

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

Work Session Minutes of Tuesday, August 6, 2024

Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brenda Moore	Finance Director
Craig Burnett	Police Chief	Phil Markham	CED Director
Greg Bellon	Power Director	Zac Smallwood	Planning Manager
Matt Youngs	Assistant Power Director	Kim Sorenson	Parks and Recreation Director
Jeff Puls	Assistant Fire Chief	Ella Olsen	City Journals
Danny Hansen	IT	Citizens	

Conducting: Council Chair Cotter called the meeting to order at 5:00 p.m.

Approval of Minutes: Committee of the Whole, July 9, 2024 and Committee of the Whole, July 16, 2024.

Ms. Turner moved to approve, and Mr. Hock seconded the motion. All in favor 5-0.

Discussion Items:

1. **Power Department Quarterly Report.** Power Department Director Greg Bellon gave an update about Murray's Central Substation, Natural Gas Generation plant and the AMI (Advanced Metering Infrastructure) installation project.

Mr. Bellon said the two new Delta Star 65 Megavolt-Ampere power transformers needed for the Central Substation rebuild project, would cost about \$7.3 million but would not arrive until four years from now. The reason for the rebuild is that the existing substation built on an old landfill is sinking. A request for proposal is now underway for construction bids. Although the power department budgeted for the project, the City may have to bond for construction costs which are estimated to be between \$10 million and \$11 million.

He explained the City's Natural Gas Generation plant consists of three 11-megawatt natural gas turbines located near the Central Substation and they are used to meet summer high peak loads. He said natural gas was purchased ahead of time to operate all three units since operation usually begins in June of each summer. However one of the turbines malfunctioned, so mechanical inspections were conducted on all three units. He is still waiting on a final report, which could result in costly repairs. As of now, Unit One is operating fine, Unit Two needs new bearings and the hope is that Unit Three will be working in a couple of weeks.

Mr. Bellon said because the turbines have historically operated on Windows 7, they were never used as intended. Instead of running them continuously throughout an entire summer, they were turned on and off daily, which led to parts being pushed to the maximum. To replace the bearings and upgrade the control program the anticipated repair cost would be \$680,000 per unit. In comparison, he said the cost would be up to \$5 million to replace one of the existing 11-megawatt turbines with a new 17-megawatt unit.

He believed that since all three turbines still have up to ten years of remaining lifespan, the goal will be to maintain them, repair them, replace bearings and extend operations. To make up for the loss of generated energy this summer, natural gas would be purchased at market rates which is currently under \$2 per dekatherm.

Mr. Bellon said that the installation of the new AMI meters would start in October, but they are still determining the route of deployment.

Power Assistant Director Matt Youngs said the original Power Purchase Agreement with Trans-Jordan Landfill was implemented on May 28, 2009 and the 15-year term agreement was scheduled to expire in May 2024. To allow for further negotiations, the contract was extended to September 30, 2024. Once a new contract is drafted, he would return to the Council to review the proposed terms. Mr. Youngs noted that the Salt Lake Landfill contract expires in 2028, and negotiations to extend that contract are expected as well.

2. **A resolution authorizing the execution of a Memorandum of Understanding that may include law enforcement personnel from Federal, State, Local, Tribal and Territorial Law Enforcement Agencies for the purpose of locating and apprehending fugitives.** Murray Police Chief Craig Burnett explained that the United States Marshals Service Fugitive Task Force allows local agencies to be part of their agency. He said Murray has participated in the past and would like to be involved again. This entails allowing two Murray detectives to get the needed credentials to work with the task force in a joint operation to locate fugitives. There is no cost associated with the training.
3. **A resolution approving a Multi-Jurisdictional Agreement between Murray City and South Salt Lake City for building inspection services.** CED (Community and Development) Director Phil Markham said due to the passing of Senate Bill 185 – Residential Building Inspection Amendments, cities are required to provide inspection services within three business days of an application. If that is not possible an applicant may engage a third-party inspection firm. Because choosing their own inspectors could lead to unforeseen circumstances, several cities have collaborated to get reciprocal agreements to provide services to one another if needed. Mr. Markham reported that South Salt Lake city has already signed the agreement with Murray City, and now Murray would consider the resolution and agreement.

He clarified the agreement was basically a courtesy arrangement where involved cities would still pay their own employees to help neighboring cities and outlying communities to meet timely inspection deadlines. He explained that due to a shortage of building inspectors it was difficult to get inspections completed so the building division has contracted with an outside service to help with timely inspections. In addition, the building division is close to hiring a full-time building inspector which would eliminate the need to use the outside organization moving forward.

4. **A resolution approving a Multi-Jurisdictional Agreement between Murray City and Draper City for**

building inspection services. CED Director Phil Markham said the resolution and the agreement would provide the same courtesy arrangement as above. The only difference is that this relationship would be with Draper City.

5. **American Public Power Association (APPA) Conference Reports.** Council Member Diane Turner shared about classes she attended, discussed topics she learned about and provided informational handouts.
6. **Short-term rentals.** CED Director Phil Markham confirmed that on July 23, 2024 the City Council approved a moratorium on short-term rentals in Murray City. This would give the City a 180-day period to decide if short term rentals should be allowed or how they should be regulated.

City Attorney G.L. Critchfield advised that an ordinance needs to be in place before January 20, 2025, when the moratorium expires, which is a tight timeframe. A proposed ordinance should go before the Planning Commission in October. The Council would then have the opportunity to discuss the matter further in November, with a final consideration no later than December. He noted that if nothing was decided, the moratorium expires and homeowners may apply for a short-term rental without facing any regulation.

Mr. Markham agreed that this was a complex issue that required intense discussion. He shared information from the Utah League of Cities and Towns regarding the pros and cons of allowing short-term rentals. There was further discussion about the issue and how the Council would work together to form an idea that would result in a decision. There was consensus to have a workshop at 3:30 p.m. on Tuesday August 27, 2024 to discuss short-term rentals.

Adjournment: 6:07 p.m.

Pattie Johnson
Council Office Administrator III