



## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, January 7, 2014, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

### Members in Attendance:

Brett Hales	Council Chair
Dave Nicponski	Council Member
D. Blair Camp	Council Member
Jim Brass	Council Member
Diane Turner	Council Member

### Others in Attendance:

Ted Eyre	Mayor	Justin Zollinger	Finance
Janet M. Lopez	Council Office	Jan Wells	Chief Administrative Officer
Frank Nakamura	City Attorney	Doug Hill	Public Service Director
Jennifer Kennedy	Recorder	Janet Towers	Exec. Asst. to Mayor
Gary Eyre	Citizen	Tim Tingey	ADS
Jennifer Brass	Resident	Kellie Challburg	Council Office
George Katz	Resident	Sally Hoffelmeyer-Katz	Resident

Chairman Hales called the Committee of the Whole meeting to order and welcomed those in attendance.

### Discussion of Bond Public Hearing- Justin Zollinger

Mr. Zollinger said several discussions have been made with the RDA (Redevelopment Agency) and prior Council Members regarding this property.

The City owns a portion of the block that contains the Wright Costume building. The Wright family recently came to the City and expressed the desire to sell the property to the City, at a substantially lower cost than was discussed several years ago. Mr. Zollinger stated that Mr. Tingey had mentioned that part of the City plan was to gather as much property as possible on the block to help with redevelopment in the downtown area.

Earlier, the City had thought about purchasing a different piece of property that housed a chapel. The parameters resolution on December 10, 2013 was a bond for \$3 million. Since then,

the chapel was bought by another buyer, so a bond won't be needed for that portion. The Brown property is still an unknown factor, they have not responded yet. Mr. Zollinger is hesitant about offering more money if they are unsure they want to sell. There are other options available that can be pursued at a later time.

The current bond is for \$1.35 million, and is a 5 year term, rather than a 15 year bond. The rate looks to be about 2 to 2.3 %, which is a great interest rate. This purchase will give the City almost the entire block, with the exception of the Brown property. Mr. Nicponski asked which property was the Brown property. Mr. Zollinger replied that it was the one closest to 4800 South. It is a multiple level structure with green metal siding.

A Public Hearing tonight would give citizens the right to express their opinions, he said. This is not a property that would be competing with any other private businesses. Mr. Camp asked if the property in question was only the Wright Costume property. Mr. Brass replied that it included the Flower Shop and Tea Rose. It is the whole 5<sup>th</sup> Avenue section. Mr. Brass said that at one time, it was thought that a parking structure would be developed in the middle of the block. The City now has enough property to establish that.

Mr. Hales asked if Mr. Tingey believed the Brown property could eventually be acquired. Mr. Tingey said he believes there is a good chance. They are presently speaking with their real estate representative. It will be decided on the amount of the sale for them. There are parents and a number of children involved in the decision making. Mr. Hales asked if the value of the property would increase or decrease over time. Mr. Tingey said if there is significant development occurring it could raise the price, but that is some time away.

Mr. Zollinger said that this bond would be paid for with RDA dollars. It is being purchased with Sales Tax Revenue Bonds, but the RDA fund would pay for it.

#### **Discussion of Interlocal Board Appointments- Jan Wells**

Ms. Wells noted that each year there are various interlocal boards that give the City the opportunity to serve on the boards. The Mayor has the opportunity to select various people to participate in those, and those nominations are ratified by the Council. Some of the board appointments are City staff and some are to be elected persons. Ms. Wells noted that the attached list would be brought to the Council in Council Meeting.

#### **Discussion of Internal Committee Participation- Brett Hales**

Mr. Hales stated that the first committee to be discussed is the Capital Improvement Program (CIP). Presently, Mr. Hales is serving on that board and doesn't mind staying on the board. Mr. Hales would remain on the committee with Mr. Camp, who expressed an interest to serve.

New City Hall Committee currently has Mr. Brass serving as the representative. Ms. Turner expressed desire to serve on that committee. Everyone agreed to have Mr. Brass and Ms. Turner serve on the New City Hall Committee.

The Strategic Plan and Welcome & Thriving businesses committee currently has Mr. Brass serving. Mr. Brass does have a conflict with the meeting times and Central Valley Water meeting times. Mr. Hales asked for some details on this committee. Mr. Tingey said there are great individuals on this committee from different areas of the City. The committee looks at

future recommendations of incentive options. The committee meets about once every three months to discuss economic development and helping businesses thrive. Mr. Nicponski and Mr. Camp volunteered to serve on the Strategic Plan Welcome & Thriving business.

The Strategic Plan Financially Sustainable Committee involves the Budget and Finance Chair and Vice-Chair for this committee. Mr. Brass noted that in the past the representatives had been the Budget Chair and Vice-Chair. It was recommended to wait and decide after those positions had been filled.

The Utah League of Cities and Towns (ULCT) Legislative Policy Committee needs one Council Member to serve on the board. Mr. Nicponski noted that the Committee meets once a week during the legislative session and once a month the rest of the year. Ms. Turner expressed interest in serving on this Committee. Everyone agreed to that decision.

The rest of the Committee decisions would take place in Council Meeting. Mr. Hales asked for approval on the above decisions. Mr. Brass moved approval and Mr. Camp seconded. All were in agreement.

### **Discussion of Attendance at the National League of Cities Conference- Brett Hales**

Mr. Hales noted that the National Conference is in Washington D.C. from March 8-12, 2014. He mentioned that Ms. Turner had expressed some interest in attending. Ms. Turner stated that she would like to go and it would seem to go along with the Legislative Policy Committee that she would be serving on.

Mr. Hales clarified that the budget would accommodate two representatives to attend this year. He mentioned that he would like to go and has never attended. Mr. Brass said he also had never attended. Mr. Hales stated that Mr. Brass should attend. Mr. Brass said he would love to.

Mr. Hales asked if anyone was opposed to Mr. Brass and Ms. Turner attending the National Conference this year. All agreed.

### **Announcements**

Mr. Hales noted that a date needs to be set for the Mid-Year Budget Review. Ms. Lopez stated that it is usually an all-day meeting that starts around 8:00 am and ends around 4:30 pm. The budget is reviewed year to date and Mr. Zollinger would like to speak on priorities for the coming year.

Ms. Lopez said that it is normally held around the end of January. She suggested either January 23<sup>rd</sup>, or January 30<sup>th</sup>. Mr. Brass stated that he would be out of town on January 23<sup>rd</sup>. Mr. Nicponski mentioned that it is a busy time with the opening of the Legislative session. Mr. Hales asked if everyone could attend on Thursday, January 30<sup>th</sup>. All were in agreement.

Mr. Nicponski asked if that meeting would be off-site. It has been held at Crystal Inn in the past. Ms. Lopez noted that there would be lunch offered. The agenda will be set working with the Mayor's Office and the Department Heads, and the Budget Chair would conduct the meeting.

Ms. Lopez asked the Council to respond about the Local Officials Day on Wednesday, January 29<sup>th</sup>. It would be held at the Salt Palace and includes lunch.

Ms. Lopez mentioned that some Council Members would be attending the Newly Elected Officials Training on Saturday. There would be a carpool to Utah County meeting at the City at 7:00 a.m.

Mr. Hales welcomed Ms. Turner, Mr. Camp and Mayor Eyre to the City.

Mr. Hales adjourned the meeting.

Council Office Administrator II  
Kellie Challburg