

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

Work Session Minutes of Tuesday, January 7, 2025

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
Vacant	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Joey Mittelman	Fire Chief
Theddi Chappell	Utah C-Space	Rob White	IT Director
Chad Wilkinson	CED Director	Greg Bellon	Power Director
Elvon Farrell	Economic Development Specialist	Brenda Moore	Finance Director
Anthony Semone	NeighborWorks	Greg Bisping	EDCUtah
Camron Kollman	IT	Scott Cuthbertson	EDCUtah
Citizens			

Conducting: Council Chair Cotter called the meeting to order at 3:45 p.m.

Approval of Minutes: Committee of the Whole, November 19, 2024 and Committee of the Whole, December 3, 2024. Ms. Turner moved to approve, and Mr. Pickett seconded the motion. All in favor 4-0.

Discussion Items:

- **Economic Development Corporation of Utah (EDCUtah) presentation.** Economic Development Specialist Elvon Farrell said Murray City was a member of the non-profit organization EDCUtah that focused on promoting economic growth throughout Utah. Murray City has been a member of EDCUtah for approximately 12 years.

Scott Cuthbertson, EDCUtah, shared background information about EDCUtah and reviewed Murray City's economic contributions through EDCUtah during Fiscal Year 2023-2024. He acknowledged EDCUtah's founders and highlighted the role of community members and businesses that created jobs and made substantial capital investments in the State. He explained specific marketing tools and research that helped EDCUtah to market Murray as a place of opportunity and a location for networking with significant private retailers and public sector members. He stressed the importance of retail and commercial business conferences attended annually by Murray's CED staff where EDCUtah helps to identify Murray's specific strengths and weaknesses for attracting and recruiting retail companies to the City. Mr. Cuthbertson said nationally the Wasatch Front is now compared to cities like Orlando, Florida, Charlotte, North Carolina, Cleveland, Ohio and Sacramento, California as locations noticed by most companies looking to move.

- **A resolution opting into and authorizing participation in the Utah C-Pace Program to facilitate and finance C-Pace projects; approving and authorizing an agreement with Sustainable Real Estate Solutions, Inc., to administer the City's C-Pace Program.** Mr. Farrell said C-Pace (Commercial Property Assessed Clean Energy Financing) is a program the City could use with local businesses and property owners to support sustainable and energy friendly environmental goals. Theddi Chappell with SRES (Sustainable Real Estate Solutions) said C-Pace is a financing organization that helps commercial property owners secure private funding for construction projects to promote energy efficiency and water

conservation. The Utah program enabled as part of Utah State statute also includes seismic upgrades.

Ms. Chappell explained that property owners voluntarily request an assessment of their property which applies to both existing and new construction. She reviewed the benefits and characteristics of the program, discussed who is eligible and reviewed other expenses that could be included in an assessment. She said the ultimate goal of the program is to generate savings that offset or exceed energy expenses, noting that third-party lenders provide the lending options. She explained how the program works, gave examples of conceptual lending scenarios, discussed the process once finance negotiations are complete and confirmed there would be no cost to cities who approve the agreement with SRES. Ms. Chappell said if approved, Murray property owners do not have to use the program, it requires no land use change and it has no effect on property tax revenue.

Mr. Farrell clarified the opt-in resolution only allows the program in Murray and the professional services agreement with SRES allows them to help property owners get assessments completed using SRES engineers not City staff. He said the State specifically identified SRES as the administrator by an RFP (request for proposal) process. City staff would make developers aware of the program as projects come forward in the City.

- **Power Department Report.** Power Director Greg Bellon shared about the forestry division, the reliability of the Murray City Power System and provided data to compare the 2023 peak load of 98.64 megawatts to the 2024 peak load of 101.26 megawatts.

Mr. Bellon gave project updates noting that a glitch occurred in the Advance Metering System- installation project and that one thousand meters are now waiting to be installed after being reprogrammed.

The penstock at the Little Cottonwood hydro plant will be operating this year, however it will need to be relined one year from now.

The system controls for the City's gas turbines are being analyzed and the RFP process is underway for constructing a new Central Substation. Once the RFP is completed, bonding needs for the construction project will be discussed with the Council.

Currently crews are working to complete 60 open work orders, there was one retirement last month and there are two open positions that need to be filled.

- **An ordinance amending the City's Fiscal Year 2024-2025 Budget.** Finance Director Brenda Moore said the budget opening includes a request to receive and allocate several grants and various reimbursements and request funding for new projects to cover various anticipated and unexpected needs. The ordinance would increase the budgets for General Fund transfer to the CIP Fund, and the CIP Fund transfer from the General Fund. Ms. Moore said the transportation sales tax received in the General Fund was restricted to Street projects and is spent in the CIP fund. If higher amounts are received increasing the original budget, the transfer budget to the CIP fund would be adjusted. The ordinance would also allow her, at year end, to transfer the amount necessary to keep the General Fund reserves between 25% and 26% of revenue to the CIP fund, adjust the budget and avoid getting an audit finding. Ms. Moore gave a thorough review on all proposed transactions involved in the budget opening.
- **Reports from Interlocal Boards and Committees.**
 - Utah Infrastructure Agency – Ms. Moore said UIA (Utah infrastructure Agency) would issue another bond needed to fund new connections and build out new development areas. Revenues currently

exceed debt payments by at least \$1 million and a rate increase of four dollars to ISPs (internet service providers) will occur for the first time. To increase take rates of original cities UIA hopes to implement remarketing strategies.

- Utah Telecommunications Open Infrastructure Agency – Chief Administrative Officer Doug Hill shared background information about how UTOPIA (Utah Telecommunications Open Infrastructure Agency) became UIA.

He reported that UTOPIA now has 70,000 subscribers, is located in 55 cities and associated with 30 ISPs. They will be expanding to Bountiful, Utah, Bozeman, Montana and Idaho Falls, Idaho. As of October 2024 there were 17,500 properties available for service in Murray, but so far only 4,700 subscribers, which is a 30% take rate. Compared to other cities, Murray's take rate is considered low due to network competition.

- Valley Emergency Communications Center – Mr. Hill said that as of October 2024, emergency calls increased to 71,740 per month, which was the highest they have been for some time. Of that amount 23,000 were 911 calls and 48,000 were non-emergencies. He discussed standard performance statistics and transfer call rates as required by the State of Utah and reviewed current projects that are underway. Data was analyzed comparing Murray's call counts for the month of October 2024 to other police and fire departments in the county placing Murray in the mid-range comparatively.
 - Metro Fire – Nothing to report.
 - Council of Governments – Mr. Hill said agenda items for August and November 2024 COG (Council Of Governments) meetings involved conversations about homelessness issues and learning about corporate entities that continue to buy homes in Salt Lake County, resulting in less housing opportunities for residents. Housing plan presentations were made for Statewide and Salt Lake County housing challenges and a report was presented by the Lincoln Land Institute which identified corporate housing locations in Salt Lake County. Mr. Hill said the hope is that new policies related to corporate ownership would be developed during the 2025 Legislative Session. Other COG agenda items were related to airsoft gun awareness, the public safety bond that was not approved in 2024 and TRCC (Tourism, Recreation, Culture and Convention) funding information. He noted that the City did not apply for TRCC funding this year because the City has currently reached the project number limit for receiving TRCC grant assistance.
 - Wasatch Front Waste and Recycling District – Mayor Hales said the December meeting was brief, however paid time off was discussed for WFWRD employees. Mayor Hales announced that he requested Ms. Turner to serve on the WFWRD board for the year 2025.
- **Adjournment:** 5:32 p.m.

Pattie Johnson
Council Administrator III