

**MURRAY**  
CITY COUNCIL

# Council Meeting January 7, 2020





# Murray City Municipal Council

## Notice of Meeting

Tuesday, January 7, 2020

Murray City Center

5025 South State Street, Murray, Utah 84107

### Meeting Agenda

**4:45 p.m.**      **Committee of the Whole** – Council Chambers  
Dale Cox conducting

### **Approval of Minutes**

Committee of the Whole – Tuesday, November 12, 2019

Committee of the Whole – Tuesday, November 19, 2019

Committee of the Whole – Tuesday, December 3, 2019

Committee of the Whole – Tuesday, December 10, 2019

### **Discussion Items**

1. Determine Committee Participation by Council Members – Dale Cox (10 minutes)
2. Mayor's Interlocal Board Appointments – Doug Hill (5 minutes)
3. Vacate a Portion of Right-of-Way at 4850 S. Box Elder Street – Danny Astill (10 minutes)
4. Fiscal Year 2019-2020 Budget Amendment – Brenda Moore (15 minutes)
5. Interlocal Board and Committee Reports – (5 minutes each)
  - a. Association of Municipal Council - Brett Hales
  - b. Community Action Program - Jennifer Kennedy
  - c. Jordan River Commission - Kim Sorensen
  - d. Metro Fire - Doug Hill
  - e. NeighborWorks - Jim McNulty
  - f. ULCT Legislative Policy Committee - Dale Cox
  - g. Utah Infrastructure Agency - Brenda Moore
  - h. Utah Telecommunications Open Infrastructure Agency - Mayor Camp
  - i. Valley Emergency Communications Center - Doug Hill

### **Announcements**

### **Adjournment**

**6:15 p.m.**      **Redevelopment Agency of Murray City Meeting** (Separate Agenda)

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



**6:30 p.m.**      **Municipal Building Authority of Murray City** – Council Chambers  
Dale Cox conducting

**Approval of Minutes**

November 12, 2019

**Adjournment**

**6:32 p.m.**      **Council Meeting** – Council Chambers  
Brett Hales conducting.

**Opening Ceremonies**

Call to Order

Pledge of Allegiance

**Approval of Minutes**

Council Meeting – December 3, 2019

Council Meeting – December 10, 2019

**Special Recognition**

None scheduled.

**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.

**Consent Agenda**

1. Consider confirmation of the Mayor's appointment of **Michelle Robbins** to the Arts Advisory Board for a two-year term to expire on January 15, 2022.
  2. Consider confirmation of the Mayor's reappointment of **Sunshine Szedeli** to the Parks and Recreation Advisory Board for a three-year term to expire on January 17, 2023.
  3. Consider confirmation of the Mayor's appointment of **Becky Harris** to the Murray City Senior Recreation Center Advisory Board for a three-year term beginning February 2020 to expire January 2023.
  4. Consider confirmation of the Mayor's appointment of **Lynn Andersen** to the Murray City Senior Recreation Center Advisory Board for a three-year term beginning February 2020 to expire January 2023.
  5. Consider confirmation of the Mayor's appointment of **Susan Hatcher** to the Murray City Senior Recreation Center Advisory Board for a three-year term beginning February 2020 to expire January 2023.
- Mayor Camp presenting.



### **Public Hearings**

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

1. Consider an ordinance relating to land use; amends the General Plan from Low Density Residential to Residential Neighborhood Business for the property located at 551, 565, and 583 East Winchester Street and 6363 South 525 East, Murray City, Utah. Melinda Greenwood presenting/Brad Reynolds Construction, applicants.
2. Consider an ordinance relating to land use: amends the Zoning Map for the property located at 533, 551, 565, 583, 631 East Winchester Street and 6363 South 525 East from R-1-8 (Low Density Residential) Zoning District to the R-N-B (Residential Neighborhood Business) Zoning District. Melinda Greenwood presenting/Brad Reynolds Construction, applicants.
3. Consider an ordinance vacating a right-of-way located at approximately 4850 South Box Elder Street, Murray City, Salt Lake County, State of Utah. Danny Astill presenting.

### **New Business Items**

1. Elections of Murray City Council Chair and Vice-Chair for Calendar Year 2020. Brett Hales presenting.
2. Elections of Murray City Budget and Finance Committee Chair and Vice-Chair for Calendar Year 2020. Brett Hales presenting.
3. Select Two Representatives to the Taxing Entity Committee. Brett Hales presenting.
  - Consider a resolution approving the appointment of representatives to the Taxing Entity Committee of the Redevelopment Agency of Murray City.
4. Consider a resolution approving the Mayor's appointment of representatives to boards of Interlocal Entities. Doug Hill presenting.

### **Mayor's Report and Questions**

### **Adjournment**



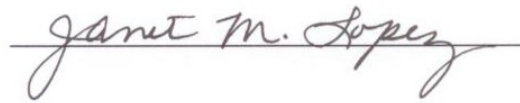
**NOTICE**

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

**SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2663). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TTY is Relay Utah at #711.**

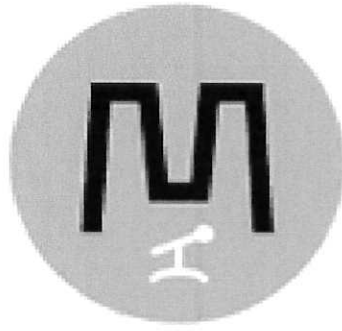
**Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Council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

On Friday, January 3, 2020, at 9:20 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](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.

A handwritten signature in cursive script, reading "Janet M. Lopez", written over a horizontal line.

Janet M. Lopez  
Council Executive Director  
Murray City Municipal Council

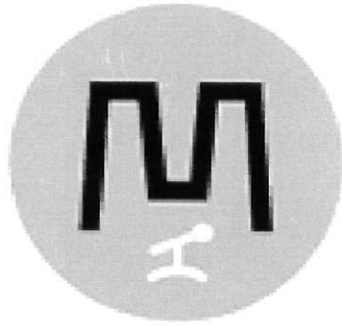




**MURRAY**  
CITY COUNCIL

# Committee of the Whole





**MURRAY**  
CITY COUNCIL

# Committee of the Whole Minutes





# DRAFT

## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, November 12, 2019, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

### Council Members in Attendance:

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

### Others in Attendance:

Blair Camp	Mayor	Janet Lopez	City Council Executive
Brenda Moore	Finance Director	Pattie Johnson	City Council Office Adm.
Jim McNulty	CED	Marie Goettsche	Murray Chamber
Alan Sullivan	Seven Canyons Trust	Michael Todd	Desert Star
Johnny Burt	Citizen	Scott White	General Interest
Chelsea Hofmann	MCEA	Janice Strobell	Citizen
Robert White	IT Director	Jann Cox	Citizen
Robyn Colton	HR Director	Mary Ann Kirk	Citizen
Jackie Sadler	Court/MCEA	Kathleen Stanford	Citizen
Katie Lindquist	Parks and Rec	Rosalba	Citizen
Lori Edmunds	Parks and Rec	Bruce Turner	Power Department
Jon Harris	Fire Chief	Zac Smallwood	CED
Doug Hill	Chief Administrative Officer	Craig Burnett	Police Chief
Danny Hansen	IT Department	Kim Anderson	Citizen
Jared Hall	CED Supervisor		

Chair Nicponski called the Meeting of the Committee of the Whole to order at approximately 4:40 p.m.

### Approval of Minutes

Mr. Nicponski asked for comments or a motion on the minutes from Committee of the Whole, August 27, and October 1, 2019. Mr. Brass moved to approve the minutes. Mr. Hales seconded. Passed 5-0.



Mr. Nicponski asked for comments or a motion on the minutes from Murray City Council Workshop – September 25, 2019. Mr. Brass moved to approve. Ms. Turner seconded the motion. Passed 5-0.

### **Discussion Items**

#### **Seven Canyons Trust Presentation** – Dale Cox, Brian Tonetti

Mr. Cox described the mission of Seven Canyons Trust, a non-profit organization working to rehabilitate the Seven Canyon Creeks in Utah, which is to restore beauty and health to the hydrology of the Salt Lake Valley. The trust is presenting the Southern Gateway Visioning Plan, a grant proposal through the WFRC (Wasatch Front Regional Council) Transportation, and Land Use Connection Program. The plan is an effort to capture the collective imagination and creation of greenway corridors along the seven major waterways flowing out of the Wasatch Range into Salt Lake County. The seven waterways identified are:

1. City Creek
2. Red Butte Creek
3. Emigration Creek
4. Parley's Creek
5. Mill Creek
6. Big Cottonwood Creek
7. Little Cottonwood Creek

The process is intended to bring Salt Lake County municipalities together that are adjacent to the waterways, land managers, stakeholders, and the public through surveying to identify recommendations, policy tools, and areas of opportunity.

Mr. Tonetti from the Seven Canyons Trust reported they are utilizing a WFRC grant. A brief presentation described their mission and vision, and a photo from 1910 of the burial of City Creek was displayed to provide a context on what has been done to hydrology in the Salt Lake Valley. In 1995, a private-public partnership between Salt Lake City and the LDS Church helped carve a creek channel in a former surface parking lot. City Creek was allowed to pool again and attracted people, plants, and wildlife.

The Seven Canyons Trust partnered with Salt Lake City to secure \$3 million to expose and restore 200 feet of creek and create amenities for the surrounding community. Plans to restore the Ogden River were also described. An outline was provided of Murray City's creeks, which include Big and Little Cottonwood Creeks. Mr. Tonetti explained two creek profiles that will pass over Big Cottonwood Creek are impaired for approximately 25 miles of its channel, with about one-half of it being buried. Little Cottonwood Creek is impaired for about 22 miles and buried for nearly one mile of its channel. He reported that in the Valley there are about 21 miles of buried creeks and 87 miles of impaired waterways.

Through the WFRC Transportation and the Land Use Connection Program approximately \$150,000 was requested to create a visioning plan that would look at all seven watersheds to create seven greenways that would include trails, recreation areas, and wildlife habitat corridors. The Committee of the Whole was asked to provide a letter of support for the grant proposal, which is due in December. A financial



commitment of \$2,000 was also requested; nine cities that border the creeks will be asked to make the same contribution.

Mr. Sullivan, Volunteer Director of Seven Canyons Trust, reported the movement is taking place all around the world where cities are recognizing the value of creeks, rivers, and streams that have been buried and abused. He explained cities where a creek comes above ground, become part of a coherent parks system, which can be used by the public and spur economic development. The intent was to put a coherent plan in place. There was a consensus by the council to support the program.

Mr. Tonetti commented there will be a partnership between all of the municipalities and increased communication among the cities. Member cities were noted: Salt Lake City that made a \$5,000 contribution; and Holladay, Millcreek, and South Salt Lake City, that all made a \$2,000 financial commitment and gave a Letter of Support.

Trust representatives have also met with Cottonwood Heights and were awaiting the Letter of Intent and financial contribution. They were scheduled to meet with Sandy and Midvale cities.

Chair Nicponski indicated Murray City would begin drafting a Letter of Intent.

#### **State Street Bridge – Doug Hill**

Mr. Hill noted the pedestrian bridge over State Street between Murray High School and the former Hillcrest Junior High School site. A few years ago, UDOT (Utah Department of Transportation) discovered during an annual bridge inspection that the bridge was in need of repair. The City was notified and hired an engineering consultant to conduct an in-depth study of the bridge and make recommendations on the needed repairs and associated costs.

The following three options were identified:

1. Replace the bridge. It has up to a 20-year life span with the estimated replacement cost of \$2.6 million.
2. Rehabilitate the bridge. A short-term solution would still require replacement at some point. The cost was estimated at just over \$500,000.
3. Demolish the bridge. The estimated cost was \$150,000.

Mr. Hill explained the bridge was constructed in 1972 and it was unclear who originally paid for it but was built to help students cross between the two schools. It is located entirely on Murray School District property. UDOT's policies specify that bridges are typically the responsibility of the local municipality. Because they could not determine responsibility for the bridge, the Mayor suggested that Mr. Hill meet with the Murray School District and UDOT and determine if there was a consensus on how to proceed and to determine the willingness on the part of the parties to cost share.



The three entities met and recommended the bridge be demolished as it no longer serves the purpose it did in 1972. Since the junior high school has been relocated, an additional intersection has been created on State Street with a traffic signal and pedestrian crossings at 5460 South not more than 150 feet from the bridge. There is also a crossing on 5300 South and State Street that has a traffic signal and full pedestrian crossing. An Interlocal Agreement was prepared and signed by the three parties. All agreed to demolish the bridge with UDOT agreeing to pay up to half of the cost or up to \$75,000. The City would take the lead on the project. The money is budgeted in this fiscal year's budget. Mr. Hill indicated that the Interlocal Agreement will be presented at the next City Council Meeting for consideration. Once approved, they will move forward.

Ms. Turner expressed her support. In response to a question raised, Mr. Hill stated that the school district will not provide any funding toward the cost.

#### **Accessory Structure Height in Residential Zones – Jim McNulty**

Mr. McNulty reported a public hearing was held with the Planning Commission one month ago on the above issue. Staff was aware that there are areas where homes were built in the 1950s and 1960s where some of the homes have flat roofs or roofs with very little slope that are 10 to 12 feet high. The current ordinance requires that an accessory structure in a rear yard not exceed the height of the existing home, which has been problematic.

The existing language specifies that an accessory building may consist of only one story and may not exceed the lesser of 20 feet or the height of the residential dwelling on the property. Staff proposed an amendment to specify that an accessory structure may consist of a one-story building and may not exceed 16 feet to the peak of the roof if the primary residential dwelling is less than 20 feet in height. If the primary residential dwelling is greater than 20 feet in height, an accessory structure is allowed at a height of 20 feet to the peak of the roof.

Mr. McNulty said staff feels the proposed text amendments are consistent with the Land Use Ordinance and the General Plan and gives residents an opportunity to have a usable accessory structure on their properties. Staff recommended that the Planning Commission consider approval. The Planning Commission held a public hearing on October 17, 2019, and unanimously recommended approval.

Mr. Brass suggested the word "only" be added to Paragraph 17.9.20.90.G with regard to the number of stories.

#### **Off-Premise Sign Regulations – Jim McNulty**

Mr. McNulty reported on recent changes made to the Sign Code, Chapter 17.48, and indicated that a new Sign Code was adopted earlier in the year. At that time, they elected not to change off-premise signs or outdoor billboards or advertising. The decision was made to leave the Code as-is, have the rewrite adopted, and then address off-premise signs and outdoor advertising. A text amendment was being considered for off-premise signs, which are addressed in various sections of the Sign Code. The definitions were removed from other sections of the Code to make it clear and more consistent.



Mr. McNulty explained the intent is to be in compliance with State Code. Staff worked with legal staff with the goal being to allow the outdoor sign industry to have what is permitted under State Code. Utah Code addresses non-conforming off-premise advertising signs along I-15 as well as allowed maintenance. The language is being revised to allow an owner of an off-premise sign to repair, refurbish, repaint, modify, upgrade, or otherwise keep a legal non-conforming off-premise sign safe and in a state suitable for use. The Code would allow these types of signs to be upgraded to an EMC (Electronic Message Center) that would allow for multiple things to be advertised on the same sign. It was proposed that the City's Code be changed to be compliant with State Code.

Section 17.48.270 addresses height adjustments and relocation. The proposed language in the section allows for the relocation of a sign within 5,280 feet of its prior location and no closer than 300 feet from an off-premise sign along the same side of a street, highway, or interstate. It would essentially allow for signs to be moved around within one mile. The section also includes language allowing for additional height for non-interstate highway-oriented off-premise signs and interstate-oriented off-premise signs. Mr. McNulty explained there are different height allowances on I-15 and I-215. Billboards are allowed to be up to 65 feet high or 25 feet above freeway grade, whichever is higher. With regard to highway signs, they can be up to 45 feet in height if adjacent to a highway.

EMC signs were next addressed. Utah Code allows for the owner of a sign to structurally modify or upgrade a billboard. The proposed language allows for an interstate-oriented off-premise sign to have an EMC adjacent to I-15 and I-215 without conditional use approval if located at least 300 feet from a residential use. It also allows for a non-interstate highway-oriented off-premise sign to have an EMC with conditional use approval. The sign must be at least 300 feet from a residential use. It was noted that the ambient light source has been reduced to one-third of what it was previously. As a result, staff was comfortable with the 300-foot provision rather than the prior 500 feet.

Mr. McNulty stated the proposed changes are compliant with the Land Use Ordinance and the General Plan with respect to signage. The Planning Commission held a public hearing on October 3, and unanimously recommended approval to the City Council.

Mr. Brass asked if a sign within 300 feet of residential could be approved as a conditional use if the lights can be dimmed and the issue mitigated. Mr. McNulty stated that it cannot as currently written. Originally, the ordinance required 500 feet. The distance was changed to 300 feet based on technical information provided by the International Sign Association. To reduce it further was of concern to staff.

In response to a question raised by Mr. Hales, Mr. McNulty stated that the high school could post an EMC on a pedestal sign by going through the process.

#### **Moderate-Income Housing Update – Jared Hall**

Mr. Hall reported the Planning Commission met on October 17 and voted to recommend approval of a General Plan Amendment to the City Council. The proposed amendment pertains to moderate-income housing and is the direct result of SB 34. The State wanted to ensure that cities are doing more in terms of providing for moderate-income and affordable housing.



The only areas of incompliance included the need to add the following two strategies to the General Plan in order to comply with SB 34:

1. Maintain reduced residential parking requirements in the MCCD, mixed-use, and transit-oriented development zones.
2. Implement transit-oriented development or mixed-use zoning for properties in and around transit stations.

Parking issues throughout the City were discussed. Mr. Hall explained that the intent is to support the reduction of parking standards near transit stations in mixed-use zones, which must be explicitly stated in the General Plan.

Staff was commended for their efforts on behalf of the City.

**Murray City Center District** – Jared Hall

Mr. Hall reported that on October 17 the Planning Commission met to review the proposed amendments to the MCCD (Murray City Center District) zone and forwarded a recommendation to the City Council that differed from the staff recommendation. A map of the MCCD zone was displayed. It is a mixed-use zone that includes both commercial and residential components. The following changes were recommended to various aspects of the zone:

1. The Purpose Statement was reduced to reflect the goals of the General Plan that was adopted in 2017.
2. The Design Review Committee ("DRC"). Mr. Hall indicated that every new building in the MCCD zone requires public review. The most significant change to the process was that staff recommended removing the DRC, which consists of five individuals who review plans before they are presented to the Planning Commission. The Planning Commission wanted to see the DRC continue as part of the process.
3. It was recommended that the Design Guidelines be simplified and reduced from 85 to 30 pages.
4. Historic Preservation. Mr. Hall stated that there are significant challenges associated with demolitions in the MCCD zone of historically significant buildings. The issue has hindered development. The intent was to streamline the process and make it more development friendly.
5. Sustainability issues. Mr. Hall indicated that the intent was to offer an incentive for private developers to meet LEED or high-performance building standards.
6. Area frontage. Mr. Hall explained that setbacks are measured from the back of the curb in order to pull buildings toward the street. Additional space was provided to give more room between the



building and street frontage to accommodate ADA standards, off-street parking, and improve general mobility.

7. Public improvements. The MCCD zone has very strict standards about public improvements, which provides an aesthetic into that area of the City.
8. Building siding and density. Mr. Hall reported that the ground floor commercial requirement is a full ground floor and supposed to be non-residential to help with parking. It was proposed that the first 40 feet of the ground floor be non-residential. Behind that, they could have parking and residential units. It was noted that a vertical and horizontal mixed-use distinction was added.
9. The maximum height in the MCCD zone is 135 feet or 10 stories. There are however, other restrictions that apply. Anything adjacent in the MCCD zone north of Court Avenue can build no higher than 35 feet. To attain the maximum height of 135 feet, a building must be at least 150 feet from any residential zoning boundary. It was proposed that that be reduced to 100 feet. It was proposed that any structure that is 80 feet from a residential zone boundary be allowed to construct a 75-foot building. Any structure inside 80 feet can build no higher than 50 feet. Renderings were displayed to illustrate the height proposals.
10. An increase was recommended to the maximum allowed parking ratios. Currently, there are maximums in the MCCD zone of 1.25 parking stalls for two-bedrooms or less. Staff recommended an increase to 1.5. For more than two bedrooms, 1.4 stalls are allowed. Staff proposed an increase to two stalls. It was stressed that the desire is not to encourage overparking. No changes were proposed to the non-residential parking requirements.

Mr. Hall reviewed the findings, which staff felt were in keeping with the General Plan and appropriate. The Planning Commission forwarded a modified recommendation to the City Council that included keeping the DRC as part of the application process and no changes to the Historic Preservation Section. The Planning Commission was not comfortable with the rules that were suggested by staff.

Ms. Turner expressed concern with sustainability and did not think they were requiring enough from developers. She observed that public buildings are required to meet a standard, but private building are not. The desire is to attract reputable developers and she suggested the same standard apply. Mr. Hall suggested that they refer to the Sustainability Design Guideline. In order to impose a stronger requirement, a redraft would be necessary. Ms. Turner stressed the importance of strengthening the language and communicating that it is important to the City.

In response to a question raised by Mr. Brass, Mr. Hall stated when the matter is presented, both the recommendation of staff and the Planning Commission will be given. The Council will make the final decision. Mr. Hall supported the original staff recommendation.

Mr. Brass asked about the qualifications for those who serve on the DRC. Mr. Hall stated that 2 to 5 of the members can live outside of the City. Currently, however, there are no non-residents serving on the DRC. They should also have a background that is germane to the work of the DRC.



Ms. Turner asked how much time the DRC adds to the process. Mr. Hall stated that they meet once a month, which typically adds 30 days to the process. He noted that large projects typically are reviewed twice by the DRC. The DRC adds one level of oversight and results in better projects.

Mr. Brass wanted assurance that the revitalization of downtown is done properly. Past efforts to jump-start development downtown have not been well received by the public. He pointed out that 125% of the value of the project is a bond, which deters people from pursuing development.

Mayor Camp commended the Committee for their efforts. He asked that over the following week they sort through issues that are relevant since emotional arguments will likely be made as part of the public hearing. He recommended they also be sensitive to property rights issues.

Mr. Brass agreed with the importance of property rights issues and was aware of people who have been harmed in the process. He liked what was proposed with respect to setbacks. His biggest concern, however, with placing buildings next to sidewalks is snow removal. When streets are plowed, it can be very difficult to get from a vehicle to a store.

#### **Holiday Ordinance Revisions** – Dale Cox

Mr. Cox stated he had been looking for a way to give City employees one-half day off on Christmas Eve. One of the ideas proposed by the Mayor included situations where the holiday falls on a Saturday. One option was to have employees work at different times throughout the day. Another option was to have employees use one of their holiday days in exchange for the one-half day off the day before Christmas. He noted that there had been some push back. He invited feedback from the Council.

Chair Nicponski expressed his support. Ms. Turner thought it was important for employees to understand they are appreciated and valued. That is the intention of the ordinance, which she considered a positive step.

Ms. Moore stated the proposed ordinance could be put in place, just for this year. There would be some hard costs involved and it would be difficult to track. She suggested they reduce the number of hours employees receive for personal holidays and then give four hours off in exchange the day before Christmas.

Mayor Camp commented there have been multiple discussions with the department heads about this issue and implementation is complicated. He did not propose a change to the ordinance because it was a complex situation and should be addressed administratively this year. He essentially gave the departments the flexibility to let employees off early.

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

**Adjournment:** 6:01 p.m.

**Pattie Johnson  
Council Office Administrator II**





**MURRAY**  
CITY COUNCIL

**DRAFT**

## **MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE**

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, November 19, 2019 in the Murray City Center, Council Chambers, 5025 South State Street, Murray Utah.

### **Council Members in Attendance:**

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

### **Others in Attendance:**

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Danny Astill	Public Works Director	Kim Sorensen	Parks & Rec. Director
Jennifer Heaps	Comm. & PR Director	Marie Goettsche	Murray Chamber
Rosalba Dominguez	Resident	Jared Hall	CED Division Supervisor
Jenelle Klinger	Resident	Vince Klinger	Resident
Jennifer Brass	Resident	Janice Strobell	Resident

Mr. Nicponski called the Committee of the Whole meeting to order at 4:15 p.m.

**Approval of Minutes** - Mr. Nicponski asked for comments or a motion on the minutes from August 6, 2019. Mr. Brass moved approval. Mr. Cox seconded the motion. (Approved 5-0)

### **Discussion Item**

**Community Revitalization Toolbox** – Jim Brass and Ben Levenger

Mr. Brass gave a brief introduction and explained the reason for the discussion was to gain valuable information from Mr. Levenger, since Murray was in the process of redeveloping the downtown area; Mr. Levenger with Downtown Redevelopment Services, a company that specializes in master planning, specific to communities with downtown areas, had much experience speaking to cities across the



country about city revitalizations. Mr. Levenger presented a slide show (See Attachment #1) to highlight:

- Understanding your community; and
- Effective master planning.

He outlined the *Community Revitalization Toolbox* that included details related to right-sized master planning and noted not every community requires the same planning process or needs the same items. Discussions occurred related to the following elements:

- Vibrant community assessments
  - Identifying strengths and weaknesses, limiting the threats to achieving and implementing a revitalization plan.
- Existing conditions analysis
- Community identity assessment
- Building standards assessment
- Connectedness
- Ownership observations
- External appearances
- Master planning on a budget
  - Understanding the root issues
  - Creating a unified vision
  - Without community support, planning rarely achieves implementation
  - Providing missing services and amenities will provide a new tax base
  - Building capacity and enthusiasm
  - Answer the who, what, when, where and how
  - Multi-stage goals provide impact at all levels
  - Dictating the DIRT of development
  - A Master Plan is only as good as the guidance it provides
  - Determine your catalyst
- Pillars of the community
- Revitalization roadmaps
- Discovery, and downtown evaluation.

Mr. Levenger explained having a unified vision is when everyone in a community agrees upon the proposed process and goals, which then creates a strong sense of place and ownership. People feel they are part of the process when their voices are heard, and their overall goals align with the rest of the community.

He said it was important that city residents, planning officials and elected officials have matching goals. Overarching goals can also include smaller goals for neighborhoods. He discussed tailored stakeholder meetings as essential, for instance holding pop-up shops or events in under used spaces, because these types of gatherings either help people realize the potential for a particular space or how bad that space really is.



Ms. Turner favored pop-up shop events and asked where the best place was to hold them. Mr. Levenger said such events do not have to be indoors, for example, pop ups are effective in parks, along streetscapes and during sidewalk sales; all of which, can be invigorating.

Mr. Brass said community input and buy-in was important and thought the downtown should be planned specifically to attract people to the area. Therefore, going to the public was vital in discovering what it is they want to see downtown.

Mr. Levenger agreed and noted Moab, Utah; their downtown area was designed for tourists and visitors but has become an area the local community does not enjoy.

Mr. Brass agreed Murray's downtown area should draw neighboring residents to a walkable area. He discussed adaptive re-use but wondered how that would merge with accessibility, as related to the ADA (American Disability Act) – because most old buildings do not have three-foot wide doorways. Massive remodeling would be required for most historic buildings along State Street. In addition, taller thresholds and steps would add to the cost of restoration. Mr. Levenger confirmed the cost of renovating any building must match the potential return on investment and performance. He said restoration is driven by how buildings can be re-used, so, determining the right use ahead of time and doing all the legwork would attract right developers. He said making a building adaptable for re-use is less expensive than constructing a brand-new building.

Ms. Turner asked what was the most effect way to involve and gain community input. Mr. Levenger explained since every community is different the best way was to craft a public input plan, then hold meetings with various agencies to gain an understanding of what was done in the past and discover how well it worked out. He said typically along the Wasatch Front, 60% of results come from online surveys, and 40% from in person events.

He suggested holding an open house to gain initial thoughts from citizens; then a second meeting to let citizens know what was heard; followed by a third meeting to provide citizens with a draft plan for the community's approval. This process would ensure residents are heard multiple times and would confirm their vision openly. For on-line surveys, business cards, posters, and flyers would be dispersed around the city, utilizing a QR Code, which is a matrix barcode that provide thousands of responses attained by cell phones, and gives residents an equal voice. He noted negative comments would occur, but those anonymous messages should not affect the city's plan. He said inclusive pop-up shops at local farmer's markets are effective by infiltrating the resident's community life, instead of asking citizens to come to city hall. Ms. Turner appreciated the information.

There were no further questions and Mr. Brass thanked Mr. Levenger for his valuable insight.

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

**Adjournment:** 4:52 p.m.

**Pattie Johnson  
Council Office Administrator II**



## ATTACHMENT #1





# Right-Sized Master Planning

Not all communities  
have the same needs







*Community plans are NOT one size fits all*

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# What will we cover today?

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- Understanding your community
- Effective Master Planning





*Truly understanding a community is the first step in the process*

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# Vibrant Community Assessment

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- ❖ Identifying strengths and weaknesses, limiting the threats



# Vibrant Community Assessment



Understanding your community is the first step toward an achievable and implementable revitalization plan. The VCA will assist with that. Elements of the VCA include:

- ❖ Existing conditions Analysis
- ❖ Community Identity Assessment
- ❖ Building Standards Review
- ❖ Connectedness Review
- ❖ Ownership Observations
- ❖ External Appearances





## Existing Conditions Analysis

Understanding what your community has will help you understand where you need to go. To this extent, existing conditions analysis should be completed for the following categories:

- Building Conditions
- Building utilization
- Infrastructure conditions
- Businesses or amenities
- Underserved services or cohorts



## Community Identity Assessment

A “COMMUNITY” is not something that has a set definition, yet it is required to make a place feel like HOME.

- How do residents and visitors define your community?
- What can you identify in your community that people have in common?
- Are there common traditions?
- Does your community support a common vision?



## Building Standards Assessment

Building standards are not in place to restrict a private property owner, more importantly they are in place to ensure all people are required to meet the same set of standards

- If you ask more out of people, they typically will live up to the challenge
- Lowering expectations, lowers results

Building standards are a collective set of decisions we, as a community, agree upon regarding the look, feel and behavior of a community

## Connectedness

To experience a sense of place, people must get together. Improving how your community connects will improve your community.

- Personal relationships are the foundation of a community
- Find reasons to get people together, or get people together for no reason at all
- To experience place, people must meet face-to-face





## Ownership Observations

A vested citizen understands it is THEIR community and the overall well-being of a community is up to them

- Residents serve the community, and the community, in-turn, serves the residents
- Individual actions mount to a large community benefit
- Apathy is the true community killer

## External Appearances

The first impression a visitor or prospective resident has of your community is lasting. While the outside appearance is not the most important, it does affect your image.

- Appearances shape opinion
- If a town is blighted, it will affect the feeling or residents
- Appearances of travelers shape the perception of travelers







*Not all plans are long or drawn out processes*

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# Master Planning on a Budget

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Plans for communities should  
be meaningful, not  
substantial





# Frank Conversations



# Understanding the Root Issues

Planning is often prepared due to issues within the community. Understanding where the issues stem from is vital:

- Understand where the issues stem from
- Understand whom the issues impact
- Determine if the issues are valid through fact finding
- Identify where the many issues converge into a single point





# Creating a common understanding





# Creating A Unified Vision

Creating a unified vision for the downtown corridor will create help ensure:

- Everyone in the community agrees with and support a common theme
- A strong sense of place with unified buildings, signage and decorative elements
- The community knows and supports the proposed DIRT of services within the downtown corridor
- Implementation of a unified character by future development work







# Inclusive Community Input



# Without community support, planning rarely achieves implementation

The community should always have a voice in civic projects. In the modern era, it is more important than ever to have a strong public input campaign. Some options for input include:

- Online engagement
- Multi-sensory experiences
- Inclusion at community events (farmers markets, park events, etc.)
- Stakeholder meetings
- Pop-up shop events to highlight the downtown
- Resident buy-in

Remember, it is the local community that will support the downtown, and the downtown should support the local residents. Their tax dollars will pay for improvements and cost bonding.







# Identifying GAPS in your downtown services



# Providing missing services and amenities will provide a new tax base

Identifying the gaps in services or amenities within your downtown will:

- Provide a snapshot of services that residents or visitors go elsewhere to utilize
- Provide a clear picture of the leakage in sales tax revenue for each amenity
- Identify which goods or services will be sustainable long-term
- Provide a concise image of what the community or main street group should be proactively marketing to create a vibrant downtown



## Retail MarketPlace Profile

Lamar City, CO  
Lamar City, CO (0843110)  
Geography: Place

Prepared by Esri

Summary Demographics						
2018 Population						7,570
2018 Households						3,013
2018 Median Disposable Income						\$27,180
2018 Per Capita Income						\$18,243
2017 Industry Summary						
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$65,367,573	\$84,515,308	-\$19,147,735	-12.8	74
Total Retail Trade	44-45	\$59,389,248	\$75,418,019	-\$16,028,771	-11.9	54
Total Food & Drink	722	\$5,978,325	\$9,097,289	-\$3,118,964	-20.7	20
2017 Industry Group						
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$13,041,876	\$11,538,663	\$1,503,213	6.1	8
Automobile Dealers	4411	\$10,202,840	\$7,703,644	\$2,499,196	14.0	3
Other Motor Vehicle Dealers	4412	\$1,735,084	\$0	\$1,735,084	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,103,952	\$3,835,019	-\$2,731,067	-55.3	5
Furniture & Home Furnishings Stores	442	\$1,880,596	\$1,475,200	\$405,396	12.1	2
Furniture Stores	4421	\$1,154,717	\$740,642	\$414,075	21.8	1
Home Furnishings Stores	4422	\$725,879	\$734,558	-\$8,679	-0.6	1
Electronics & Appliance Stores	443	\$1,931,169	\$2,889,456	-\$958,287	-19.9	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,868,681	\$1,210,257	\$2,658,424	52.3	4
Bldg Material & Supplies Dealers	4441	\$3,581,002	\$1,022,550	\$2,558,452	55.6	3
Lawn & Garden Equip & Supply Stores	4442	\$287,679	\$187,707	\$99,972	21.0	1
Food & Beverage Stores	445	\$10,546,166	\$16,369,790	-\$5,823,624	-21.6	7
Grocery Stores	4451	\$8,576,825	\$12,192,831	-\$3,616,006	-17.4	3
Specialty Food Stores	4452	\$850,685	\$266,098	\$584,587	52.3	1
Beer, Wine & Liquor Stores	4453	\$1,118,656	\$3,910,861	-\$2,792,205	-55.5	3
Health & Personal Care Stores	446,4461	\$4,942,409	\$2,180,903	\$2,761,506	38.8	8
Gasoline Stations	447,4471	\$5,966,670	\$12,852,903	-\$6,886,233	-36.6	5
Clothing & Clothing Accessories Stores	448	\$2,421,775	\$1,032,696	\$1,389,079	40.2	4
Clothing Stores	4481	\$1,633,888	\$429,798	\$1,204,090	58.3	3
Shoe Stores	4482	\$322,416	\$602,898	-\$280,482	-30.3	1
Jewelry, Luggage & Leather Goods Stores	4483	\$465,471	\$0	\$465,471	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,137,416	\$97,604	\$2,039,812	91.3	1
Sporting Goods/Hobby/Musical Instr. Stores	4511	\$1,920,853	\$97,604	\$1,823,249	90.3	1
Book, Periodical & Music Stores	4512	\$216,563	\$0	\$216,563	100.0	0
General Merchandise Stores	452	\$9,408,931	\$23,668,895	-\$14,259,964	-43.1	4
Department Stores Excluding Leased Depts.	4521	\$6,034,444	\$20,314,286	-\$14,279,842	-54.2	1
Other General Merchandise Stores	4529	\$3,374,487	\$3,354,609	\$19,878	0.3	3
Miscellaneous Store Retailers	453	\$2,223,378	\$845,880	\$1,377,498	44.9	6
Florists	4531	\$84,144	\$151,426	-\$67,282	-28.6	2
Office Supplies, Stationery & Gift Stores	4532	\$427,704	\$76,544	\$351,160	69.6	1
Used Merchandise Stores	4533	\$230,996	\$296,144	-\$65,148	-12.4	1
Other Miscellaneous Store Retailers	4539	\$1,480,534	\$321,766	\$1,158,768	64.3	2
Nonstore Retailers	454	\$1,020,181	\$1,255,772	-\$235,591	-10.4	1
Electronic Shopping & Mail-Order Houses	4541	\$744,489	\$0	\$744,489	100.0	0
Vending Machine Operators	4542	\$20,336	\$0	\$20,336	100.0	0
Direct Selling Establishments	4543	\$255,356	\$1,255,772	-\$1,000,416	-66.2	1
Food Services & Drinking Places	722	\$5,978,325	\$9,097,289	-\$3,118,964	-20.7	20
Special Food Services	7223	\$99,466	\$0	\$99,466	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$239,730	\$783,287	-\$543,557	-53.1	3
Restaurants/Other Eating Places	7225	\$5,639,129	\$8,314,002	-\$2,674,873	-19.2	17

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments sector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

March 21, 2019

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## Location Quotient

### Lamar

- 74 total businesses
- 0 Jewelry stores
- 0% of all business are Jewelry Stores
- Deficient in Jewelry Stores

### Boulder

- 835 total businesses
- 11 Jewelry stores
- 1.3% of all businesses are jewelry stores
- Deficient in Jewelry Stores

74 total business x 1.3% = 1 business  
1 jewelry business is projected to have an annual revenue of \$465,471  
This will capture \$32,117.49 per year in sales tax at Lamar's 6.9% sales tax rate  
This will provide a total additional revenue direct to Lamar of \$13,964.13 annually





# Focus on Achievable Goals





## Building Capacity & Enthusiasm

Not all successful master plans are designing grand projects and not all catalyst projects need to be substantial. As part of the master planning process, each community should:

- Identify projects that will be impactful, yet cheap and easy to implement
- Foster a climate that removes the chance of apathetic residents
- Prepare a prioritized list of projects that will include individuals and community based groups
- Build momentum and capacity through small projects first, escalating to larger when funding and capacity is available







# Action Oriented and Specific



# Answer the WHO, WHAT, WHEN, WHERE AND HOW

Communities beginning the downtown revitalization process are often lost in terms of a direction, even after the planning step. It is important that all goals, recommendations or strategies are:

- Action oriented
- Time bound
- Specific to the individual or party responsible for completion
- Prioritized





# Plan for the short before the long





# Multi-stage goals provide impact at all levels

Creating interest and visible progress is critical for a downtown to have long-term support for revitalization

- Successful plans provide short, mid and long term goals
- Stages goals will provide a “progress” milestone at intervals
- Continual progress will retain the support of the community
- Typical milestone terms are:
  - Short term - 2-3 years
  - Mid term - 3-7 years
  - Long term - 7-15 years





# BOOKSTORE

## Public – Private Partnership





# Dictating the DIRT of development

Ensuring the Duration, Intensity, rate and Timing of private development is how communities will meet community revitalization goals. Steps to helping ensure the DIRT of development are:

- Creating a strong set of guidelines for architectural, streetscape and civic spaces
- Developing concessions or incentives for private developers
- Preparing adaptive re-use studies for critical buildings
- Preparing developer due diligence reports



## Building

A true gem in the rough, the Kaufman House is a regionally known destination located in the Borough of Zelienople, PA. This facility has served a multitude of uses, most recently a restaurant and bar. Structure has been vacant since 2011 after a kitchen fire and delayed insurance settlement process. Structure retains many original fixtures and an adaptable building layout. Flexible zoning and a motivate landlord will assist the potential tenant with necessary permits for building utilization.

## Pertinent Information

Additional pertinent information about the building is as follows:

- ADT count of 12,763 cars per day at the Main St (SR 19) and New Castle Street intersection
- Average household income of \$72,245
- Per capita Income of \$41,544, or 187% of commonwealth average
- No fine dining/table top service facilities within ¼ mile
- Approved construction plans for 15,000 sq. ft. restaurant and 9,000 sq ft bar
- Available liquor license with sale, no hotel required
- Demolition completed by previous tenant
- Upgraded electrical/water service to structure
- 15 year lease with pre-determined \$200,000 purchase at end of lease

## Building Details

Building details are as follows:

- Year Built 1902
- Original Use - Boarding House
- Recent Use - Restaurant/Bar
- 32,000 +/- Sq Ft
- Guest Rooms - 18 non-compliant rooms
- Parking Spaces - 45 reserved spaces in new abutting municipal lot
- Zoned C1 - Commercial
- Allowed uses without variance - Restaurant, Retail, Office and Professional
- Life/Safety Upgrades - No lift requirements
- Three phase electrical service
- 8" water line replaced in 2014
- No sprinkler system requirement

## Available Funding

Currently available, landlord can offer the following funding mechanisms for building outfit and acquisition:

- \$500,000 from the PA Redevelopment Assistance Capital Program for building acquisition and renovation
- \$275,000 from the PA Redevelopment Assistance Capital Program for building envelope upgrades
- \$100,000 from the Appalachian Regional Commission for infrastructure and life/safety upgrades
- \$50,000 from Butler County Commissioners for building equipment

Borough of Zelienople

111 West New Castle St, Zelienople, PA 16063





# Creating a “MAP” for your community





# A Master Plan is only as good as the guidance it provides

Master Plans are prepared to provide a clear "map" or "route" for each community to follow for achieving their common goal. Understanding this, it is critical that each master plan:

- Clearly mark the starting point and the desired ending point
- Outline the desired path for achieving the goal
- Provide solutions on what to do if a "roadblock" or "pot hole" is encountered
- Clearly outline what is needed to successfully achieve the goal





# Catalyst Projects





## Determine YOUR catalyst

Catalyst projects will create an impact in your community and show the residents success stories. Each catalyst should be unique to your community. Sample catalyst projects are:

- Adaptive reuse projects
- Vegetation installations
- Civic space creation
- Alleyway activation
- Signage projects
- Façade programs





# Master Plan Suggestions



- ❖ Clear and concise
- ❖ Action oriented
- ❖ Short, medium and long term goals
- ❖ Focus on utilizing or maximizing community capacity
- ❖ Identify the missing services within your downtown
- ❖ Prepare a framework for implementation







# Questions/Comments





Ben Levenger, AICP, PLA, CEcD

[Ben@DTRedevelopment.com](mailto:Ben@DTRedevelopment.com)

801-410-0685





**MURRAY**  
CITY COUNCIL

**DRAFT**

## **MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE**

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, December 3, 2019 in the Murray City Center, Council Chambers, 5025 South State Street, Murray Utah.

### **Council Members in Attendance:**

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

### **Others in Attendance:**

Blair Camp	Mayor	Janet Lopez	City Council Executive Dir.
Brenda Moore	Finance and Administration	Marie Goettsche	Murray Chamber
Cory Wells	Water Superintendent	Danny Harris	IT
Jon Harris	Fire Department	Kat Martinez	Citizen
Doug Hill	Mayor's Office	Robert Wood	HBME, LLC
Jennifer Heaps	Mayor's Office	Jennifer Brass	Citizen
Danny Astill	Public Works Director	Pattie Johnson	Council Office

Chair Dave Nicponski called the Meeting of the Committee of the Whole to order at 4:45 p.m.

### **Approval of Minutes**

- Committee of the Whole – September 3, 2019.
- Committee of the Whole – September 17, 2019.

Council Member Brass moved to approve the minutes of the Committee of the Whole for September 3 and September 17, 2019. The motion was seconded by Council Member Hales. The motion passed unanimously.

### **Discussion Items**

**Independent Financial Audit Discussion** – Brenda Moore, Rob Wood.

Mr. Wood from HBME, LLC reported that the Budget and Audit Committee met previously and discussed the audit in great detail. A very thorough audit of the City was conducted to ensure that each of the funds



was properly reported and that they captured all of the transaction data. They also analyzed the internal control structure. Mr. Wood referred to pages 9 and 10 of the document for the opinion on the financial statements. A clean opinion was given, and no material misstatements were found in how the financial statements were presented or the footnotes.

Mr. Wood referenced pages 11 through 26 which contain the Management Discussion and Analysis. He reported that it is management's representation of what has occurred in the City and is the only place in the document that provides comparative information for the last two years. Governmental activities set forth on page 28 were reviewed. There were three adjustments made in the reporting this year.

- A prior period adjustment of \$43.7 million, which is the value of the land under the roads that had never been recorded.
- Murray City is an equity holder of 8.9% of the CVWR (Central Valley Water Reclamation), which equates to \$8.2 million. Because of bonded debt this amount was already included in CVWR's bottom line equity, and the city included it a second time, so an adjustment of \$4.5 million was necessary.
- A change was made in the Solid Waste Fund relating to Trans Jordan, where the city has an equity investment along with six other cities. The city has always accounted for this in governmental activities in an amount of \$2.2 million this year, however, it has now been transferred into the Solid Waste Fund.

On page 15 total government assets grew from \$181.7 million to \$190.7 million with the majority of the increase from developer donations. It was noted that once a subdivision is completed, the City takes control of the property beneath the roads, the roads, sidewalks, and curb and gutter. Fiscal year 2019 was significant for the City in terms of the timing of donations. Six or seven subdivisions came on-line which equated to \$6 to \$7 million of the increase. Assets in business-type activities grew from \$120.8 million to \$131.8 million with much of that increase also being from developer contributions.

A comparison was shown between revenues and expenditures for governmental and business activities. One of the highlights was that property taxes increased from \$10.9 million to \$13.4 million. Mr. Wood next presented the Independent Auditor's Report on internal controls over financial reporting and compliance with laws, regulations, contracts, agreements, and State law. He commended staff for the excellent job they do in ensuring that they are following the laws and regulations.

Ms. Turner asked Mr. Wood to identify the most significant portions of the document that they should be aware of. Mr. Wood suggested the Council study the Management Discussion and Analysis, which provides a two-year comparison and summary data. It also highlights why things change. He planned to provide the City with a letter including the journal entries. Assets that have been capitalized were also addressed for which three would be an adjustment on the books.

Ms. Moore referenced pages 30 and 31, which contain the governmental funds balance sheet and fund balances. The Unassigned General Fund balance was at 24.9%. She explained that 25% of the City's operating revenue equates to three months' worth of operating revenue. The Capital Projects Fund balance was approximately \$18 million. Based on the projects funded last year, it was determined that the balance is really only \$5 million. The Library Fund increased by \$1 million due to a property tax increase that was not spent in order to save for a new building.



Ms. Moore next referenced pages 38 and 39 and clarified that the Wastewater Fund appears to have an unrestricted \$10 million fund balance, however, \$8.2 million of that is tied up in the investment in Central Valley Wastewater. To view a complete copy of the CAFR (Comprehensive Annual Financial Report) FY ending June 30, 2019 see the Murray City website. [www.murray.utah.gov](http://www.murray.utah.gov)

**Fiscal Year 2019-2020 Budget Amendment** – Brenda Moore.

Ms. Moore presented the Budget Amendment (Attachment #1) and identified the following changes:

- \$2,000 contribution to the Seven Canyons Trust Preservation.
- The City was awarded \$88,000 from ZAP, which is normally put back into reserves to offset the subsidy given to the arts.
- The Alcohol Tax rolled forward with excess funds. In order to spend them, an opening is needed.
- The State Forester Grant needed to be moved into the budget.
- Federal asset forfeiture money was received and was to be transferred into the budget.
- Victims Assistance Funds were received and needed to be added to the budget.
- Street projects were being transferred between the Class C and Capital Projects Fund. The projects were being rearranged based on the funding source.
- In the Capital Projects Fund, a profit of \$16,000 was made on surplus equipment.
- Corrections needed to be made to the first budget roll to account for reimbursement grants.
- The funding of an Engineering Manager position in the Power Fund.
- An increase in the Retained Risk budget of \$121,000.
- \$10,000 was to be added to the Central Garage budget to place their swamp cooler on the roof.

Mr. Nicponski asked the total cost of the Retained Risk budget. Ms. Moore confirmed it was less than \$1 million.

**Reimbursement Resolution Murray Theater Renovation** – Brenda Moore.

Ms. Moore reported that a few months ago while running five-year projections, one of the options was to possibly fund the Murray Theater Renovation with a bond. She pointed out that pursuing a bond would result in it taking longer for the CIP to run out of money. The architect and construction company for the project have been selected and they are preparing to begin construction. The resolution would specify that if the decision is made to bond, the intent would be for the City to reimburse itself for the expended costs. The maximum amount of the bond would be \$4 million with the current commitment amount at \$3.5 million.

Ms. Moore stated that Cultural Arts Manager, Lori Edmunds is working on a campaign and is in the process of sending out information to those who may be interested in donating to the Murray City Theater Renovation Project. One million dollars was budgeted for the theatre renovation for this year. If the decision is made to bond, they may want to bond for the full \$3.5 million and use the \$1 million budgeted for something else. The estimated total theater renovation cost was estimated at \$7.5 million. It was noted that the County is covering half of the cost. Council Member Turner commented that bonding should be a last resort. Ms. Moore agreed but stated that she would like to keep it as an option.

Mayor Camp commented that the reason for the urgency is that they have only a two-year window to use the fund money. For that reason, they were exploring alternatives. Various options were identified.



**Murray City 2019 Water Conservation Plan** – Danny Astill, Cory Wells.

Water Superintendent, Cory Wells presented the 2019 Water Conservation Plan and reported that in 2004, HB 71 was passed, which required water providers with more than 500 connections to have a Water Conservation Plan. The plan (see Attachment #2) has been in place for some time but every five years the City is required to renew it. On October 1, it was resubmitted to the Division of Water Resources and will now go before the governing body for approval. A ledger was presented showing the class of water providers and a land use map. Mr. Wells reported that Jordan Valley Water Conservancy District provides about 13% of the City's water supply and Salt Lake City provides 7%.

A history of water use population estimates was provided from the year 2000 projected out to 2060. Data showing the 2018 water usage by connection was provided and broken down into four classes by the Division of Water Resources, which is what the City is required to report on. Currently, the City has approximately 10,400 connections 8,900 of which are residential, 1,300 commercial, and 4 industrials.

The estimated culinary production in average years was presented along with historical data. The City's wells produce about 12,823 acre-feet of water with McGee Springs at 1,000-acre feet. Mr. Wells explained those figures are from dry years. Historic per capita culinary water production data was presented with a breakdown to the year 2000 of the GPCD (gallons per capita per day). Mr. Wells stated major strides have been made in water conservation.

Per capita culinary water use by type was next presented and was based on indoor and outdoor use. With respect to residential use, 43% is indoor and 57% is outdoor. Data was also presented on the per capita culinary water use by target and type for the past 18 years. The target goal for 2030 was to be at 187 GCPD. Programs were in place to encourage water conservation. Mr. Wells reported that indoor residential consumption has been reduced by 11.3%. The most substantial reduction in indoor use in recent years has been accomplished through conservation in higher efficiency fixtures and appliances. Indoor water use was expected to continue to reduce over time as older fixtures and appliances are replaced.

Mr. Wells reported that Jordan Valley Water Conservancy District is offering a rebate program for timers, toilets, and showerheads that are water efficient. To help reduce the GCPD to 187 gallons by 2030, it was proposed that there be a 25% water use reduction with specific targets established for each user type. Other conservation efforts were described as well as public outreach and education.

Mr. Wells stated that if the City is able to maintain and achieve its conservation goals it will have sufficient source capacity beyond the year 2050. Alternatively, if the conservation goals are not met, the City may find it necessary to develop additional source capacity as early as 2030. Over the past few years the City has also participated in the AWWA Water Audit Program. An audit was conducted of the City's system to identify deficiencies and ways to increase conservation. Projected culinary water production requirements were projected to the year 2050. Mr. Wells explained that one acre-foot equates to 325,851 gallons of water.

In response to a question raised, Mr. Wells reported that the average water use per person per day in Murray City is 136 gallons.

**Agreement for ABOP Recycling** – Danny Astill.



Mr. Astill reported each year the City partners with Salt Lake County to provide a small satellite drop-off center for hazardous waste including anti-freeze, oil, batteries, and paint. The agreement has to be renewed annually. Council Member Turner considered it a valuable and important service that the City is able to provide to its citizens. She expressed her support.

**Qualified Health Care in Procurement** – Dave Nicponski.

Chair Nicponski reported that the purpose of the proposal is to include as an incentive the Qualified Health Care in Procurement building Improvements for public works projects. He explained that there are incentives for drug and alcohol testing and certain types of training. This would be added to the mix. It does not qualify or disqualify a bidder but provides an incentive where the plan would be examined.

**Committee of the Whole Location** – Dale Cox.

Council Member Cox suggested moving the location of future Committee of the Whole meetings to the Council Chambers to make it easier for those in the audience to hear. In addition, when there are items of interest, those in the audience are forced to stand, as there is not enough seating. Until the new building is completed where there will be a PA system, he suggested meetings be held in the Council Chambers.

Chair Nicponski agreed and supported Council Member Cox's proposal.

Ms. Turner's opinion was that Committee of the Whole discussions are informal in nature, and she liked having a forum where they can speak informally and make presentations in the conference room.

Mr. Hales agreed with both sides and liked the informal nature of meetings but recognized those in attendance cannot hear.

Mr. Brass stated the meetings are noticed as public meetings where those present should be able to hear what is said. That capability does not exist currently.

The consensus was to move the future meeting location from the Conference Room to the Council Chambers.

**Announcements:** None

**Adjournment:** 5:56 p.m.

**Pattie Johnson  
Council Office Administrator II**



## ATTACHMENT #1



ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2019-2020 BUDGET

On June 18, 2019, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2019-2020. It has been proposed that the Fiscal Year 2019-2020 budget be amended as follows:

1. Modify the FY2020 Budget addendum to include a \$2,000 donation to Seven Canyons trust preservation.
2. Receive \$88,500 from the Zoo Arts and Parks Grant and appropriate to General fund reserves.
3. Appropriate \$36,613 from General fund reserves for prior year state Alcohol funds received.
4. Receive and appropriate the following grants and/or reimbursements in the General Fund with no financial impact:
  - a. \$22,500 From the FY2019 State forest Revegetation Grant, and;
  - b. \$8,006 from the FY2019 State Division of Forestry for additional Murray Parkway police patrols, and;
  - c. \$4,470 from federal asset forfeiture funds for police small equipment, and;
  - d. \$2,300 from Donations received for Victims Advocate emergency expenses, and.
5. Reclassify the following expenses in the General Fund with no financial impact:  
Decrease the budget by (\$0) from removing the 120 West, 150 West, Sam Oliver, Joma, Westridge, and 6410 projects from Class C funds and adding Radar Speed signs, and 4800 S overlay projects to Class C funds.
6. In the Capital projects fund receive \$5,300 for equipment sold and appropriate \$5,300 to Parks and Recreation equipment.
7. Reclassify the following expenses in the Capital projects Fund with no financial impact: Increase the budget by (\$0) by adding the 120 West, 150 West, Sam Oliver, Joma, Westridge, and 6410 projects and removing the Radar Speed signs, and 4800 S overlay projects.



## ATTACHMENT #2



# 2019 Water Conservation Plan

September 2019

Prepared for:



**MURRAY**  
CITY  
WATER

Prepared by:



**BOWEN COLLINS**  
& ASSOCIATES



# MURRAY CITY WATER CONSERVATION PLAN

SEPTEMBER 2019



Prepared for:

Prepared by:



**MURRAY**  
CITY  
WATER





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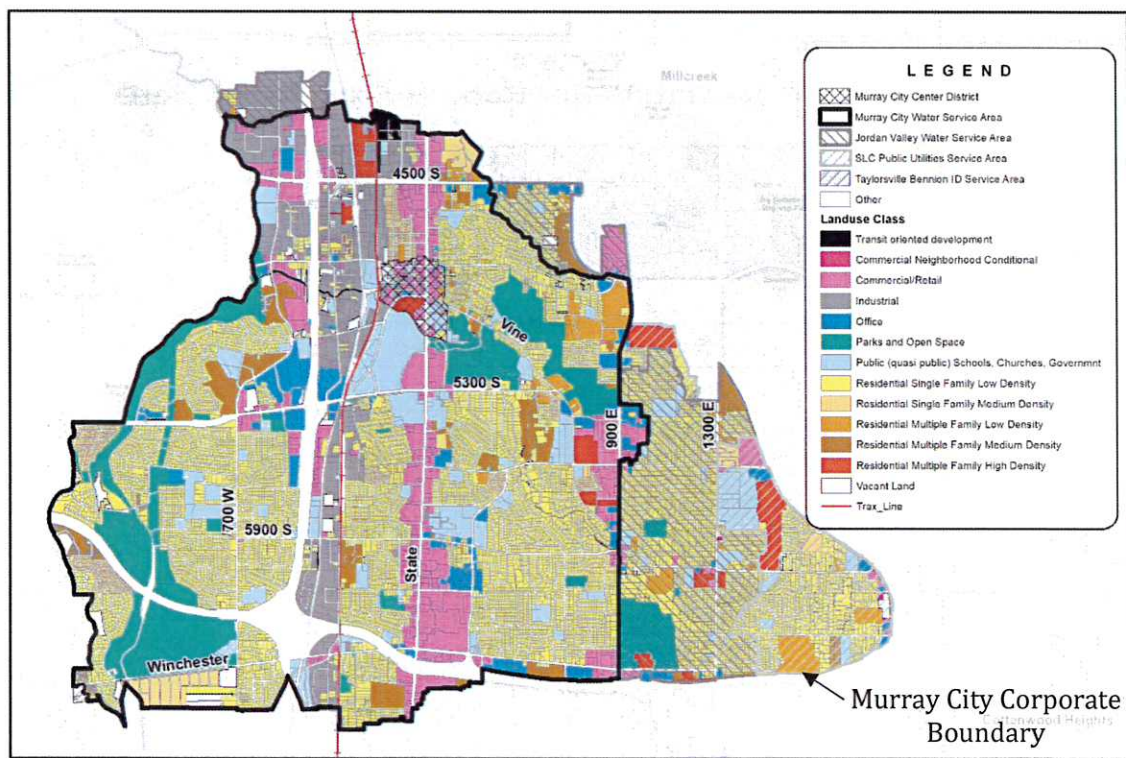
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## MURRAY CITY WATER SYSTEM SERVICE AREA

Figure 1 shows the Murray City corporate boundaries, water system service boundaries and the City's general plan for land use. The Murray City water system service area serves nearly 80 percent of the City area. The Jordan Valley Water Conservancy District (JVWCD) supplies approximately 13 percent of the City area while Salt Lake City Public Utilities (SLCPUD) supplies the remaining 7 percent area. Murray City has no plans to expand its existing water service area in the future. Therefore, this plan is solely based on the population within the Murray City Water System Service Area.

**Figure 1 Murray City Service Area**





## EXISTING WATER USERS (MUNICIPAL & INDUSTRIAL CONNECTIONS)

To quantify the amount of water that can reasonably be conserved in Murray City, a cursory analysis of current water use patterns has been performed. Usage among different classes of customers for the year 2018 is presented in Table 2. Roughly 86 percent of the meters in Murray City are residential connections, accounting for 64 percent of the total water use. Hence, residential water use represents the largest single area for potential conservation.

Murray City also has a significant number of commercial connections. While comprising approximately 13 percent of the total number of meters, commercial customers accounted for 24 percent of Murray City's water use. It should also be noted that roughly 2 percent of the total meters in Murray City are institutional connections, accounting for nearly 12 percent of total water use. Thus, commercial and institutional accounts should not be overlooked as potential contributors to future conservation efforts. The remaining industrial connections are less than 1 percent of the total metered water connections in the City while accounting for 0.3 percent of total water use.

**Table 2**  
**2018 Water Usage by Connection Type<sup>1</sup>**

Customer Class	Accounts	% of Connections	Annual Water Use (acer-ft)	% of Total Water Use
Residential	8,929	85.4%	5,723	64.3%
Commercial	1,347	12.9%	2,135	24.0%
Industrial	4	0.0%	23	0.3%
Institutional	176	1.7%	1,020	11.5%
Total	10,456	100%	8,900	100%

<sup>1</sup>Water usage by connection type data obtained from the Utah Division of Water Rights Public Water Supplier Information.

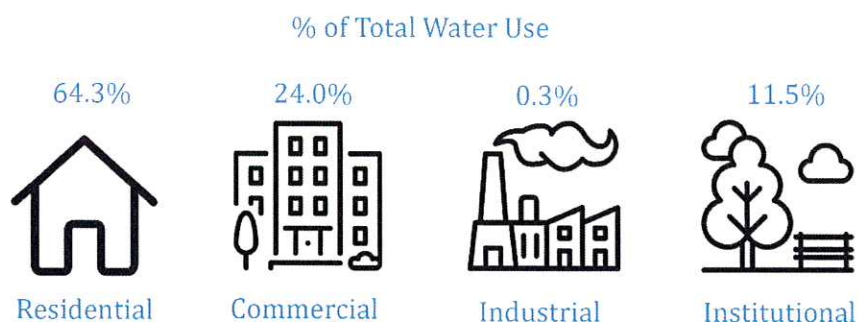
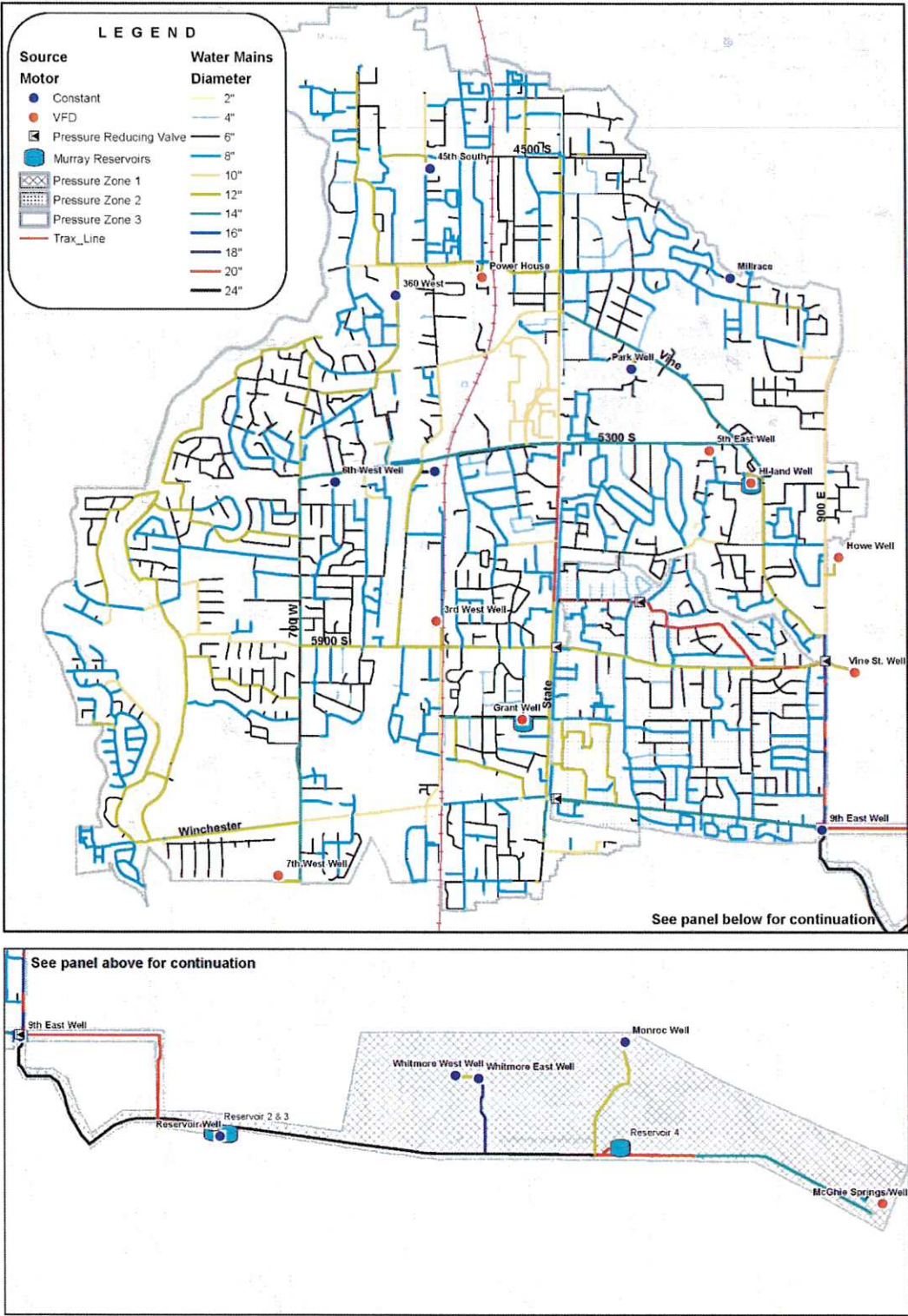




Figure 2 Murray City Water System





## HISTORIC WATER PRODUCTION, SALES AND SYSTEM LOSS

### Historic Per Capita Water Production and Consumption

Historic water use in gallons per resident from 2000 to 2018 is summarized in Table 5. That table also shows the per capita water sales and per capita water production in Murray for the same period. Per capita water use was quantified using available water production records from Murray City, water sales records from the Division of Water Rights and population estimates. As shown in Table 5, the per capita water production varies from a high of 293 gallons per capita per day (gpcd) in 2000 to a low of 218 gpcd in 2011. Table 5 also shows that metered water sales vary from a high of 244 gpcd in 2000 to a low of 192 gpcd in 2015.

On average, system losses in the Murray City water system have been approximately 10 percent of annual water production between the years 2000 and 2018. However, recent efforts to reduce water losses have reduced that number to below 10 percent.

**Table 5**  
**Historic Per Capita Culinary Water Production, Sales and System Loss<sup>1</sup>**

Year	Murray City Population	Historic Water Production (acre-ft) <sup>1</sup>	Per Capita Production (gpcd)	Historic Water Sales (acre-ft) <sup>2</sup>	Per Capita Water Use (gpcd)	System Loss (acre-ft)	System Loss %
2000	34,024	11,168	293.0	9,328	244.7	1,840	16%
2001	34,048	10,417	273.1	9,105	238.7	1,312	13%
2002	34,073	9,861	258.3	8,375	219.4	1,486	15%
2003	34,097	9,220	241.4	7,716	202.0	1,504	16%
2004	34,122	8,585	224.6	7,766	203.2	819	10%
2005	34,146	8,686	227.1	7,347	192.1	1,339	15%
2006	34,171	9,344	244.1	8,567	223.8	777	8%
2007	34,195	10,261	267.9	9,276	242.2	985	10%
2008	34,220	9,528	248.6	8,708	227.2	820	9%
2009	34,244	8,987	234.3	8,221	214.3	766	9%
2010	34,269	9,281	241.8	8,802	229.3	479	5%
2011	34,629	8,457	218.0	7,654	197.3	803	9%
2012	34,992	10,127	258.4	9,421	240.3	706	7%
2013	35,359	9,252	233.6	8,641	218.2	611	7%
2014	35,730	8,878	221.8	8,325	208.0	553	6%
2015	36,105	9,031	223.3	8,332	206.0	699	8%
2016	36,571	9,443	230.5	8,668	211.6	775	8%
2017	37,043	9,439	227.5	8,690	209.4	749	8%
2018	37,521	9,885	235.2	8,900	211.7	985	10%

<sup>1</sup> Historic water sales and production data are values on record from the Utah Division of Water Rights.



## CONSERVATION GOAL WITH MILESTONES

Water production and metered water sales records show that efforts made by the City's staff and residents have been effective in achieving a significant amount of conservation in the last 20 years. Murray's average daily per capita water use between 1990 and 1998 was 267 gallons. Through conservation efforts, that number was reduced to 244.7 gallons per capita per day in 2000. Per capita water use is greatly reduced from where it was in 2000 and is close to meeting the targets associated with the State conservation goals. To date, conservation efforts have primarily focused on education and pricing to motivate the voluntary efforts of customers to conserve. While the observed results are positive, there are still additional conservation measures that can further reduce water use. Murray City personnel understand that additional conservation in the City is possible and are committed to making further progress in this area. However, to continue the trend of increasing conservation in the City, it is likely that a more aggressive effort and level of investment will be required.

In establishing a conservation goal for the City, it is useful to consider overall conservation goal guidance from the State. Two State water conservation goals are summarized below.

- **Historic 25 Percent Reduction Goal** – Murray has been working toward meeting the Statewide goal to reduce per capita water use (as measured from year 2000 water usage) by 25 percent by the year 2025. Table 7 shows what Murray City per capita use would need to be to achieve this 25 percent conservation goal through 2025. While this initial goal was a great start, a 2015 legislative audit concluded that setting goals on a regional basis would more appropriately capture the unique geographic and demographic features of the different regions in the State. Based on this recommendation, a new set of regional goals has been development and recently released in draft format for public comment.
- **Draft Regional Conservation Goals** – Based on data collected regarding conservation potential throughout the State, the Draft Regional Conservation Goals identified for the Salt Lake Region recommend reducing water use from an estimated 210 gpcd in 2015 to 187 gpcd by the year 2030. Required reductions to meet this new goal are also summarized in Table 7.



**Table 8**  
**Per Capita Culinary Water Use Targets By Type**

User Type	2018 Total Use (gpcd)	Target 2030 Use (gpcd)	Target Savings (gpcd)	% Savings (gpcd)
Residential Indoor	58.6	52	6.6	11.3%
Residential Outdoor	77.5	65	12.5	16.1%
Commercial	50.8	47.0	3.8	7.5%
Institutional	24.3	22.5	1.8	7.4%
Industrial	0.5	0.5	0	0.0%
Total	211.7	187	24.7	11.7%

Reaching these targets will start with the foundational principles of conservation education and conservation oriented pricing. Beyond these two basic items, specifics regarding how the conservation goals can be achieved are discussed below.

**Indoor Residential Conservation (11.3% Reduction)** The most substantial reduction in indoor water use in most recent years has been accomplished through conversion to higher efficiency fixtures and appliances. Over the past few years, higher-efficiency fixtures and appliances have become progressively standardized. Indoor water use is expected to continue to be reduced over time as older fixtures and appliances are replaced.

**Outdoor Residential Conservation (16.1 % Reduction)** Outdoor conservation will be affected by at least three different factors: 1) increases in water irrigation efficiency, 2) changes in landscaping, and 3) changes in development density.

- 1) Increases in water irrigation efficiency – Irrigation efficiency in the State is expected to increase through two primary mechanisms, secondary metering and adjusting irrigation systems to correlate with seasonal evapotranspiration rates to prevent the overwatering of landscapes. While Murray does not have significant additional secondary connections to meter, there is definitely additional potential to helping residents increase efficiency through education, improved sprinkler system maintenance, and the use of smart irrigation controllers.
- 2) Changes in landscaping – A large majority of landscapes throughout the City have historically consisted of cool-season turf grasses which generally require more water than other landscaping options. A switch from traditional cool-



## PROJECTED WATER SUPPLY AND DEMAND

To adequately represent the implications of the City's water conservation goals, a comparison of projected demands (based on total system production requirements) and available supplies must be made. Table 9 (Average Year Demand) and Table 10 (Dry Year Demand) show the projected water production requirements for the City with conservation and the projected production requirements if no conservation occurs. Perhaps most importantly, Tables 9 and 10 also compare projected demands against the existing available water supply. This same information is shown graphically in Figure 2 (Average Year) and Figure 3 (Dry Year).

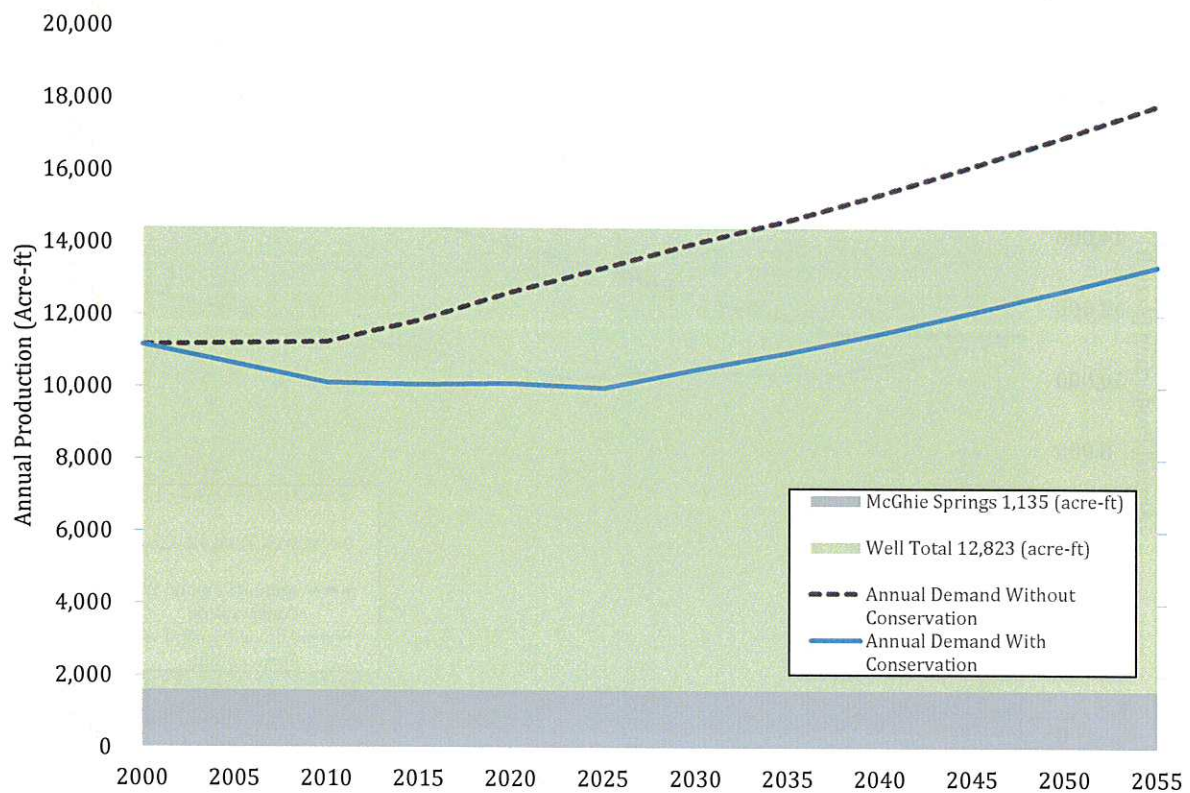
**Table 9**  
**Projected Culinary Water Production Requirements (Average Year)<sup>1</sup>**

Year	Projected Production Requirements Based on Year 2000 Demands (acre-ft)	Projected Production Requirements With Conservation (acre-ft)	Estimated Annual Savings Through Conservation (acre-ft)	Estimated New Supply Development Which Can Be Delayed Through Conservation (acre-ft)
2000	11,167	11,167	0	0
2005	11,207	10,646	561	0
2010	11,248	10,122	1,125	0
2015	11,850	10,072	1,778	0
2020	12,635	10,107	2,527	0
2025	13,309	9,981	3,328	0
2030	14,004	10,502	3,501	0
2035	14,632	10,974	3,659	203
2040	15,348	11,511	3,838	919
2045	16,131	12,098	4,033	1,702
2050	16,954	12,715	4,239	2,525

<sup>1</sup>2017 Murray City Water Master Plan.



**Figure 3**  
**Projected Annual Culinary Production Requirements (Average Year)**

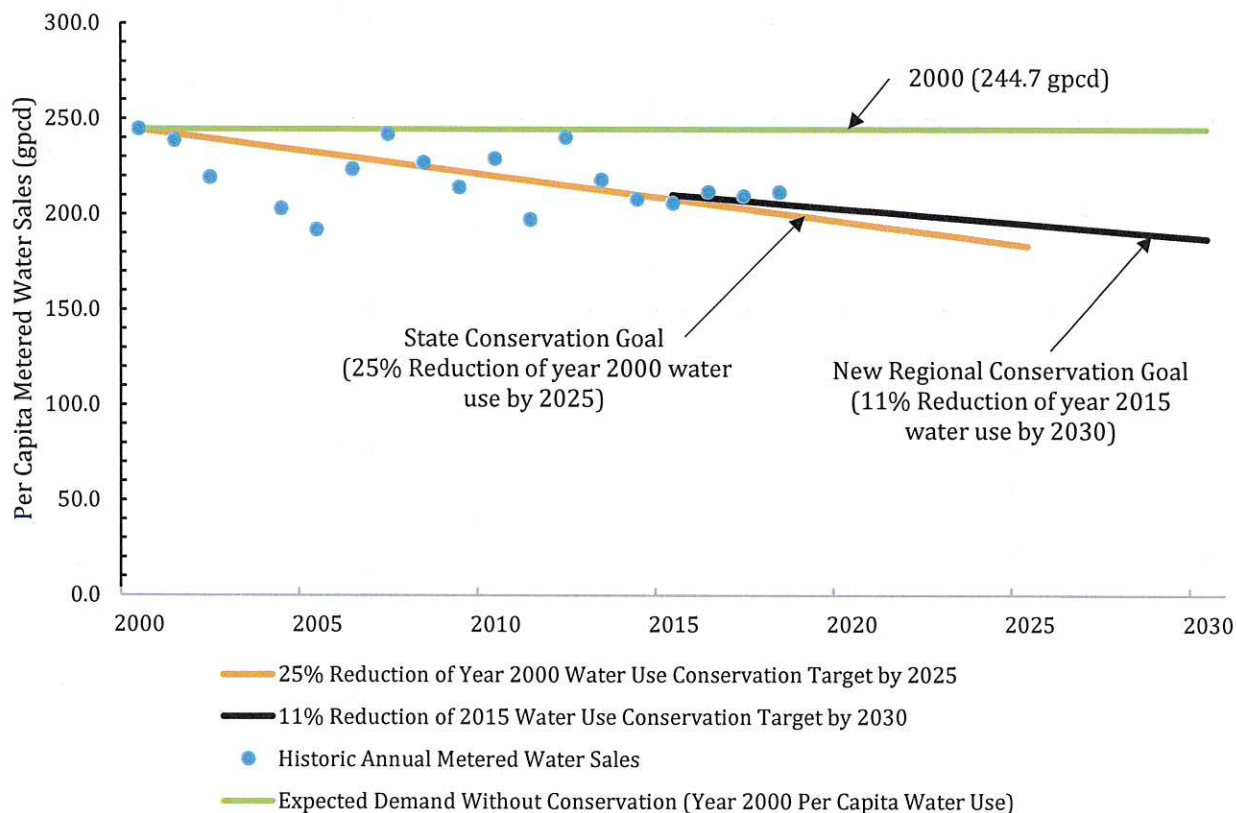




## MEASURING SAVINGS FROM CONSERVATION

Figure 5 graphically show historic annual per capita culinary water use for the period from 2000 through 2018. Figure 6 graphically shows the annual percent reduction from 2000 average water use.

**Figure 5**  
**Historic Per Capita Water Use from 2000-2018**





## WATER METERING AND REPLACEMENT SCHEDULE

Currently, all culinary water connections in the Murray City water system service area are metered and read on a monthly basis. In 2010 the City began a meter replacement program which is now completed. This program should be maintained to replace all older meters so that no meter exceeds 25-years in operation.

## CURRENT RATES

In 2018 the City established a new tiered rate structure to encourage water conservation (full rate schedule is attached as Appendix A). All water connections are charged a monthly base rate based on the meter size with no monthly water allowance included in the base rate. Each tier in the structure charges a higher rate based the quantity of water being used.

## CURRENT CONSERVATION PRACTICES

As part of its overall water supply plan, Murray City has been very aggressive in implementing several conservation measures to reduce water usage. The City's water system is well maintained and operated. The City has been proactive in implementing and maintaining many programs to ensure that the water system meets high operating standards. Each of these programs is discussed in detail below.

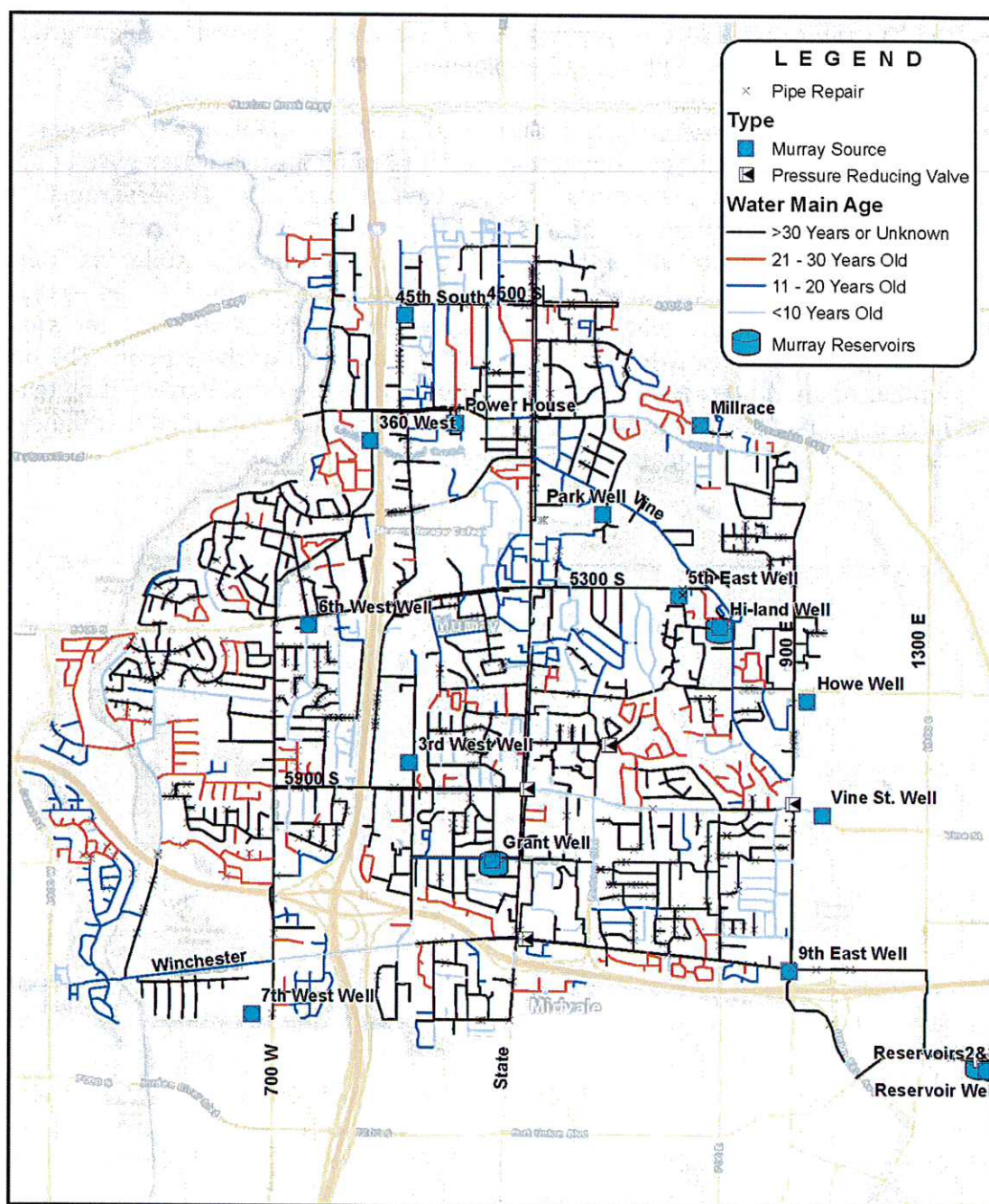
**Aggressive System Maintenance and Operations Program** – Murray City will continue to maintain and improve its existing water system maintenance and operations program as outlined below:

- **Mainline Replacement Program:** Murray City has budgeted 1.7 million per year for repair and replacement of old infrastructure. This is equivalent to 0.9 percent of Murray City's distribution pipe network. If Murray City continues to spend \$1.7 million/year for pipe replacements (increasing with inflation); Murray City should expect to replace the pipes in its water system distribution network every 100-years. Age data for the system is shown in Figure 7.
- **Automatic Meter Reading (AMR):** All retail meters within the City are AMR. AMR technology automatically collects status data, diagnostic and consumption from water meters. That AMR data is transferred to a central database for analyzing, billing and troubleshooting.

**Upgraded SCADA Control System** – Supervisory Control and Data Acquisition is a critical component of operating and understanding the City's water system. The City is currently upgrading SCADA system for the City's water system. As improvements continue, Murray City will be able to better manage and control the City's water resources and system facilities. As with many infrastructure needs, the SCADA system upgrades are an ongoing capital and maintenance expense. However, the City has replaced many of the older SCADA



**Figure 7**  
**Age of Pipes in Murray City's Water System**





- ***“Tap Into Murray Quality” Campaign*** – Murray City’s ongoing “Tap Into Murray Quality” campaign has helped the City develop and maintain a relationship with its customers so they can better understand the quality of the water and the services they are receiving. A large part of this campaign includes conservation activities.

### Public Out Reach Booths

- ***Public Outreach Booths*** – The City’s water department is actively involved in providing public outreach booths at various community events including the Farmers Market, youth soccer games or sporting events, 4<sup>th</sup> of July activities and other local activities. The City uses these opportunities to distribute water conserving materials and educate the community members about conservation and City’s water system.



### Earth Day



- ***Earth Day*** – Each year to help celebrate Earth Day the City holds an event for 4<sup>th</sup> grade students and teaches the kids ways they can help conserve water around their home. After a short presentation the students receive water bottles and backpacks with the City’s conservation logo on them.

- ***WaterSense Program Partner*** – WaterSense is a voluntary partnership program created by the United States Environmental Protection Agency (EPA) with a goal of protecting the nation’s water supply by promoting and enhancing the market for water-efficient products and services and consistently spreading the message of water efficiency. Murray City has utilized many of the tools provided by WaterSense. The City also participates in many of the events including Fix A Leak Week and Shower Better Week.
- ***WaterSense Rebate Program*** – The City actively participates in the WaterSense Rebate Program. Rebates are valued at \$75 per toilet and \$25 per showerhead for customers who replaced their existing toilet/showerhead with a new EPA



***City Ordinances Regarding Water Conservation*** – There are currently two ordinances related to water or water conservation. The first ordinance is entitled “Executive Orders of Mayor Limiting Use of Water” which states that in the event of scarcity of water, the Mayor has the power to place restrictions on water use and provide penalties for those not in compliance. The second ordinance is entitled “Wasting Water Prohibited”. This ordinance prohibits the pressurized irrigation of landscape between the hours of ten o’ clock (10:00) A.M. and six o’ clock (6:00) P.M. any violation of this ordinance results in a penalty for those not in compliance as well.

***Water Conservation Plan*** – The City updates its Water Conservation Plan at least every five years and adopts it by Ordinance.



**Table 11**  
**Implementation Schedule, Estimated Costs & Partnerships**

New Conservation Practices	Implementation Timeline	Estimated Cost	Potential Partnerships
AWWA Water Audit Program	First audit completed: 2018 Ongoing audits expected annually	\$1,000	<ul style="list-style-type: none"> <li>• AWWA Intermountain Section</li> </ul>
Rain Harvest	Ongoing	\$2,500	<ul style="list-style-type: none"> <li>• Utah Rivers Council</li> </ul>
Smart Controllers Rebates	Currently in Evaluation Phase	Currently in Cost Evaluation Phase	<ul style="list-style-type: none"> <li>• Utah Water Savers</li> <li>• WaterSense</li> </ul>
Flip The Strip	Currently in Evaluation Phase	Currently in Cost Evaluation Phase	<ul style="list-style-type: none"> <li>• Utah Water Savers,</li> <li>• Localscapes</li> </ul>



**APPENDIX A**  
**MURRAY CITY WATER RATES**



**Salt Lake Area Office:**

154 East 14075 South  
Draper, Utah 84020  
Phone: (801) 495-2224  
Fax: (801) 495-2225

**Boise Area Office:**

776 East Riverside Drive  
Suite 250  
Eagle, Idaho 83616  
Phone: (208) 939-9561  
Fax: (208) 939-9571

**Southern Utah Area Office:**

20 North Main  
Suite 107  
St. George, Utah 84770  
Phone: (435) 656-3299  
Fax: (435) 656-2190



ATTEST:

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Jennifer Kennedy, City Recorder





**MURRAY**  
CITY COUNCIL

**DRAFT**

## **MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE**

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, December 10, 2019 in the Murray City Center, Council Chambers, 5025 South State Street, Murray Utah.

### **Council Members in Attendance:**

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

### **Others in Attendance:**

Blair Camp	Mayor	Janet Lopez	City Council Executive Dir.
Brenda Moore	Finance and Administration	Pattie Johnson	City Council Administrator
Doug Hill	Mayor's Office	Kim Fong	Library Director
Jennifer Heaps	Mayor's Office	Zachary Smallwood	CED
Danny Astill	Public Works Director	Russ Kakala	Public Works
Joe Mittelman	Fire Department	Jennifer Brass	Citizen
Melinda Greenwood	CED	Blaine Haacke	Murray Power

Chair Dave Nicponski called the Meeting of the Committee of the Whole to order at approximately 4:30 p.m.

### **Approval of Minutes** - Committee of the Whole – October 15, 2019.

Council Member Brass moved to approve the minutes of the Committee of the Whole for October 15, 2019. The motion was seconded by Council Member Hales. The motion passed unanimously.

### **Discussion Items**

### **Reports from Representatives to Interlocal Boards and Commissions:**

**UAMPS (Utah Association of Municipal Power Systems) and IPA (Intermountain Power Project)** – Blaine Haacke.

Murray Power Manager, Blaine Haacke thanked the Council for their support over the past year and stated that during that time they have addressed the refueling of the IPA power plant. He remarked that it was a difficult decision to shut down the coal plant, which impacted the economy in Delta. The Council



also helped explore the SMR (Small Modular Reactors), which was a significant issue. They entered into a large-scale solar contract in the Four Corners area, landfill contracts, and extended one contract. Mr. Haacke reported they continue to bring methane-based energy into the City. The CRSP (Colorado River Storage Project) contracts have also been pursued. He stated this has all taken place in the last few years and thanked the outgoing Council Members for their support of the power department.

Mr. Haacke reported a small modular reactor issue emerged over the past few weeks through UAMPS. He addressed initiatives that have come up that may or may not require Council action in the near future. In August of 2019, the City entered into a resolution to explore SMRs in Idaho and agreed to subscribe to 10,250 kilowatts of the original technology. They also agreed to take an additional 4,000 kilowatts 10 years later when the Department of Energy turns their nuclear turbine back into the pool. There will be several off-ramps they will be able to exercise, pull out of the project, or allow UAMPS as a group to withdraw. The offramps coincide with any time that UAMPS' nuclear budget is opened or amended. If the UAMPS group stays and Murray pulls out, Murray would lose the money expended for the study. If the UAMPS group as a whole were to pull out, the money expended will be guaranteed by their partners.

Mr. Haacke stated there will be an offramp in 2023, which is when they hope to receive the NRC (Nuclear Regulatory Commission) license to pursue the project. In 2023, hundreds of millions of dollars will be expended and ground broken on construction of the project in Idaho. Mr. Haacke informed the Council there would be other interim offramps taking place, including one in the spring of 2020 when they could choose to pull out if desired. Mr. Haacke reported UAMPS did not open the budget in October 2019, however, in mid-November of this year UAMPS triggered an offramp capability when they opened the budget to request more funding.

Therefore, the commitment would require more money from UAMPS into its study pool. In Murray City's case, the additional cost would be \$50,000. On November 20, 2019 the UAMPS Board of Directors voted to amend the budget, which created an offramp cities could exercise within a 10-day period. That was determined to not be enough time. Mr. Haacke noted an extension was granted until December 13 for the City to react, and said there were many options, but he prioritized the following two:

1. Stay in the project as was resolved in August, proceed forward and not exercise the off-ramp option at this time and take a closer look in 5 months at the next offramp in 2020.
2. Have the council give a 24-hour notice tonight, to call an emergency meeting this Thursday, scrutinize the matter in more detail and decide whether to take the offramp.

He reported to date, Murray City spent \$200,000 on the project, which did not come out of Murray's budget, but was money escrowed aside through a bridge loan offered by UAMPS. When they bond in 2023, money expended through the bridge loan will flow into the bond. He proposed no tangible dollar amount would come from Murray during this phase of the project. He explained UAMPS would need to contribute a couple more million dollars at this time, with the request from Murray for an additional \$50,000. He reiterated the \$50,000 would be rolled into the bond and would not come out of Murray's budget. He asked for direction from the Council with staff's recommendation being to proceed forward.



Mr. Hales affirmed the off-ramp in October was expected, but it did not initially include the request of an additional \$50,000. Mr. Haacke confirmed the financial need to give the NRC more money was not realized in October. He explained the cause as a management change with partner Floor, a large multi-billion-dollar organization that in the course of a one month, backed out on part of a financial commitment and asked UAMPS to increase their financial portion slightly more. Mr. Haacke said Floor has been a good partner in the project that expended millions of dollars up to this point, they would continue to be a partner, and will possibly return the unexpected \$50,000.

Ms. Turner expressed concern about the lack of transparency and that the City has only 10 days to act. Mr. Haacke confirmed 10 days was in the original power sales contract, and agreed it was not enough time, however, the request was not made until mid-November.

Procedural issues were discussed. Mr. Critchfield clarified that the Council is only required to vote if they are withdrawing.

Mr. Brass commented until another resource is discovered that is schedulable 24/7 with zero emissions, the City should stay in the project; he said the price is also very reasonable. Mr. Haacke confirmed the projected resource cost will be around \$55 per megawatt-hour in 2025. Mr. Brass confirmed there was no other resource available at this time.

Mr. Cox agreed and thought they were still headed in the right direction.

Ms. Turner did not agree and thought they should pull out. Ms. Turner voted against the project before and expressed her continued opposition.

Mr. Hales expressed his continued support and asked if the situation was similar to other projects that typically end up costing more money than anticipated; for example, the fire station, and the city hall building. He thought since the Council agreed to commit to the SMR project from the start, he could not disagree with it now, due to an additional cost of \$50,000. Mr. Haacke agreed, the request was a small financial change, due to the management issue at Floor; he noted the COE was replaced, and the new board of directors recommitted Floor back to the project. In the meantime, there was a lapse of around \$3 million of billing that needed to go to the NRC on behalf of this project that UAMPS was asked to provide. He said the City's overall commitment of \$800,000 occurred in August and the \$50,000 had nothing to do with a change in the technology. The price of the product at the end of the term – 40 years from now - would be the same at \$55 per megawatt.

Chair Nicponski expressed support for maintaining the status quo.

The consensus of the Council was to move forward.

#### **Trans-Jordan Cities** – Russ Kakala.

Streets and Stormwater Superintendent, Russ Kakala reported that based on the needs of Trans-Jordan for future planning, it was determined that two transfer stations will need to be outfitted in a 12-year period. With that in mind, they are purchasing 50 acres adjacent to the Trans-Jordan site on the south side where



one of the transfer stations will be located. Previously, there was discussion of a transfer station in Sandy City next to the Public Works Building. They have seven acres they are going to donate for the other transfer station. The site, however, is not large enough since 10 acres are needed. They are currently negotiating the purchase of three additional acres of property from the Sandy Suburban Improvement District located at 11800 South 900 West. That transfer station was projected to open in 2024.

Mr. Kakala stated when it opens in 2024 there will be large heavy truck hauls to Trans-Jordan until it is full. With respect to the budget and short-term planning, there may be a \$2 increase in tipping fees in the next year. In 2031, there will be an \$8 increase. Currently, the tipping fee is \$16 for member cities and \$31 for commercial. The proposed increase equates to about \$25,000 for the year.

**Murray City Library** – Kim Fong.

Murray Library Director, Kim Fong reported that after participation in a study over the past several months the Library's top five values were identified as:

- Helpful;
- Welcoming;
- Inclusive;
- Engaging; and
- Innovative.

Mrs. Fong said the activity gave them a very good idea of what the community and patrons desire from the Library.

**Council of Governments** – Mayor Camp.

Mayor Camp reported COG (Council of Governments) meets quarterly. At the most recent meeting, the WFRC (Wasatch Front Regional Council) gave a presentation on the availability of grant funding. He thought they were in a good position to have the City Engineer serve on the Transcom TAC Committee.

There was also a presentation on the Corridor Preservation funding. One of COG's functions is to review grant proposals with one approved for the County in the amount of \$720,000 and another to West Jordan City in the amount of \$2.1 million. Two additional applications were not funded.

At the August meeting, New UTA Executive Director, Carolyn Gonot was introduced. She has an impressive resume and comes from the Santa Clara Valley Transit Authority where she spent 20 years.

There was a presentation on the Seven Canyons Trust Plan. COG did not vote to take any action other than to suggest that they work with the WFRC.

Mayor Camp reported the last meeting was held on November 21, which included a presentation from Senator Jerry Stevenson and Representative Francis Gibson who addressed tax reform. It was clear that they are very focused on the State issues and are not concerned with the counties and the cities.



Mayor Camp reported Mayor Rob Dahle from Holladay City was reappointed as the COG representative to the Salt Lake County Board of Health.

The County made a presentation on the 2020 Homeless Point in Time Count. They wanted to have elected officials involved in going out this year as they count the homeless population.

The next COG meeting was scheduled for January 16, 2020.

**Central Valley Water Reclamation** – Jim Brass.

Mr. Brass reported that construction was underway. The two trickling filters and the hazardous waste cleanup are both complete. They are now looking at contracts to move forward on other sections. He noted that the project appears to be on time and on budget. Central Valley Water Reclamation also adopted their budget for next year.

The Division of Water Quality has prepared literature on the Reclaim 60 water quality for the next 40 years. It addresses what the State expects the cost of maintaining the water system to be and treatment aspects that will be needed in the future. There was also discussion about stormwater treatment.

**Wasatch Front Waste and Recycling District** – Jim Brass.

Mr. Brass reported that the Wasatch Front Waste and Recycling District adopted its budget. The district is a cash business so while the budget is simple, they spent a lot of cash. On a yearly basis, the amount spent can be alarming. They are looking at another fee increase in the next year. Council Member Brass pointed out that the district is one of the most expensive waste haulers in the Valley, which will become an issue. They provide many services at no cost that other cities charge for such as neighborhood cleanups. He stressed the need to cover costs. He considered it a well-run organization and noted that they are now fully staffed on drivers. Once they increased wages, they immediately began getting applications. Council Member Brass noted that the new transfer station will benefit the district as well.

**Murray Area Chamber of Commerce** – Jim Brass.

Mr. Brass reported that the Murray Area Chamber of Commerce Board Meeting was held earlier in the day. The board is currently looking at ways to maintain and increase membership. He was optimistic and looked forward to working closely with City businesses. It is a good group and they are planning to do a golf tournament in June. All proceeds will go to charity. He commented that they have a great board and are doing good things.

**General Plan and Future Land Use Map Amendment, Winchester Street and 525 East** – Melinda Greenwood and Zachary Smallwood. (Attachment #1)

Community and Economic Development Director, Melinda Greenwood reported on a request for a General Plan Amendment for four parcels that front Winchester Street. When the General Plan update was done in 2017, the direction was to have any properties that front Winchester Street be slated for a future land use designation of Residential Neighborhood Business. The subject parcels are associated



with properties that front Winchester Street but they were not included because they are separate parcels. Currently, all of the properties in the area are zoned R-1-8. The request is to move the future land use designation of the properties from Low-Density Residential to Residential Business.

**Zoning Map Amendment, Winchester Street and 525 East** – Melinda Greenwood and Zachary Smallwood.

Ms. Greenwood stated the Zone Map Amendment Request is the next step in the process for the above parcels. Photos of the property in its current state were displayed. Staff recommended that the Council approve the General Plan and the Zone Map Amendments. The applicant, Brad Reynolds was eager to get the word out to the neighbors and help them understand his intent. He held a neighborhood meeting and discussed the proposed project, which includes the development of 13 duplexes. Those present at the public hearing before the Planning Commission spoke about the project and not the rezone and General Plan Amendment, which was confusing. It was noted that the property is under contract.

Council Member Hales was pleasantly surprised to find that the neighbors seemed to have high regard for Brad Reynolds. Ms. Greenwood explained that the Residential Neighborhood Business Zone allows for uses that are not in conflict with adjacent residential uses.

Associate Planner, Zachary Smallwood was introduced and acknowledged for his work.

Staff recommended approval of the two items listed above. The Planning Commission forwarded a recommendation of approval on both.

**Announcements:**

City Council Executive Director, Janet Lopez reported that three Council Members have expressed interest in participating in the Homeless Point in Time event.

The Chamber of Commerce would report to the Council Meeting during the Committee of the Whole meeting scheduled on January 21, 2020.

The following day was the Fire Department's Operation Coverup from 5:00 p.m. to 7:00 p.m. Donations were sought for blankets, coats, jackets, and scarves to the Vine Street Station.

The City Council Holiday Party was scheduled for the following Friday from 12:00 p.m. to 2:00 p.m.

The Newly Elected County Member Training with the Utah League of Cities and Towns ("ULCT") was scheduled the following Saturday from 8:00 a.m. to 2:00 p.m.

The LPC as scheduled for the following Monday at 12:00 p.m.

**Adjournment:** 5:20 p.m.

**Pattie Johnson**  
**Council Office Administrator II**



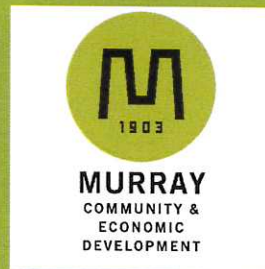
## ATTACHMENT #1



# COMMITTEE OF THE WHOLE

---

December 10, 2019





# **BRAD REYNOLDS CONSTRUCTION**

## **General Plan Future Land Use Map and Zoning Map Amendments**

551, 565, 583 East Winchester and 6363 South 525 East  
General Plan from Residential to Residential Business

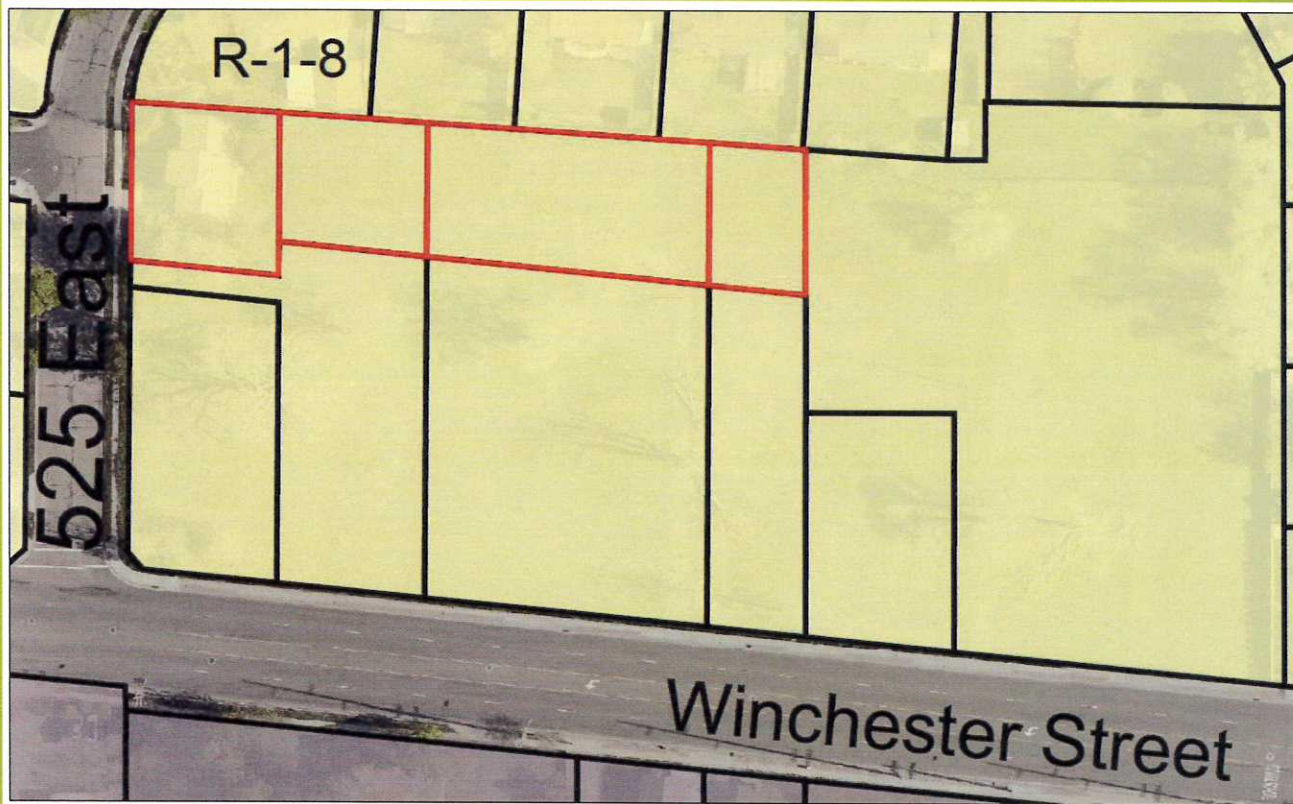
533, 551, 565, 583, 593, 631 East Winchester and 6363 South 525 East  
Zone Change from R-1-8 to R-N-B



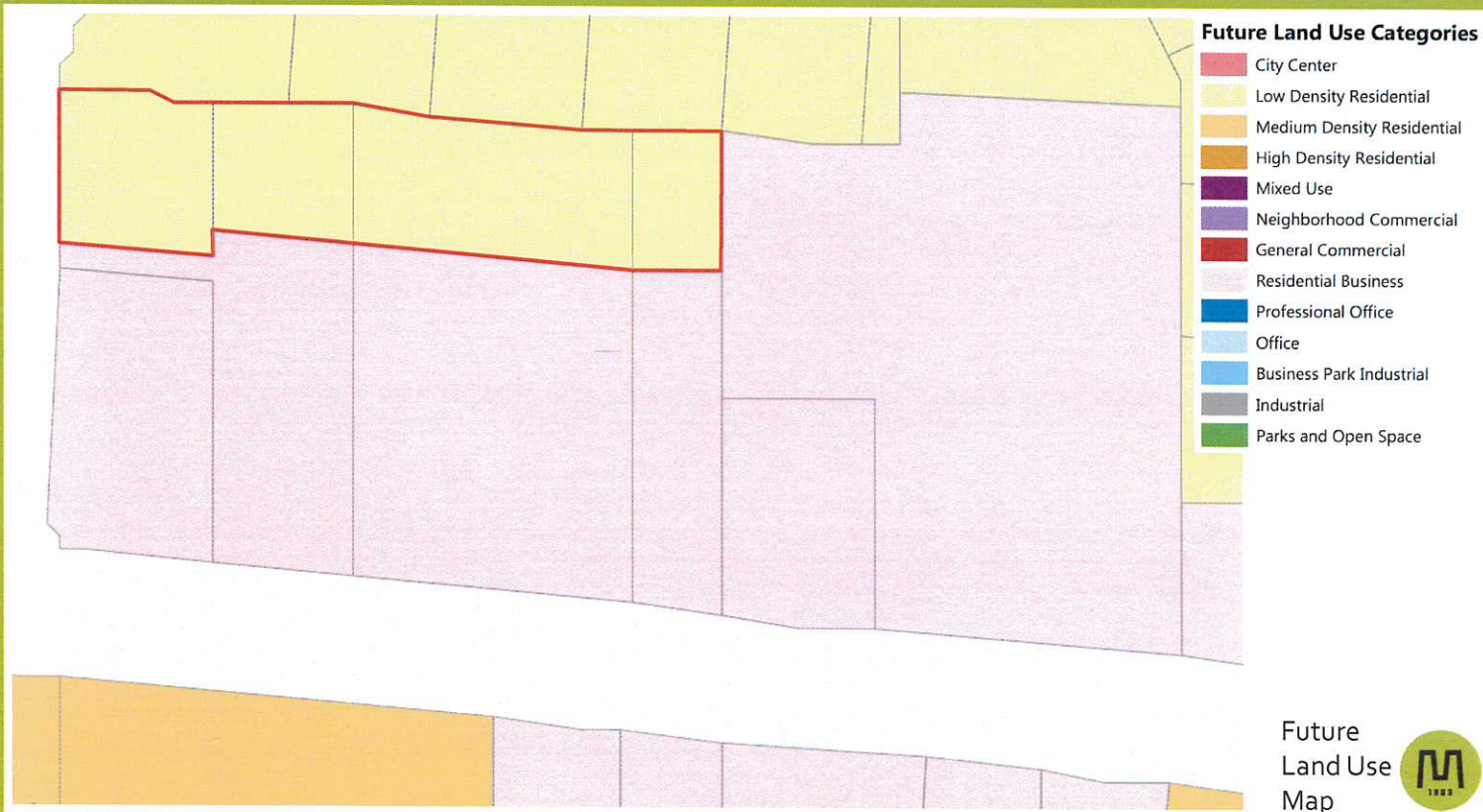












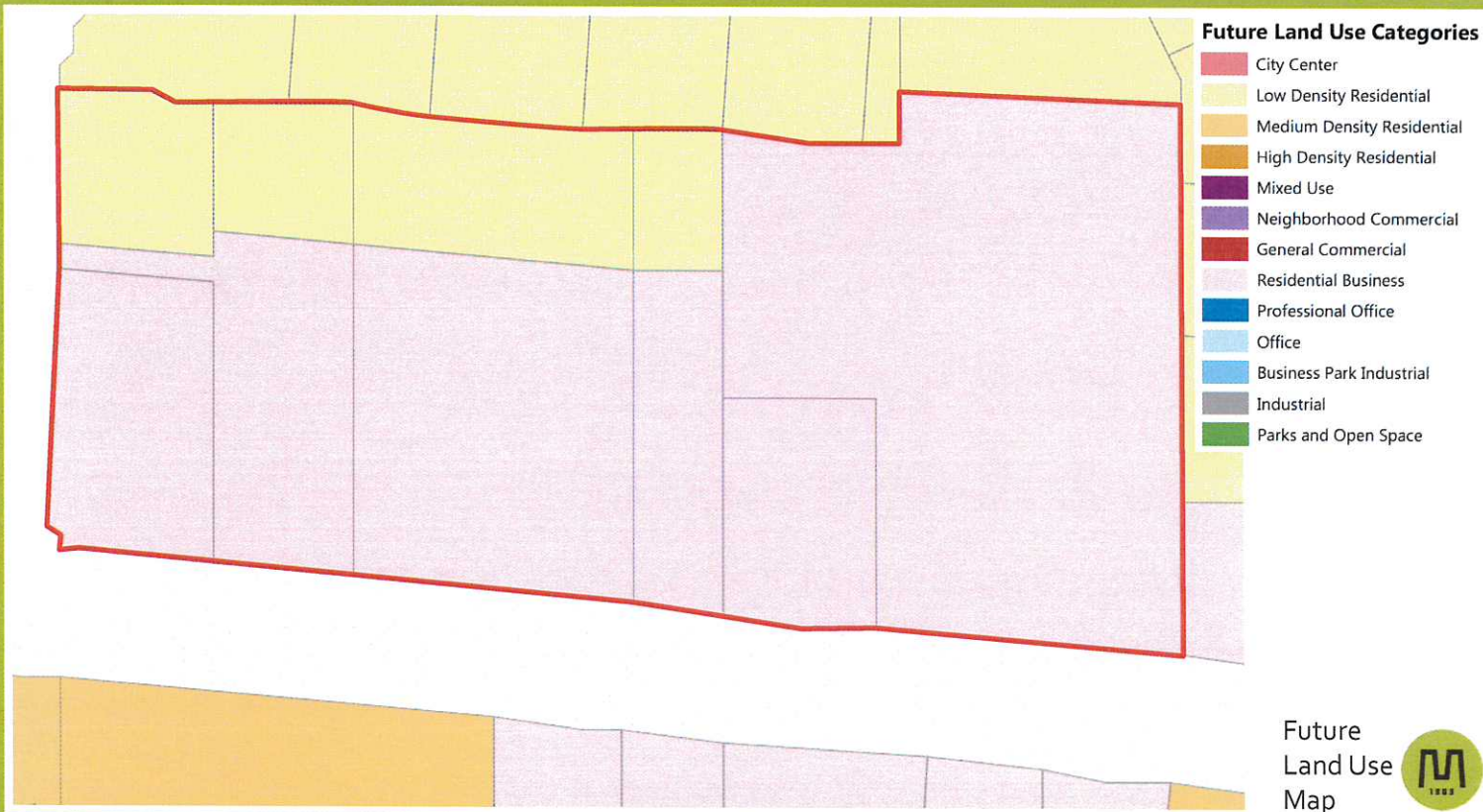


















## Staff Recommendation

### **General Plan / Future Land Use Map Amendment:**

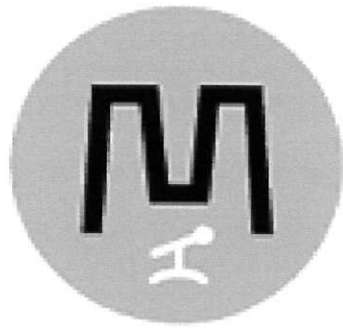
Staff recommends that the City Council **APPROVE** the requested amendment to the General Plan Future Land Use Map designation of the properties located at 6363 South 525 East and 551, 565, 583 East Winchester Street from Low Density Residential to Residential Business.

### **Zoning Map Amendment:**

Staff recommends that the City Council **APPROVE** the requested amendments to the Zoning Map designation of the properties located at 6363 South 525 East and 533, 551, 565, 583, 593, and 631 East Winchester Street from R-1-8, Single-Family Low Density Residential to R-N-B, Residential Neighborhood Business.







**MURRAY**  
CITY COUNCIL

# Discussion Item #1





**MURRAY**

# Murray City Council

## Committee Participation by Council Members for Calendar Year 2019

### Council Action Request

Committee of the Whole

Meeting Date: January 7, 2020

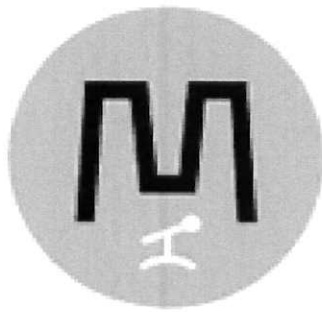
<b>Department Director</b> Janet M. Lopez  <b>Phone #</b> 801-264-2622  <b>Presenters</b> Council Vice-Chair, Dale Cox          <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>          <b>Date</b> December 26, 2019	<b>Purpose of Proposal</b> Determine council membership on various boards and committees for calendar year 2020.  <b>Action Requested</b> Council member discussion.  <b>Attachments</b> See list of committees, attached.  <b>Budget Impact</b> No budget impact.     <b>Description of this Item</b> See page 2.
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Please determine Council membership on the following committees:

<b>Committee</b>	<b>Current Membership</b>
Association of Municipals Councils....	Meets second Tuesday at noon One Council Member - Two-year appointment 2018-2019 Brett Hales (Second term) 2020-2021 _____
Capital Improvement Program.....	Meets during March and April Two Council Members 2019 Dale Cox & Brett Hales 2020 _____
New City Hall Committee.....	Advisory Only – Formal Committee Meetings completed. 2019 Jim Brass and Diane Turner (Served since 2014.) 2020 _____
ULCT Legislative Policy Committee ....	Meets second Monday at noon and every Monday during the Legislative Session. One Council Member. 2019 Dale Cox (Second term) 2020 _____
Chamber of Commerce Board .....	Meets second Tuesday at 7:00 a.m. One Council Member. 2019 Jim Brass (Third term) 2020 _____
Business Enhancement Committee ...	Meets periodically at 3:30 p.m. 2018 Dave Nicponski and Brett Hales 2019 Temporarily suspended. 2020 Suspended.





**MURRAY**  
CITY COUNCIL

# Discussion Item #2





**MURRAY**


## Mayor's Office

### Interlocal Board Appointments

#### Council Action Request

Committee of the Whole and Council Meeting

Meeting Date: January 7, 2020

<b>Department Director</b> Mayor Blair Camp	<b>Purpose of Proposal</b> Consider a Resolution approving the mayor's appointment of representatives to boards of interlocal entities.
<b>Phone #</b> 801-264-2600	<b>Action Requested</b> Consider approval
<b>Presenters</b> Doug Hill, Chief Administrative Officer	<b>Attachments</b> Resolution
	<b>Budget Impact</b> N/A
<b>Required Time for Presentation</b> 5 Minutes	<b>Description of this Item</b> The city is required to appoint representatives to governing boards of the Utah Associated Municipal Power Systems (UAMPS), Central Valley Water Reclamation Facility, Salt Lake Valley Emergency Communications Center (VECC), TransJordan Cities, Utah Telecommunication Open Infrastructure Agency (UTOPIA), Utah Infrastructure Agency (UIA), Wasatch Front Waste and Recycling District, Intermountain Power Agency, Metro Fire Agency, NeighborWorks Salt Lake, Community Action Program, and the Jordan River Commission.
<b>Is This Time Sensitive</b> Yes	
<b>Mayor's Approval</b> 	
<b>Date</b> December 5, 2019	



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF  
REPRESENTATIVES TO BOARDS OF INTERLOCAL ENTITIES.

WHEREAS, the Mayor needs to make appointments to the governing boards of the Utah Associated Municipal Power Systems (UAMPS), Central Valley Water Reclamation Facility, Salt Lake Valley Emergency Communications Center (VECC), TransJordan Cities, Utah Telecommunication Open Infrastructure Agency (UTOPIA), Utah Infrastructure Agency (UIA), Wasatch Front Waste and Recycling District, Intermountain Power Agency, Metro Fire Agency, NeighborWorks Salt Lake, Community Action Program, and the Jordan River Commission (collectively "Interlocal Entities"); and

WHEREAS, the Mayor has made appointments to the governing boards of the Interlocal Entities; and

WHEREAS, the Mayor wants approval by the Murray City Municipal Council of the appointments;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1. Blaine Haacke as the City's representative to the Utah Associated Municipal Power Systems (UAMPS) Board with Greg Bellon as the alternate representative.
2. Mayor Blair Camp as the City's representative to the Central Valley Water Reclamation Facility Board with Danny Astill as the alternate representative.
3. Doug Hill as the City's representative to the Salt Lake Valley Emergency Communications Center (VECC) Board with Mayor Blair Camp as the alternate representative.
4. Russ Kakala as the City's representative to the TransJordan Cities Board with Danny Astill as the alternate representative.
5. Mayor Blair Camp as the City's representative to the Utah Telecommunication Open Infrastructure Agency (UTOPIA) Board with Brenda Moore as the alternate representative.



6. Brenda Moore as the City's representative to the Utah Infrastructure Agency (UIA) Board with Mayor Blair Camp as the alternate representative.
7. Councilmember Diane Turner as the City's representative to the Wasatch Front Waste and Recycling District Board.
8. Blaine Haacke as the City's representative to the Intermountain Power Agency Board with Greg Bellon as the alternate representative.
9. Doug Hill as the City's representative to the Metro Fire Agency Board.
10. Jim McNulty as the City's representative to NeighborWorks Salt Lake Board.
11. Jennifer Kennedy as the City's representative to the Community Action Program Board.
12. Mayor Blair Camp as the City's representative to the Jordan River Commission with Kim Sorensen as the alternate representative.

These appointments shall take effect immediately.

DATED this     day of January, 2020.

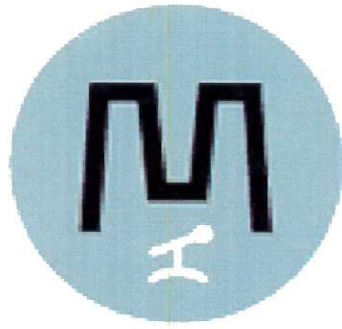
MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Council Chair

ATTEST:

\_\_\_\_\_  
Jennifer Kennedy, City Recorder





**MURRAY**  
CITY COUNCIL

# Discussion Item #3





**MURRAY**

## Public Works

### Request to Vacate Portion of Right of Way: 4850 S Box Elder Street

**Council Action Request**

**Council Meeting**

Meeting Date: January 7, 2020

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2440  <b>Presenters</b> Danny Astill          <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> Yes  <b>Mayor's Approval</b>      <b>Date</b>	<b>Purpose of Proposal</b> Consider vacating a portion of unused right-of-way at 4850 S Box Elder Street.  <b>Action Requested</b> Vacate portion of right-of-way  <b>Attachments</b> Memo from City Engineer, Application by RDA; Ordinance, PH Notice, Affected Entities Notice, Quit-Claim Deed  <b>Budget Impact</b> N/A    <b>Description of this Item</b> Fire Station 81 is currently under construction on Murray City RDA property located at 4850 South Box Elder Street. The northeast section of the building extends several feet into an unused portion to the historic 4800 South right-of-way. The building was positioned this way to meet MCCD building setback requirements and promote walkability in the downtown area. The Murray City RDA requests the City vacate this unused portion of 4800 South right-ofway to allow for the new fire station to meet current MCCD requirements. There are no known utilities in the proposed vacation area and there will be a plat recorded early next year that will re-dedicate right-of-way for the new sidewalk being installed along the north and east sides of the fire station. The Murray City RDA is the only property owners that abuts this section of 4800 South and they have provided survey, legal description and title work to support this +
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MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 7<sup>th</sup> day of January, 2020, 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 Public Hearing on and pertaining to vacating an unused portion of a public right-of-way comprising 1,827 square feet, located at approximately 4850 South Box Elder Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to vacate the described portion of the public right-of-way.

DATED this 20<sup>th</sup> day of December, 2019.

MURRAY CITY CORPORATION

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Jennifer Kennedy  
City Recorder

DATES OF PUBLICATION: December 27, 2019  
PH 20-03



After recording, return to:  
City Attorney's Office  
Murray City Corporation  
5025 South State Street  
Murray UT 84107

Mail tax notice to:

Affected Parcel ID Nos: 21-12-230-036

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE VACATING A RIGHT-OF-WAY LOCATED AT  
APPROXIMATELY 4850 SOUTH BOX ELDER STREET, MURRAY CITY,  
SALT LAKE COUNTY, STATE OF UTAH. (Redevelopment Agency of  
Murray City)

WHEREAS, the City received a petition to vacate a public street, right-of-way, or  
easement from the Redevelopment Agency of Murray City; and

WHEREAS, the petition requested that a portion of a public right-of-way be  
vacated located at approximately 4850 South Box Elder Street Street, Murray, Salt Lake  
County, State of Utah; and

WHEREAS, the right-of-way proposed to be vacated is an unused portion of the  
historic 4800 South right-of-way; and

WHEREAS, the proposed street vacation would include 1,827 square feet or  
0.042 acres; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5, 1953 as  
amended; and

WHEREAS, the request was made in order to facilitate the construction and  
operation of the new Fire Station #81, in order for the required setbacks under the  
Murray City Center District zone to be met; and



WHEREAS, a plat will be recorded that will re-dedicate a right-of-way for the new sidewalk being installed along the north and east sides of the fire station; and

WHEREAS, the Murray City Municipal Council finds good cause to vacate a portion of the right-of-way located at approximately 4850 South Box Elder Street, Murray, Salt Lake County, State of Utah; that the action will not be detrimental to the public interest, nor materially injure any person or the public interest; and

WHEREAS, the Murray City Municipal Council finds that there is filed a written consent to the vacation by the owners of the properties adjacent to the right-of-way being vacated; that affected entities have been given notice and have been consulted; that owners of record of each parcel accessed by right-of-way have been given notice; and that notice has been published and a public hearing has been held on January 7, 2020 pursuant thereto, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1.* That the right-of-way located at approximately 4850 South Box Elder Street, Murray, Salt Lake County, State of Utah, is vacated and that the City releases any and all title, right or interest it may have in the described parcel, SUBJECT TO any easement or right-of-way of any lot owner and the franchise rights of any public entity. The right-of-way hereby vacated is particularly described as follows:

A parcel of land situated in the Northeast Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the west line of Box Elder Street said point being South 359.83 Feet and West 288.56 feet from the Northwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 65° 22' 41" West 175.81 feet;

thence South 72° 30' 02" East 167.58 feet to the west line of said Box Elder Street;

thence South 0° 00' 15" East 22.86 feet to the point of beginning.

**Contains 1,827 square feet or 0.042 acres.**

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



PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on  
this    day of \_\_\_\_\_, 2020.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Recorder

MAYOR'S ACTION:

DATED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
D. Blair Camp, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according  
to law on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
City Recorder



MAILING CERTIFICATE

PROPOSAL TO VACATE AND SURPLUS PUBLIC RIGHT-OF-WAY

Public Hearing No. \_\_\_\_\_

I hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2019, a notice of the public hearing regarding the proposed vacation a portion of right of way located at approximately 4850 South Box Elder Street, Murray, Utah, in this matter was mailed by first-class mail, postage paid, to the following owners of real property abutting the property proposed to be vacated:

Redevelopment Agency of Murray City  
5025 South State Street  
Murray, UT 84107

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Jennifer Kennedy  
Murray City Recorder



## NOTICE TO AFFECTED ENTITIES

Notice is hereby given that the Murray City Public Works Department is currently considering a proposal to vacate a right-of-way described in the attached documents. The action of the Murray City Council vacating some or all of a street or right-of-way that has been dedicated to public use may not be construed to impair any right-of-way or easement of any lot owner or the franchise rights of any public utility which may be located in this particular right-of-way parcel.

Please contact the Public Works Department at (801) 270-2400 if you have any comments or information which you believe may assist the City's evaluation in this matter or which may be of particular concern to your utility operation. If you prefer, you may direct your comments in writing to the Public Works Director at 4646 South 500 West, Murray, Utah 84123.

DATED this \_\_\_\_ day of December, 2019.

## MAILING CERTIFICATE

I hereby certify that a copy of the foregoing notice was mailed first-class, postage prepaid, to the following utilities on the above date.

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

COMCAST  
ATTN: GREG MILLER  
1330 MILLER AVE  
SLC UT 84106

UTOPIA  
ATTN: JAMIE BROTHERTON  
5868 S 900 E  
MURRAY UT 84123

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

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

UTAH TRANSIT AUTHORITY  
ATTN: PLANNING DEPT  
PO BOX 30810  
SLC UT 84140-0810

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

MURRAY SCHOOL DIST  
ATTN: ROCK BOYER  
5102 S COMMERCE DR  
MURRAY UT 84107

GRANITE SCHOOL DIST  
ATTN: KIETH BRADSHAW  
2500 S STATE ST  
SLC UT 84115

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 UNIVESRITY PARKWAY  
OREM UT 84058

COTTONWOOD HEIGHTS CITY  
ATTN: PLANNING & ZONING  
2277 E BENGAL BLVD  
COTTONWOOD HEIGHTS UT 84121

HOLLADAY CITY  
PLANNING DEPT  
4580 S 2300 E  
HOLLADAY UT 84117

MIDVALE CITY  
PLANNING DEPT  
7505 S HOLDEN STREET  
MIDVALE UT 84047



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

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

MILLCREEK  
Attn: Planning and Zoning  
3330 South 1300 East  
Millcreek, Utah 84106

SANDY CITY  
PLANNING & ZONING  
10000 CENTENNIAL PRKWY  
SANDY UT 84070

MURRAY CITY POWER DEPT  
ATTN: BLAINE HAACKE  
153 W 4800 S  
MURRAY UT 84107

WASATCH FRONT REG CNCL  
Planning Department  
295 N. Jimmy Doolittle Rd.  
Salt Lake City, Utah 84116

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

MURRAY CITY WATER  
ATTN: DANNY ASTILL  
4646 S 500 W  
MURRAY UT 84123

UTAH AGRC  
State Office Building #5130  
Salt Lake City, Utah 84114

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City Recorder



After recording, return to:  
City Attorneys Office  
Murray City Corporation  
5025 South State Street  
Murray UT 84107

Affected Parcel ID Nos:  
21-12-230-036

### QUIT-CLAIM DEED

MURRAY CITY CORPORATION, Grantor, of 5025 SOUTH STATE STREET, Murray, Salt Lake County, State of Utah hereby QUIT-CLAIMS to the Redevelopment Agency of Murray City, Grantee, of Murray, Salt Lake County, State of Utah, for the sum of TEN DOLLARS (\$10) and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

A parcel of land situated in the Northeast Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the west line of Box Elder Street said point being South 359.83 Feet and West 288.56 feet from the Northwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 65° 22' 41" West 175.81 feet;

thence South 72° 30' 02" East 167.58 feet to the west line of said Box Elder Street;

thence South 0° 00' 15" East 22.86 feet to the point of beginning.

**Contains 1,827 square feet or 0.042 acres.**

The above described property is quit-claimed subject to any existing public utility easement(s) existing as of the date of recordation of this.

Witness the hand of said Grantor, this      day of \_\_\_\_\_, 2020.

ATTEST:



D. Blair Camp, Mayor

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me D. Blair Camp, Mayor of Murray City, and Jennifer Kennedy, City Recorder, known or identified to me to be the persons who executed the instrument on behalf of said municipal corporation, and acknowledge to me that said municipal corporation executed the same.

(SEAL)

NOTARY PUBLIC



## ACCEPTANCE

The foregoing Quit Claim Deed is hereby duly accepted and reserved by the  
Redevelopment Agency of Murray City, this \_\_\_\_ day of \_\_\_\_\_, 2020.

REDEVELOPMENT AGENCY OF  
MURRAY CITY

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On the \_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_, as \_\_\_\_\_ of the Redevelopment Agency of Murray City (RDA), known or identified to me to be the person who executed the instrument on behalf of said RDA, and acknowledge to me that said RDA executed the same.

Notary Public  
Residing: \_\_\_\_\_

(SEAL)





# Memo

To: Murray City Municipal Council

From: Murray City RDA

Date: October 24, 2019

Re: Petition to Vacate a portion of 4800 South & Box Elder Street adjacent to Fire Station #81

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The Murray City RDA is petitioning the Murray City Municipal Council to consider vacating a portion of 4800 South and Box Elder Street adjacent to Fire Station #81. Construction on the new fire station commenced last fall and is scheduled to be complete in January 2020. The subject property is located within the MCCD Zone. As a result, the building was positioned closer to 4800 South and Box Elder Street to promote walkability in the downtown area. As survey work neared completion for the installation of public improvements, City staff determined that a portion of the building is located within the 4800 South and Box Elder Street roadways.

Murray City owns 4800 South and Box Elder Street as both are public streets. The proposed street vacation would include 1,827 square feet or 0.042 acres. This is a small area; however, it's important that this land become part of the new fire station site rather than remaining as public right-of-way. A legal description and property map have been attached for your review and consideration.





MURRAY CITY CORPORATION  
PUBLIC SERVICES

801-270-2400 FAX 801-270-2414

Application Fee: \$500.00

**Murray City Right-of-Way / Easement Vacation Application**

**Petitioner:**

Name: MURRAY CITY PDA Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: 5025 S. STATE STREET

City: MURRAY State: UT ZIP: 84107

**Authorized Representative:**

Name: JIM MCNEELY Phone: 801-270-2477

Email: jmcneely@murray.utah.gov

Address: 4646 SOUTH 500 WEST

City: MURRAY State: UT ZIP: 84123

**Engineer/Surveyor:**

Name: CITY PROJECT Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**PETITIONER(S) ACKNOWLEDGEMENT**

All fees must be paid at the time of application submittal. The payment of fee and / or acceptance of such fee by the City does not constitute approvals or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will make such determination.



Petitioner(s) Signature: [Signature] Date: 10/28/19

ATTEST

Murray City Records Office

[Signature]





# Memo

**To:** Murray City Council  
**From:** Trae Stokes  
**Date:** November 22, 2019  
**Subject:** Request to vacate City Right-of-Way

Fire Station 81 is currently under construction on Murray City RDA property located at 4850 South Box Elder Street. The northeast section of the building extends several feet into an unused portion to the historic 4800 South right-of-way. The building was positioned this way to meet M CCD building setback requirements and promote walkability in the downtown area. The Murray City RDA is requested the City vacate this unused portion of 4800 South right-of-way to allow for the new fire station to meet current M CCD requirements. There are no known utilities in the proposed vacation area and there will be a plat recorded early next year that will re-dedicate right-of-way for the new sidewalk being installed along the north and east sides of the fire station. The Murray City RDA is the only property owners that abuts this section of 4800 South and they have provided survey, legal description and title work to support this request.

I have reviewed this request and I recommend the City vacate this unused portion of 4800 South Street and include it as part of the Murray RDA property.

Please let me know if you have questions or need any additional information.

J. Trae Stokes P.E.  
Murray City Engineer



## **4800 South Right-of-Way Vacation – Affected Property**

RDA of Murray City  
4850 South Box Elder Street  
Murray UT 84107  
21-12-230-036

### **Owner's Address**

RDA of Murray City  
5025 South State Street  
Murray, UT 84107



## **Street Vacation Parcel**

A parcel of land situated in the Northeast Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the west line of Box Elder Street said point being South 359.83 Feet and West 288.56 feet from the Northwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North  $65^{\circ} 22' 41''$  West 175.81 feet;

thence South  $72^{\circ} 30' 02''$  East 167.58 feet to the west line of said Box Elder Street;

thence South  $0^{\circ} 00' 15''$  East 22.86 feet to the point of beginning.

**Contains 1,827 square feet or 0.042 acres.**





# 4800 South ROW Vacation

© Copyright 2018, Murray City  
 Map Disclaimer:  
<http://www.murray.utah.gov/1609>  
 The above information while not  
 guaranteed has been secured from  
 sources deemed reliable.



**MURRAY**



Date: 10/22/2019  
 Time: 11:15:25 AM

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**4800 South ROW Vacation  
Project #19-139  
300 ' radius + affected entities**

Four Line, Inc  
8300 S County Line Rd  
Oklahoma City Ok 73169

Granton Square Homeowners  
Association, Inc  
84 W 4800 S, Suite 300  
Murray UT 84107

T & T Gordon Enterprises, L C  
3880 Lariat Rd  
Park City Ut 84060

Wasatch Mountain Property  
Management, Llc  
8026 S Jackson St  
Midvale Ut 84047

2017 Bush Family Trust 9/25/2017  
4903 S Box Elder St  
Murray Ut 84107

Andersen Declaration Of Trust  
04/18/2018  
2387 Foothill Dr  
Vista Ca 92084

Boxelder Vine Investments Llc  
14 W Vine St  
Murray Ut 84107

Carole O Rasmusson;  
Jeffrey Pixton (Jt)  
4874 S Box Elder Street  
Murray UT 84107

Curtis J Stirling; L Kay Stirling (Jt)  
3682 W 5180 S  
Taylorsville Ut 84129

Delynn F Barney  
4902 S Box Elder St  
Murray Ut 84107

Donald Mace (Tc)  
4782 S Box Elder St  
Murray Ut 84107

F & Ldft  
35 E 100 S # 1804  
Salt Lake City Ut 84111

Four Line Inc  
8300 S County Line Rd  
Oklahoma City Ok 73169

Frank Diana  
35 E 100 S # 1804  
Salt Lake City Ut 84111

Gene V Lockhart  
4792 S Box Elder St  
Murray Ut 84107

Hamlet Square Iii Llc  
84 W 4800 So, Suite 300  
Murray UT 84107

Michelle P Lundeen  
6236 S Turpin St  
Murray Ut 84107

Michael Paul Roberts  
4786 S Box Elder St  
Murray Ut 84107

Michelle Johnson  
4794 S Box Elder St  
Murray Ut 84107

Murray City Corporation  
5025 S State St  
Murray Ut 84107

Murray City Redevelopment Agency  
5025 S State St  
Murray Ut 84107

Paul D Brown; Judy Brown (Jt)  
838 E 4125 S  
Murray Ut 84107

Penny L Siddoway  
4790 S Box Elder St  
Murray Ut 84107

S R G Investments; Cmh Family Llc  
5 E 4800 S  
Murray Ut 84107

Tmmi Investments Llc  
29 W 4800 S  
Murray Ut 84107

Royal Acquiring Corporation  
4869 S Box Elder St  
Murray Ut 84107

Wasatch Affordable Ventures Llc  
595 S Riverwoods Pkwy  
Logan Ut 84321

Utah Transit Authority  
669 West 200 South  
Salt Lake City Ut 84101

University Of Utah  
505 S Wakara Wy  
Salt Lake City Ut 84108



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

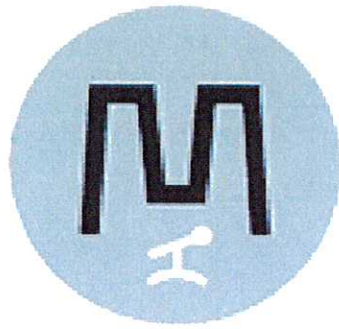
ROCKY MOUNTAIN POWER  
ATTN: KIM FELICE  
12840 PONY EXPRESS ROAD  
DRAPER UT 84020

UTOPIA  
Attn: Brian Kelsey  
5858 So 900 E  
MURRAY UT 84121

CENTURYLINK  
250 E 200 S  
Salt Lake City, Utah 84111

COMCAST  
ATTN: GREG MILLER  
1350 MILLER AVE  
SLC UT 84106





MURRAY  
CITY COUNCIL

# Discussion Item #4





**MURRAY**


# Finance & Administration Department

## FY 2019-2020 Budget Amendment

### Council Action Request

Committee of the Whole

Meeting Date: January 7, 2020

<b>Department Director</b> Brenda Moore  <b>Phone #</b> 801-264-2513  <b>Presenters</b> Brenda Moore	<b>Purpose of Proposal</b> Amend the FY 2019-2020 budget  <b>Action Requested</b> Discussion  <b>Attachments</b> Draft of the ordinance (the council chair's name will need to be added once they are elected)  <b>Budget Impact</b>    <b>Description of this Item</b> The attached budget amendment requests the following:  <ol style="list-style-type: none"><li>1. In addition to their normal audit, the external auditor wrote and set up a template for the CAFR. The original budget anticipated the additional expense but was not quite enough. Requesting that \$4,500 be transferred from the nondepartmental budget to city council professional services.</li><li>2. The Utahna storm drain project encountered various issues which caused cost overages. The request is being made to use reserves to increase the project budget by \$160,000.</li></ol>
<b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>   <b>Date</b> December 20, 2019	



**Continued from Page 1:**

3. The Fire department is being reimbursed \$61,641 for costs associated with sending fire fighters and equipment to help with California wildfires.

Request is to add \$61,641 to other intergovernmental revenue, with the following breakdown: \$35,043 be added to fire reimbursed overtime, \$2,681 added to social security, \$1,337 added to travel, and the remaining \$22,580 contributed to the city for the use of equipment.



ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2019-2020 BUDGET

On June 18, 2019, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2019-2020. It has been proposed that the Fiscal Year 2019-2020 budget be amended as follows:

1. Transfer \$4,500 from the General fund nondepartmental miscellaneous expense to City Council professional services.
2. Receive and appropriate \$61,641 from the State of California for reimbursement of costs associated with wild land firefighting.
3. Appropriate \$160,000 from the Storm Water reserves for the Utahna storm drain improvements

*Section 2. Effective Date.* This Ordinance shall take effect on first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this \_\_\_\_ day of \_\_\_\_\_, 2020.

MURRAY CITY MUNICIPAL COUNCIL

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, Chair

ATTEST:

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Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2020.



ATTEST:

\_\_\_\_\_  
D. Blair Camp, Mayor

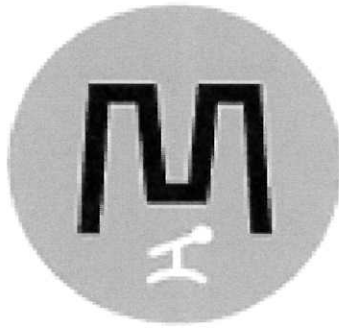
\_\_\_\_\_  
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Jennifer Kennedy, City Recorder





**MURRAY**  
CITY COUNCIL

# Discussion Item #5





# City Council and Administration

## Interlocal Boards and Committee Reports

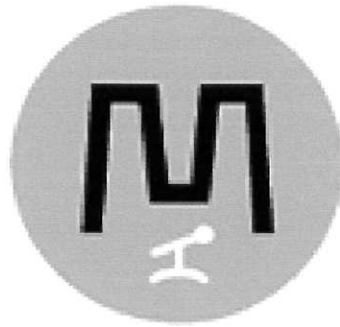
### Council Action Request

Committee of the Whole

Meeting Date: January 7, 2019

<b>Department Director</b> Janet M. Lopez  <b>Phone #</b> 801-264-2622  <b>Presenters</b> As Listed	<b>Purpose of Proposal</b> Reports from Murray City representatives to interlocal boards, committees and commissions.  <b>Action Requested</b> Informational only.  <b>Attachments</b> None  <b>Budget Impact</b> N/A  <b>Description of this Item</b> Biennial reports from City representatives to Interlocal Boards and Commissions (5 minutes each)  a. Association of Municipal Council - Brett Hales b. Community Action Program - Jennifer Kennedy c. Jordan River Commission - Kim Sorensen d. Metro Fire - Doug Hill e. NeighborWorks - Jim McNulty f. ULCT Legislative Policy Committee - Dale Cox g. Utah Infrastructure Agency - Brenda Moore h. Utah Telecommunications Open Infrastructure Agency - Mayor Camp i. Valley Emergency Communications Center - Doug Hill
<b>Required Time for Presentation</b> 45 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>     <b>Date</b> December 26, 2019	





**MURRAY**  
CITY COUNCIL

**Adjournment**