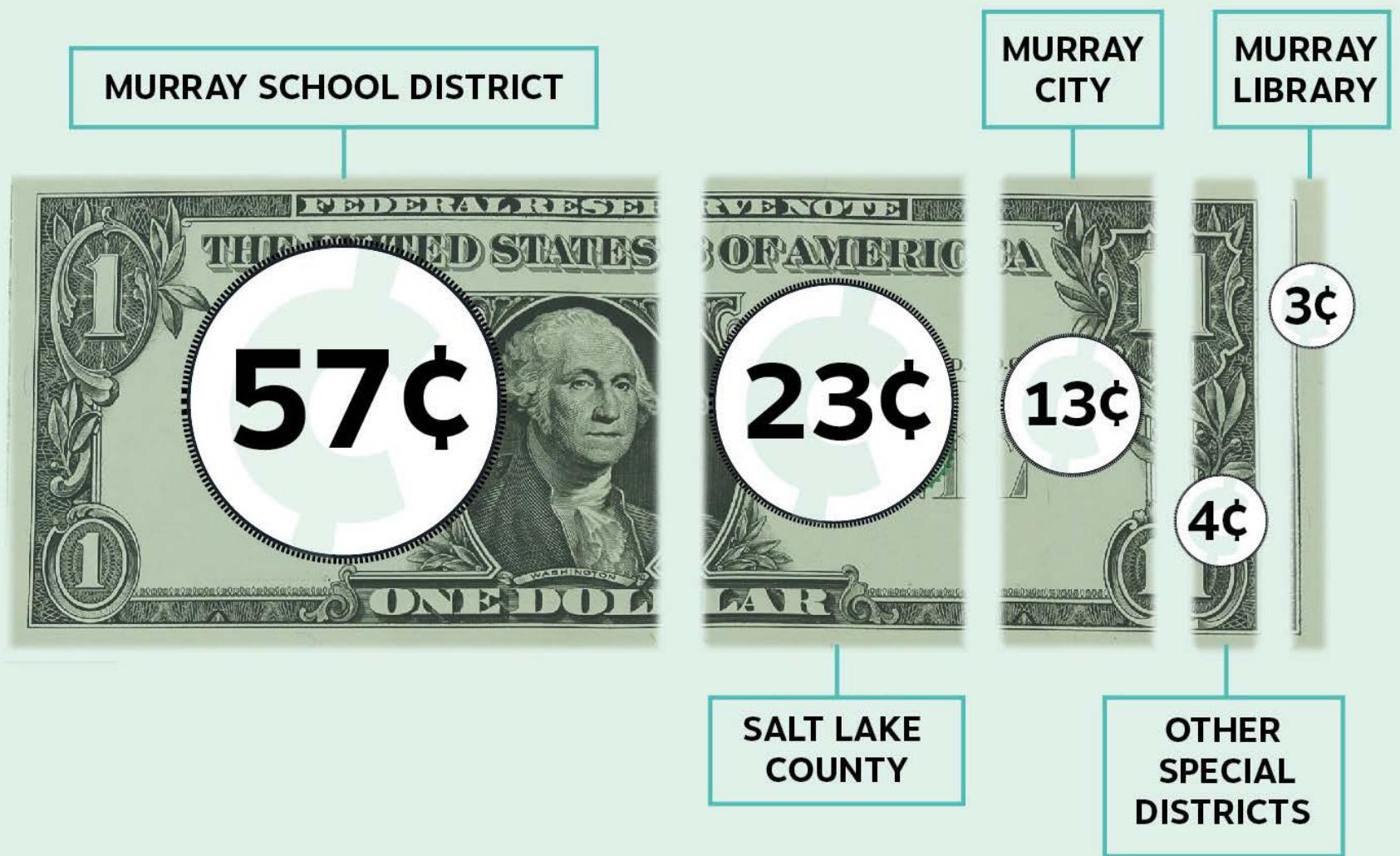
PROPOSED PROPERTY TAX INCREASE - \$2.8 million

- 35% of our city is tax-exempt
- No increase since 2006
- Fill the inflationary gap for personnel and operations



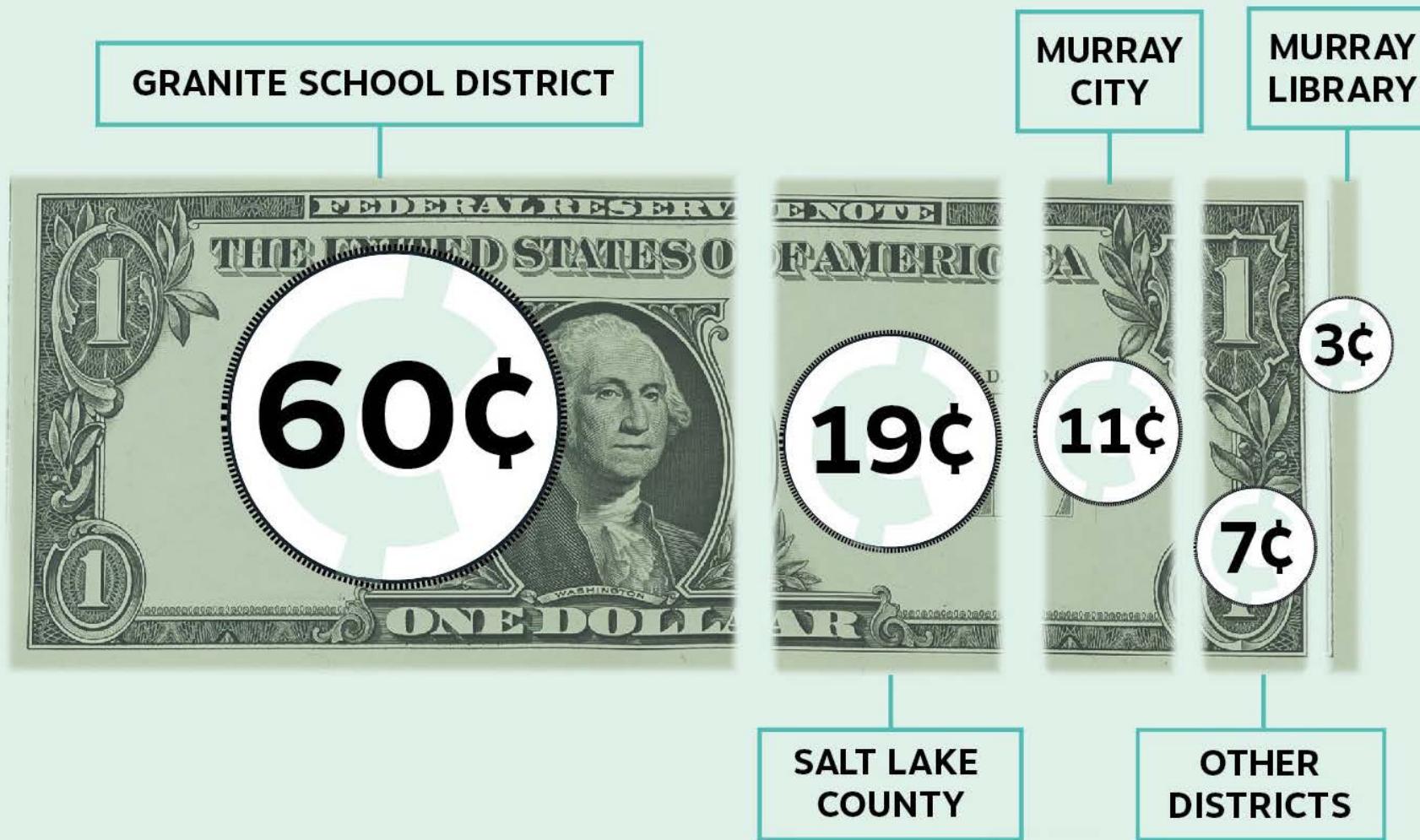
PROPERTY TAX DOLLAR

2017 PROPERTY TAX DOLLAR



PROPERTY TAX DOLLAR

2017 PROPERTY TAX DOLLAR



2018 Market Value \$107,700

2018 Proposed Property Tax \$679.83

Appeal to County Board of Equalization By _____

NOTICE OF TAX CHANGES

TAXING ENTITIES	COMPARE								BE HEARD			
	2018 Proposed			2017		2018		If 2018 Increase		A PUBLIC MEETING WILL BE HELD		
	Rate	Tax Value (\$)	Tax (\$)	Rate	Tax (\$)	Rate	Tax (\$)	\$	%	Date	Time	Place
MURRAY SCHOOL DISTRICT	0.0045620	59,235	270.23	0.0045620	250.91	0.0045620	270.23					
STATE BASIC SCHOOL LEVY	0.0015680	59,235	92.88	0.0015680	86.24	0.0015680	92.88					
UT CHARTER SCHOOL - MURRAY	0.0000550	59,235	3.26	0.0000550	3.03	0.0000550	3.26					
SALT LAKE COUNTY	0.0022190	59,235	131.44	0.0022190	122.05	0.0022190	131.44					
SLAT LAKE COUNTY JDG	0.0000190	59,235	1.13	0.0000190	1.05	0.0000190	1.13					
MURRAY CITY	0.0018920	59,235	112.07	0.0014150	77.83	0.0013050	77.30	34.77	45%	AUG 14	6:30 PM	5025 S STATE STREET
MURRAY CITY LIBRARY	0.0004910	59,235	29.08	0.0003440	18.92	0.0003170	18.78	10.30	55%	AUG 14	6:30 PM	5025 S STATE STREET
SO SL VALLEY MOSQUITO	0.0000170	59,235	1.01	0.0000170	0.94	0.0000170	1.01					
CENTRAL UT WATER CONSERV	0.0004000	59,235	23.69	0.0004000	22.00	0.0004000	23.69					
MULT-COUNTY ASSESS/COLL	0.0000100	59,235	0.59	0.0000100	0.55	0.0000100	0.59					
COUNTY ASSESS/COLL LEVY	0.0002420	59,235	14.33	0.0002420	13.31	0.0002420	14.33					
COUNTY ASSESS/COLL JDG	0.0000020	59,235	0.12	0.0000020	0.11	0.0000020	0.12					
MURRAY EQUAL CAP OUTLAY		59,235	0.00		0.00		0.00					
TOTAL	0.0114770	55,000	679.83	0.0108530	596.94	0.0107160	634.76					

NOTICE OF PROPERTY VALUATION

Owner of Record: MURRAY CITY TAXPAYER
123 ANYWHERE STREET
MURRAY, UT 84107

Property Location: 123 ANYWHERE STREET

Parcel No.: 12-12-123-123-0000

Acres: 0.49

Above ground sq ft: 2,000

Tax District: 21

Type: 111 SINGLE FAMILY
RESIDENCE

Last Review: 2015

Assessment Type	2018 Market Value	2018 Taxable Value	COMPARE	BE HEARD
			2017 Market Value	
PRIMARY RESIDENTIAL LAND	\$20,000		\$20,000	If you believe the assessed value of your property is incorrect, you may begin the appeal process by filing an Appeal Form with the County Auditor before _____ Visit: slco.org/property-tax
PRIMARY RESIDENTIAL BLDG	\$87,700		\$80,000	
TOTAL	\$107,700	\$59,235	\$100,000	

For detailed property valuation information visit slco.org/assessor/

Scott Tingley, COA, CGAP
Salt Lake County Auditor

View real property valuation and tax information online at
<http://slco.org/property-tax/>

THIS IS NOT A BILL.
DO NOT PAY.

PROPERTY TAX INCREASE



An increase to the total property tax bill of

\$34.77 A YEAR PER \$100,000

of assessed market value (not taxable value)

An increase of

4.8% -5.9%

of resident's property tax bill



NOTICE OF PROPOSED TAX INCREASE

Murray City

Murray City is proposing to increase its property tax revenue.

- Murray City tax on a \$323,500 residence would increase from \$232.19 to \$332.72 which is \$100.53 per year.
- Murray City tax on a \$323,500 business would increase from \$422.17 to \$604.95 which is \$182.78 per year.
- If the proposed budget is approved Murray City would increase its property tax budgeted revenue by 45.00% above last year's property tax budgeted revenue excluding new growth.

Murray City property tax revenue from new growth and other sources will increase from \$6,272,651 to \$9,096,000.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date and Time: August 14, 2018 at 6:30 P.M.
Location: Murray City Council Chambers
5025 S. State Street
Murray, UT 84107

To obtain more information regarding the tax increase, citizens may contact Murray City at (801) 264-2662.

ONE OF THE PRIORITIES IS YOUR
LIBRARY



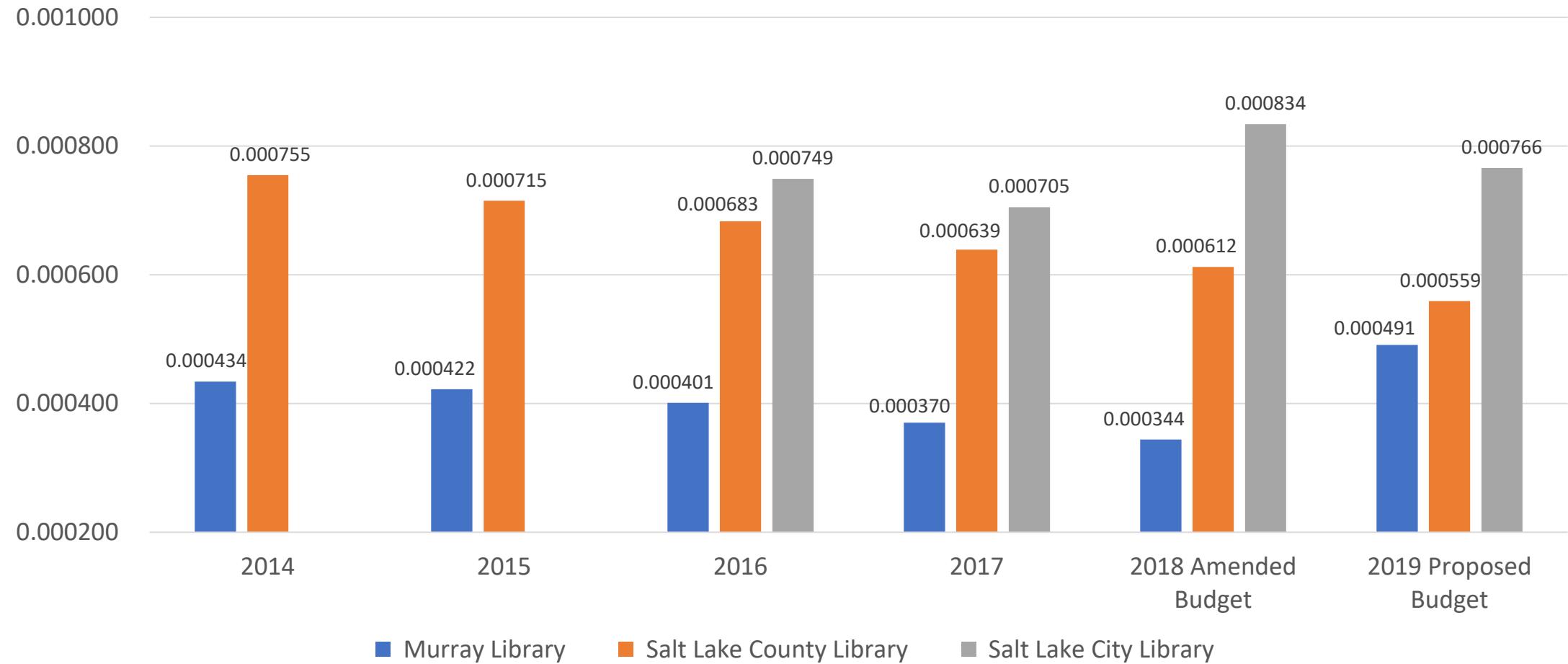
PROPOSED PROPERTY TAX INCREASE - \$825,000

- Current property tax revenue is \$1.5 million
- No increase since 2006
- Operational deficit due
- Building fund for growth and maintenance (\$500,000)





TAX RATE COMPARISON





NEW LIBRARY

- City does not own the land where the library is built
- School district may not renew the lease
- Building improvements are required
- No room available for growth or changing services
- Locating the Library near City Hall brings value and synergy to the area
- Timeline: 3-5 years

LIBRARY PROPERTY TAX INCREASE



IMPACT ON PROPERTY OWNERS

An increase to the total property tax bill of
\$10.30 A YEAR PER \$100,000
of assessed market value (not taxable value)

An increase of approximately
1.5%
of resident's property tax bill



NOTICE OF PROPOSED TAX INCREASE

Murray City

Murray City is proposing to increase its library property tax revenue.

- Murray City tax on a \$323,500 residence would increase from \$56.40 to \$87.36 which is \$30.96 per year.
- Murray City tax on a \$323,500 business would increase from \$102.55 to \$158.84 which is \$56.29 per year.
- If the proposed budget is approved Murray City would increase its library property tax budgeted revenue by 55.00% above last year's property tax budgeted revenue excluding new growth.

Murray City property tax revenue from new growth and other sources will increase from \$2,210,142 to \$2,362,000.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date and Time: August 14, 2018 at 6:30 P.M.
Location: Murray City Council Chambers
 5025 S. State Street
 Murray, UT 84107

To obtain more information regarding the tax increase, citizens may contact Murray City at (801) 264-2662.

PUBLIC PROCESS

Neighborhood Meetings

JUNE 21, 2018

6:30pm
Viewmont Elementary School
745 West 5720 South
District 2
Councilmember, Dale Cox

JULY 19, 2018

7:00pm
Murray City Library
166 East 5300 South
District 4
Councilmember, Diane Turner

JUNE 28, 2018

6:30pm
Murray City Hall
5025 South State Street
District 1
Councilmember, Dave Nicponski

AUGUST 2, 2018

6:30pm
McMillan Elementary School
315 East 5900 South
District 5
Councilmember, Brett Hales

JULY 12, 2018

6:30pm
Murray City Hall
5025 South State Street
District 3
Councilmember, Jim Brass

Website – Questions and Answers

Citizen's Guide to the Budget

Auto-calls

Public Notices

Public Hearing on August 14th at 6:30 P.M.

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www.murray.utah.gov