



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, June 3rd, 2014, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Members in Attendance:

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

Others in Attendance:

Jan Wells	Chief Administrative Officer	Frank Nakamura	City Attorney
Janet M. Lopez	Council Administrator	Justin Zollinger	Finance Director
Jennifer Brass	Resident	Steph Wright	Chamber of Commerce
Jennifer Kennedy	Recorder	Steve Roberson	Resident/Fire
Daren Wightman	Resident/Fire	Janet Towers	Exec. Asst. to the Mayor
L. Pat Thorne	Chamber of Commerce	Kellie Challburg	Council Office
Brandon Burningham	Chamber of Commerce	Wayne Riggs	Chamber of Commerce
Eliot Setzer	Resident	George Wilkinson	Chamber of Commerce
Bob Dunn	Boys & Girls Club	Briana M. Stringer	Boys & Girls Club
Art Pasker	Boys & Girls Club	Sam Hansen	Boy Scouts
Ryker Adamson	Boy Scouts	Paula Rasmussen	Resident
Donnetta Mitchell	Resident	Tim Tingey	ADS Director
Sheri VanBibber	Chamber of Commerce	Hannah Cutler	Chamber of Commerce
Shahar Boyayan	Chamber of Commerce	Peri Kinder	Valley Journals
Dustin Matsumori	Intermountain Healthcare	D. Kirk Jensen	Resident

Mr. Brass called the Budget & Finance Committee meeting to order and welcomed those in attendance. He asked that cell phones to be silenced.

Approval of Minutes

Mr. Nicponski asked for approval on the minutes from April 22, 2014. Mr. Camp had one correction and moved for approval with the included correction. Mr. Nicponski seconded the motion. All were in favor.

Mr. Brass adjourned the Budget & Finance Committee meetings and called to order the Committee of the Whole meeting. He excused Council Member Hales who was with his ill father, and also Council Member Turner who was out of the Country.

Business Item #1

**Chamber of Commerce Annual Report-
Stephanie Wright**

Ms. Wright thanked the Council for inviting her and thanked her Board of Directors for their presence also.

The mission of the Chamber is to help Murray businesses succeed by providing networking opportunities, and act and serve as a business resource by promoting community and business relationships. She added that the Chamber helps improve the quality of life in Murray, by serving as a resource for the businesses to work and flow through.

In 2013, 41 new members were added and the renewal rate was 78%. So far in 2014, 21 new members have joined, and 35 have renewed thus far. The total members in the Chamber add up to 175.

The Murray Chamber currently holds approximately 15 meetings a month. The majority of the meetings are held on Thursday afternoons, with the exception of the Friday morning *Eggs and Issues* meetings. There is also the quarterly *Women in Business* meetings.

There are 6 fantastic sustaining partners in the City: Murray City, Alphagraphics, Crystal Inn, Salt Lake County, Valley Journals, and Sam's Club. There are also smaller business partners.

The lunch attendance last year was amazing. There were 1,121 people that attended the functions within the year, including members and guests. This year, 527 people have attended the meetings.

There are many chamber successes. There is a networking lunch that happens every Thursday; utilizing local chamber businesses for the lunch locations, rotating every three months. The lunch will be held at Mimi's Café through the end of June, and will be at Red Rock Brewery for the next three months. This gives the restaurant owners the opportunity to participate, and allows members to taste different menus. There have been over 40 people attending the networking lunches. There is always a speaker, who is a Chamber member, educating the attendees on their product or service.

The second Thursday of every month is the membership lunch. This lunch is a little more formal and held at the Cottonwood Country Club, and was recently held at Brio Grille. There are non-members that present at this lunch. Mayor Ben McAdams, Dan Snarr, The Road Home, Miller Inspirations, the Heritage Center, the Fire and Police Departments have all spoken at these lunches.

Once a quarter, the Murray-Holladay Women in Business Group is hosted. They meet four times a year, and focus on support, education, and mentorship. The attendance at that meeting is between 30 and 40 individuals. Gentlemen are highly encouraged to attend also.

The Chamber has implemented a *Business After Hours Meeting*, as of January 2014. It has been at Red Rock Brewery, but is now moving to Famous Dave's. That is a casual meeting, held from 5:00 to 6:30. There are 10 to 20 people that usually attend this laid back, casual event.

Eggs and Issues is every Friday morning at 7:30 held at Mimi's Café. It is open to the public and there is a great array of speakers. There are three fantastic chairs that oversee *Eggs and Issues*: Donnetta Mitchell, Ethel DeFosse and Jim Welch. There have been speakers from Murray Parks and Rec, the Hope Lodge, Huntsman Cancer Institute, Murray Fire, Senator Gene Davis, and the United Way. Speakers are booked through the end of June.

Another new event this year is the Multi-Chamber Speed Networking Meetings. This new program is a lot of fun and involves about five other chambers across the valley. The last meeting had 70 attendees. This is another way to enhance relationships and build business. Murray consistently has had the highest attendance at the speed networking events.

The Chamber implemented the Golden Apple Teacher Award. Ms. Wright thanked Larry H. Miller Honda, Thorne and Associates, Bank of American Fork, Desert Star Playhouse, and Brio Grille for sponsoring this great lunch. The Chamber honored ten fantastic Murray School District teachers. It was very well received and her hope is to enhance it even more for next year.

New member orientation is conducted twice a year. This helps the new members become aware of the tools and benefits that the Chamber provides. The Board of Directors and the Ambassadors attend the meeting and explain the different committees.

There are 13 members that serve on the Board of Directors. They represent a large variety of business types and sizes throughout the City.

Stars across Murray was the big annual gala this year. It was attended by 150 people, including the Mayor and his wife. It is a fundraiser for the Chamber.

There are over 25 Chamber members that serve as Ambassadors. There is a complimentary lunch offered for first time visitors interested in joining the Chamber.

Last year, there were 11 ribbon cuttings held and she thanked those for attending. This year, there have already been 8 ribbon cuttings, and that number will be exceeded in 2014.

A Chamber E-newsletter reaches out to over 700 contacts, four times a week. The most popular edition is the Thursday Marketplace that spotlights a business, at no additional cost to the member.

The Murray Chamber is part of the State Chamber of Commerce and works with the other 50 City Chambers.

Some of the community events include a partnership with: Relay for Life, the American Cancer Society, the Brain Injury Alliance, the Great Salt Lake Business Expo, the

Murray July 4th parade, the Murray City Calendar and Guide, and a new Murray City magazine coming out this summer. The Chamber involves the sustaining partnerships with Alphagraphics, and the Murray Boys and Girls Club.

Ms. Wright asked Sheri Van Bibber to present additional information. Ms. Van Bibber said the Chamber began working with Mr. Bob Dunn at the Boys and Girls Club years ago. The Chamber also started the MYCC (Murray Youth Chamber of Commerce) about 12 years ago. The Chamber has been fortunate with the energy of the youth to keep these programs going.

The Chamber adopted the Haunted Woods event when the City had to cut back funding several years ago. The Exchange Club adopted the program, in conjunction with the Chamber. It has been extended to three nights, and has between 800 and 1200 people attend the event. The Haunted Woods is known for its invitation to ages one to ninety-nine. The cost to enter is around \$2.50 and participants receive hot chocolate and donuts, and profits go to the prevention of child abuse, and scholarships for deserving children. Last year the event raised about \$8,000, and it is ran by volunteers.

The Chamber has also adopted the Meet the Candidates night. There were 300 people in attendance at the last meeting.

The Chamber works with the golf tournament, supports the prevention of child abuse, assists the Taylorsville Family Center, and collected car loads of items from the citizens and high school clubs for the shelter kids. She stated that with the current legislation, these kids don't have a place to live if they are kicked out of their homes over the age of 18. There is the downtown shelter, and the Christmas Box House is available for 12 and under, but they aren't allowed to stay. They are working on legislation to change that, but the chamber youth go downtown and serve at the Center and get to know those kids.

The Chamber also collects backpacks, and fill them with food, phone cards, etc., and have given away as many as 1992 backpacks in one year. The youth choose to adopt which programs they want to support.

There is a scholarship program offered through the Murray Exchange Club for kids turning their lives around, and also the kids with a 4.0 grade point average. The kids are volunteering for the Red Cross, Rotary and Exchange Club, Lions Club and others.

There are kids that stay connected through Facebook and social media and come back and help after college.

The Exchange Club and the Chamber sponsor the *Give a Kid a Flag* program, and approximately 10,000 flags are given out at the parade.

Two scholarships have been given out since the Chamber adopted the Golf Tournament and the Haunted Woods. One scholarship is from the City and one from the Chamber. The scholarships aren't based on grades, but on service to the community.

The Chamber has worked with low income housing projects, and have torn down garages, gutted and painted houses, cleaned the banks of the Jordan River, and helped wherever there is a need.

The Chamber sponsored a booth at the County Fair, and came up with an idea to promote Murray City, winning several awards.

The Murray Youth Chamber Council won the award for the best Youth Council in the State. The COY (Commission of Youth) award has been granted to the Murray Youth Council also, and the youth are working with Mayor Ben McAdams.

The Chamber volunteers at the food bank on Martin Luther King Day also.

Wayne Riggs introduced himself and said he has served on the Board of Directors for about six years, and has covered special events.

Mr. Riggs is mainly involved with the Golf Tournament and the Stars Across Murray events. These events raise funds that go to the Murray Youth Chamber of Commerce, and to help fund the Chamber if needed. These events often find new avenues to place businesses together and introduce City officials to local businesses. It includes events such as the David Archuleta concert, and the Little League World Series. The Chamber has been able to recruit local business to help support these events. Mr. Riggs noted that the City's participation is vital and helps to set Murray apart from other cities.

Brandon Burningham spoke next as Chairman of the Board. He stated that he has the unique privilege to sit on the Board and also to work and live in Murray. He noted that he was a transplant to Murray about 16 years ago but the involvement with the Chamber has allowed him to get to know many in the community. The Chamber has helped him to grow his business, and has given him the resources to help his business succeed. He noted that his goal is for businesses in Murray to be seen. The Chamber has done some rebuilding and is headed in the right direction.

Ms. Wright shared an example of a Murray High student that was short on funds needed to graduate. The City contacted the Chamber and an email was sent out, and within twenty minutes, businesses stepped up and filled that need for the student. She encouraged the Council to attend some of the luncheons and meetings, and thanked them for their support.

Mr. Brass asked when the golf tournament was. Ms. Wright replied that it was June 18th.

Business Item #2

**South Valley Boys & Girls Club Report-
Bob Dunn**

Mr. Dunn thanked Mr. Wayne Riggs for teaching some financial literacy classes at the Club, and also complimented Ms. Van Bibber for her award for the best advocate.

Mr. Dunn handed out some information about the Boys & Girls Club. He thanked the Council for the financial support of \$118,000 last year. The support makes a big difference in the community. He thanked the Department Heads also, especially from the Fire and Police Departments. He stated that he believes that Murray is the best City in America, and that the Murray Boys and Girls Club is the best club also.

The Murray Boys & Girls Club started in 1967 and was the second club in the Country to include the Boys & Girls Club name. It took 22 years for the National Club to follow and include the same name.

The Murray Club won an award for having the best parent program in the County, and also the best program for kids with disabilities. Last October, the Club won the Maytag Dependability Award. The Club also received the Impact Award, and was the only club in the Pacific region to receive this award.

Mr. Dunn stated that 85% of the kids are from low to moderate income households, and 66% of the kids are from single parent homes. The Club truly has an impact on these kids, added Mr. Dunn.

In the Annie Casey Foundation study, risk factors were classified with a range of 1 to 1000, Caucasian kids are in the 715 range, and those numbers for the minority students decrease to around 315. There are high expectations for these kids in Murray and the programs are working, stated Mr. Dunn.

There is an amazing staff, as well as amazing volunteers. There is a Power Hour every day at 4:00 that offers homework help, and this is not an option; every kid is there doing homework. These kids come to the Club and are struggling in school, and the staff makes sure that the grades improve.

Mr. Dunn told an example of an amazing 16 year old girl named Emily that had attended 11 different schools, and had to be removed from her home for safety reasons. He complimented the Murray Police on their involvement. Emily came to the Club about 5 years ago, and has since relocated and still takes Trax to Murray to attend the Club every day. She had a consequence due to a missing assignment, and had to miss an important event. The kids are held accountable, but at the same time they know that they are loved.

The Club offers 26 programs, including a financial literacy program. Test scores have increased by about 37% based on pre and post- tests.

Mr. Dunn introduced Briana Stringer.

Ms. Stringer moved here from Detroit with her grandma. She said she was a really shy kid when she arrived at the Boys and Girls Club. In high school, her grades started dropping, and she was getting in trouble; the Club helped her immensely and helped her graduate from high school. She started volunteering at the Club, and now is part of the staff and teaches dance to the children. She stated that if she was missing any assignments, she could not teach dance at the Club. This consequence made her get her homework turned in because she didn't want the children to miss out on dance lessons. She stated that dance has given her a lot of self-esteem, and hopes to give the other kids that also. She also introduced a fashion program. She teaches dance to children that have not had any dance experience, and has had six successful dance programs. She tries to pass on the valuable lessons that she learned at the Club. Ms. Stringer graduated from Murray High School in 2012, and was chosen as Youth of the Year. Mr. Dunn complimented Ms. Stringer and thanked her for her compassion and example to the younger children.

Mr. Dunn said that with the financial support from the City, the Club was able to receive a matching fund from the Department of Workforce Services. The Club is going to open up two new schools that have not had service: Woodstock and Twin Peaks Elementary. The Club is also picking up Lionsgate Apartments in Fireclay to help the kids in that area.

He added that there is another current opportunity to receive matching funds, and the Club is experiencing a cash flow problem. It is difficult, if not impossible for the Club to get a loan from the bank. There are some possible grants, but some of those take several months to receive. The bank keeps turning down requests for loans. He said he was open to any possible options for funding to receive those matching grants.

Mr. Dunn introduced Art Pasker.

Mr. Pasker said he has been involved with the Murray Boys and Girls Club since inception. Years ago, there was an RFP (Request for Proposal) for an architect, and he stated he would decided to donate his services and get other contractors to donate as well. Mr. Pasker joined the Board of Directors at that point, and over the years worked on many additions to the Murray and the Midvale buildings.

Mr. Pasker told a story about a girl named Jackie that needed help attending the University, and both parents were incarcerated. Mr. Pasker and his wife decided to help Jackie financially. Jackie got a job at Ebay, received a promotion and raise, and took the extra money from the raise and put it in a savings account for her younger brother to attend college also.

Mr. Pasker said he noticed the financials were recently in the black, but only temporarily until they were in the red again. The drop in the economy has affected the parents, who have had to go back to work, increasing the number of kids sent to the Club. The club has had to increase staff to take care of the influx of more children. He stated that he has tried to get loans from four or five banks, but hasn't been successful.

The goal is to help these kids with educational and social skills, noted Mr. Pasker. The goal is to make these kids responsible citizens in the community, similar to Ms. Stringer. He said these kids need attention that they aren't receiving at home. He said 30 kids were being helped with math during Power Hour and in one month, all the kids raised their grade a whole point.

Mr. Nicponski asked the number of children that attend the club on an annual basis. Mr. Dunn replied that it is close to 800 children. Mr. Nicponski asked what the referral source was, and if it was primarily the schools. Mr. Dunn replied that it is through the schools, as well as the court system, and even parent requests. Mr. Dunn replied that the monthly operating cost is approximately \$200,000.

Mr. Brass commented that the Murray Boys and Girls Club is a great club, and he and his wife have chosen to support this club over the years. It is a great investment in the children. He added that many donors disappeared when the economy faltered. Mr. Dunn said donors are beginning to come back, but it is mainly a cash flow problem. Mr. Brass said that now is the time to help financially to take advantage of the 60% match. He thanked Mr. Dunn, Ms. Stringer and Mr. Pasker for their presentation.

Business Item #3

**Intermountain Health Care Bond Issuance-
Dustin Matsumori**

Mr. Matsumori thanked the Council for their time. Mr. Matsumori is the Director of Financial Planning for Intermountain Health Care, and also a resident of Murray. He wanted to give information about a couple items that would be on the Council Agenda for June 18th.

Intermountain Health Care is a not for profit health care system. The hospitals and clinics are financed through tax exempt municipal bonds, allowed by the Federal Tax Law, because general health care benefits are provided. The tax exempt bonds receive interest rates similar to the cities. This benefit allows the hospital to provide better services at lower costs. As with any tax law vehicle, there are a lot of regulations and requirements. Tax law requires the hospital to work with a local governmental entity to issue the bonds. The governmental entity has no obligations or liability and is fully indemnified. In the past, entities are chosen based on the amount of proceeds spent. When IMC (Intermountain Medical Center) was built, Murray City served as the conduit issuer. It had no impact on the City's financials, credit rating, etc. If the hospital were to default, it would be no issue for the City.

IHC is preparing to issue \$250 million in bonds through Utah County. The purpose is for the remodeling of the facility in Utah County. However, in addition to the facility uplift, IHC would like to invest some of the bond proceeds within Murray City. There are two actions required to invest within the City. The first requirement is that a public hearing is held, and a TEFRA (Tax Equity and Fiscal Responsibility Act) resolution is adopted. A public forum is needed because it is tax exempt money. This allows citizens to voice any concerns they might have over this bond issuance. It is confusing because it reads that Murray City is holding a public hearing over the bonds, but it is simply because IHC wants to invest some of the proceeds within Murray City. Utah County cannot hold a public hearing for Murray City. The resolution adopted simply states that a public meeting was held.

The second requirement is that the City enters into an interlocal agreement with Utah County to allow for the money to be invested within the City. There is no financial obligation or liability for Murray City.

Mr. Brass commented that this was previously done about ten years ago.

Mr. Nakamura commented that in 2012, an interlocal agreement was made, the City is actually participating in an existing agreement, not necessarily approving it. Mr. Matsumori said the bonds were previously issued through Utah County, and this is the second group; money wasn't spent in Murray City previously so this is the reason that Murray is being included now. Mr. Matsumori added that the City Attorneys as well as the Bond Attorneys have both vetted the agreement.

Mr. Matsumori thanked the Council for their service and their partnership with IMC. He commended the legal staff, and in particular, Mr. Nakamura. He stated that Mr. Nakamura is very thorough in his review.

Mr. Matsumori commented that he will be at the meeting on June 18th to answer any questions.

Business Item #4

Fireclay Live/Work Units Standards- Tim Tingey

Mr. Tingey introduced Brad McIlrath, an assistant planner with the City. Mr. Tingey said that Mr. McIlrath had done a lot of work on the Fireclay area.

Staff is working with the attorneys office to prepare some ordinance changes in the Fireclay Transit Oriented Development Area. The changes would include some elements related to live/work units; defining lower level residential and commercial areas. There are several areas located along Main Street that include lower level commercial and upper level residential living area. There are a number of them being utilized as boutiques, travel agencies, etc. One of the challenges has been that the land use ordinance does not define live/work units. The proposal is to define live/work units, following along the line of building code standards. It will define live/work units with the non-residential area as not more than 50%.. It would also limit the number of non-residential workers that can be in that non-residential area. If it goes above a certain number, it would be classified as a different kind of use.

Also, related to live/work units, there are a number of residential units located in the Transit Oriented Development Area. Staff would like to redefine those residential units to require the lower level commercial along thoroughfare type of streets. The reason is to ensure a good mix of businesses and residential in the area and not have the area move more towards residential.

Mr. Tingey commended Mr. McIlrath for his efforts on this issue.

Announcements

Ms. Lopez stated that on Wednesday, June 11th, the Heritage Center would be honoring Barbara Leonhardt with a volunteer award and would like to have a Council Member present to give the award. Mr. Nicponski offered to attend, and Mr. Brass said he would attend also.

Ms. Lopez reminded the Council of the MCEA summer party on June 20th and reservations are required. The employee is free, and the cost is \$10 for an additional guest. Please give reservations to Kellie Challburg.

The Boys and Girls Club is having a golf tournament on August 13th, 2014 at Mountain Dell Golf Course. The City will sponsor two foursomes and would like to have Council participation. Mr. Brass said he had already committed to attending. Mr. Camp said he would check his schedule.

Ms. Lopez added that Chevrolet vehicles have been reserved from Larry H. Miller for the Fun Days Parade on July 4th.

The Citizens meeting regarding UTOPIA/Marquarie was scheduled for Thursday, June 5th. The Mayor has prepared his presentation and the meeting has been noticed. If anyone has any suggestions regarding the presentation, the Mayor would be available Friday morning from 8:00 to 11:00.

Mr. Brass adjourned the meeting.

Kellie Challburg
Council Office Administrator