



MURRAY
CITY COUNCIL

Council Meeting October 16, 2018



Murray City Municipal Council

Notice of Meeting

October 16, 2018

Murray City Center

5025 South State Street, Murray, Utah 84107

Meeting Agenda

6:00 p.m. **Committee of the Whole** - Conference Room #107
Diane Turner conducting

Approval of Minutes

Committee of the Whole – August 14, 2018

Committee of the Whole – September 4, 2018

Discussion Items

1. Murray Area Chamber of Commerce Report – Stephanie Wright (15 minutes)

Announcements

Adjournment

The Council Meeting may be viewed live on the internet at <http://murraycitylive.com/>

6:30 p.m. **Council Meeting** – Council Chambers
Brett Hales conducting.

Opening Ceremonies

Call to Order

Pledge of Allegiance

Approval of Minutes

Council Meeting – September 18, 2018

Council Meeting – October 2, 2018

Special Recognition

1. Murray City Council **Employee of the Month, Mike Brown**, Power Arborist/Lead Worker. – Bruce Turner
2. Swearing-In **New Murray City Police Officer, Jesse Ricks**. – Chief Burnett and Jennifer Kennedy

Citizen Comments

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

Public Hearings

Staff and sponsor presentations, and public comment prior to Council action on the following matters.

1. Public hearing to receive input with respect to (a) the issuance of not more than \$8,500,000 of Water Revenue Bonds, Series 2018 and (b) any potential economic impact that the project to be financed with the proceeds of the Series 2018 Bonds issued may have on the private sector. – Danyce Steck

Consider a resolution acknowledging the holding of a public hearing to receive public input with respect to (a) the issuance of the Series 2018 Bonds and (b) any potential economic impact that the project described herein to be financed with the proceeds of the Series 2018 Bonds may have on the private sector.

2. Consider an ordinance relating to land use; amends the Zoning Map for the property located at 777 and 787 West Bullion Street, Murray City, Utah from the A-1 (Agricultural) Zoning District to the R-1-8 (Single Family Low Density Residential) Zoning District. – Jim McNulty; Valery Atkinson/Jake Larsen applicants.

Business Items

1. Consider a resolution approving a Sound Wall Agreement with the Utah Department of Transportation (“UDOT”) for the installation of a sound wall along the north side of Interstate 215 between mileposts 12.6 and 12.85. – Danny Astill

Mayor’s Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection in the City Council Office, Suite 112, at the City Center, 5025 South State Street, Murray, Utah.

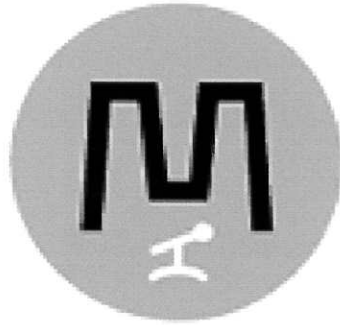
SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2660). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 or call Relay Utah at #711.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions.

On Thursday, October 11, 2018, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City’s internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



Janet M. Lopez
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole



DRAFT

MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, August 14, 2018 in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Council Members in Attendance:

Diane Turner, Chair	District #4
Dave Nicponski, Vice-Chair	District #1
Dale Cox	District #2
Jim Brass	District #3
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Jennifer Heaps	Comm. & Public Relations Director	Pattie Johnson	Council Office
Tim Tingey	ADS Director	Doug Hill	Chief Admin Officer
Danyce Steck	Finance Director	Trong Le	IT
Kim Sorensen	Parks and Recreation Director	Jon Harris	Fire Chief
Jim McNulty	Development Services Manager	Corey Solom	CEO, Think Architects
Soren Simonsen	Executive Director, Jordan River Commission	Brent Barnett	Resident
Jennifer Brass	Resident	Jan Cox	Resident
Janice Strobell	Resident		

Ms. Turner called the Committee of the Whole meeting to order at 5:15 p.m. and welcomed everyone.

1. Approval of Minutes - Ms. Turner asked for comments or a motion on the minutes from:

- Committee of the Whole – June 12, 2018
- Neighborhood Meeting – June 21, 2018
- Neighborhood Meeting – June 28, 2018
- Neighborhood Meeting – July 12, 2018

Mr. Hales moved approval. Mr. Cox seconded the motion. (Approved 5-0)

2. Discussion Items:

2.1. Jordan River Commission (JRC) – Kim Sorensen and Soren Simonsen

Because the city has never been a member of the JRC, a request for funds was made to join the commission, which was approved in the budget this year. The membership fee is \$3,679.78. Besides Murray, Millcreek is the only other nonmember city along the Jordan River but would also consider joining this year. Mr. Simonsen provided the historical back ground, mission and purpose of the JRC, along with the following:

- A 10-year-old document called “Blue Print Jordan River” was shared. Salt Lake County launched the initiative and brought Envision Utah on board as a partner, along with others to assist in outreach and craft the trail vision. Not much recreation existed in the beginning stages of development. The trail was in pieces and there were concerns about water quality, habitat, and preserving open spaces along the river for restoration and conservation efforts. All of which resulted in creating the document for developing the trail.
- The trail is now a completed 45-mile system connecting to trails in Utah County, Davis and Weber Counties. And, one can travel from Provo to Ogden on a continuous urban trail with lots of connecting and side trails.
- Original development goals included: preserving and rehabilitating the natural river features, conserving and restoring wetlands and habitat, managing storm water, creating buffers between the river and built-in environments, integrating complementary development, removing physical barriers to boating, and encouraging active transportation using the regional trail system.
- The JRC is comprised of governmental and non-governmental participants working together to enhance, preserve, protect and responsibly develop the river corridor. Current membership includes 15 cities, three counties, two state agencies, legislative representatives and six special districts.
- Major projects, training workshops and completed management plans were noted. The most current strategic plan described ecological integrity and water quality as major areas of focus, and the commission plans to roll out state-wide regulations effective next spring. Education and outreach are high priority, which involves many entities.
- One million dollars in funding was received from the legislature on July 1, 2018. Fifty percent of that was a one-time contribution and the other 50% will be yearly ongoing funding to provide law enforcement patrol along the entire river corridor; specifically, up and down the river within two miles of the new homeless resource center, which is currently under construction near the Murray boundary.

- The overall budget this year is \$400,000 and revenue is attained from programs, grants, member contributions, and other ongoing funding resources. With 3000 volunteers and two staff members, the JRC is actively working to organize the following:
 - Water Trail Master Plan - to develop additional water access.
 - “Get in the River” festival - A month-long sponsored celebration in September involving 27 separate activities.
 - Music events and children’s choir performances in Riverton
 - “Big Bend in the River” - to develop ponds, stabilize banks and create an island in Sandy.
 - Community bike rides, 50-mile health and wellness walk, plant trees, clean up trash and remove invasive species.
 - Monitor and maintenance.
 - Partnerships with University of Utah and Salt Lake Community College to encourage students to become urban rangers.
 - Mitigating homelessness
 - Way finding signage
 - Promote ‘myjordanriver’, which is an app that works with smart phones.

The council would consider joining the JRC at the next council meeting.

2.2 Proposed Amendment to the Fiscal Year 2018-2019 Budget and Fire Station #81 Cost Analysis

– Danyce Steck and Tim Tingey

Fire station bids came in higher than expected, due to a difficult market, therefore, a budget request was necessary. Mr. Tingey noted ways to lower costs and reported the selected contractor was working with the city to move towards reducing construction costs – without any formal contract yet in place. All potential cuts were provided to the council in a packet, and the following information was reviewed:

- Meetings occurred with Think Architecture, the contractor, the city mayor’s office, the city finance director, Chief Harris, and Mr. McNulty to find ways for reducing construction costs.
- Meetings occurred with public entities to compare construction costs.
- Bids received were more than the original engineers estimate of \$5.8 million.
- Once built, the facility should last 40-50 years.
- Reducing costs were sensitive to impacting training and equipment space.
- Efforts were made not to compromise the long-term quality of the facility.
- The lowest bid was \$6.6 million - Approximately \$833,000 in short fall - just for construction.

Other additional anticipated costs not included in bids are:

- LEED certification - \$100,000
- Environmental cleanup - \$237,000
- Emergency alert system - \$ 60,000
- Furnishings and equipment - \$100,000

° Total projections over budget - \$1.3 million

A 62-item list of cost cuts was in the council packet. Mr. Tingey recommended a few cuts, such as, deleting carpet contracts, eliminating 10 Kilowatts of the solar panels, adjusting lighting fixtures, replacing metal panels, changing copper feeders, changing cabinetry elements and ceramic tiles.

Approximately \$200,000 could be saved by utilizing these cuts. In addition, cutting several to-be-determined costs could produce savings. With all cost saving adjustments considered, the total over-budget projection would be lowered to \$1.13 million.

Mr. Tingey said environmental remediation costs could exceed the \$237,000 estimated and they would like the budget amendment to remain \$1.25 million so that they did not come up short. His goal was to continue working towards cost reductions with the possibility of reducing another \$119,000.

Mayor Camp noted accepting the bid was time sensitive. He added Chief Harris was willing to accept all cost reductions and even suggested the possibility of eliminating the training tower by constructing it later; the mayor discouraged that option. Mayor Camp said the process to provide a new fire station and practical training space for Murray fire fighters had been delayed many years.

Mr. Brass said without the training tower, where would training occur. Mr. Harris said training was currently available in Sandy, Salt Lake City and West Valley City. Mr. Brass thought firefighters traveling to and from other training centers would increase the use of vehicles.

He preferred looking at the total cost of ownership, not upfront costs – by owning a fire station. He thought some recommended changes might increase the cost of ownership because lesser quality items meant replacing them more often. If less expensive light fixtures are used, the cost for electricity increases. If certain metals are used, rust occurs sooner. If concrete block was changed to steel, more maintenance would be required, and overtime steel would need replacing. Therefore, he thought it was more important to construct something that would last up to 50 years, rather than stay within certain numbers to save a dollar here and there.

Ms. Steck reported sales tax revenue for the fiscal year ending June 30, 2018, had come in higher than anticipated. As a result, the transfer to the Capital Project Fund (CIP) would see an increase by \$1.2 million, which could cover the fire station cost overage.

If the council approves the budget request of \$1.2 million, the CIP ending balance would be \$4.2 million moving into the 2019-2020 fiscal year.

Mr. Cox pointed out item #21 on the recommend list that reflected landscaping be completed by in-house employees with the Murray Parks and Recreation Department - providing \$145,000 in savings. Mr. Tingey confirmed, there many possibilities and options for cutting costs. Mr. Cox said he wanted to see the fire station built once and built right.

Mr. Brass noted the facility was designed with lots of metal and mentioned the continuous rising cost of metals, which could be higher when materials are purchased.

Mr. Solom said the project went out to a hard bid, therefore, with timely acceptance of the bid, pricing is set. Mr. Tingey confirmed the deadline for accepting the bid was August 28, 2018.

The budget amendment for \$1.2 million would be presented to the council for consideration at the next council meeting.

2.3 Proposed Rezone 1177 W. Bullion Street – Tim Tingey

Mr. Tingey led a discussion related to the proposed rezone (from A-1 to R-1-10) allowing 10,000 square foot lots for single family homes in the subdivision. The rezone would provide access coming off Bullion Street for homes constructed on both sides of the entry and provide better access to the existing river bank for the Salt Lake Fish and Wildlife group.

Ivory Homes worked with the Salt Lake Fish and Wildlife group for a land swap, which was a win-win situation for both organizations. The proposed rezone would come to the council next week for their consideration.

2.4 Proposed Rezone 5832 S. Murray Parkway Avenue – Tim Tingey

Mr. Tingey led a discussion related to the proposed rezone (from A-1 to R-1-8), which would allow for the exchange of property to construct a walking bridge and allow for larger lots of 9,000 and 10,000 square feet on the site. The total of 83 lots would remain the same.

The proposed rezone would come to the council next week for their consideration.

3. **Announcements:** Ms. Lopez made several announcements related to coming events for the council members.

4. **Adjournment:** 5:58 p.m.

**Pattie Johnson
Council Office Administrator II**

DRAFT



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, September 4, 2018 in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Council Members in Attendance:

Diane Turner, Chair	District #4
Dave Nicponski, Vice-Chair	District #1
Dale Cox	District #2
Jim Brass	District #3
Brett Hales	District #5

Others in Attendance:

Doug Hill	Mayor Pro Tem	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Jennifer Heaps	Comm. & Public Relations Director	Pattie Johnson	Council Office
Tim Tingey	ADS Director	Kim Fong	Library Director
Blaine Haacke	Power - General Manager	Michael Todd	Desert Star
Bruce Turner	Power - Operations Manager	Danny Astill	Public Works Director
Danyce Steck	Financial Director	Sarah Kim	Youth Government
Jennifer Brass	Resident	Janice Strobell	Resident

Ms. Turner called the Committee of the Whole meeting to order at 5:30 p.m. and welcomed everyone.

1. **Approval of Minutes** - Ms. Turner asked for comments or a motion on the minutes from:

- Neighborhood Meeting – August 2, 2018

Mr. Hales moved approval. Mr. Cox seconded the motion. (Approved 5-0)

2. **Discussion Items**

2.1 **Murray City Center District Leadership in Engineering and Environmental Design (LEED) Standards Modification and Underground Installation of Overhead Power Facilities** – Tim Tingey

As the city gets closer to constructing new public facilities, such as, a fire station, city hall, and possibly a new library, Mr. Tingey said it was important to understand required construction standards for public buildings. The following was discussed about LEED standards and certification, as well as, the installation of underground power lines in the MCCD.

LEED

Current City Code requires all new buildings in the Murray City Center District (MCCD) be constructed according to Leadership in Engineering and Environmental Design (LEED) standards, as well as, utilize the LEED rating system for attaining LEED certification after construction. LEED is a popular green building certification program used worldwide to ensure energy efficiency and lasting sustainability.

Mr. Tingey said City Code and LEED requirements would be followed accordingly, which meant paying costly certification fees. He noted the cost for certification on a structure like the fire station could be approximately \$80,000 to \$100,000 and almost four times that for a structure the size of the new city hall. However, after research he found that buildings could also be constructed according to City Code and LEED standards, but attaining LEED certification was not necessary.

Mr. Hill noted once LEED certification was attained, the city would be required to re-certify every five years, which meant paying an additional recertification fee.

Mr. Tingey reviewed the current ordinance related to LEED certification, and said LEED standards initially approved by the council were vital, which was something all communities should consider regarding sustainability and energy efficiency. He noted two pages in the MCCD design guidelines to confirm all LEED standards were adopted into City Code and pointed out additional elements the city requires that go beyond LEED standards, such as, meeting site disturbance requirements, and water sensors in plumbing fixtures.

In addition, he researched military government structures where 95% of their facilities were constructed according to LEED standards but final LEED certification was not attained by them. Another example noted was the reconstructed Utah State Capitol building, where LEED standards were achieved but the developer did not pursue final LEED certification, and found the same was true with other municipal buildings. Therefore, he wanted the council to understand other organizations were available to ensure energy efficiency and lasting sustainability and provide certification - without high fees.

Mr. Hales affirmed withholding final LEED certification would provide a great savings but construction in the MCCD could still meet LEED standards - above and beyond.

To ensure LEED standards were accurately met, the city would use city engineers and architect groups who would go through the same check list. Therefore, all buildings would comply, but costly certification fees could be avoided.

Mr. Tingey sought direction from the council as to whether the city should seek final inspections from city staff and other organizations to attain final certification and save money. Or, move forward with

accomplishing the final LEED approval process and paying the high certification fee. Either option would require modifying the ordinance.

Ms. Turner said initially she was not satisfied with any organization other than LEED because it was all she was familiar with. She stressed the city needed to develop public facilities according to LEED's vital standards and requirements. However, after conducting her own research, she confirmed other comparable organizations did not require thousands of dollars for certification, like the International Code Council (ICC) who held even higher standards than LEED.

Mr. Cox asked the cost for ICC certification.

Ms. Turner replied there was no cost, therefore, modifying the ordinance made sense. She suggested a display of some kind be created for buildings to exhibit, like other cities had done, so citizens would understand structures met specific requirements and were certified as ICC 'green' buildings.

Mr. Hales agreed.

Mr. Brass thought \$100,000 for certification was too costly and favored the idea of providing a wall plaque for buildings to confirm energy efficiency and lasting sustainability.

Mr. Nicponski wondered if the city would be missing out on something if LEED was not paid for their acknowledgement of approval. Mr. Tingey said the only a LEED wall plaque would be missing.

There was a consensus of the council to sidestep the final LEED application process and avoid high certification fees. The council directed Mr. Tingey to move forward with drafting modifications to the ordinance that would convey a more focused priority – to meet LEED construction standards.

The modified ordinance, whereby certification was not necessary, would go through the public process, the planning commission, and then to the council for consideration during an upcoming council meeting.

Underground Power Lines

Mr. Tingey confirmed there would be density and taller buildings in the MCCD and led a discussion about how the city would go about burying power lines underground. He reported prior meetings with the power department, city attorney and mayor's office to discuss the process and impact.

Currently, power lines in the MCCD are located above ground. However, with the number of private projects moving into the area, the city is interested in enhancing city code by requiring all new development incur the cost to bury lines underground.

The cost for underground development would be great and situations are expected when the power department would be required to evaluate existing connections, related to other properties that are not being developed.

Mr. Brass asked if the requirement for 'all power lines' to be buried, included all voltage levels. Mr. Tingey said not all voltage levels would be buried and modifications related to ordinance wording would be reviewed by the power department as to what would be feasible.

Mr. Hales asked if changes to the ordinance would be related to new development only in the MCCD. Mr. Tingey confirmed.

Ms. Turner asked the exact cost to bury power lines.

Mr. Tingey said depending on distance requirements and the type of project, costs could range from \$50,000 to \$100,000 per building.

Mr. Brass thought the cost would vary, depending on the number of existing underground lateral pipes involved while digging trenches, which could result in four times the price of installing lines overhead.

Mr. Haacke noted a current project in Heber City, when completed, would incur five to ten times the cost of installing overhead lines.

Mr. Nicponski wondered if phone lines would be installed underground. Mr. Turner explained once trenches were dug, the city would install power lines at the deepest level, and others, such as Comcast, UTOPIA and telephone lines, would install in the same trench above the city's lines. He agreed the project would be costly.

Mr. Tingey noted one item of concern – the esthetic element, which related to power lines at third window levels as new buildings are constructed. Current code not related to the MCCD was reviewed that stated, 'where ever economically feasible in the city, as determined by the power department, all new line-extensions would be installed underground'. He explained the term 'economically feasible' was not well defined in current code, which was why modifications were necessary.

Since the cost to bury power lines in the MCCD is expensive, Mr. Tingey said one option might be that the Redevelopment Agency (RDA) assist with those expenses. Either way, the opportunity to modify the ordinance was now – because as development begins in the MCCD area, the requirement would be in place.

Ms. Turner wondered if developers would be required to pay for underground installation. Mr. Tingey confirmed an updated code would require developers to incur those costs.

Mr. Hill noted two sides of the new fire station designed with connecting underground power lines and wondered what the cost would be to install underground power lines since the city was the developer.

Mr. Turner said it would cost the city an estimated \$70,000 to \$80,000.

Mr. Nicponski wondered if UTOPIA and Comcast would pay the city to bury utility lines accordingly. Mr. Turner clarified contract developers would pay UTOPIA and Comcast to bury necessary lines, as part of

their own construction costs. Mr. Nicponski acknowledged power lines would not only be buried along State Street in the MCCD, but throughout the entire MCCD area. Mr. Tingey confirmed.

Mr. Hales wondered how common it was to bury power lines underground. Mr. Brass said it was common in new subdivisions – statewide. Mr. Tingey agreed there are new residential subdivisions in the city with buried power lines. However, until city code related to the MCCD was changed, the city would not be able to enforce it. Therefore, he asked the council for direction about drafting the words to change the ordinance that would require power lines be buried in the MCCD area, even though the project would be costly.

Mr. Brass favored the change and thought it would be a visual improvement. All council members agreed. There was a consensus to move forward to change city code language.

2.2 Central Valley (CV) Interlocal Agreement Amendment – Danny Astill

Mr. Astill announced the initial Interlocal Agreement amendment failed - even though it was passed by CV board members and approved by the Murray Council on July of 2018. He said even though a Kearns CV board member voted in favor of - it was voted down by the Kearns City Council.

Kearns did not feel comfortable with some minimal issues; therefore, new language was required. As a result, Mr. Astill met with Murray City Attorney, G.L. Critchfield, all legal councils involved, and all districts to discuss, review and agree to the changes - no significant red flags were found. Special service districts also wanted specific wording. New language would not change the intent or affect Murray in any way, and other minor changes included duplications.

Mr. Hales noted one city voting against the initial agreement - stopped the entire process.

Mr. Astill confirmed it was important to have all cities, legal councils and CV board members in complete agreement. So far, all districts, member cities, including Kearns, recently passed the new amended agreement - except Murray and South Salt Lake. The council would consider the resolution to amend the agreement on September 18, 2018.

2.3 Fourth Quarter Financial Update and Statement – Danyce Steck

Ms. Steck explained she did not have a solid total for sales tax revenue at the time of compiling her report. However, when revenue came in, it was close to what she anticipated – which was a difference of \$80,000. The following is a review of a new financial sheet included in her report that provided year-end information:

Governmental Funds

- Total fund balance - \$34.6 million (last year total was \$28 million)
- Biggest increase came from the Capital Projects Fund (CIP), which was \$8 million.
- Significant decrease in the RDA Fund with development and continued payouts to developers.
- Increase of \$200,000 to the Library Fund.

- Increase to the General Fund. The FY fund balance was \$10.3 million and is equivalent to 25% of the city's current year revenues, which is the maximum state allowance.

Proprietary Funds – Includes all utility funds and the Golf Fund

- Net position unassigned in Water Fund - \$3.3 million cash
- Total all funds net position - \$29 million (last year's total was \$24 million)
- Proprietary funds are doing slightly better this year.
- A transfer of \$250,000 from the CIP, provided increased revenue for the failing Golf Fund. The Golf Fund would close out at \$100,000 and funding would not be repaid.

Ms. Steck said the transfer to the Golf Fund was to help the struggling venue. She reported the men's league was now bigger than ever and the hope was to see increased revenue.

Mr. Nicponski questioned the CIP end balance. Ms. Steck confirmed the current balance reflected \$20 million, however, after committed funds were allocated to projects already in progress - the end balance would be approximately \$8 million.

General Fund Revenue

- Overall 1% increase
- Sales Tax - 5% increase
- Public Safety (ambulance service) - 22% increase
- Intergovernmental (grants) - 25% increase

Ms. Steck noted the city would no longer receive income from 911 fees after this year, which would affect year-over-year comparisons.

Mr. Hill wondered why Class C road revenue was much less than last year. Ms. Steck explained the funding distribution was late, and therefore, since the city received the additional \$296,000 today, it was not reflected in her report. However, with the increase revenue would compare close to last year's total.

Mr. Hill also noted Class C road revenue was lower, due to the city's portion of federal roads based on lane-miles, which was shrinking compared to other cities. Ms. Steck agreed, like sales tax revenue distributions that are based on population, Class C road funding was based on the number lane-miles existing within each city. The less miles, the less funding. She said Class C road funding also decreases when gas prices go down.

General Fund Expenditures – Lower than expected.

- Personnel – 95% of budget
- Operations and Maintenance – 13% below budget, due to the removal of VECC funds, (911 fee revenue) Actual expenditures were \$462,000 more than last year, due to a rise in Class C road projects, out-sourcing services for plan reviews, and a change in the administrative allocation for IT services.

Library Fund

- Property tax - 4% increase from last year, due to RDA funds contributions.

- Expenditures – 85% of budget.
- Ending balance - \$782,000 (last year ending balance was \$579,194)
- The fund continues to maintain a healthy cash flow, due to a reduction in maintenance costs.

RDA Fund

- The most difficult fund reflected a negative \$37,122 in cash and investments due to a transfer delay. The negativity resulted, due to restricted cash from an initial bond proceed of \$2.6 million.

Cemetery Fund – The fund balance was \$ 1.4 million. No update to report.

Capital Projects Fund (CIP)

- The current balance reflected \$20.1 million, however, the fund balance would end at approximately \$8 million, due to \$11.8 million obligated to projects already in progress at the end of the year.
- A \$1.2 million transfer from the General Fund took place to keep the General Fund reserve balance under 25%.

Mr. Hill addressed the ending balance of \$8 million as unassigned funding and wondered what it was intended for. Ms. Steck explained the unassigned money would carry the city's CIP for the next five years. Every year, for five years the city would transfer of \$1.5 million from the CIP fund balance to sustain the \$5.5 million in planned CIP expenditures – unless revenues come in stronger.

Estimated increases in sales tax projections are 2%, any overage would be transferred to the CIP, which would continue to fund the CIP plan going forward. However, if sales tax revenue comes in right at the 2% projection, transfers from the \$8 million would be necessary to sustain the CIP plan.

Mr. Nicponski affirmed the city would spend approximately \$1.5 million per year on CIP.

Ms. Turner thought if sales tax revenue did not exceed 2% - the city should re-evaluate spending.

Ms. Steck said time would tell, however, the plan was designed to ensure the city could maintain projects at a certain level to address projects she said had been ignored, such as maintenance for parks and streets.

Mr. Nicponski agreed postponing maintenance and projects was not favorable any longer.

Ms. Turner noted the new city hall was postponed for 40 years.

Mr. Hill stated there was no savings account for constructing a new city hall and the unassigned \$8 million would strictly be used for maintenance projects throughout the city.

Ms. Steck specified the five-year projected plan was discussed over the last year, and while it seemed conservative, she thought the plan was not too conservative, because it would ensure

maintenance and projects be completed that were delayed many years. Once road projects and park improvements were completed, a re-evaluation of spending could occur.

Ms. Turner had concerns about the idea of drawing CIP reserves down. Ms. Steck said the funds were meant to be drawn down.

Utility Funds

- Water Fund, Wastewater Fund, Power Fund, Telecom Fund, Storm Water Fund, Central Garage Fund, and Risk Management Fund are all doing well.
- Golf Fund - Another transfer would be necessary to reach a breakeven point.
- Solid Waste Fund - Due to the increased cost of recycling fees, a rate study is recommended, as soon as possible. As costs continue to increase, the end balance of \$570,000 would last a very short time if the city continues with the same level of recycling.

2.4 Issuance of not more than \$8,500,000 of Water Revenue Bonds, Series 2018 – Danyce Steck

The parameters resolution adopted by the council on June 12, 2018, would need to be replaced, because the terms offered by the State Board of Water Resources were more favorable than in the original resolution. The bond would jump-start water projects previously discussed; pay for two well replacements and upsize pipelines on State Street for current and future needs.

Bond Details:

- Principal amount - \$8,500,000
- Interest only payments until 2025.
- Maturity in years - not more than 32 years.
- Interest and principal payments would begin in 2025 with an interest rate of 1% for a total of \$8,054,000.

Ms. Steck explained the city currently had another water bond that would be paid off in the fifth year of the new bond. Therefore, beginning in 2025, the city would begin to repay the principal amount on the new bond in no more than 25 annual payments, with interest payable on the unpaid principal balance at the annual rate of 1%.

The council would consider the resolution tonight that would only revise the parameters of the bond.

3. **Announcements:** Ms. Lopez made several announcements related to coming events for the council members.
4. **Adjournment:** 6:24 p.m.

Pattie Johnson
Council Office Administrator II



MURRAY

City Council

Chamber of Commerce Report

Council Action Request

Committee of the Whole

Meeting Date: October 16, 2018

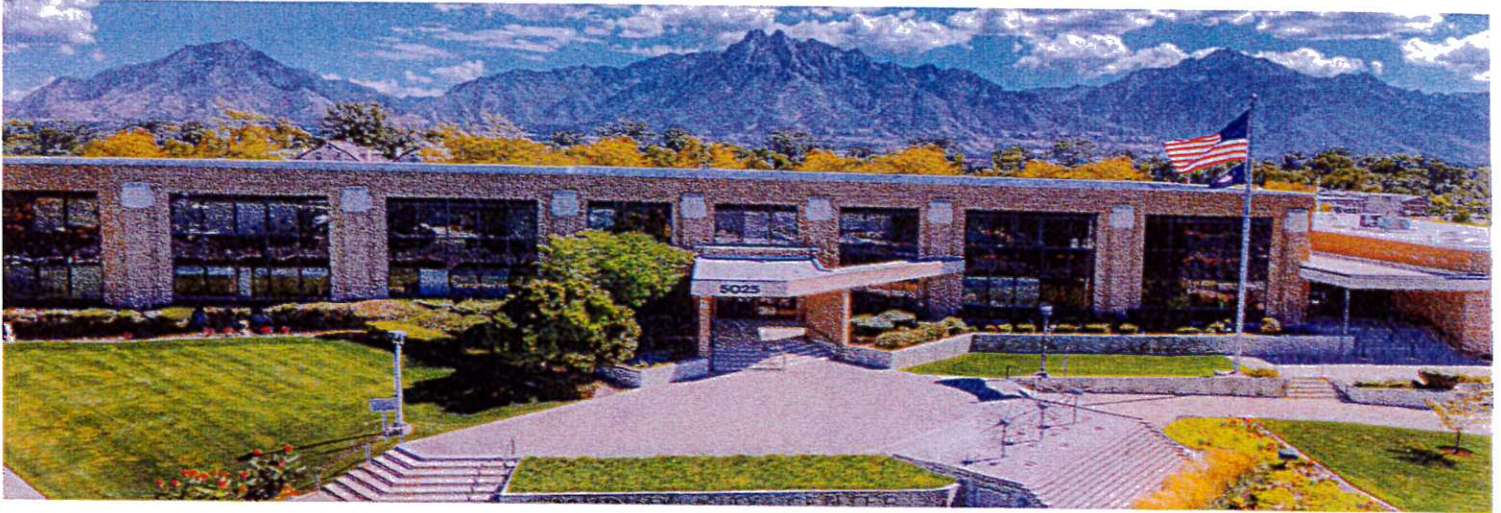
Department Director Janet M. Lopez Phone # 801-264-2622 Presenters Stephanie Wright, Chamber of Commerce Required Time for Presentation 15 Minutes Is This Time Sensitive No Mayor's Approval Date October 5, 2018	Purpose of Proposal Stephanie Wright has requested time to report to the City Council. Action Requested Informational only. No action required. Attachments Chamber of Commerce marketing material. Budget Impact The Council approved a donation of \$22,700 in the FY 2019 Budget for Chamber of Commerce operations and youth chamber on the Budget Addendum. Description of this Item Ms. Wright will report on the current committees and activities of the Chamber of Commerce.
--	---



MURRAY AREA
CHAMBER OF COMMERCE

THE MURRAY AREA CHAMBER OF COMMERCE

"Connecting Business and Community"



We challenge YOU to partner with the Murray Area Chamber of Commerce to invest in education, youth, and community!

- Partner
- Support
- Community
- Connect
- Murray Youth Chamber/Commerce
- Education Appreciation Lunch
- Law Enforcement
- Veterans

CHAMBER OF COMMERCE

"Connecting Business and Community"



Let Us Help You Show You Care! Your Involvement Builds the Future!



Community

Strong relationship with Mayor, City Council, Exchange Club, Fire, Police, Senior Center and non profit organizations

Outstanding relationship with Murray Area schools:

Murray School District

AISU

AMES

Granite School District

Numerous service opportunities through non profit organizations such as Red Cross, American Cancer Society, Exchange Club, Brain Injury Alliance of Utah and many others.

We bring together businesses that share their expertise and knowledge

Community Involvement

K9 Vest Fund Raiser

Legislative Breakfast

Meet the Candidates

American Legion

Blood Drives

City Council Updates



B E N E F I T S

12 BENEFITS OF MEMBERSHIP

WITH



MURRAY AREA
CHAMBER OF COMMERCE

1

Grow Your
Customer
Base

2

Year-round
Education
Opportunities

3

Website
Listing

4

Youth
Chamber

5

Ribbon
Cuttings and
Open Houses

6

Member-2-
Member
Discounts

7

Networking
Opportunities

8

Local, State,
and National
Advocacy

9

Community
Involvement
and Service

10

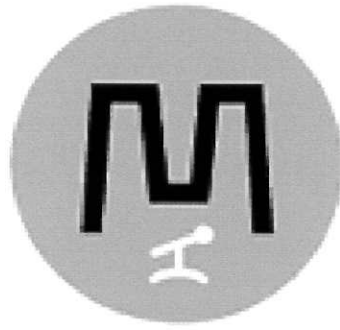
Subscription to
Chamber
Newsletter

11

Access to
Member
Listing

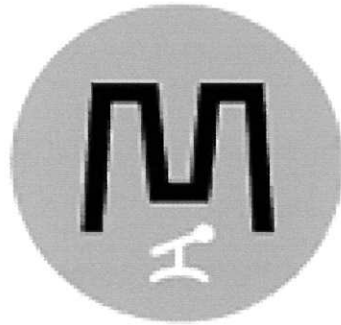
12

Business
Mentoring



MURRAY
CITY COUNCIL

Adjournment



MURRAY
CITY COUNCIL

Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance

Murray City Municipal Council Chambers Murray City, Utah

The Murray City Municipal Council met on Tuesday, September 18, 2018 at 6:30 p.m. for a meeting held in the Murray City Center Council Chambers, 5025 South State Street, Murray, Utah.

Council Members in Attendance:

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

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
Jennifer Kennedy	City Recorder	G.L. Critchfield	City Attorney
Craig Burnett	Police Chief	Jon Harris	Fire Chief
Danny Astill	Public Works Director	Tim Tingey	ADS Director
Danyce Steck	Finance Director	Sarah Kim	City Council
Carol Spackman Moss	Utah State House of Representatives	Bruce Cutler	Utah State House of Representatives
Citizens			

Council Member Turner called the meeting to order at 6:30 p.m.

Opening Ceremonies

Pledge of Allegiance

The Pledge of Allegiance was led by Carol Spackman Moss, Utah State House of Representatives

Approval of Minutes

1. Council Meeting – August 14, 2018
2. Council Meeting – August 21, 2018
3. Council Meeting – September 4, 2018

MOTION: Mr. Hales moved to approve all three sets of minutes. The motion was SECONDED by Mr. Cox. Voice vote taken, all “ayes.”

Special Recognition

Ms. Turner asked the scouts in attendance to introduce themselves.

1. Murray City Council Employee of the Month, Dan White, Solid Waste Maintenance Worker, Murray City Public Works.

Staff Presentation: Brett Hales, Council Member and Danny Astill, Public Works Director

Mr. Hales said the Council started the Employee of the Month a few years ago. They felt it was important to be able to recognize the City's employees. He presented Mr. White with a certificate, a \$50 gift card and told him that his name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Mr. White for all he does for the City.

Mr. Astill thanked the Mayor and Council for the opportunity to recognize Mr. White and spoke about the work Mr. White has done during his employment with the city.

2. Murray City Council Resident Service Award, Lynda Smart-Brown, KidsEat!

Staff Presentation: Jim Brass, Council Member

Mr. Brass explained that KidsEat! was started a few years ago when Ms. Smart-Brown noticed some children were taking food from the pantry at the Boys and Girls Club because they had no food at home to eat over the weekend. Ms. Smart-Brown started to fill backpacks with food, so these children could have something to eat over the weekend. She started by filling 10 backpacks each week and she now fills 250 to 300 backpacks each week. The backpacks she fills are delivered to children at the Boys and Girls Club, Neighborhood House, and several public schools. KidsEat! receives funding and donations from corporate sponsors and food drives. Mr. Brass presented Ms. Smart-Brown with an award.

Ms. Smart-Brown thanked the Council for the award and said she appreciates the support the city has given to KidsEat! She stated the KidsEat! program is successful because of all the people who have helped feed these children. She thanked her family and friends for their support and the KidsEat! volunteers also. Ms. Smart-Brown recognized some of the KidsEat! donors and thanked them for their support.

Citizen Comments – Comments are limited to 3 minutes unless otherwise approved by the Council.

Bruce Cutler – Utah House of Representatives

Representative Cutler reported on Operation Rio Grande. He said great things have happened in downtown Salt Lake City and a lot of individuals have received services. He spoke about the three phases of Operation Rio Grande which are: 1) provide public safety and restore order; 2) assessment and treatment; and 3) dignity of work.

Representative Cutler noted that some of the transient population has moved south into communities such as South Salt Lake, Murray, Midvale, Sandy and Draper. He said there are funds that have been set aside through the Utah Highway Patrol to give assistance to cities that are experiencing increased transient crime and if the city needs help to access those funds and resources to let him know.

Dave Quealy – Murray City, Utah

Mr. Quealy said the city is doing a sidewalk project in his neighborhood, which he and his neighbors are grateful for. Initially, Mr. Quealy thought he would come to this meeting to ask the Council to save the two big trees in front of his home as he was told they would need to come down in order to put in a new sidewalk. However, the trees were cut down today.

Mr. Quealy said it was important for him to come tonight to express his disappointment in losing the trees. He feels like the city could have graded the sidewalk so that his trees could have stay. He added that none of his neighbors wanted sidewalks and he will just plant new trees. He feels like if there had been better communication between him and the city, everyone could have ended up being happy.

Consent Agenda

1. Consider confirmation of the Mayor's appointment of Haley Oliphant to the Murray City Cultural Arts Advisory Board, fulfilling an unexpired term ending January 15, 2019.

MOTION: Mr. Brass moved to adopt the Consent Agenda. The motion was SECONDED by Mr. Hales.

Council roll call vote:

Mr. Hales	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

Public Hearings

Staff and sponsor presentations and public comment will be given prior to Council action on the following matters:

1. Consider an ordinance amending the City's Fiscal Year 2018 – 2019 Budget

Staff Presentation: Danyce Steck, Finance Director

Ms. Steck said went over the budget amendments (See Attachment 1 for a list of the budget amendments).

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Mr. Nicponski moved to adopt the ordinance. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Hales	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

2. Consider an ordinance relating to land use; amends the General Plan from Low Density Residential to Medium Density Residential and amends the Zoning Map from R-1-8 to R-M-15 for the

properties located at approximately 770 West Apple Gate Way, Murray City, Utah, known as the Applegate Condominiums.

Applicant: Kyle Lind, Applegate HOA

Staff Presentation: Tim Tingey, ADS Director

Mr. Tingey noted that the Council has received and reviewed the minutes, application information, and comments that were made at the August 2, 2018 Planning Commission meeting where this item was discussed.

Mr. Tingey said when the Applegate Condominiums were initially built, they were zoned for medium density residential. In 1987, the property was zoned to R-1-8, which made the Applegate community a legal non-conforming property. That means that the condominiums are allowed to be there, but any changes or additions to them would require a significant public process.

Mr. Tingey stated there has been a lot of conversation about a project on this site. He said that tonight's discussion is for a General Plan amendment and rezone only and no project will be discussed. The Council will be evaluating the current zoning and determine if the proposal is appropriate.

Mr. Tingey explained that medium density projects are more appropriate to have along corridors such as 5300 South and Murray Blvd. because they can act as a buffer from commercial zones to single-family residential zones. Medium density projects encourage revitalization along key transportation corridors and in the core of the city. Medium density and high density are two different things and that high density is completely different. Medium density projects can be a maximum of 40 feet high, which is only five feet higher than what is allowed in a single-family residential zone.

The Planning Commission evaluated this proposal and recommended approval. Staff is also recommending approval, so the property's legal non-conforming status could be eliminated, and it could be brought into conformity with the zoning around it.

Mr. Nicponski asked if a second access road would be required if this property is rezoned.

Mr. Tingey replied if no additional units are built on this property, there would not be a requirement for a second access road. If there are any additional units placed on the property, whether they be single-family residential or medium density, there would be a requirement for a second access road to the property.

Kyle Lind – Applicant

Mr. Lind is the President of the Applegate Condominiums HOA. He explained this change will allow the condominiums to be revitalized. He said he represents the vast majority of the homeowners in the Applegate community who are overwhelmingly in support of being able to revitalize and add some units to the condominiums.

The public hearing was opened for public comment.

Jane Andersch – Murray City, Utah

Ms. Andersch said she is opposed to the rezone because she believes the new development, which is certain to follow, will destroy the green space that makes her neighborhood a place she wants to live. The five-acres, that Applegate's HOA President refers to as excess space, is in actuality, a beautiful park that is inches away from her backyard. She referred to three items in the General Plan: 1) to maintain parks and open spaces within neighborhoods; 2) to protect viable neighborhoods; and 3) to ensure that new development does not negatively impact the natural spaces within the city. She would like the Council to keep this area just like it is; low-density residential.

Carolyn Burke – Murray City, Utah

Ms. Burke said she supports this rezone. She would love for Applegate to be in a position where they did not have to make some changes. However, things have occurred, and the condominiums are in a situation where they cannot keep up financially or on the maintenance of the trees and grass. Someone is willing to come in and turn Applegate into something that is beautiful and refurbished; they are not turning the condominiums into high-rises.

Ms. Burke asked if this project doesn't come to fruition, is it right to rezone the condominiums to their proper zoning? Are there issues if one of the homes burned down and how would that be handled? Ms. Burke said the residents of Applegate will have a lot of control over what project goes into their community.

Ronald Dunn – Murray City, Utah

Mr. Dunn said the proposed Applegate expansion is designed to bail out the landlords who own half or more of the units and profitably rent them. These landlords lack interest in paying an assessment to update the run-down complex. They prefer to sell five acres of park-like land to an anonymous developer for \$3,000,000 to provide an immediate bailout to update the problematic units and repay the \$100,000 of the most recent HOA embezzlement scandal. Earlier, Applegate convinced the Planning Commission that cell phone towers would provide financial stability. Now, Mr. Dunn looks up from his front yard at a partially disassembled phone tower. This proposed bailout won't provide a long-term solution any more than the cell phone towers of yesteryear did.

The Applegate proposal is the latest of large developments affecting the northwest quadrant of Murray. Shortly the 320-unit apartment complex on Vine Street and Trax will be completed and occupied. Across the street, the lumber products company has moved to Sandy leaving a large footprint. Is it waiting for a developer to propose another large complex? The narrow street will be burdened with two large complexes across from each other complete with limited parking. The large, empty lot across from Smith's on 5300 South and 650 West has two for sale signs from different commercial real estate brokerage firms.

The Planning Commission, that makes decisions in their pre-meetings based on recommendations by the hired staff, is well on its way to altering the character of the northwest quadrant. Earlier in the 32 years of living in his home, Mr. Dunn watched his neighbors expand their homes because they wanted to remain in the neighborhood. He watched other neighbors sell their smaller homes to by nearby larger homes because they liked the neighborhood. No more. In recent years, his neighbors don't consider those options, preferring to sell instead and move to what are perceived to be more desirable locations such as Farmington and South Jordan where grade schools lack Horizon Elementary School's Title 1 designation.

The northwest quadrant is on the bubble. The pro-development decisions from Murray City government are overloading this section of the city with large questionable multi-unit developments. Mr. Dunn suggested the city should seriously consider, without the planning employees unneeded input, if Murray should follow the South Salt Lake City model in which the livability of residential neighborhoods is sacrificed to build huge complexes as profitable as they may be for the developers involved. Let's consider the Herriman precedent when the city recently said "no" to a large proposed development. Murray's northwest quadrant, South Salt Lake City and Midvale cannot absorb all of these large, towering developments when citizens of Herriman and Holladay refuse to do so. The neighborhood voters and taxpayers recommend denial of this unnecessary rezoning request.

Kristine Dunn – Murray City, Utah

Ms. Dunn said she attended the Planning Commission meeting several weeks ago. In the course of the meeting, one speaker suggested that the Commission could save themselves some time by stopping this zoning change by voting it down. One of the Planning Commission members responded, in a rather emotional way, by saying they would not save time in meetings by doing away with this democratic process.

Ms. Dunn said none of the residents thought this was a democratic process. This seems to be a process that allows the developer to attain what they want for maximum profit. There are zoning levels between the current zone of R-1-8 and R-M-15 that have not even been looked at or evaluated. That is because in order for the developer to agree to purchase the land for the amount that Applegate wants, it must be zoned R-M-15 to provide maximum profitability.

The residents were told at a meeting for this project that this zoning change was needed because if an Applegate unit burned down, it couldn't be rebuilt. That was disputed and proved to be false. The citizens were also told there were no plans. That was proved untrue when a couple weeks after a meeting, some of the residents were invited to Applegate for an open house and were shown what they hoped to build.

Ms. Dunn stated one of the problems she has is what was shown to her at the open house. Applegate wants to build up to 72 units. The size they showed for the structures could only be built if the new buildings are three stories high. Those units will have to be tightly placed in five acres so there will be little to no green space left.

Ms. Dunn reiterated there are plans. She wanted to know why the residents are not being shown a map of the proposed placement of the units and how the layout will look. If the new units bring in 25 elementary age children, that is another class full of students for Horizon Elementary. Bringing in portables does not expand the lunchroom size, the availability of bathrooms, or extra time in the day to schedule library, computer, gym or other special classes that are part of the school day.

Ms. Dunn told the Council that before they vote to pass this zoning, they need to be honest about what is needed. The developer wants this zoning change to generate revenue to pay for land while obtaining desired profit. She asked the Council to listen to the residents who live in the northwest quadrant of Murray. Their quality of life is being impacted by the decisions being made by the Council. She asked if their vote would be different if they lived where she lives, and would they care if their family members were being affected. She asked the Council to vote against this

change.

Ms. Dunn doesn't think this change is the answer to either Applegate's temporary financial problem or her neighborhood's problem. This whole process has been less than democratic and feels questionable as though decisions need to be snuck passed the residents because the residents are not deemed smart enough to understand. She asked the Council to consider everyone that is involved when they vote, not just those who want to receive or make money.

Jerry Andersch – Murray City, Utah

Mr. Andersch said this whole process has been a little disturbing to him from the beginning. There seems to be two universes in which this development exists. On one side, the property is being rezoned to fix a technicality that happened years ago. On the other side, there are people talking about how this great project will bring millions of dollars into Applegate to restore it.

Mr. Andersch said the public officials at Murray City are also saying there is no project that they know of which is terribly disingenuous and leaves the people of Murray wondering if they can trust their government. The idea that these buildings will only be five feet taller than a residential structure doesn't take into consideration that these buildings are not the length of one house.

Mr. Andersch said he has sympathy for the people who live in the Applegate Condominiums and he is sorry for their problems. He expressed his frustration with a multi-story monstrosity being built and destroying green space. He encouraged the Council to reject this proposal because there is something wrong with this process.

Brandon Burningham – Murray City, Utah

Mr. Burningham said he is opposed to this zoning change. The Applegate Condominiums are in his backyard and the people who live there have been good neighbors. His concern is about what changing the zoning could eventually lead to. His family loves the privacy they currently have, and he is concerned that people may be able to see into his backyard in the future. He is also concerned about the traffic that could impact the area with higher density housing being built.

Remington White – Murray City, Utah

Mr. White is the treasurer of the Applegate HOA. He said some of the comments he has heard tonight are upsetting. He knew people who lived at the Applegate Condominiums many years before he actually purchased his own condominium there and has seen the property go downhill over the years.

Mr. White said this rezone is not a moneymaking scheme. When he came on the board there was no budget and in the last three years, things seem to be turning around. He feels like the residents in opposition are seeing something completely different than what is actually happening. He supports this rezone that feels it will really help the condominiums.

Miniann McFadden – Murray City, Utah

Ms. McFadden supports the zone change and has no idea why the zoning was changed 30 years ago. She would like to see the condominiums be conforming for many reasons. She said she has not seen any plans and is amazed her neighbors have. She reiterated that this public hearing is strictly to change the zoning.

Austin Strong – Murray City, Utah

Mr. Strong said he feels like a lot of his neighbors don't care about what happens in Applegate. He finds it interesting that the people who live nearby don't care that if there is a fire, it will be tough for the residents of Applegate to rebuild their homes. It would be nice to have this property rezoned, it would be beneficial for lot of the people who live in Applegate.

Margaret Horton – Murray City, Utah

Ms. Horton said she is worried about the current capacity of the neighborhood storm drains and how rezoning would add to the problems. When a big rainstorm occurs, the water lands in front of her house in the storm drain. Over the past 20 years, she has had two major floods due to the storm drains filling to capacity and overflowing into her window wells.

Ms. Horton has had Murray utilities come to her home to check for debris in the pipes near the storm drain. She was told the drains were clear and that the storm drains do not have the capacity to hold the water coming down from the neighboring streets. She urged the Council to consider what impact this rezone may have on her neighborhood.

George Coan – Murray City, Utah

Mr. Coan said he owns two units in Applegate but does not live there. He said every homeowner was asked if they wanted to pursue a zone change. Over 115 Applegate homeowners voted and 85% if them said they would like to see a rezone. Parks are expensive to maintain and take care of. As a property owner, he likes his properties to look nice and be well taken care of.

Mr. Coan said he has a property in Draper and recently 15 houses were built across the backyard. Land is expensive to develop and maintain. He encouraged anyone that wants a park in their backyard to purchase this undeveloped property and maintain it.

Mr. Coan said there are many steps that will need to be gone through before they will be able to build anything on the property. He said he would like to see this zone change approved.

Lantz Monson – Murray City, Utah

Mr. Monson said he has no problems with the Applegate community. He realizes this is a tough issue, but he doesn't want a building at the back of his home. He hopes the Council takes everyone's comments into consideration when they make their decision.

Ms. Turner closed the public hearing.

Mr. Tingey reiterated this is only about the rezone. He has not seen a formal proposal, but he knows there are probably some out there. The city is following what the state law requires the city to do as far as process. If there is a project that comes forward that meets the standards of the code, there will be another process to consider that project. During that process, items such as access to the property and the storm drain, would be looked at. Mr. Tingey said if this rezone is not approved, there could still be another project proposed under R-1-8 that could eliminate the open space.

Mr. Brass asked Mr. Tingey if there are any other zoning possibilities other than an R-M-15 zone.

Mr. Tingey replied the applicant has proposed a rezone to R-M-15. If this rezone is rejected tonight

other options include R-1-8 or other medium density such as R-M-6 or R-M-10. A high-density project could be requested but staff would not approve it because it would not be conducive to the General Plan.

Mr. Brass asked how many acres of open space are at the Applegate Condominiums.

Mr. Tingey replied he thought it was between five and six acres.

Mr. Brass said he is struggling with this. He has learned that when there is a zone change request not to consider a project and only to look at whether the zone is appropriate or not. He asked how difficult it would be to make changes to the exterior on a legal non-conforming building.

Mr. Tingey said improvements to the siding or painting is not a problem. If they want to expand any of the footprint they would have to go through a process with the city's Hearing Officer which takes one to two months.

Mr. Nicponski said he has thought long and hard about this and he has concluded that he needs to support the residents. He feels the current zoning of R-1-8 is appropriate and would vote against this proposal to rezone.

MOTION: Mr. Hales moved to adopt the ordinance. The motion was SECONDED by Mr. Brass.

Mr. Brass said he sympathizes with the residents, but it is difficult to own a property that is legal-nonconforming.

Ms. Turner reminded the residents that the only item before the Council is a proposed General Plan amendment and rezone; there is no development before the Council.

Council roll call vote:

Mr. Hales	Aye
Mr. Nicponski	Nay
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 4-1

Mr. Hales and Mr. Cox noted their votes were due to the rezoning only. Mr. Cox stated he understands what the implications of a future development could be, but we'll cross that bridge when we come to it. This is strictly about rezoning and correcting a mistake.

Business Items

1. Consider a resolution approving an amendment to an Interlocal Agreement with member entities of the Central Valley Water Reclamation Facility.

Staff presentation: Danny Astill, Public Works Director

Mr. Astill said his department has been working on this amendment with the Central Valley Water Reclamation Facility and that all of the other entities involved in the agreement have agreed to

and signed the amendment.

MOTION: Mr. Hales moved to adopt the resolution. The motion was SECONDED by Mr. Cox.

Council roll call vote:

Mr. Hales	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp said the Fire Department has been assisting with the Pole Creek fire in Utah County. The auxiliary truck that has been down there, along with three firefighters, will return tomorrow. The Fire Department has received a request to send a reserve ambulance along with two medics down to Utah County as well.

Mayor Camp said that due to the I-15 reconstruction project there will be a full closure on 5900 South between Sanford Drive and Stratler Street starting Saturday, September 22, from 11:00 p.m. to 8:00 a.m. They will have to do this for four to five straight nights.

Mayor Camp said attended the Governor's idle free declaration that was held at the City-County building and sponsored by Utah Clean Cities. Murray was recognized as being one of eight cities with an anti-idling ordinance.

Adjournment

The meeting was adjourned at 8:18 p.m.

Jennifer Kennedy, City Recorder

Attachment 1



Murray City Hall
5025 South State Street
Murray, Utah 84107
www.murray.utah.gov

Danyce Steck, CPFO
Finance Director
(801) 264-2669
dsteck@murray.utah.gov

To: Murray City Municipal Council

From: Danyce Steck, Finance Director

Date: August 27, 2018

Re: Fiscal Year 2019 Budget Opening

A budget opening has been requested for September 18th. This opening will request funds for the following purposes:

- Projects in-progress at FY 2018 year-end (CIP annual roll-forward)
- Receive and allocate for several grant awards
- Reconcile changes in wages and benefit costs due to open enrollment and new hires

The following outlines the items that have been requested for your approval for the fiscal year 2019 budget:

General Fund

Total Reserve Request: \$215,000

Carry-forward Projects

1. The following road projects were under contract as of June 30, 2018 and had budget amounts remaining that need to be carried forward to the current fiscal year. I recommend \$215,000 be appropriated from reserves to the Class C Roads budget for these projects.
 - a. \$80,000 for road sealing projects, and;
 - b. \$135,000 for maintenance of Riverpoint Circle.

Grants and Reimbursements

All the following grants and reimbursements represent both revenue and expense requests; therefore, there is no financial impact to the City.

2. The City received a check in the amount of \$31,907 from the High Intensity Drug Trafficking Areas (HIDTA) Grant for administrative and accounting services for the DEA Metro Task Force. Since this compensation is for work performed by the Finance and Police Department staff, I recommend this amount be added to non-departmental miscellaneous expense.
3. The Valley Emergency Communications Center (VECC) is requiring the City to install a new alerting system. Since this is a requirement of VECC, they will reimbursing the City for the full cost of the system. I recommend this agreement be added to the budget in the amount of \$126,533.

4. The City received a check from the FY2017 Edward Byrne Memorial Justice Assistance Grant (JAG) to purchase supplies and/or equipment for the Police Department. I recommend this agreement be added to the budget in the amount of \$33,401.
5. The City received a check from the State Asset Forfeiture Grant (CCJJ-SAFG) to purchase supplies and/or equipment for the Police Department. There is no financial impact to the City. I recommend this agreement be added to the budget in the amount of \$5,096.
6. The City received a grant from the Emergency Management Preparedness Grant (EMPG) to reimburse the City for work performed by the Fire Department. There is no financial impact to the City. I recommend this agreement be added to the budget in the amount of \$5,500.
7. The City received a grant from the Victims of Crime Act Grant (VOCA) to reimburse the City for victim's advocate program managed by the Police Department. I recommend this agreement be added to the budget in the amount of \$15,921.

Other

The following requests are a reclassification of expenses and have no financial impact to the City.

8. A reconciliation of wages and benefits was performed for all departments after the compensation study was implemented and open enrollment was complete. There is a savings of \$65,814. I recommend this amount be moved to non-departmental miscellaneous expense.
9. Due to some technical requirements, the Engineering Department has requested an exchange of projects between the CIP Fund and the General Fund Class C Roads Department. All projects will still be completed as recommended by the CIP Committee and approved in the FY2019 budget. This exchange only affects the funding source the City uses to pay for the projects.

The financial impact of this exchange is a savings of \$5,000 to the General Fund. I recommend this amount be added to non-departmental miscellaneous expense.

Redevelopment Agency Fund

Total Reserve Contribution: \$100,000

Other

10. The Intermountain Kem C. Gardner Transformation Center is purchasing property located in the Central Business District in the amount of \$100,000. I recommend this revenue be placed in reserves.

Capital Projects Fund**Total Reserve Request: \$11,277,000***Carry-forward Projects*

11. Public Works has requested the following capital projects be carried forward to the current fiscal year. These projects were under contract as of June 30, 2018 and had budget remaining at fiscal year-end. I recommend \$11,277,000 be appropriated from reserves for these projects.

- a. \$29,000 for vehicle and equipment for the Fire Department, and;
- b. \$30,000 for two (2) message boards for the Streets Department, and;
- c. \$30,000 for vehicle and equipment for the Streets Department, and;
- d. \$24,000 for mill and overlay at 5770 South, and;
- e. \$40,000 for signal work at Winchester and 1300 West, and;
- f. \$185,000 for improvements to Fashion Blvd, Vine Street, and 5735 South, and;
- g. \$52,000 for improvements to 5900 South, and;
- h. \$250,000 for construction at Commerce and Vine, and;
- i. \$196,000 for design and site work on Hanauer, and;
- j. \$100,000 for bike lanes on 700 West, and;
- k. \$100,000 for the pool deck replacement at the Park Center, and;
- l. \$5,000 for the for architectural services for the Murray Theater for grant submittals, and;
- m. \$156,000 for Microsoft Office and Munis software systems, and;
- n. \$123,000 for environmental studies and work in the downtown area, and;
- o. \$5,717,000 of bond-funded reserves for the construction of Fire Station 81, and;
- p. \$1,440,000 for the planning and design of City Hall, and;
- q. \$2,800,000 for acquisition of the school district property adjacent to City Hall.

Other

12. Due to some technical requirements and scope issues, the Engineering Department has requested an exchange of projects between the CIP Fund and the General Fund Class C Roads Department. All projects will still be completed as recommended by the CIP Committee and approved in the budget. This exchange only affects the funding source the City uses to pay for the projects.

The financial impact of this exchange is \$5,000 from the Capital Projects Fund reserves.

Water Fund**Total Reserve Request: \$1,135,000***Carry-forward Projects*

13. Public Works has requested the following water system project be carried forward to the current fiscal year. These projects were under contract as of June 30, 2018 and had budget remaining at year-end. I recommend \$1,135,000 be appropriated from reserves for these projects.

- a. \$70,000 for well equipment for the 360 West and Whitmore well projects, and;
- b. \$65,000 for well rehabilitation for those same wells, and;
- c. \$1,000,000 for the pipeline replacement project on 4500 South.

Wastewater Fund**Total Reserve Request: \$452,000***Carry-forward Projects*

14. Public Works has requested the following wastewater system project be carried forward to the current fiscal year. This project was under contract as of June 30, 2018 and had budget remaining at year-end. I recommend \$452,000 be appropriated from reserves for this project.

- a. \$452,000 for the Walden Glen Lift Station project.

Power Fund**Total Reserve Request: \$612,106***Carry-forward Projects*

15. The following power system projects were under contract as of June 30, 2018 and had budget amounts remaining that need to be carried forward to the current fiscal year. I recommend \$560,000 be appropriated from reserves for these projects.

- a. \$250,000 for the SCADA and OMS systems, and;
- b. \$310,000 for two (2) line trucks currently in production.

Other

16. A reconciliation of wages and benefits was performed for power department after the compensation study was implemented and open enrollment was complete. There is a savings of \$22,894 that I recommend be contributed to reserves.

17. The Power Department has seen an increase in requests for new service from the construction of multi-family housing. As a result, the Power Department has requested additional funding in the amount of \$75,000 to replenish their inventory of small residential meters.

Solid Waste Fund**Total Reserve Request: \$35,000***Carry-forward Projects*

18. Public Works has requested to carry-forward \$35,000 for the purchase of a small loader for the Solid Waste Department.

Storm Water Fund

Total Reserve Request: \$1,341,425

Carry-forward Projects

19. Public Works has requested the following storm water system project be carried forward to the current fiscal year. This project was under contract as of June 30, 2018 and had budget remaining at year-end. I recommend \$1,341,425 of bond-funded reserves from the Series 2016 Storm Water Revenue Bonds be appropriated for the Utahna and Clover Meadow storm drain projects.

Please let me know if you have any questions. You can reach me at (801) 264-2669 or at dsteck@murray.utah.gov.

Murray City Municipal Council Chambers Murray City, Utah

The Murray City Municipal Council met on Tuesday, October 2, 2018 at 6:30 p.m. for a meeting held in the Murray City Center Council Chambers, 5025 South State Street, Murray, Utah.

Council Members in Attendance:

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

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Comm. & Public Relations Director
Craig Burnett	Police Chief	Jon Harris	Fire Chief
Joey Mittelman	Fire Captain	George Zboril	Fire Department
Danny Astill	Public Works Director	Mike Dykman	Administrative Asst. Chief
Tim Tingey	ADS Director	Kim Sorensen	Parks and Recreation Director
Sarah Kim	City Council Office	Pattie Johnson	City Council Office
Deb Ashton	Murray City School District	Darren Dean	Murray City School District
Citizens			

Mr. Hales called the meeting to order at 6:30 p.m.

Opening Ceremonies

Pledge of Allegiance

The Pledge of Allegiance was led by Kathleen Stanford.

Special Recognition

1. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah to Designate and Support the week of October 7-13, 2018 as Fire Prevention Week.

Mayor Camp read the Joint Resolution.

MOTION: Mr. Brass moved to adopt the Joint Resolution. The motion was SECONDED by Mr. Nicponski.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Motion passed 5-0

Mayor Camp presented the Joint Resolution to Joey Mittelman and other members of the Murray City Fire Department. Mr. Mittelman spoke about fire prevention and the education and training the Fire Department does throughout the community to help prevent fires.

2. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah, Declaring October 15-17, 2018 as "Substance Abuse & Violence Prevention Ribbon Week."

Mayor Camp read the Joint Resolution.

MOTION: Mr. Nicponski moved to adopt the Joint Resolution. The motion was SECONDED by Mr. Cox.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Motion passed 5-0

Mayor Camp presented the Joint Resolution to Deb Ashton and Darren Dean from the Murray City School District. Ms. Ashton spoke about the events that will be held during Substance Abuse & Violence Prevention Ribbon Week. She spoke about some of the problem behaviors students may experience and the programs the school district offers to students, so they can learn resiliency skills.

Mr. Dean spoke about how the school district helps students with problems by offering mentors and having student advocates available for students to talk to.

Citizen Comments – Comments are limited to 3 minutes unless otherwise approved by the Council.
No citizen comments were given.

Business Items

1. Consider an ordinance amending Sections 13.08.120 of the Murray City Municipal Code relating to daytime landscape watering.

Staff presentation: Danny Astill, Public Works Director

Mr. Astill explained this is something staff has been working on for a while. He explained the Water Department staff has been trained to encourage water conservation to the citizens throughout Murray City. Mr. Astill said it is now time to put it into an ordinance and make it more formal.

MOTION: Ms. Turner moved to adopt the resolution. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Motion passed 5-0

2. Consider a resolution accepting donation of interpretive signs from the Jordan River Foundation to be placed along the Jordan River Parkway Trail.

Staff presentation: Kim Sorensen, Parks and Recreation Director

Mr. Sorensen explained these signs would be placed in the area by the Nature Center and once they are in place they will become the property of Murray City.

MOTION: Mr. Brass moved to adopt the resolution. The motion was SECONDED by Ms. Turner.

Council roll call vote:

Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp said the city received seven responses to the Parks and Recreation Master Plan request for proposal and it looks like they are within the allocated budget. A firm will be selected within the next few weeks.

Mayor Camp said there are some cleanup projects scheduled this weekend in different areas of the city. Thursday and Friday, starting at 8:00 a.m., there will be a cleanup near Big Cottonwood Creek adjacent to the Fireclay park. The cleanup is sponsored by employees of Landmark Hospital and they are looking for additional volunteers.

On Saturday, the Interact Club from Murray High School, are planning to cleanup Little Cottonwood Creek in the area between the Police Training Center and the Power Department.

Mayor Camp stated the ambulance that was dispatched to help with the Pole Creek fire has

returned.

Mayor Camp said the groundbreaking ceremony for the new fire station will be held on October 16, 2018 at 11:30 a.m.

Mayor Camp gave an update on road projects:

- the overlay project on 6600 South is almost complete,
- the overlay on Twin Willows Drive and Twin Willows Circle is complete;
- the waterline work on 4500 South is complete; and
- the overlay work will begin this week

He added there is also roadwork happening on Daisey Lane. The city has received many compliments about the great job the Public Works crews are doing in communicating and letting the residents know what is going on.

Mayor Camp stated the Murray Library recently started the Discover program which is a program for special needs adults that want to work on craft projects. The Discover program's next event is scheduled for Tuesday October 23, 2018 at 1:00 p.m.

Mr. Brass said his wife has been heavily involved, along with others in the community, to raise money for an afterschool program at Parkside Elementary. An antiques, art, and yard sale was held a couple of weeks ago to raise money for the afterschool program. Mr. Brass thanked the Murray City Fire Department for being there to cook and sell hamburgers and hotdogs. They cooked between 275-300 meals and sold them for \$5.00 each as part of the fundraiser. The ultimate goal of this fundraiser was to raise \$20,000 to run the afterschool program for the year and they ended up making \$21,212.39.

Mr. Brass said there were a lot of Murray City Firefighters there supporting this event and he thanked them for their contributions to the success of the yard sale fundraiser.

Mr. Nicponski said this is Tim Tingey's, ADS Director, last meeting. He thanked Mr. Tingey for the wonderful job he has done for the City and ensuring the Council Members were always briefed properly so they could make the right decisions.

Adjournment

The meeting was adjourned at 6:59 p.m.



MURRAY
CITY COUNCIL

Special Recognition #1



Murray City Power

Employee of the Month Mike Brown

Council Action Request

Council Meeting

Meeting Date: October 16, 2018

Department Director Blaine Haacke Phone # 801-264-2715 Presenters Bruce Turner Operations Manager Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval Date October 2, 2018	Purpose of Proposal City Council Employee of the Month, October 2018 Mike Brown, Power Arborist/Lead Worker Action Requested Special Presentation Attachments Employee of the Month Recognition Budget Impact None. Description of this Item Mike has been selected from the Power Department for this Employee of the Month Award.
---	--

EMPLOYEE OF THE MONTH RECOGNITION

DEPARTMENT:

DATE:

Power

October 2, 2018

NAME of person to be recognized:

Submitted by:

Mike Brown

Bruce Turner

DIVISION AND JOB TITLE:

Arborist / Lead Worker

YEARS OF SERVICE:

14 Years

REASON FOR RECOGNITION:

Mike's has great knowledge of arboriculture and great leadership skills. Mike was hired as an arborist in 2004 and then became a lead worker in 2005. Mike is always willing to go above and beyond his job duties. Mike enjoys camping and spending time with his family.

COUNCIL USE:

MONTH/YEAR HONORED October 16, 2018



Special Recognition #2



MURRAY


Department/Agency Name

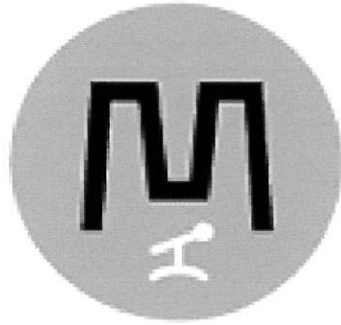
**New Officer Swearing In - Officer
Jesse Ricks**

Council Action Request

Council Meeting

Meeting Date: October 16, 2018

Department Director Burnett, Craig	Purpose of Proposal Swearing in of newest patrol officer. Officer Jesse Ricks
Phone # 801-264-2613	Action Requested City Recorder Jennifer Kennedy to issue Oath of Office to new hire.
Presenters Kennedy, Jennifer	Attachments
	Budget Impact
Required Time for Presentation 10-15 Minutes	Description of this Item New Hire Swearing In - The officer taking their Oath of Office under Murray City Recorder's Office. Badge Pinning by officer's family and/or badge presentation by Chief Craig Burnett.
Is This Time Sensitive Yes <input type="checkbox"/>	
Mayor's Approval 	
Date October 2, 2018	



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



Public Hearing #1

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), that on September 4, 2018, the Municipal Council (the "Council") of Murray City, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Water Revenue Bonds, Series 2018 (the "Series 2018 Bonds") (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to (a) the issuance of that portion of the Series 2018 Bonds issued under the Act and (b) any potential economic impact that the Project described herein to be financed with the proceeds of the Series 2018 Bonds issued under the Act may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on Tuesday, October 16, 2018, at the hour of 6:30 p.m. at 5025 South State Street, Murray, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of that portion of the Series 2018 Bonds issued under the Act and (b) any potential economic impact that the Project to be financed with the proceeds of that portion of the Series 2018 Bonds issued under the Act may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2018 BONDS

The Series 2018 Bonds will be issued for the purpose of (a) financing all or a portion of the costs of financing all or a portion of the costs of improvements to the Issuer's water system and all related improvements (the "Series 2018 Project") and (b) paying costs of issuance of the Series 2018 Bonds.

PARAMETERS OF THE SERIES 2018 BONDS

The Issuer intends to issue the Series 2018 Bonds in the aggregate principal amount of not more than Eight Million Five Hundred Thousand Dollars (\$8,500,000), to mature in not more than thirty-two (32) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed one percent (1.0%) per annum. The Series 2018 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the "Indenture") which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2018 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2018 Bonds for any reason and at any time up to the issuance of the Series 2018 Bonds.

REVENUES PROPOSED TO BE PLEDGED

The Series 2018 Bonds are special limited obligations of the Issuer payable from the net revenues of the System.

OUTSTANDING BONDS SECURED BY THE REVENUES

The Issuer currently has \$5,466,000 of parity bonds outstanding secured by the net revenues of the System.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: <http://secure.utah.gov/auditor-search/>. For additional information, including any information more recent than as of the date of the Financial Report, please contact Danyce Steck, Finance Director, at (801) 264-2669.

TOTAL ESTIMATED COST OF BONDS

Based on the Issuer's current plan of finance for the Series 2018 Project and a current estimate of interest rates, the total principal and interest cost of the Series 2018 Bonds to be issued under the Act to finance the 2018 Project, if held until maturity, is \$10,150,882.

A copy of the Resolution and the Indenture are on file in the office of Murray City Recorder, 5025 South State Street, Murray, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which (i) any person in interest shall have the right to contest the legality of the Resolution, the Indenture (as it pertains to the Series 2018 Bonds), or the Series 2018 Bonds, or any provision made for the security and payment of the Series 2018 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever and (ii) registered voters within Murray City, Utah may sign a written petition requesting an election to authorize the issuance of the Series 2018 Bonds. If written petitions which have been signed by at least 20% of the registered voters of Murray City, Utah are filed with the Issuer during said 30-day period, the Issuer shall be required to hold an election to obtain voter authorization prior to the issuance of the Series 2018 Bonds. If fewer than 20% of the registered voters of Murray City, Utah file a written petition during said 30-day period, the Issuer may proceed to issue the Series 2018 Bonds without an election.

DATED this September 4, 2018

/s/ Jennifer Kennedy
City Recorder



MURRAY


Finance Department

Issuance of Water Bonds (Refer to Resolution Title)

Council Action Request

Council Meeting

Meeting Date: October 16, 2018

Department Director Danyce Steck Phone # 801-264-2669 Presenters Danyce Steck Required Time for Presentation Is This Time Sensitive Yes Mayor's Approval  <small>Digitally signed by D. Blair Camp DN: cn=D. Blair Camp, o=Murray City Corp, ou=Mayor, email=blair.camp@murray.utah.gov, c=US Date: 2018.10.03 13:01:32 -0600</small> Date October 3, 2018	Purpose of Proposal Public Hearing on the Issuance of the Series 2018 Water Revenue Bonds Action Requested Actionable. Receive public comment followed by action on a resolution acknowledging the holding of the public hearing. Attachments Resolution, memo to Council dated 08/23/2018, notice to water customers provided in Sept bills Budget Impact Debt issuance of up to \$8.5 million payable in annual payments through 2049 at an interest rate of 1% Description of this Item The purpose of this item is to receive public comment on the issuance of the Series 2018 Water Revenue Bonds based on the authorized parameters resolution which was approved on 09/04/2018. Water utility users have received notice of this issuance and the public hearing in their September bills. Following the public hearing, you will be asked to approve a resolution acknowledging the holding of the public hearing. After approval, the City intends to accept the low-interest agreement of funding authorized by the State Division of Water and begin construction on the well replacement and State Street waterline projects.
---	--



Murray City Finance Department
5025 South State Street, Murray, Utah 84107
(801) 264-2669
dsteck@murray.utah.gov

Danyce Steck, CPFO – Finance Director

To: City Council

From: Danyce Steck, Finance Director

Date: August 23, 2018

Re: Parameters Resolution

This resolution sets the parameters within which the City will authorize the issuance and sale of water revenue bonds to support the projects identified in the Water Master Plan. This resolution replaces the parameters resolution adopted by the Municipal Council on June 12, 2018 since the terms offered by the State Board of Water Resources were more favorable than was included in the original resolution.

Authorized Parameters:

Principal Amount: \$8,500,000

Maturity in Years: Not more than 32 years

Sales Price: 98% (meaning you won't discount more than 2%)

Interest Rate: 1.0%

Designated Officers: Mayor and Finance Director

Authorized to select the Purchaser, approve the principal amounts, interest rates, terms, maturities, redemption features, and purchase price at which the Series 2018 Bonds shall be sold, and make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution.

In its August 9, 2018 meeting, the State of Utah Board of Water Resources authorized and committed funds for a loan of \$8,054,000 to Murray City to replace two wells and various pipelines throughout the City. The City shall repay the principal amount in no more than 25 annual payments, with interest payable on the unpaid principal balance at the annual rate of 1%. The Board will require annual payments on the bond beginning in 2025. Interest only payments are required on each anniversary date between bond closing and the first principal payment.

The City's professional advisors on this debt issuance project are George K Baum and Company as financial advisors, and Gilmore and Bell as bond counsel.

The bond proceeds and associated debt service payment have been considered and included in the FY 2019 budget.



Murray City Public Works Department
5025 South State Street
Murray, Utah 84107
(801) 270-2440
dastill@murray.utah.gov

Danny Astill, Public Works Director

REQUEST FOR PUBLIC COMMENT ON LOAN APPLICATION TO THE BOARD OF WATER RESOURCES

September 4, 2018

Dear Water User:

Murray City has applied to the Utah Board of Water Resources for a loan to be used in the construction of two (2) new water wells to replace wells currently out of service and the upsizing of a pipeline along State Street to support both current and future water demands.

Security for the loan would be provided through the sale of a non-voted revenue bond to the Board of Water Resources. The bonds will be issued for a total of \$8,054,000 which amount will be repaid to the Board of Water Resources over a period of 25 years at 1% interest beginning in 2025. Interest only payments will be required through 2025. Payments shall be made from the net revenues of the water system. The current adopted rate schedule can support this bond payment, therefore, there is no proposed rate change.

Below is the repayment schedule for this bond.

Due Date	Principal	Interest	Reserve	Total Outlay
9/1/2019	\$ -	\$ 80,540	\$ -	\$ 80,540
9/1/2020	-	80,540	-	80,540
9/1/2021	-	80,540	-	80,540
9/1/2022	-	80,540	-	80,540
9/1/2023	-	80,540	-	80,540
9/1/2024	-	80,540	-	80,540
9/1/2025	263,000	80,540	38,200	381,740
9/1/2026	266,000	77,910	38,200	382,110
9/1/2027	269,000	75,250	38,200	382,450
9/1/2028	271,000	72,560	38,200	381,760
9/1/2029	274,000	69,850	38,200	382,050
9/1/2030	277,000	67,110	38,200	382,310
9/1/2031	280,000	64,340	38,200	382,540
9/1/2032	282,000	61,540	38,200	381,740
9/1/2033	285,000	58,720	38,200	381,920
9/1/2034	288,000	55,870	38,200	382,070
9/1/2035	329,000	52,990	-	381,990
9/1/2036	333,000	49,700	-	382,700
9/1/2037	336,000	46,370	-	382,370
9/1/2038	339,000	43,010	-	382,010
9/1/2039	343,000	39,620	-	382,620
9/1/2040	346,000	36,190	-	382,190
9/1/2041	349,000	32,730	-	381,730
9/1/2042	353,000	29,240	-	382,240
9/1/2043	356,000	25,710	-	381,710
9/1/2044	360,000	22,150	-	382,150
9/1/2045	364,000	18,550	-	382,550
9/1/2046	367,000	14,910	-	381,910
9/1/2047	371,000	11,240	-	382,240
9/1/2048	375,000	7,530	(220)	382,310
9/1/2049	378,000	3,780	(381,780)	-
	\$ 8,054,000	\$ 1,600,650	\$ -	\$ 9,654,650

It is the policy of the Utah Board of Water Resources to provide a 15-day period for public comment prior to the purchase of any non-voted revenue bonds. In this regard, the Board wishes to solicit the comments of the water users (either favorable or negative).



Murray City Public Works Department
5025 South State Street
Murray, Utah 84107
(801) 270-2440
dastill@murray.utah.gov

Danny Astill, Public Works Director

Interested individuals are encouraged to respond in writing before October 15, 2018. All written comments received prior to that date will be reviewed by the Board of Water Resources prior to the final decision on whether to proceed with the bond purchase.

Thank you for your consideration in this matter.

Sincerely,

Danny Astill

Public Works Director
Murray City Corporation

PUBLIC COMMENT FORM

☐ IN FAVOR

☐ NOT IN FAVOR

COMMENTS:

Comments should be addressed either to Murray City or the Board of Water Resources:

Murray City Public Works Department
Attn: Danny Astill, Public Works Director
5025 South State Street
Murray, Utah 84107

OR

Board of Water Resources
P.O. Box 146201
Salt Lake City, UT 84114-6201

RESOLUTION _____

A RESOLUTION ACKNOWLEDGING THE HOLDING OF A PUBLIC HEARING TO RECEIVE PUBLIC INPUT WITH RESPECT TO (A) THE ISSUANCE OF THE SERIES 2018 BONDS AND (B) ANY POTENTIAL ECONOMIC IMPACT THAT THE PROJECT DESCRIBED HEREIN TO BE FINANCED WITH THE PROCEEDS OF THE SERIES 2018 BONDS MAY HAVE ON THE PRIVATE SECTOR.

WHEREAS, pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), the Municipal Council (the "Council") of Murray City, Utah (the "City"), adopted a resolution on September 4, 2018 (the "Resolution") in which it authorized the issuance of the City's Water and Sewer Revenue Bonds, Series 2018 Bonds (to be issued in one or more series and with such other series or title designation(s) as may be determined by the City) (the "Series 2018 Bonds") to be used to finance all or a portion of the costs of improvements to the Issuer's water and sewer system and all related improvements (the "Project"); and

WHEREAS, pursuant to the Act and the Resolution, a notice of public hearing with respect to the issuance of the City's Series 2018 Bonds was (i) published twice, the first publication being not less than fourteen (14) days prior to this hearing, in The Salt Lake Tribune, a newspaper of general circulation within the City, (ii) timely posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and (iii) timely posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953; and

WHEREAS, the public hearing was then opened to receive input from the public with respect to (a) the issuance of the Series 2018 Bonds and (b) any potential economic impact that the Project described herein to be financed with the proceeds of the Series 2018 Bonds may have on the private sector.

NOW, THEREFORE BE IT RESOLVED by the Murray City Municipal Council as follows:

It hereby acknowledges that a public hearing required under Title 11, Chapter 14 of the Utah Code was held on October 16, 2018 regarding the issuance of Series 2018 Bonds and the impact that the Project to be financed may have on the private sector.

PASSED AND APPROVED this day of , 2018.

(SEAL)

Diane Turner, Chair

ATTEST:

Jennifer Kennedy, City Recorder



Public Hearing #2

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16th day of October, 2018, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the Zoning Map from the A-1 (Agricultural) zoning district to R-1-8 (Single Family Low Density Residential) zoning district for the property located at 777 and 787 West Bullion Street, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the Zoning Map as described above.

DATED this 24th day of September, 2018.



MURRAY CITY CORPORATION


Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: October 5, 2018
PH 18-28

ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 777 and 787 WEST BULLION STREET, MURRAY CITY, UTAH FROM THE A-1 (AGRICULTURAL) ZONING DISTRICT TO THE R-1-8 (SINGLE FAMILY LOW DENSITY RESIDENTIAL) ZONING DISTRICT. (Valery Atkinson/Jake Larsen)

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL AS FOLLOWS:

WHEREAS, the owner of the real property located at 777 and 787 West Bullion Street, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in a R-1-8 (Single Family Low Density Residential) zone district; and

WHEREAS, it appearing that said matter has been given full and complete consideration by the City Planning and Zoning Commission; and

WHEREAS, it appearing to be in the best interest of the City and the inhabitants thereof that the proposed amendment of the zoning map be approved.

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation be amended for the following described property located at 777 and 787 West Bullion Street, Murray, Salt Lake County, Utah from A-1 (Agricultural) to R-1-8 (Single Family Low Density Residential):

777 West Bullion Street

Parcel No. 21-14-277-003

Beginning at a point being North 0°12'39" West 582.25 feet and North 83°30' West 845.56 feet from the East Quarter Corner of Section 14, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 83°30' West 98 feet; thence North 8°30' East 305.01 feet; thence South 84°13'20" East 86.06 feet; thence South 6°15'21" West 305.91 feet to the point of beginning.

Contains 0.65 AC

787 West Bullion Street

Parcel No. 21-14-277-004

Beginning at a point being North 0°12'39" West 582.25 feet and North 83°30' West 682.35 feet from the East Quarter Corner of Section 14, Township 2 South, Range 1 West, Salt Lake Base

and Meridian; and running thence North 83°30' West 163.21 feet; thence North 6°15'21" East 305.91 feet; thence South 84°13'20" East 163.13 feet; thence South 6°14'21" West 307.97 feet to the point of beginning.

Contains 1.15 AC.

Section 2. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 16th day of October, 2018.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2018.

ATTEST:

D. Blair Camp, Mayor

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____ day of _____, 2018.

Jennifer Kennedy, City Recorder

Call vote recorded by Mr. Hall.

A Ned Hacker
A Lisa Milkavich
A Sue Wilson
A Phil Markham
A Maren Patterson
A Scot Woodbury
A Travis Nay

Motion passes 7-0.

VALERY ATKINSON – 777 & 787 West Bullion Street – Project #18-107

Jake Larsen was present to represent this request. Zac Smallwood reviewed the location and request for a Zoning Map Amendment from A-1 (Agricultural) to R-1-8 (Single-Family Low Density Residential) for the properties addressed 777 and 787 West Bullion Street. Mr. Smallwood stated that the property is commonly known as the Circle-A Stables. The proposed zone map amendment is in harmony with the Future Land Use map. Based on the information presented in this report, application materials submitted and the site review, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the request to amend the Zoning Map from A-1 to R-1-8 subject to conditions.

Mr. Nay stated that the City Engineer has noted that there is a possibility to connect Bullion Street and Anderson Avenue and asked for additional information. Mr. Smallwood stated that the City does not have a development proposal at this time, but some early concept plans have shown the connection of the two streets. Mr. Nay asked if the City is opposed to the possibility. Mr. Smallwood replied in general the City is not opposed as this would increase neighborhood connectivity. Mr. McNulty clarified that this application is for a zone change only and once the rezoning approved, the applicant will be required to come in and go through a public hearing process with a subdivision plat. Because the City is aware of a concept plan it does not necessarily mean that idea won't change.

Ms. Milkavich stated because this proposal is for a zone change to residential has the City looked at the utilities being able to support the new use. Mr. McNulty indicated that utilities are available to the site.

Jake Larsen, 1474 West 5550 South, Taylorsville, stated he has reviewed the conditions and will be able to comply.

The meeting was opened for public comment.

Karen Edwards, 757 West Bullion Street, stated she supports the rezone. Ms. Edwards wanted to make it known that she is still grandfathered in to keep her pets (horses) and expressed she has endured 50 years of persecution from the neighbors. Ms. Edwards stated she does not want to get rid of her animals at this time and any new neighbors must understand that they will be in close proximity to her animals. Mr. Nay assured her that she is permitted to continue to have her nonconforming status of animals.

Emily Lawrence, 748 West Anderson Avenue, stated there have been animals on her property

over the last 70-80 years and would like to be grandfathered in as well.

Pam Cotter, 752 West Bullion Street, stated that if the street does in fact connect in the future then she has concerns that an additional crossing guard would be needed for the school children, a speed zone light would need to be installed, and asked if they are selling houses how long will it take to build them.

Ashley Clark, 768 West Bullion Street, stated she is also concerned about the school children crossing the street.

The public comment portion was closed.

Mr. Woodbury thanked all the residents who came out to the meeting tonight and assured them that future proposals will go through a multi-step public process and they will have more opportunities to express their concerns.

Ms. Patterson made a motion to forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the properties located at 777 and 787 West Bullion Street from A-1 (Agricultural) to R-1-8 (Single-Family Low Density Residential). Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

 A Maren Patterson
 A Phil Markham
 A Scot Woodbury
 A Lisa Milkavich
 A Sue Wilson
 A Ned Hacker
 A Travis Nay

Motion passed 7-0.

Ms. Milkavich took the time to acknowledge the resident concerns about children crossing the street and suggested they contact traffic and safety. Mr. McNulty added that traffic and safety is overseen at a city staff level through the Police Department and City Engineer, the comments will be taken into consideration through preliminary subdivision review.

MURRAY HILLCREST, LLC – 126 East 5300 South – Project #18-112

Ryan Kimball was present to represent this request. Jared Hall reviewed the location and request for a proposed Site Plan that consists of a 129-room hotel, a new, 96-unit Assisted Living Center, and two pad sites for retail or restaurant uses not yet determined. The staff report will review and make recommendations on the Site Plan and two Conditional Use Permit applications for the proposed Hotel and Assisted Living Center for the property located at 126 East 5300 South in the C-D zone. The property was the site of the old Hillcrest Junior High School building that was demolished in 2014. Mr. hall stated that the subdivision divides the development into properties for the proposed Townplace Suites, two proposed retail pad sites, and the proposed Abington Assisted Living Facility. Mr. Hall addressed the grading and stated the site drops down on the east side and has been addressed with the site plan. The landscaping plan shows more proposed greenery than is required by city code. The State Street pedestrian bridge lands on this property and will be addressed by conditions imposed



**MURRAY CITY CORPORATION
ADMINISTRATIVE &
DEVELOPMENT SERVICES**

B. Tim Tingey, Director

Building Division
Community & Economic Development
Geographic Information Systems

Information Technology
Recorder Division
Treasurer Division

TO: Murray City Planning Commission

FROM: Murray City Community & Economic Development Staff

DATE OF REPORT: August 30, 2018

DATE OF HEARING: September 6, 2018

PROJECT NAME: Atkinson, Zone Change

PROJECT NUMBER: 18-107

PROJECT TYPE: Zone Map Amendment

APPLICANT: Jake Larsen, Lartet Properties, LLC

PROPERTY ADDRESS: 777 and 787 West Bullion Street

SIDWELL #: 21-14-277-004 and 21-14-277-003

EXISTING ZONE: A-1, Agricultural

PROPOSED ZONE: R-1-8, Single-Family Low Density Residential

PROPERTY SIZE: 1.8 acres

I. REQUEST:

The applicant is requesting approval of a Zone Map Amendment from A-1, Agricultural to R-1-8, Single-Family Low Density Residential for the properties addressed 777 and 787 West Bullion Street. Legal descriptions of the properties are attached to this report.

II. BACKGROUND AND ANALYSIS

Background

The subject properties are currently used for a single-family home with horse stables. There are a number of single family houses surrounding the subject properties to the north, east, and west. Viewmont Elementary School is located to the south and across Anderson Avenue. The proposed rezone of this property

will support the goals of the General Plan to preserve and stabilize existing residential communities by creating an opportunity for additional, low-density single-family lots.

Site Location/Detail

The proposed zoning map amendment would affect two parcels that are located at 777 and 787 West Bullion Street. Both parcels extend from Bullion Street to Anderson Avenue to the south and are west of 700 west.

Traffic Impact

The City Engineer has determined that a traffic impact study will not be required for this location. This was determined by evaluating the maximum number of lots the applicant could potentially develop with the available land and considering that impact with existing conditions and infrastructure available in the area.

If the property is rezoned, the applicant has expressed interest in constructing a new public road connecting Bullion Street with Anderson Avenue to accommodate the subdivision of the property. The City Engineer considered this possibility in reviewing traffic impacts as well, and finds that it would not pose a concern, and could potentially improve connectivity to Viewmont Elementary and traffic conditions in the area.

Surrounding Land Use & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-1-8
South	Residential, Public	R-1-8
East	Residential	R-1-8
West	Residential	R-1-8

Allowed Land Uses

Existing: The A-1 zone allows single family, detached homes with a minimum lot size of one (1) acre. This district is intended to include activities normally related to the conduct of light agricultural uses and residential living. This zone also allows accessory uses which are typical to single family homes, as well as public and quasi-public uses with conditional use permits.

Proposed: The R-1-8 zone allows single family, detached homes with minimum lot sizes of 8,000 square feet. This zone also allows accessory uses which are typical to single family homes, as well as public and quasi-public uses with conditional use permits.

III. PUBLIC INPUT

As of the date of this report, staff has received one phone call regarding the property to the east, and their ability to maintain the horse property on site. Staff advised that this specific rezoning would not affect the ability to maintain animals on their property.

IV. GENERAL PLAN ANALYSIS

The purpose of the General Plan is to provide overall goal and policy guidance related to planning issues in the community. The plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Chapter 5 of the Murray City General Plan identifies the goals and objectives for land use in the community. The plan also identifies future land use as depicted in the future land use map.

The subject property is identified as "Low Density Residential" by the General Plan and the Future Land Use Map. The proposed R-1-8 zoning is supported by the General Plan and is compatible with the current development pattern of the area. Additional low density, single family development in this area is in keeping with the goals and objectives of the General Plan.

V. FINDINGS

A. Is there need for change in the Zoning at the subject location for the neighborhood or community?

The proposed change in zoning from A-1 to R-1-8 is in harmony with the Future Land Use designation of the subject properties and with goals of the General Plan. The properties are located adjacent to established single-family residential homes on a minor collector (Bullion Street). It is likely that the future redevelopment of these properties would be related to the existing neighborhood in some way.

Chapter Three of the Murray City General Plan calls for reinvestment in stable communities to maintain property values. The proposed change in zoning will create opportunities for the subject properties to be developed for low density, single-family residential uses.

B. If approved, how would the range of uses allowed by the Zoning Ordinance blend with surrounding uses?

The subject properties are located within an area that has already developed as single-family residential units. The potential development of these

properties as additional housing would further the goals of the General Plan and blend with the existing R-1-8 zoning in the surrounding area.

C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?

The land surrounding the subject properties has been previously developed. Utilities and services in the area are available and have demonstrated capacity that would not be impacted negatively by the potential single-family residential development of the subject properties.

VI. CONCLUSION & FINDINGS

- i. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
- ii. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
- iii. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject properties.

VII. STAFF RECOMMENDATION

Based on the above findings, staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested Zone Map Amendment for the properties located at 777 and 787 West Bullion Street from A-1, Agricultural to R-1-8, Single-Family Low Density Residential.**

Zachary Smallwood, Associate Planner
Community & Economic Development
801-270-2420
zsmallwood@murray.utah.gov

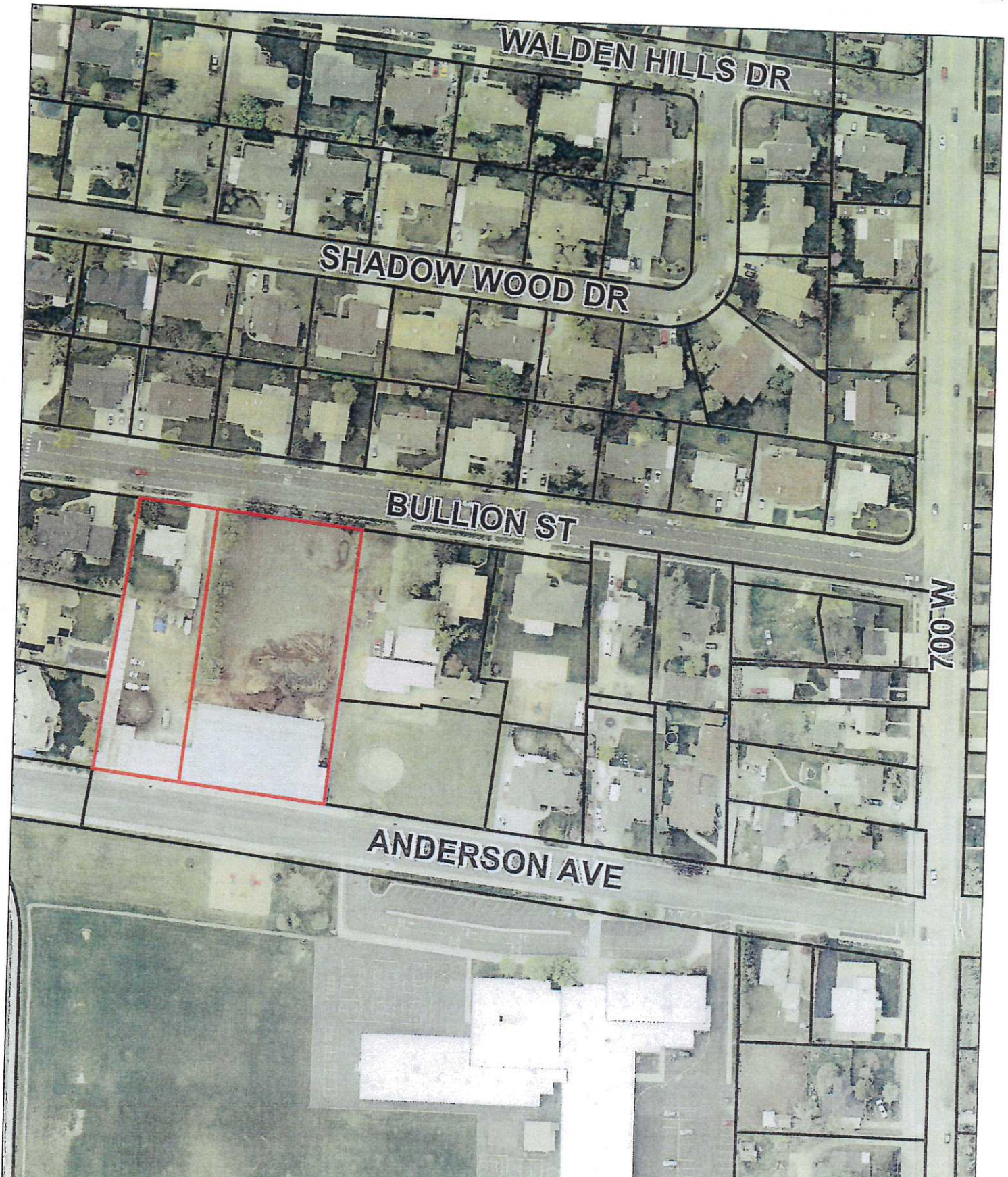
Site Information



777 & 787 West Bullion Street



MURRAY
ADMINISTRATIVE &
DEVELOPMENT SERVICES





August 23, 2018

NOTICE OF PUBLIC MEETING

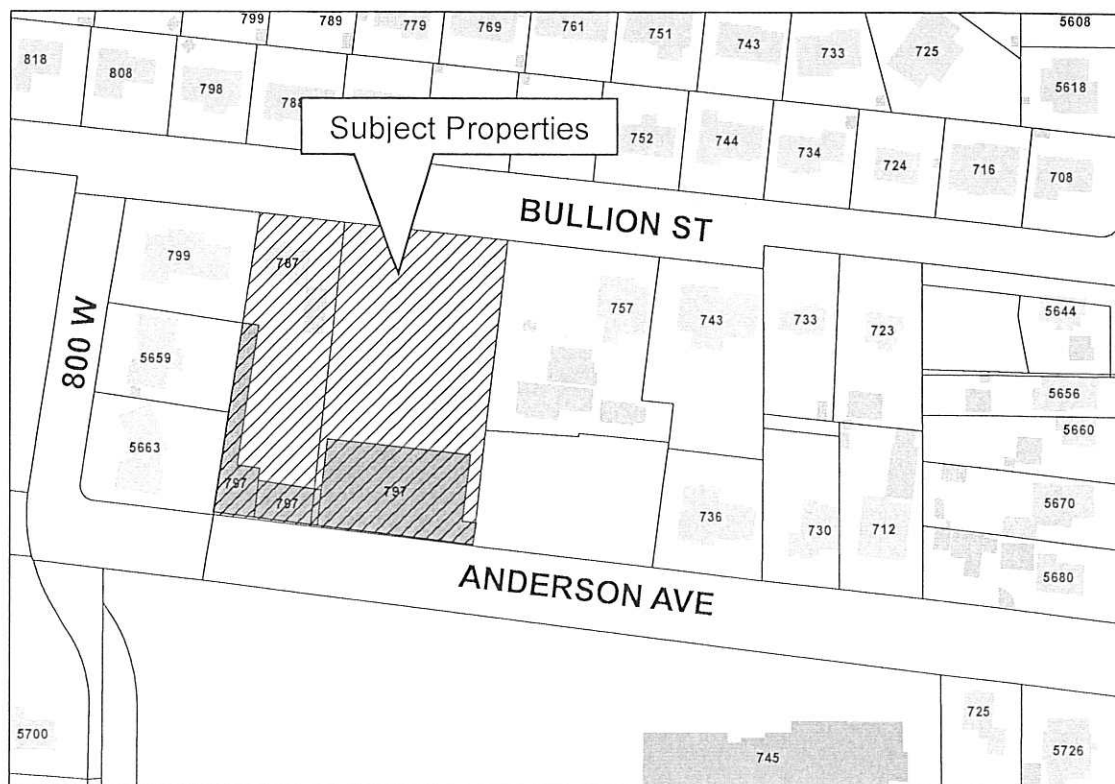
This notice is to inform you of a Planning Commission public hearing scheduled for Thursday, September 06, 2018 at 6:30 p.m., in the Murray City Municipal Council Chambers, located at 5025 S. State Street.

Jake Larsen is requesting a Zone Map Amendment from A-1, Agricultural, to R-1-8, Low density single family for the properties addressed 777 West Bullion Street and 787 West Bullion Street.

This notice is being sent to you because you own property within the near vicinity. If you have questions or comments concerning this proposal, please call Zachary Smallwood, with the Murray City Community Development Division at 801-270-2420, or e-mail to zsmallwood@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

777 & 787 West Bullion Street



Application Materials

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

- ☒ Zoning Map Amendment
☐ Text Amendment
☐ Complies with General Plan
☒ Yes ☐ No

Subject Property Address: 777 & 787 W. BULLION STREET, MURRAY, UT 84123

Parcel Identification (Sidwell) Number: 21 12-14-277-003 / 21 12-14-277-004

Parcel Area: 1.8 AC TOTAL Current Use: AGRICULTURE - HORSE STABLES

Existing Zone: A-1 Proposed Zone: ~~R-1-8~~ R-1-8 DA

Applicant Name: LARTET PROPERTIES LLC. - JAKE LARSEN

Mailing Address: 1474 W. 5550 S.

City, State, ZIP: TAYLORSVILLE, UT 84123

Daytime Phone #: (801) 889-9716 Fax #:

Email address: jake@lartetcompanies.com

Business Name (If applicable):

Property Owner's Name (If different): VALERY ATKINSON

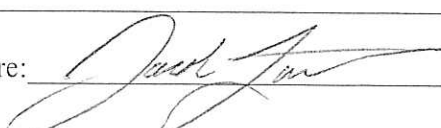
Property Owner's Mailing Address: 5867 S. MURRAY PARKWAY AVE.

City, State, Zip: MURRAY, UT 84123

Daytime Phone #: (801) 520-5449 Fax #:

Describe your reasons for a zone change (use additional page if necessary):

SEE ATTACHED PAGE

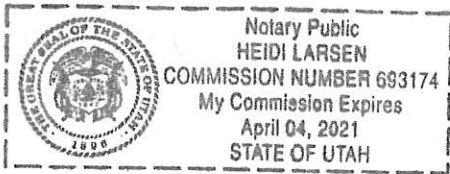
Authorized Signature:  Date: 08/06/18

Property Owners Affidavit

I (we) Valery Atkinson, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Valery Atkinson
Owner's Signature Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 6 day of August, 20 18.



Heidi Larsen
Notary Public
Residing in Salt Lake
My commission expires: April 04, 2021

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature Owner's Signature (co-owner if any)

On the _____ day of _____, 20 _____, personally appeared before me

_____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public
Residing in _____

My commission expires: _____

Lartet Properties LLC

1474 W 5550 S
Taylorsville, UT 84123
(801) 889-9716

Monday, August 6, 2018

Murray City
4646 S. 500 W.
Murray, UT 84123
(801) 270-2420

RE: Zone change application for property located at 777 & 787 W Bullion Street

TO WHOM IT MAY CONCERN:

We are excited to develop in Murray City. This 1.8 acre property is currently zoned A-1 and we are proposing that the zoning be changed to R-1-~~6~~. The proposed zoning is consistent with the current land use designation and master plan as low density single family residential housing. The proposed zoning is also compatible to current zoning in the same area as the property is near other residential developments. Because of the surrounding residential areas and because the master plan shows this area as residential, we believe that the proposed zoning is suitable for the proposed site.

Thank you again for your consideration. Should you have any questions or concerns, please contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Larsen", with a long horizontal flourish extending to the right.

Jake Larsen
President
Lartet Properties, LLC

Rezone Parcels**Parcel No. 21-14-277-003**

Beginning at a point being North $0^{\circ}12'39''$ West 582.25 feet and North $83^{\circ}30'$ West 845.56 feet from the East Quarter Corner of Section 14, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North $83^{\circ}30'$ West 98 feet; thence North $8^{\circ}30'$ East 305.01 feet; thence South $84^{\circ}13'20''$ East 86.06 feet; thence South $6^{\circ}15'21''$ West 305.91 feet to the point of beginning.

Contains 0.65 AC

Parcel No. 21-14-277-004

Beginning at a point being North $0^{\circ}12'39''$ West 582.25 feet and North $83^{\circ}30'$ West 682.35 feet from the East Quarter Corner of Section 14, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North $83^{\circ}30'$ West 163.21 feet; thence North $6^{\circ}15'21''$ East 305.91 feet; thence South $84^{\circ}13'20''$ East 163.13 feet; thence South $6^{\circ}14'21''$ West 307.97 feet to the point of beginning.

Contains 1.15 AC.



SALT LAKE CITY
45 W. 1000 S., Suite 500
Salt Lake City, UT 84119
Phone: 313.755.0229

LAYTON
Phone: 801.547.1100

TODDLE
Phone: 313.755.3550

CEGAR CITY
Phone: 435.551.1453

RICHFIELD
Phone: 435.886.2983

WWW.ENGNG.COM
LARRY CONSTRUCTION
SALT LAKE CITY
PHONE: 313.755.0229

MURRAY CONCEPT
787 WEST BULLION STREET
MURRAY, UTAH

REZONE EXHIBIT

DATE: 08/14/2010
DRAWN BY: J. FORD
CHECKED BY: J. FORD
SCALE: 1"=100'

EX-100



4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED. TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

8/27/2018

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001221287 /

PUBLICATION SCHEDULE

START 08/26/2018 END 08/26/2018

CUSTOMER REFERENCE NUMBER

Public Hearing 9/6/2018

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY C

SIZE

31 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

57.08

Atkinson
Rezone
#18-107
FILE COPY

MURRAY CITY
CORPORATION
NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 6th day of September, 2018, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Zoning Map Amendment from A-1 (Agricultural) to R-1-B (Low Density Single Family Residential) for the properties located at: 777 West & 787 West Bullion Street, in Murray City, Salt Lake County, State of Utah. Jared Hall, Supervisor Community & Economic Development
1221287 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 6th day of September, 2018, at the hour of 6:30 p.m. of said day in the Co FOR MURRAY CITY RECORDER, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 08/26/2018 End 08/26/2018

DATE 8/27/2018

SIGNATURE

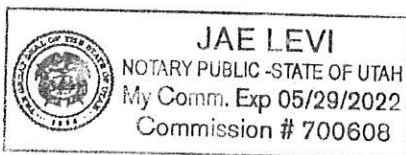
Judmundson

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 26TH DAY OF AUGUST IN THE YEAR 2018

BY LORAIN GUDMUNDSON.



Jae Levi

NOTARY PUBLIC SIGNATURE

ATKINSON REZONE
P/C 9/6/18
Project #18-107
300' radius

ARATA, SCOTT E & DEBBIE A; JT
819 W SHADOW WOOD DR
MURRAY UT 84123

ATKINSON, VALERY J; TR
5867 S MURRAY PARKWAY AVE
MURRAY UT 84123

CIRCLE A STABLES, LLC
5867 S MURRAY PARKWAY AVE
MURRAY UT 84123

CLARK, ANTHONY A
768 W BULLION ST
MURRAY UT 84123

CLARK, JONATHAN W; JT CLARK,
HEATHER L; JT
751 W SHADOW WOOD DR
MURRAY UT 84123

COTTER, WILLIAM LEROY & PAMELA
JANE; TRS
752 W BULLION ST
MURRAY UT 84123

DAVIS, ROSS E & DOROTHY S; TRS
(R&DD FAM TR)
799 W BULLION ST
MURRAY UT 84123

DEJONG, TRAVIS J & EMILY K; JT
818 W BULLION ST
MURRAY UT 84123

EDWARDS, KAREN A W; TR (KAWFT)
757 W BULLION ST
MURRAY UT 84123

ERICKSON, WILLIAM V &
KATHLEEN C (JT)
760 W BULLION ST
MURRAY UT 84123

FREAR, WALTER J, LUCY & GEORGE (JT)
5700 S 800 W
MURRAY UT 84123

FREAR, WALTER J, LUCY & GEORGE (JT)
5700 S 800 W
MURRAY UT 84123

FRENCH, DONALD R, JR & FAUN R (JT)
1048 S LIMESTONE ST
BENSON AZ 85602

GARDINER, RICHARD J
734 W BULLION ST
MURRAY UT 84123

GIBBS, DIANE W; TR
(DWG FAM LIV TR)
736 W ANDERSON AVE
MURRAY UT 84123

GODDARD, KATHY; TR
(KG FAM LIV TRUST)
5663 S 800 W
MURRAY UT 84123

JAKINS, SEBASTIAN & EDITH E; JT
779 W SHADOW WOOD DR
MURRAY UT 84123

JONES, SCOTT C & WELLS, KRISTINE; JT
778 W BULLION ST
MURRAY UT 84123

LAMBSON, IVAN G & KAMI M; TRS
(IGL&KMLRLT)
730 W ANDERSON AVE
MURRAY UT 84123

LAWRENCE, JEREMY; JT
LAWRENCE, EMILY; JT
748 W ANDERSON AVE
MURRAY UT 84123

LAMBSON, THOMAS & WENDIE L; JT
733 W BULLION ST
MURRAY UT 84123

LARSEN, SHIRL A & ELIZABETH M (JT)
5659 S 800 W
MURRAY UT 84123

NICHOLS, KELLY; JT
NICHOLS, CHERELLE J; JT
788 W BULLION ST
MURRAY UT 84123

MECHLING, DAN L & SHANNON; JT
789 W SHADOW WOOD DR
MURRAY UT 84123

MILNE, ROBERT B & LUCINDA H; TC
5712 S 800 W
MURRAY UT 84123

SHEEN, KATHLEEN M; TR (KMS REV TR)
808 W BULLION ST
MURRAY UT 84123

PALMER, SUZANNE; TR (SP FAM TR)
828 W BULLION ST
MURRAY UT 84123

ROLLER, RYAN J & TANJA G; JT
743 W SHADOW WOOD DR
MURRAY UT 84123

TANNER, DUANE LEE & JOLIE C; JT
798 W BULLION ST
MURRAY UT 84123

SHEPHERD, ROBERT W & TERRI J; TRS
(RW&TJSF TRUST)
769 W SHADOW WOOD DR
MURRAY UT 84123

STEVENS, MIRIAM L; TR (MLSFT)
809 W SHADOW WOOD DR
MURRAY UT 84123

WILLIAMS, MARVIN T & SHARON L; JT
PO BOX 571323
MURRAY UT 84157

TOMSIC, BRIAN J; TR
994 E CORBIN CREEK CV
MURRAY UT 84121

WESTENSKOW, KARRIE L; TR
(KLW FAM LIV TR)
743 W BULLION ST
MURRAY UT 84123

MURRAY CITY CORPORATION
5025 S STATE ST
MURRAY UT 84107

MURRAY CITY BOARD OF
EDUCATION
147 E 5065 S
MURRAY UT 84107

P/C AGENDA MAILINGS
"AFFECTED ENTITIES"
Updated 11/2017

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
PO BOX 30810
SLC UT 84130-0810

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

UTAH POWER & LIGHT
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST
355 W UNIVERSITY PARKWAY
OREM UT 84058

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

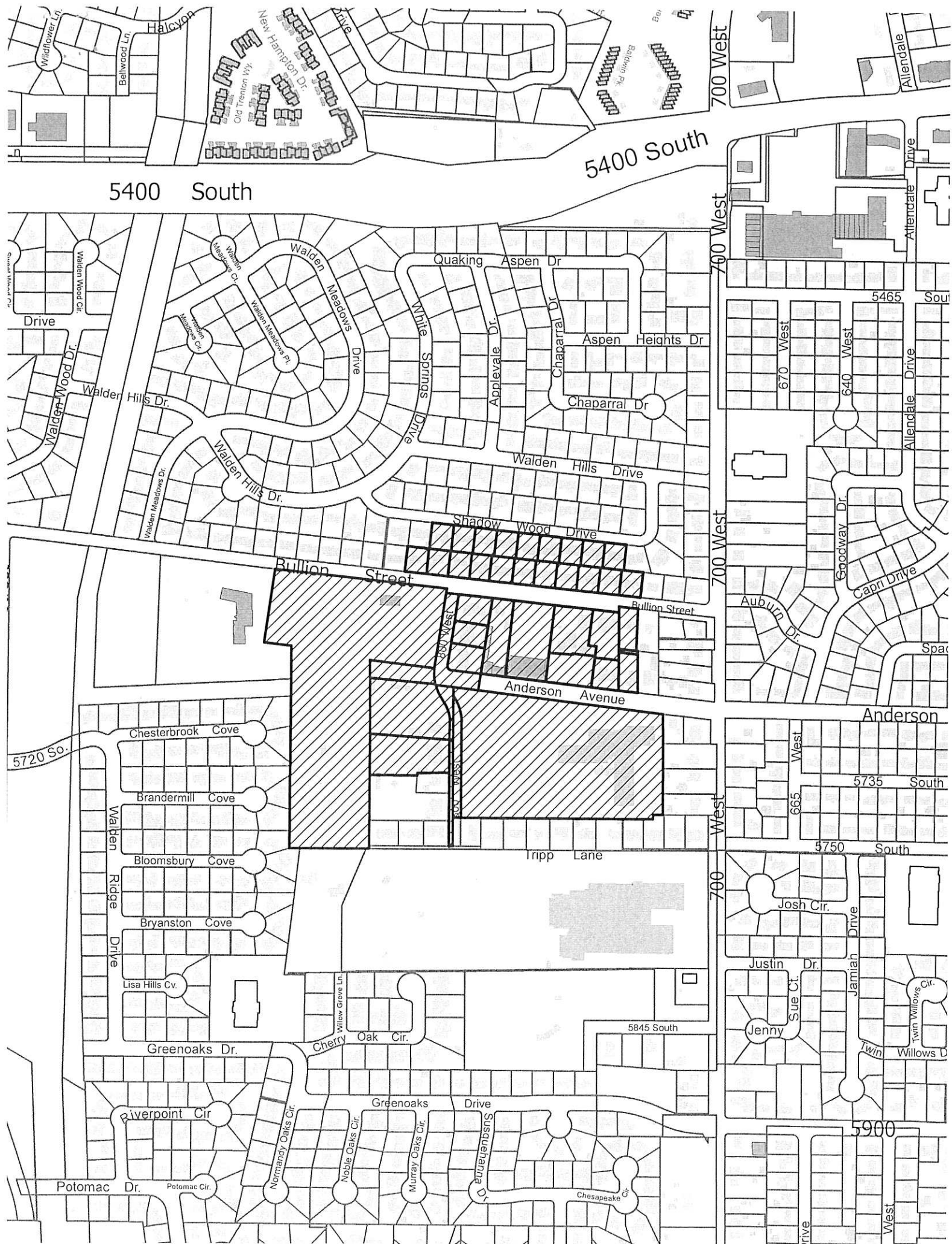
COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

MILLCREEK
Attn: Planning & Zoning
3330 South 1300 East
Millcreek, UT 84106

GENERAL PLAN MAILINGS:

WASATCH FRONT REG CNCL
PLANNING DEPT
295 N JIMMY DOOLITTLE RD
SLC UT 84116

UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114





New Business #1



MURRAY


PUBLIC WORKS

CONSIDERATION OF A RESOLUTION
APPROVING A SOUND WALL AGREEMENT
WITH UTAH DEPARTMENT OF
TRANSPORTATION ("UDOT")

Council Meeting

Council Action Request

Meeting Date: 16 Oct 2018

Department Director	Purpose of Proposal Enter into a Cooperative Agreement with UDOT regarding the construction of a sound wall to be done by Ivory Development according to UDOT standards.
Phone # 801-270-2404	Action Requested Approve a resolution for Murray to enter into a cooperative agreement with UDOT.
Presenters Danny Astill	Attachments Resolution, Agreement
	Budget Impact No budget impacts to the City, only staff time required to make sure that the sound wall construction is coordinated between the developer and UDOT.
Required Time for Presentation	Description of this Item This is an item that was brought to the committee of the whole in April. Since that time we have several conversations with UDOT representatives including, Mayor Camp and Doug Hill having an opportunity to meet with the UDOT director regarding this issue. The results of that meeting yielded a favorable decision from UDOT to accept responsibility for the proposed wall, removing any long term liability for the City. This agreement would require a nominal maintenance fee that would be paid by the developer who is also required to build the wall as a condition of the development. This cooperative agreement has Murray City taking the initial responsibility according to our ordinance requiring the developer to conduct a noise study and to then design and build the appropriate sound wall based on that study.
Is This Time Sensitive No	
Mayor's Approval  <small>Digitally signed by D. Blair Camp DN: cn=D. Blair Camp, o=Murray City Corp., ou=Mayor, email=blair.camp@murray.utah.gov, c=US Date: 2018.10.03 13:02:56 -0600</small>	
Date October 3, 2018	

Continued from Page 1:

Murray City will be the lead agency according to the cooperative agreement to make sure that the developer is coordinating with UDOT during the design, and construction of the noise wall.

RESOLUTION NO. _____

A RESOLUTION APPROVING A SOUND WALL AGREEMENT
WITH UTAH DEPARTMENT OF TRANSPORTATION ("UDOT")
FOR THE INSTALLATION OF A SOUND WALL ALONG THE
NORTH SIDE OF INTERSTATE 215 BETWEEN MILEPOSTS 12.6
AND 12.85.

WHEREAS, Chapter 8.17 of the Murray City Municipal Code requires a developer of land adjacent to a State highway to comply with certain noise abatement measures to minimize the potential adverse effects of highway traffic noise; and

WHEREAS, Ivory Homes is developing the Murray Cove Subdivision with lots planned near Interstate Highway 215 ("I-215") and is required to install a sound wall to comply with Chapter 8.17; and

WHEREAS, the City is willing to assist in the installation of a sound wall by cooperating with UDOT to cause the installation of a sound wall in the UDOT right-of-way on the north side of I-215 between mileposts 12.6 and 12.85; and

WHEREAS, the City will pay to UDOT a one-time lump sum fee in the amount of \$7,500 for UDOT's long term maintenance of the sound wall and Ivory Homes will reimburse the City in the same amount; and

WHEREAS, upon UDOT's final inspection and acceptance of the sound wall, the City will continue to indemnify UDOT for a period of five years but UDOT will own and maintain the sound wall and City's responsibilities with regard to installation and maintenance of the sound wall will terminate; and

WHEREAS, the City Council has reviewed and discussed the Sound Wall Agreement Between the Utah Department of Transportation and Murray City ("Agreement"); and

WHEREAS, the City Council desires to adopt and approve the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council as follows:

1. That after due consideration and discussion, the City Council hereby approves the Agreement with UDOT in substantially the form found in Exhibit "A" attached hereto; and
2. The Mayor and the City Recorder are hereby authorized to execute the Sound Wall Agreement for and in behalf of the City.

PASSED AND APPROVED this _____ day of _____, 2018.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

Jennifer Kennedy
City Recorder

Exhibit "A"

Sound Wall Agreement
Between the Utah Department of Transportation and Murray City

SOUND WALL AGREEMENT
BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION
AND MURRAY CITY

THIS AGREEMENT, made and entered into this _____ day of _____, 20__, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, ("UDOT"), and **Murray City** (City).

RECITALS

WHEREAS, the City desires to utilize the UDOT-owned right-of-way along I-215 at approximately 1200 West, on the North side of the freeway between milepost 12.6 and 12.85.

WHEREAS, UDOT will allow the City to use the right-of-way for the placement of a sound wall.

THIS AGREEMENT is made to set out the terms and conditions for use of the UDOT right-of-way for the placement of a sound wall to be constructed by a third party.

AGREEMENT

NOW THEREFORE, the parties agree as follows:

1. UDOT will allow the City to install a sound wall on the north side of I-215 between mileposts 12.6 and 12.85. The City will adhere to the following provisions:
 - a. This agreement in no way cancels or negates a utility owner, including UDOT, from entering the property to construct, reconstruct, repair, or inspect its facilities.
 - b. The City and its representatives shall abide by all applicable State and Federal laws, rules and regulations pertaining to safety and traffic control found in the Manual of Uniform Traffic Control Devices in the construction of the Project.
 - c. No advertising is allowed within the UDOT right of way in accordance with Utah Code §72-7-104. The City will remove any and all advertising signs within 48 hours of notification.
 - d. No gates or openings from private property onto the UDOT right-of-way is allowed.
2. UDOT shall remain the owner of the real property on which the City allows the sound wall to be constructed.
3. The City or its representative will construct the sound wall according to the current UDOT standard specifications and drawings. UDOT will inspect the wall. Upon final acceptance by UDOT, UDOT will become the owner of the wall and be responsible for the maintenance. The City's responsibilities will terminate upon UDOT's final acceptance. Within 15 days from the date this Agreement is executed, the City or its representative will pay a one-time lump sum fee in the amount of \$ 7,500 to UDOT for long term maintenance of the wall.

Murray City Sound Wall
Murray City
Cooperative Agreement

4. Access for construction, of the sound wall located on UDOT's right-of-way shall be allowed only by an encroachment permit issued by UDOT. The City will obtain the permit and abide by all conditions for policing and other controls in conformance with Utah Administrative Codes R-930-6 and R-930-7, as amended.
5. For a period of five (5) years after the acceptance of the sound wall by UDOT, the City agrees to hold harmless, defend, and indemnify UDOT, its officers, employees and agents (Indemnities) from and against all claims, suits and costs, including attorney's fees for injury or damage of any kind, arising out of the City's negligent acts, errors or omissions in the performance of this agreement, and from and against all claims, suits and costs, including attorney's fees for injury or damage of any kind, arising out of Indemnities' failure to inspect, discover, correct, or otherwise address any defect, dangerous condition or other condition created by or resulting from the City's negligent acts, errors or omission in the performance of this agreement. Both parties are governmental entities of the State of Utah, and nothing herein shall be interpreted as waiving the damage limitations or any other provision of the Utah Governmental Immunity Act, Utah Code §63G-7-101, et seq. Nothing in this Agreement is intended to create additional rights to third parties. The failure of either party to insist upon the strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights shall not waive such rights and such party can enforce such rights at any time.
6. This Agreement contains the entire Agreement between the parties covering the subject matter hereof. No subsequent modification or amendments will be valid unless in writing and signed by both parties. This Agreement is under and shall be governed by the laws of the State of Utah in all respects. The City shall not assign this Agreement. This Agreement does not create any type of agency relationship, joint venture or partnership between UDOT and the City. Each party represents that it has the authority to enter into this Agreement.
7. This Agreement may be executed in counterparts by the parties.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by its duly authorized officers as of the day and year first above written.

ATTEST:

Murray City

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Murray City Sound Wall
Murray City
Cooperative Agreement

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Traffic Operations Engineer

Date: _____

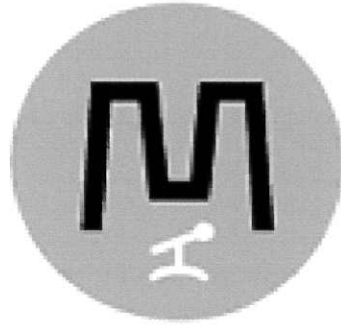
By: _____
Region Director

Date: _____

COMPTROLLER OFFICE

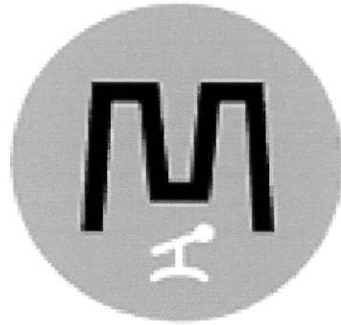
By: _____
Contract Administrator

Date: _____



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment