



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, January 7, 2020 in the Murray City Center Council Chambers, 5025 South State Street, Murray Utah.

Council Members in Attendance:

Kat Martinez	District #1
Dale Cox - Chair	District #2
Rosalba Dominguez – Vice Chair	District #3
Diane Turner	District #4
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Janet Lopez	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin.
Brenda Moore	Finance Director	Jennifer Kennedy	City Recorder
Doug Hill	Mayor's CAO	Jim McNulty	CED Manager
Robert White	IT Director	Jon Harris	Fire Chief
Kim Sorensen	Parks and Recreation Director	Melinda Greenwood	CED Director
Danny Astill	Public Works Director	Stephanie Wright	Murray Chamber
George Wilkinson	Murray Chamber	Kate Sturgeon	Resident
Keith Bateman	Resident	Camron Kollman	Resident

Mr. Cox called the Committee of the Whole meeting to order at 4:46 p.m. and welcomed all.

Approval of Minutes – Mr. Cox called for changes, comments or a motion to approve the following 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

Ms. Turner moved to approve all four sets of minutes. Council Member Hales seconded. Ms. Martinez and Ms. Dominguez abstained from the approval process because they were not officiated during those meetings. Passed 3-0.

Discussion Items

1. Determine Committee Participation by Council Members – Dale Cox

Mr. Cox reviewed committee details and noted those currently appointed as follows.

- Association of Municipal Councils – Mr. Hales
- Capital Improvements Programs – Mr. Cox and Mr. Hales
- New City Hall Committee – Ms. Turner, and former Councilmember, Brass
- ULCT/LPC – (Utah League of Cities and Towns, and Legislative Policy Committee) – Mr. Cox
- Chamber of Commerce – Former Councilmember Brass

By consensus new appointments were determined as:

- Association of Municipal Councils – Ms. Dominguez / Two-year appointment.
- Capital Improvements Programs – Mr. Hales and Mr. Cox / Meetings held March and April.
- New City Hall Committee – Ms. Turner and Ms. Martinez / Advisory participation only.
- ULCT/LPC – Ms. Dominguez / Monthly participation. Weekly attendance during Legislative Session.
- Chamber of Commerce – Mr. Cox

Ms. Turner noted the budget chair was nominated to serve on the Capital Improvements Program Committee in the past; therefore, she requested frequent updates be provided to her.

2. Mayor's Interlocal Board Appointments – Doug Hill

The City is involved with 12 outside agencies, where Interlocal Agreements occur. Mr. Hill explained each board includes one city representative, and one alternate city employee. Agency boards create policies and most representatives cast votes that are binding by the City. As a result, things like rate adjustments and capital projects set by outside organizations impact Murray. Mayor Camp makes recommendations to the Murray Council annually, as to who representatives should be. The Council would consider the resolution during the Murray City Council Meeting. Mr. Hill reviewed the suggested representatives and alternates, as follows:

- UAMPS (Utah Associated Municipal Power Systems) Board – Blaine Haacke, Mr. Bellon / alternate.
- CVWRF (Central Valley Water Reclamation Facility) Board – Mayor Camp, Mr. Astill / alternate. Elected official requirement.
- VECC (Salt Lake Valley Emergency Communications Center) 911 Dispatch – Mr. Hill, Mayor Camp / alternate.
- Trans-Jordan Landfill Board – Mr. Kakala, Mr. Astill / alternate.
- UTOPIA Board – Mayor Camp, Ms. Moore / alternate.
- UIA Board – (Affiliate of UTOPIA) - Ms. Moore, Mayor Camp / alternate.
- WFWRD (Wasatch Front Waste and Recycling District) Board – Ms. Turner. No alternate for this board. Elected official requirement.
- IPA (Intermountain Power Agency) Board – Mr. Haacke, Mr. Bellon / alternate.
- METRO Fire Agency Board – Mr. Hill.
- Neighbor Works – Mr. McNulty.

- CAP (Community Action Program) Board – Ms. Kennedy
- Jordan River Commission Board – Mayor Camp, Mr. Sorensen / alternate.

Ms. Dominguez asked about boards that require elected officials; she wondered if a Council Member could act as the alternate, instead of a city employee. She thought the Council should be well informed also and noted Mayor Camp would fulfill most elected official requirements; for example, CVWRF, and the Jordan River Commission. Mayor Camp explained staff was selected to be alternates, due to their related expertise, and because they already attend the monthly board meetings. He confirmed although he was designated to fulfill the elected official requirement, specific employees would attend as primary representatives on most occasions; and noted WFWRD, where alternates are not allowed to vote. Ms. Turner agreed as a WFWRD alternate in years past, she was unable to vote on the issues. Mayor Camp said staff attended WFWRD meetings to stay informed.

Mr. Cox confirmed anyone can attend public meetings to monitor outside agency activity.

Ms. Dominguez asked how often the Council received updates. Ms. Lopez said currently twice year, but three times a year in previous years.

Mr. Hales thought updates should be provided three times a year once again. Ms. Turner agreed having three reports would be more helpful.

Ms. Dominguez said as up-front representatives to all Murray citizens, the Council should be included as a whole when attaining information related to agencies involving Murray City matters.

Mr. Hill said explained these particular outside organizations have technical boards, therefore, daily facility operations was usually discussed, which was time consuming.

Ms. Dominguez understood she could attend the meetings but thought the Council should have access to minutes if something pressing came about. Mr. Hill said he could provide information if and when there were any questions.

Mayor Camp noted months go by without significant issues to report; he confirmed when something pertinent comes up the Council would always be informed.

3. Vacate a Portion of Right-of-Way at 4850 S. Box Elder Street – Danny Astill

Mr. Astill explained why it was necessary to vacate a small portion of RDA property located at Murray's Fire Station #81, currently under construction. A map was viewed to depict a sliver size unused area on the corner on 4850 South and Box Elder Street. (See Attachment #1) Mr. Astill explained the MCCD (Murray City Center District) requirement that a building must be set closer to the frontage road, but the historic right-of-way is wider than that. The new fire station was positioned this way to meet the setback requirement and promote walkability. He said once vacated, the corner will be changed to a satisfactory radius; and after the building is completed next year, a plat will record the rededication of the new sidewalk. The Council would consider the ordinance during the council meeting.

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

Ms. Moore reviewed four items related to the budget amendment.

1. A request that \$4,500 be transferred from the Non-departmental budget to the City Council *professional services* account. The original budget anticipated the expense for the external auditor's service to set a template for the 2020 CAFR (Comprehensive Annual Financial Report); however, the cost was higher than budgeted.
2. A request to utilize *reserves* to increase the Utahna storm drain project budget by \$294,000. The project encountered various unexpected issues.
3. A request to add \$61,641 to *other intergovernmental* revenue to address fire department expenses associated with sending Murray fire fighters to help with California wildfires. The account breakdown is as follows:
 - 1) *Overtime* reimbursement = \$35,043.
 - 2) Increase *social security* = \$2,681.
 - 3) Increase *Travel* = \$1,337
 - 4) Use of equipment = \$22,580 contributed to the City for use of equipment.
4. A request to increase the *liquor tax allocation* to \$74,000, which is utilized for police cameras and other equipment.

Mr. Astill led a discussion about major challenges related to the Utahna project. Ms. Turner commented residents would be happy to have long-time flooding issues finally resolved in the area. Ms. Moore reiterated funds would be transferred from reserves to address the cost increase. Mr. Cox wondered if the increase was due to change orders above initial bid totals. Mr. Astill confirmed small change orders occurred, but the increase was due to additional transportation costs to haul contaminants away, landfill tipping fees of \$225,000, reconfiguration of four sewer laterals, and the reconstruction of a parking lot. Ms. Turner asked if the outcome was satisfactory. He confirmed the project was a great success, despite unexpected costs, and the contractor actually saved the City money. Ms. Moore clarified an updated ordinance would be provided soon to reflect the final total of \$294,000.

Ms. Dominguez asked about annual comparisons for liquor tax revenue. Ms. Moore reported last year total revenue was \$71,000. She explained it is based on population within the County, the number of outlets selling liquor in a city, and the number of alcohol related convictions and traffic violations.

5. Interlocal Board and Committee Reports

Association of Municipal Councils - Mr. Hales highlighted information related to the following monthly meetings:

- August - Karen Wiley and Karen Kuipers presented on Grants available to cities and towns for programs.
 - CDBG – Community Development Block Grants from the Federal Government. The focus was on housing priorities and working with underserved populations.
 - Zoom Grants – A new program to coordinate grant applications among many agencies.
 - Goals – A new approach to long term goals focusing on outcome.

- System Navigator – A pilot program giving client beneficiaries access to and control of client records.
- September - Cannabis in the State of Utah presented by Connor Boyack of Libertas Institute.
 - Proposition 2 allows for seven dispensaries in the State. An increase to 14 occurred after September.
 - Dispensaries may locate in an industrial or agricultural zone.
 - Currently, there are eight applicants with no locations to start production. Changes occurred since September.
 - Licensees are on a time crunch to start growing in order to have supply available by the March 2020 deadline.
 - Doctors are not allowed to prescribe; however, they can “Recommend” the use of medical cannabis to their patients and issue a letter which is used as proof of legal possession for cannabis from other states.
 - Mr. Boyack reviewed the ordinances of Murray City and West Valley City, pointing out some contradictions that exist with the State law. For example, a restriction that outlets cannot be located within 1000 feet of other cannabis or liquor facilities. This restriction can affect a single business that wants to have a growing, processing and pharmacy facility next door to each other. Changing the wording to 1000 feet of any other “like” business would clarify that issue.
 - Signage requirements should be relative to each city’s zoning ordinances.
 - Home delivery is allowed with a patient signature allowed and not left with a minor.
 - Hours of operation should be comparable to other businesses and not restricted differently.
- October - ULCT Update with Rachel Otto – Round table discussion/questions.
 - State Tax Restructuring – ULCT is following the “road show” around the state and continually stressing the “trickle down” effect for cities. They are not advocating for or against, just watching for final results on city revenue levels.
 - Fewer former city leaders in the legislature – many really do not understand municipal issues.
 - 2020 Session topics - 800 bills already opened
 - ULCT conferences attendance - September Salt Lake City – about 600, and Mid- Year in St. George – about 400

CAP (Community Action Program) - Ms. Kennedy reviewed CAP resources and noted monthly meeting topics:

- Adult Education
- Head Start
- HEAT– Utility assistance
- Case management and housing
- Nutrition
- Food and resource centers
- August – Bloom fundraiser. The event generated \$261,000 for the Head Start program. Funds are used for books, educational supplies, toys, furniture, building costs, scholarships, older university students, and medical and dental health screening services for children.

- September – A new facility opened in Kearns. Services at this location include: Head Start, case management and housing services; HEAT, a utility assistance; and adult education classes.
- December – Operation Chimney Drop. The program helped 700 families with Christmas needs.

Ms. Kennedy reported CAP was actively involved with homeless resource centers the past year to help with the diversion process. CAP specialists assist those on the brink of homelessness, to determine exact needs before people can be facilitated at homeless facilities; various programs also divert families out of homeless centers. She discussed difficult challenges that occurred after the *Road Home* closed, such as, transportation options to the new shelters and late arrival issues to attain a bed; new facilities will not hold available beds for people on their way. Other obstacles are being rectified daily as they become more aware of associated problems.

JRC (Jordan River Commission) - Mr. Sorensen explained the JRC, is an organization made up of private companies, and cities that own land situated along the Jordan River. Their focus is to improve and enhance the river, as related to corridor trails, stormwater, and recreation. He said the JRC would lobby again this year for monies to continue improvement efforts. Significant concentration the last four months has been to accomplish the following:

- Improve trail access and systems.
- Improve safety along trail corridor.
- Remove invasive plants. Three types were noted as prevalent. Mr. Sorensen reported Murray is further ahead on accomplishing the removal invasive trees along our sections of land.
- Get people to the river. Educate about recreation, bird watching, and strolling miles of trailhead.

Mr. Sorensen confirmed Murray received two State grants last year, one for extra policing, and one for invasive plant removal north of 4500 South, where the City owns 5 acres of land. A brief discussion occurred when Ms. Martinez asked about invasive plant details. Mr. Sorensen provided detailed descriptions about the Russian Olive tree, phragmites grasses, and tamarisk plants, and management to remove them each year, due to regrowth.

He discussed *Get to The River*, which is a sponsored event held every September that encourages all related cities and counties to hold public education activities about what is allowed at the river. He noted Murray held a plant removal event the last four consecutive years, where new less invasive plants were planted. The hope is to offer a new activity this year, like a 5K race, biking and canoeing events, and a food truck night.

Metro Fire - Mr. Hill explained Metro Fire is comprised of eight cities, which have their own fire departments, and are not associated with the Unified Fire Department agency of Salt Lake County. Metro Fire meets every other month. Mr. Hill said meetings are often cancelled, due to lack of issues, however, two concerns were reviewed:

- Metro is currently working to redraft the Interlocal Agreement that created Metro Fire. Reasons noted are because Metro Fire recently created a Utah State Task Force that performs search and rescue. As a result, the State of Utah can call on the task force to travel outside the State to perform operations,

which is a new function of Metro Fire. Situations would involve agencies outside of the eight member cities, which is not currently specified as one of their purposes in the existing text of the current Interlocal Agreement. Should the Metro Fire board approve the new function, a new Interlocal Agreement would be presented for council consideration.

- Some member cities want to create a unified hazmat management system. For example, when a chemical spill occurs on the freeway, several city fire departments respond to the call; Metro Fire would like to centralize the response management and billing of those costs in a centralized way. Therefore, each city would no longer submit their own bills separately to whoever caused the spill. One bill with a unified pricing schedule would be sent from a single agency. Mr. Hill said Murray is currently analyzing details with fire fighters, Murray City attorneys and Finance Director, Ms. Moore, as to whether Murray wants to participate. Concerns about having someone else collect and disperse the City's revenue are factors. Mr. Hill thought it unlikely Murray would join the hazmat program, even though other cities plan to.

Ms. Martinez asked how often Murray participated in hazmat clean-up situations. Chief Harris, who currently serves as chair on the Metro Fire Operations Board, reported once every three or four years. He did not feel it warranted the amount of energy that Metro Fire was putting into it.

Mr. Hill discussed other valuable benefits of Metro Fire, which include, negotiating discounted pricing for joint purchasing of supplies and equipment, and sharing areas of expertise. Murray offers swift water rescue for the organization.

VECC (Valley Emergency Communications Center) - Mr. Hill explained VECC is the culmination of two PSAP (Public Safety Answering Points) in Salt Lake County. One dispatch service is for Salt Lake City and Sandy – combined; the other system includes everybody else in the County. A new executive director is expected to begin in February, who will lead VECC in the future. Mr. Hill reviewed current issues:

- Software conversion. Mr. Hill provided background details beginning in 2012 when the legislature conducted an audit on VECC and Salt Lake City 911 dispatch. A gap in services was discovered, due to the use of different PSAP software. To resolve the problem legislation was passed that provided \$6 million in funding to attain a unified CAD (computer aided dispatch) system for dispatching police and fire fighters. Since 2014 VECC selected a new software vendor and implemented their system for the conversion, but after three years a conflict in opinion resulted. VECC terminated that relationship and is still in the process of selecting a new CAD system again. They continue to work with Salt Lake City and negotiate with the State to maintain some of the funding meant to resolve the gap problem. Mr. Hill expects more time will be needed to resolve the matter before all cities in the County are using the same software system.

Ms. Turner thought the cost involved so far was significant. Mr. Hill confirmed cities are not paying conversion costs, but citizens are - by way of paying increased 911 fees that fund the service Statewide.

- Dispatch challenges. Mr. Hill explained priority dispatching procedures. How VECC determines who gets dispatched to each call is based on a series of questions asked to frantic callers. After answering certain questions, a dispatcher helps first responders better prepare by knowing what to expect upon

arrival. The procedure is common and has been positive for fire agencies, although too many questions are at times overwhelming to the public. The procedure has not worked well for police agencies; therefore, VECC is working to change the priority dispatching method, which involves VECC Board of Trustees' approval.

- **Staffing.** Attaining 911 call takers is a major problem at VECC. Based on the total of employees several years ago, a significant decrease occurred causing poor morale. The job is difficult and high stress, and software problems contribute to those challenges. Workers must understand and operate two different software systems, where pay has fallen behind compared to those working in Salt Lake City. Mr. Hill said to resolve the matter, the VECC board approved \$500,000 in funding compensation adjustments to help maintain existing employees and recruit new staff to keep up with high demand.
- **Billing.** Mr. Hill explained billing procedures are based on call volume. Each year Murray budgets what is paid to VECC for both police and fire dispatch services; line item totals can be located in both budgets. However, last year other cities joined VECC, dropping from UPD effecting Murray's rates; for example, Herriman and Riverton, created their own police departments, but have smaller call volumes. As a result, UPD and bigger agencies believe VECC's billing methodology must be updated. A study of how to resolve billing procedures is ongoing, as is, understanding the financial impact to Murray. Mr. Hill hopes to have budget numbers prior to Mayor Camp submitting his 2020-2021 tentative budget to the Council for their consideration.

NeighborWorks - Mr. McNulty explained NeighborWorks is based out of Salt Lake City. The organization established residency in Murray in 2011 to help low to medium income residents purchase a home and address the need for affordable housing in Murray. They also provide low interest home improvement loans and down payment assistance for residents. Mr. McNulty noted 2019 events and highlights:

- Open House - Held in Murray (4843 Poplar Street) on February 20, 2019. Approximately 40 people attended to learn about the organization.
- Arts in the Parks – NeighborWorks staff participated in multiple events during the summer to promote program awareness.
- Murray Chamber of Commerce luncheon - NeighborWorks was invited on May 30, 2019 as guest speaker.
- House Sale – NeighborWorks purchased a home on 218 West 5900 South for \$190,000; renovation costs were \$54,000; it sold for \$244,000.
- Property Purchased – Adjacent to Riverview Junior High School, the parcel was rezoned from Agricultural to an R-1-8 zone; the City issued a demolition permit for redevelopment.
- Subdivision plat – A project is scheduled on Tripp Lane – 5750 South 850 West.
- Current pending assistance. One 'first mortgage' for \$269,000, and two down-payment assistance loans in the amount of \$5,000.
- NeighborWorks is always looking for distressed properties.

Ms. Turner asked if a new director was hired. Mr. McNulty confirmed the process still continues.

Ms. Dominguez asked why NeighborWorks came to Murray. Mr. McNulty said in 2011 the organization was looking to branch out. Mayor Camp added many cities utilize the Olene Walker Housing Fund to divert RDA housing money, but since Murray exclusively uses NeighborWorks they opened an office here. Mr. McNulty confirmed Sandy City and Tooele would begin using NeighborWorks next year.

Ms. Dominguez asked about other services provided. Mr. McNulty described programs called *Rake Your Heart Out*, and *Paint Your Heart Out*, which greatly benefit the elderly; the hope is to ensure strong confidence in safely donated services. A brief conversation occurred about the cost of affordable housing, public outreach, and media marketing kits.

ULCT Legislative Policy Committee - Mr. Cox reviewed the following:

- Legislative Tax Force recommended a draft bill to the full Legislature on December 9, 2019, which was adopted. Included items are:
 - Restore full sales tax on food.
 - Charge sales tax on certain service transactions including towing, ride sharing, and streaming media.
 - Repeal some sales tax exemptions.
 - Apply the state's sales tax rate to gas at the distributor level.
 - Implement a variety of income tax reductions including dropping the rate from 4.95% to 4.66%. (This would affect revenue for public schools.)
 - Corporate income tax reductions.
 - Education – part of the package could result in automatic property tax increases for school districts.
 - Increase the state exemption per dependent from \$565 to \$2500.
 - Create an income tax credit for Social Security income.

Mr. Cox expected that legislation would continue to change once the 2020 session began. He thought the issue was a tax shift, not a tax break; and moving money around would almost trigger automatic property tax increases to cover the shortfalls. Other monthly updates were highlighted:

August- Update on Interim Legislative issues and a look toward the 2020 Session.

Tax reform, economic development, housing affordability, water conservation, public safety retirement, transportation, GRAMA, Good Landlord programs, off-highway vehicles, towing, subdivision updates, building inspection timing and many, many others.

October – Legislative Updates included the following:

- Tax Reform
- Water Legislation
 - Water Banking – Upcoming legislation that would authorize water banks to be created within the state. The banks are optional and do not adversely affect municipalities.
- Commission on Housing Affordability – Discussion has focused on funding but there is some potential for other land use policies to be added to the legislation. Moderate income housing plans were discussed, and each city must file their update by Dec. 1.

Mr. Cox said the cost of a \$350,000 home is unaffordable to over half the general population, therefore, the matter would be a continuous problem to be dealt with. He discussed challenges of the homeless situation, which would be incessantly analyzed. He noted since the Rio Grande shelter closed, homeless people were dispersed without any good plan. Therefore, many concerning issues, including tax reform, would be at the forefront on the upcoming agenda for the 2020 Legislative Session.

Ms. Turner asked who besides attorneys and insurance companies would be held harmless according to the new tax reform bill. Mr. Cox commented tax reform is always a work in progress and many changes would occur if the bill is passed or amended. He noted the referendum to repeal the bill, funded by small donations, was currently underway to put the bill on public ballots. Ms. Turner agreed public involvement was essential. Ms. Dominguez confirmed signatures were due by January 21, 2019.

UIA (Utah Infrastructure Agency) – Ms. Moore provided the following information.

- Meetings are held once a month.
- As of June 2019, 3,500 miles of fiber cable was installed within member cities, which includes 95,000 addresses.
- There are currently 25,820 businesses and residential subscribers.
- Overall take rate = 30%
- Murray's residential take rate = slightly above 30% and combined with businesses = 28%.
- Murray has not had any new buildouts other than the installation of UIA's own service.
- UIA issued \$48 million worth of debt in November, for the second phase of the member buildout. When debt was issued, UIA could make debt payments with existing revenue. Therefore, as new addresses continue to come on-line their financial situation will continue to improve. The City's hope is that UIA succeed.
- New management is doing well, succeeding with tracking and marketing, and developing new ways to increase revenue.
- The plan is to see buildout in Murray during 2021-2023 while finishing a complete member city buildout by 2024.

Mr. Hales led a lengthy discussion about quality high-speed Wi-fi, initial connection costs, monthly fees, and contracts. Ms. Moore shared positive details about her personal experience with UTOPIA. Ms. Turner asked about initial connection costs. Ms. Moore explained the service is always a lease, unless upfront connection costs of approximately \$2,500 are paid; monthly fees of \$30 to UTOPIA and a service provider still apply. Ms. Martinez asked about buildout details and availability options. Ms. Moore discussed how all member cities would eventually have access to UTOPIA. Ms. Dominguez asked the number of member cities, and how many Murray residents utilize UTOPIA. It was confirmed UTOPIA member cities total 11, and Murray customers total just over 7,000. Ms. Martinez concluded there was still much growth to be had in Murray.

UTOPIA (Utah Telecommunications Open Infrastructure Agency) - Mayor Camp confirmed the UIA report given by Ms. Moore. He reported the UTOPIA board recently approved the purchase of an additional building in South Salt Lake. Located at 3520 South 300 West, the purpose of the purchase would be positive three-fold. He explained the new facility gives UTOPIA additional outside storage and warehouse

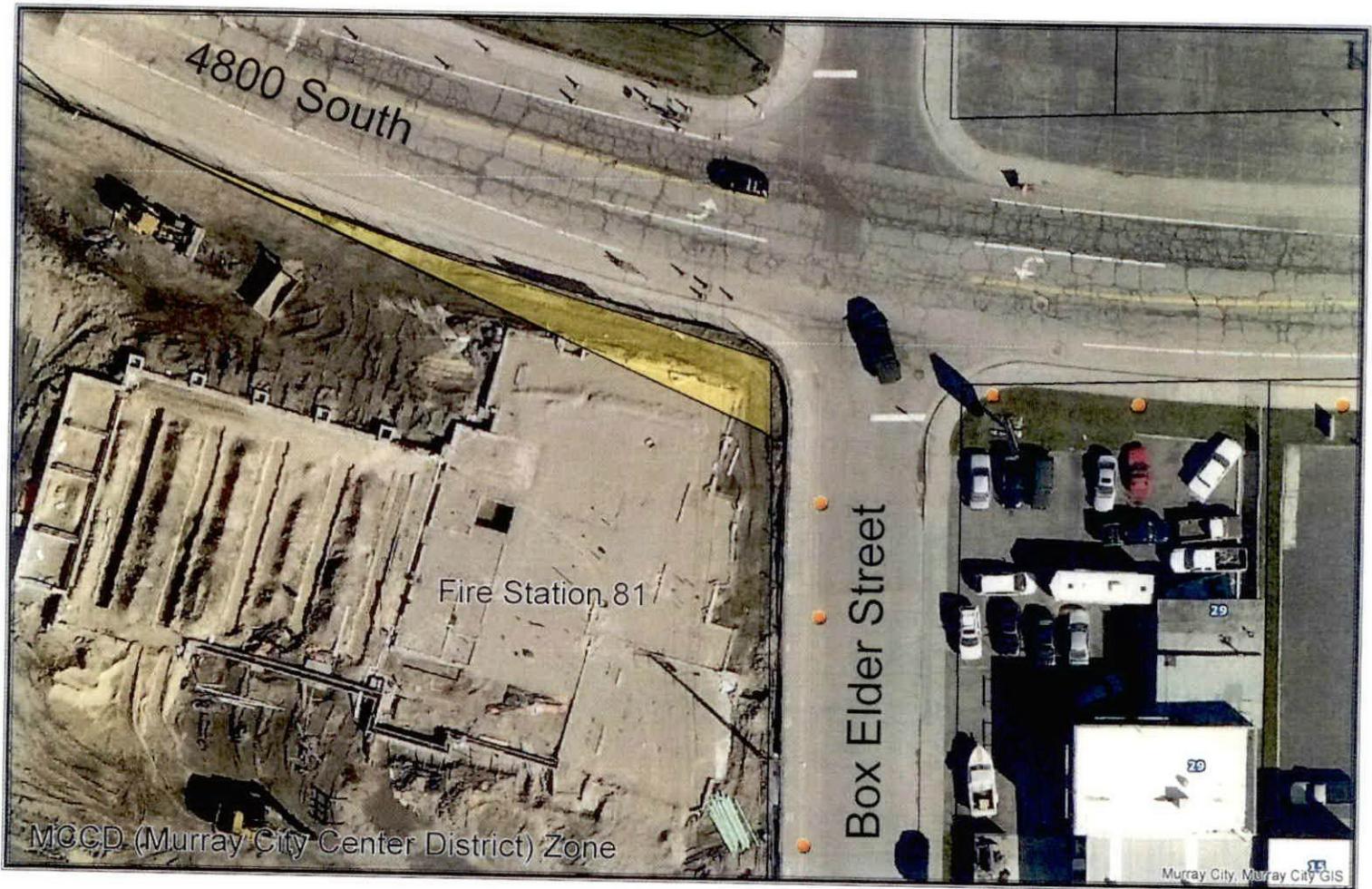
space. They could now conduct blue stakes services in-house, providing great financial savings, due to the rising cost of services provided by Blue Stakes of Utah. In addition, UTOPIA would be able to make the bond payment on the new building because of the money saved by not contracting with Blue Stakes of Utah. Mayor Camp expressed excitement about getting personal UTOPIA service in 2023.

Announcements: Ms. Lopez made brief announcements related to coming events for the Council.

Adjournment – 6:18

**Pattie Johnson
Council Office Administrator II**

ATTACHMENT #1



4800 South ROW Vacation

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<http://www.murray.utah.gov/1609>
The above information while not
guaranteed has been secured from
sources deemed reliable

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