

**MURRAY CITY MUNICIPAL COUNCIL
NEIGHBORHOOD MEETING
DISTRICT TWO**

The Murray City Municipal Council met on Tuesday, September 30, 2008, at the Riverview Junior High School, Media Center, 751 West Tripp Lane, Murray, Utah.

Members in Attendance:

Krista Dunn	Council Chairman
Jeff Dredge	Council Member
Robert D. Robertson	Council Member
Jim Brass	Council Member

Member Excused:

Patricia Griffiths	Council Member
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Others in Attendance:

Daniel Snarr	Mayor
Michael D. Wagstaff	Council Executive Director
Janet M. Lopez	Council Administrative Secretary
Jan Wells	Mayor's Chief of Staff
Zachery Fountain	Mayor's Office
Pat Wilson	Finance Director
Deborah Ng	Citizen
Pete Fondaco	Chief of Police
Craig Burnett	Assistant Chief of Police
Gil Rodriquez	Fire Chief
Tim Tingey	Community & Economic Development Director
Lynn Chatterton	Citizen
Ryan Saddler	Citizen
Briant Farnsworth	Attorney's Office
Barbara Robertson	Citizen
Jennifer Brass	Citizen
Blaine Haacke	Power General Manager
Tom Harvey	Power Department
Doug Hill	Public Services Director
William Strong	Citizen

District Two Council Member Robert D. Robertson called the meeting to order at 6:07 p.m. and welcomed those in attendance. Mr. Robertson thanked all the members of Murray City staff in attendance. He introduced Council Members Krista Dunn, Chair; Jim Brass, Vice-Chair and RDA Chair; and Jeff Dredge, Budget Chair and Council representative to UTOPIA. He introduced Mike Wagstaff, Executive Director, and stated that Mike had moved to the Council from his previous position in the Mayor's office. The position that Mike took was expanded to include following legislation, to keep the Council apprised of changes at the legislature and what the ramifications might be for the City. He will follow the budget closely to determine trends and will keep the council focused on other issues. Mike's assistant is Jan Lopez who runs the office and takes your calls while Mike is handling his other duties. He stated his appreciation for all that Mike and Jan do for the Council.

Mr. Robertson thanked Murray Power for setting up the sound system for the meeting and stated how grateful he is for support from the power department.

Mr. Robertson expressed that being a member of the Murray City Council has been one of the greatest experiences of his life. He didn't expect that and he related that these members he serves with are some of the most honorable people he has ever known. He stressed that they never do things for personal benefit. His background is from years of service in the Air Force and one leadership position he held was Chief of Police, working with vendors from time to time. In that position, if he had allowed a vendor to take him to dinner, then that was a court marshal offense. When he left the Air Force and went to work downtown it was common practice to be taken to dinner or receive a Christmas gift from vendors and contractors. He almost felt like a criminal. Back at work here with the Council he has found the same atmosphere that he experienced in the Air Force. He has never known any Council Member to have inappropriate conversations with anyone who had personal agendas to influence the Council. Mr. Robertson felt that his job, when joining the Council, was to make decisions based on what was best for the City first, then the district second. He believes that what is best for the City is also best for the districts. He commented that Council Members do not always agree, however, once an issue is worked through and the vote is taken, there are no hard feelings between Members. He wanted to acknowledge how great these people are and he becomes ruffled when he hears criticism and accusations that personal desires are being met. If the citizens come to the meetings, they will see this in action.

Mr. Robertson said that he had arranged for some presentations to be made regarding issues in the City. He suggested that after each person speaks, it would be appropriate to ask them questions pertaining to that department. He explained that the Council had recently held a retreat to set some Council goals and direct the efforts of the City in those areas. He announced that Krista Dunn would review and explain those goals.

Krista Dunn Council Chair

Ms. Dunn stated that Ms. Griffiths was excused from the meeting due to family business. She commented that over the last couple of months the Council had held two retreats to discuss goals for the City for the immediate future and next couple of years. The issues have been prioritized as A, B, or C, according to highest priority and a Council Member has volunteered to lead the research and strategies in each area.

Goal number one is *Efficiency and Effectiveness in Government*. This involves sustainability and environmental issues, and how to be more efficient in operating government in Murray City. This could be anything from the types of vehicles used to building maintenance and fuel. It has been selected as a top priority for the Council and Ms. Dunn will be working closely with the Council, Mayor's office, and department heads. Fuel and fuel conversion on certain vehicles will be considered. Most efficient and effective vehicles for the City will be analyzed and the same ideals will follow for City buildings.

Another top priority, which will be directed by Jim Brass, is the *Downtown Revitalization and Redevelopment*. The Council will work with the administration to develop a downtown master plan and ideas to make the downtown the most productive and most comfortable for the citizens. A company out of Portland has been contracted to design the master plan and more information will be presented on this later.

Creating and Maintaining Land Use Zones is a goal with a B priority rating that will be headed up by Jeff Dredge. The focus will be on a couple of zones that have not yet been clearly defined for ease of understanding and application.

The next goal is to investigate opportunities to *Enhance the Quality of Life* for Murray residents and is a priority A, under the direction of Pat Griffiths. Quality of life includes the development of trail systems along the creeks, bicycling paths on the roadways and the possibility of a performing art center downtown or elsewhere in the City.

Goal number five is something every Council Member will work toward and it pertains to *Increased Council Involvement, Research and Awareness* of municipal issues. This would be staying educated and keeping in touch with innovation and new ideas that other cities may have found successful. It would also include working closely with elected officials on the state and national level.

Goal six is to *create a sense of security for Murray residents by attempting to reduce crime, improve emergency response time and in general assisting the clean up of potentially hazardous and unsafe property*. Jeff Dredge will handle this goal and it includes looking at code enforcement, making sure that the Council and administration are working to help citizens have a nice environment. We will also look at traffic calming in the neighborhoods.

Lastly, the Council desires to *provide quality municipal services while maintaining an*

adequate infrastructure that ensures the livability and economic viability of Murray City. This one is even more specific to work with elected officials on the state and federal level, as well as, looking at ways to locate grant funding and work with foundations and government agencies for programs that the Council would like to see in our community. Ms. Dunn will take charge of this goal.

These are the top seven goals and those assigned to work toward successful results. You are all invited to follow along and see how the Council is doing in accomplishing these things and we are aware that it will be necessary for the Council and administration to work closely on these objectives. The Council has a very good working relationship with the administration and department heads and does appreciate them very much.

Mr. Robertson asked Mr. Dredge to give an update on UTOPIA.

Jeff Dredge Council Member

Mr. Dredge observed that UTOPIA is an issue that elicits strong feelings for or against and it is important to understand that this is not an issue now where it is of value to hope that it fails or seek to bring it down because it will be counter productive to the citizens of the City. As we look at UTOPIA, it is in our best interests to hope it succeeds, however, that does not mean that feedback is not needed or input as to how it can be better or where it is failing.

Mr. Dredge has had a lot of meetings with UTOPIA management. They have spent time auditing past contracts with all the service providers to make sure that they are getting the most for their money. The previous administration decided to out source everything with outside experts handling matters, however, these experts did not fulfill the needs. Many of the original contracts for installation down the street and from curb to home have been terminated, and replaced with stronger contracts including stronger return and report metrics in place. UTOPIA has terminated its relationship with RUS (Rural Utilities Service), which is the biggest issue remaining from the previous administration. Whether or not some money might be refunded, due to the poor job of RUS on some of their commitments, is still in question. UTOPIA plans to wait and see what happens with the new administration, however, since it is a lawsuit in progress Mr. Dredge could not get much information.

UTOPIA has created its own network operations center and terminated its relationship with Packet Front, which used to be Dynamic City. They will no longer rely on a third party to control the management of the bits and bites that flow through the network. The network operations center is functioning 24 hours a day and taking responsibility for any outages that occur involving the fiber. This eliminates the problem of knowing whom to call for a problem, service provider or UTOPIA. A number of people formerly with iProvo and other experts from the telecom industry are running this operation.

UTOPIA is also working to add some stronger service providers. They have developed a relationship with a nationally recognized provider for video, however, Mr. Dredge is not at liberty to reveal the company name at this time. Beta testing is being conducted to make sure systems are compatible before signing the final documents sometime next month. This service provider will instantly lend credibility to the video piece. The internet is the fastest piece, although, the phone systems have struggled in the past. The current phone service providers are much stronger with phone solutions and they are geared toward the business side of things. Mstar has been a problem and the administration is working to solving that issue.

Mr. Dredge commented that one of the most impressive things is the white box solution. UTOPIA cannot, by mandate from the legislature, retail services. One of the things they wanted to do was make it possible for many providers to come onto the network to provide retail services. The white box product has been created for any provider to come in and buy pieces of service to set up their own telecommunications system. For example, a contractor building a lot of units has set up a telecom company, running fiber to the units and basically will provide telephone services. The backbone of this is the UTOPIA fiber. Mr. Dredge has talked to other companies about this idea and they think it is a wonderful concept. Details are being worked out on that.

Mr. Dredge explained that he does some business with one of the largest industrial parks in the state, the Freeport Center. It is extremely interested in this infrastructure and the white box capability. They see in a competitive market the ability to provide these services and make a little margin as a good deal.

The question on everyone's mind is when advertising will begin. UTOPIA has indicated to Mr. Dredge that by mid October to November two cities will be hit very hard with advertising. In a competitive environment he is not sure how much he can say regarding the plans. Murray will be very happy about the scheduled marketing plans.

Deborah Ng 5330 Majestic Village Circle

Ms. Ng stated her confusion with the white box concept. It seems like a loop hole that anyone could go out and say I want to be an infrastructure and bypass everyone else.

Mr. Dredge responded that it is not necessarily a loop hole, however, UTOPIA cannot sell retail services, so if anyone comes to them and says, for example, I want to create a business that does web design and as part of that I want to host the websites that I design on my servers. That entity can also get voice, so, a company can create its own entity, contract for the band width from UTOPIA and then market that band width. This is no different from Mstar or any of the phone systems.

Ms. Ng asked if they would be under contract with UTOPIA just like other providers.

Now, it is stipulated that a provider must advertise for UTOPIA. She asked if they would be required to do that too, which is a large financial commitment. What is the advantage to Xmission or some other provider who has been advertising? It seems these other entities may get away with no advertising.

Mr. Dredge said that he is not familiar enough with the contracts of national companies, and UTOPIA is still working on contract issues, however, the whole goal of UTOPIA has always been to attract everything from soup to nuts. It wants to have band width for the national providers and attract customers, but it also wants to have a product Mom & Pop can take advantage of. The details of the contracts are unknown.

When Mr. Dredge was involved in negotiations between the particular national firm coming on line and UTOPIA, the issues were more about who would do billing, how much margin the company would have, who would install infrastructure and how that would be repaid. The back bone of much of this is to expand UTOPIA's band width by stepping out of UTOPIA communities, because there is fiber running up and down Interstate 15, and there are non UTOPIA communities in between UTOPIA areas. If there is some developer digging trenches and UTOPIA can get them to install some conduit for cable, with the opportunity to make a margin, then it just gives additional cash flow to UTOPIA. This will aid the finances necessary to expand out the cities.

Ms. Ng said that she thought the whole premise of the UTOPIA pledging cities was that they would get first priority and everyone else would have to wait their turn at the end.

Mr. Dredge said that the distinction is that the pledging cities would be built with the pledged tax dollars. If a developer along the way says that it will provide the money for the infrastructure if you will just put the fiber in and hook in, then it will not interrupt any of the other cities.

Ms. Ng asked if pledged money for salaries and other services were being used. She asked who is building it; somebody has to pay for this. She says she sees this as a loop hole.

Mr. Brass explained that Utah Transit Authority (UTA) has its offices off of 700 West. It paid UTOPIA the entire cost of the installation to run the fiber to them, not being in a UTOPIA city. They saw the value of having the speed and ability to move data between their locations. They paid all the cost up front.

Ms. Ng reiterated that they put money in the bank to UTOPIA, however, they are still using people that could be working for the pledging cities, who are supposed to get the service first. She said that UTOPIA is making money and she can see that, and she said she does not want UTOPIA to fail, however, she does not see how it balances.

Mr. Dredge said that the principal is simple, they will not do anything unless it makes money. They will not build an area out until they can make money on it. While they are marketing to areas to get commitments from enough people to make money and build with the bond money, they want to supplement cash flow to speed up the process.

Ms. Ng observed that it will help the pledging cities because no money is being made there right now. By getting other people to put money into the organization, the tax dollars will not be spent until the advertising is figured out.

Mr. Dredge said that he feels the marketing has been figured out. UTOPIA was at a dead stand still and being run by the Executive Board for several months until the refinancing was completed and Todd Marriott was brought in. Mr. Marriott has taken business from this stand still to operations that will be rolled out with no problems, no bad press and no complaints. They want to roll out a good product. This is about to occur and better services will be provided to the UTOPIA cities and as they are doing that the cash flow is being supplemented with the white box theory, which is good for the business world. Please recognize that some people are dying for the band width, willing to pay for it, and that is a benefit to UTOPIA.

Ms. Ng said that she sees that, however, for pledging cities that may not have fiber in all areas, her concern is that some areas may not be receiving fiber because UTOPIA is making money on other endeavors.

Mr. Dredge responded that the goal is to show profit on the bottom line to refinance the deal and get the pledge off as quick as possible. Decisions will be made that make UTOPIA money so that they never have to call in the pledge and can go to a bank and say we don't need this pledge anymore, look at the strong financial statements. As an accountant, he feels really good about this.

Mr. Robertson introduced Jan Wells, Mayor's Chief of Staff, and explained that she, along with Ms. Dunn, Mr. Wagstaff and Mr. Fountain, has great rapport with state legislators and monitors and lobbies for legislation according to City needs. You may remember three years ago, when the legislature changed the tax distribution creating a shortfall in Murray. The Council had to come to the citizens to explain why a property tax increase was necessary. There are always concerns about what will come out of the legislature, and this year, with the economy as it is, the representatives may look for ways to raise funds, which many times, create unintentional consequences on the cities. He stated his appreciation for all these folks do to help the legislators understand the effects on the City. Ms. Wells will introduce the City department heads and staff and they will give an update on activities in their department.

Ms. Wells introduced City staff members who were present: Doug Hill, Public Services Director; Zach Fountain, Mayor's office legislation; Pat Wilson, Finance Director; Blaine Haacke, Power Director; Briant Farnsworth, attorney's office; Tim Tingey, Community and

Economic Development Director; Mayor Snarr; Tom Harvey, Power; Craig Burnett, Assistant Police Chief; Gil Rodriguez, Fire Chief; and, Pete Fondaco, Police Chief.

Doug Hill Public Services Director

Mr. Hill commented that he would review some transportation issues around the City and confirmed that most people are affected by these repairs. Currently the City is working with UTA to realign the intersection at 300 West and Winchester Street at 6400 South. This has been ongoing for about two months and is in conjunction with the new Trax station that will be located there at Winchester Street and go out to the Daybreak area. It will be called the Mid Jordan Line. The plan is that over the next six months, as the station is being built, the City will realign that intersection of 300 West so that it will line up with Cottonwood Street on the south. It is a really bad intersection for traffic flow, however, once that road is realigned a light will be installed to improve traffic flow going south across Winchester Street.

There have been several neighborhood streets that have been repaired over the past few months, such as Creek Drive, which is being completed now; Kingston will be done in the Spring; and Fashion Boulevard, which will be widened to add addition lanes. That should help traffic around the mall and freeway entrance/exit especially during the holiday season.

Murray is also working with UTA on a couple of other projects that will affect traffic, and District 2. The commuter rail from Salt Lake City to the south is in the planning stages. There will be a station located on the commuter rail stop in Murray, near 5300 South and the hospital location. It will be a point for people from Provo and Ogden to transfer to the light rail system and move through the Salt Lake Valley. The City sees this as an opportunity, but, in working through the crossing issues, Murray is communicating with UTA to try to minimize the disruption of traffic.

Another project with UTA is the quiet zone status. The status for the existing light rail expires next year. Unless that quiet zone status is renewed, the trains will have to return to honking horns. For anyone that lives close to light rail, there will be more disruption and noise. Murray City has agreed to be the lead agency with UTA to make sure that quiet zone status is extended so there will be no impact to the citizens. The commuter rail has also been designated as a quiet zone. There should be minimal disruption.

Mr. Hill added that with UTA Murray is working with the City of Taylorsville to look at alternative transportation options going east and west through Murray and Taylorsville. There is no concept of what that will look like, however, all the parties are interested in creating some opportunities in that direction.

A lot of money has been spent in District 2 on sidewalks. The Mayor and City Council allocated money to replace sidewalks and the public service department has been working in the

areas of Walden Hills, Applevale and White Pines to complete repairs.

In the Parks and Recreation Department the outdoor swimming pool was recently replastered, so that will be in better condition next summer when it opens. There are funds to update the Parks and Recreation Master Plan, which includes all components of parks and recreation including the arts, recreation programs, the parks, golf course, cemetery, and senior center. This will include working with the community to decide where to go over the next five, ten and twenty years in parks and recreation.

Mr. Hill noted that Murray City is hosting the national Babe Ruth Baseball Tournament next year and some recent improvements have been made to the Ken Price Ball Park. The department is excited to have the recognition next year with the tournament.

Mr. Robertson commended Mr. Hill and his staff on the beautification of the intersection at 5300 South and Interstate 15.

Pat Wilson Finance Director

Ms. Wilson stated that her office is busy accumulating the numbers from the last fiscal year, 2008. A final financial statement is completed at the end of each year and audited by an outside auditor. A copy of last year's audit can be accessed on the website. She said that everyone should feel good about Murray's finances, due to the fact that for more than 30 years the City has received an award from The Government Finance Officers Association which insures that Murray has followed the government standard pattern for financial statements for ease of readability. The most current financial statement will also be submitted when completed.

Ms. Wilson offered her intent to show the group a graph with the planned revenue and expenditures for fiscal year 2009 of the City budget. The major portion of revenue comes from sales tax, which is 35%. Property tax contributes 16% of the revenue and franchise taxes amount to 12%. Intergovernmental funds, including class C road funds, are 8%. Licenses are 4%, charges 6% and fines 6%. Remaining income is 13% for the total revenue sources in the City.

Ms. Wilson pointed out that expenditures go to police, 27%; fire department and ambulance, 22%; public works, 20%; parks 17%; and general government 14%. She would welcome anyone to come to her office and discuss any financial matters.

Blaine Haacke Murray Power

Mr. Haacke stated that the goal of the Murray Power Department is to keep the lights on as much as possible. He offered that the power is on 99.9% of the time and this reliability is a source of pride for Power Department staff. Murray Power has a very aggressive tree trimming program and the efforts to keep the wires clear of trees result in the success of the Power

Department. The number one cause of power outages are trees. Sometimes Murray is at the whim of the Rocky Mountain network grid because the City is a small island in the state.

Exciting news for the department is that in December the second landfill gas methane fuel power plant will be dedicated. The concept is to capture the methane from rotting garbage and use it, after processing, to fuel an engine. Three megawatts, which amounts to about 1,200 homes, has been achieved from the first landfill plant. It is a unique concept. This is the second opportunity for Murray Power and is at the TransJordan Landfill, in which Murray is a part owner.

Mayor Snarr stated that Murray was one of the original owners of TransJordan and our portion of ownership is one seventh of the total.

Mr. Haacke said that this is a complex process in that air quality permits are required and interconnection with Rocky Mountain Power. A company out of Michigan is the contractor and the deadline is December 31 to have the plant on line. The contractor is pushing hard to meet that deadline, due to federal tax credit benefits for renewable energy. That tax credit will be seven figures for them. This will be a 4.5 megawatt plant which is 50% larger than the Salt Lake County landfill. So, by January 1, 2009, there will be a total of 7.5 megawatts of renewable power. This amounts to about 10% of the total Murray load which will be fueled by rotting garbage.

The nice thing about renewable energy is a renewable energy credit that the City is able to receive and sell. These are referred to as *green tags*. Revenue comes back to the City that way. There will be an open house around the first of the year. Murray does not own these two plants.

Rate increases are another issue. The City has been forced to raise rates and it is totally due to rate increases that the City has endured for power purchased on the wholesale market. Murray generates very little power here in the City boundaries. There have been some contracts expire this year and replacement power is from a more expensive resource. There was also a rate increase on federal power, which is a mainstay of Murray Power. The rate increase was scheduled in two tiers. The first was a 5% increase July 1, 2008, that was effective for all customers, residential and commercial. The second tier is October 1, 2008, which is another 5%. The Power Department does not like to raise rates and this is not due to capital expenditures or an increase in employees, it is strictly because of actual increases in wholesale power costs. Anytime there is a 1% increase in federal hydro power it adds a couple hundred thousand dollars to the City price tag. Small percentages on the wholesale side amounts to big dollars. The City Power was about two million dollars short at the beginning of the year and the 10% rate increase brings in the that two million dollars to buy power, so it is a pass through cost to the citizens.

Murray is on the map for renewable energy and Mr. Haacke is considering a wind plant in Idaho. The City is also looking at solar, although, there is more emphasis toward wind. There is a

geothermal plant near Brigham City, however, it is important to realize that the renewable resources are more expensive than coal fired plants. Coal fired continue to be the mainstay in Murray, with ownership in three plants, Hunter, at Delta the Intermountain Power Project (IPP), and four corners. These plants are trying to clean up the air with scrubbers on exhaust.

Mayor Snarr asked Mr. Haacke to talk a little about the gas turbines that Murray owns.

On 4800 South and 200 West, Murray owns three gas turbines that were installed in 2002. They use natural gas only and are totally exposed to the natural gas open market and pricing. These are used quite a bit about three months out of the year and the other nine months only sparsely. In June, July, and August the turbines get Murray through the humps in usage and the savings has been nearly a million dollars by using the natural gas turbines. The other alternative would be to go on the wholesale market to purchase spot market power from wherever it is available. In 2000 to 2001, when electric prices went off the charts, Murray was hit hard and the purpose of the turbines is to prevent that from occurring again. About 12% of Murray power is generated by the turbines.

Murray Power has a small hydro plant up Cottonwood Canyon that generates about 5% of necessary power. Internal generation amounts to about 15% to 20%. We hope that natural gas prices will come back down.

Ms. Ng asked how long over the last three months the three gas turbines were operating.

Mr. Haacke stated that they operate from about 10:00 a.m. until about 10:00 p.m. They come on staggered, one at 10:00 a.m., one at 11:00 a.m. and one at noon. And they come off staggered beginning about 8:00 p.m.

Ms. Ng asked what the cost difference is between running the turbines and selling to the grid versus purchasing power on the spot market.

Mr. Haacke responded that last month the gas turbines ran for \$75 per megawatt hour. The blended rate for all City resources combined amounts to \$45. The turbines are considered a peaking resource and on the grid market the cost would have been about \$87. In the month of August the difference was \$12 between generating versus purchasing power. If Murray over generates, power is sold back to the grid at \$87.

Ms. Ng asked if they are only used for three months.

Mr. Haacke said that, usually, they are only used for peaking generation, although, two years ago a coal fired plant was out for a month and a half, which amounted to 20 megawatts. Then, Murray ran two turbines around the clock for about six weeks until the coal plant was operational again, so it is an emergency resource, as well. During January, February and March

they may run about four to five hours a day. Only one or two would be used.

Mr. Brass pointed out that the summer peak is twice the winter peak. You cannot store power so you must have enough available and sometimes it is hard to predict. With air conditioning a dramatic amount of load is added. He asked Mr. Haacke what the maximum spot market price was for power this summer.

Mr. Haacke responded that it was up to about \$250 per megawatt hour.

Mr. Brass pointed out that is \$2.50 per kilowatt hour and Murray charges 80 cents per kilowatt hour, so you cannot afford that very long.

Ms. Ng stated that she thinks the renewable sources are great, but she asked if it requires entering into a contract to commit to purchase a certain amount, just like other sources.

Mr. Haacke stated that the advantage is the IPP plant in Delta, in which Murray owns a large portion that Murray will grow into in 30 years. Murray can always call back energy from that source. The wind generation is funny, because you cannot rely on wind generation to cover a load and will always need something to back that up. Wind will only be a supplement and will help to balance renewables.

Mr. Brass explained that following the load curve, wind blows at night, and the need is not at night. It is a great green resource, however, economically, it is tough. Best availability is about 31% of the time. Coal is in the high 90%.

Ms. Brass asked if a Christmas tree had been located.

Mr. Haacke responded that in the Power Lines Newsletter he had advertised for Christmas trees which the Power department will remove from the owner's property. One is taken to City Hall and one to the Power department property. They want to find a Murray tree, although, one year they almost had to get one from Midvale.

Tim Tingey Community and Economic Development Director

Mr. Tingey commented that these two departments had recently merged and the primary purpose is to oversee the orderly growth and development through planning and economic development efforts. It is hoped that these efforts will enhance prosperity in the community. He will give an overview of three important projects being worked on in conjunction with the Mayor and City Council.

The first is the downtown master plan process. This involves the City's interest in trying to work toward facilitating redevelopment and enhancement of the downtown area to make it a

destination oriented place for residents, citizens and businesses. There is a lot of under utilized property in the downtown. The components of the downtown master planning process, and what is hoped to be accomplished in a public/private partnership, both locally and outside the state, is an assessment to understand the market factors in the downtown. It is an effort to discover the types of businesses that will be successful in downtown Murray and what will help make them succeed.

The other components relevant to this are working toward understanding the land area and transportation amenities related to downtown and what can be done to enhance those as part of the master planning effort. Public and private funding sources to facilitate the redevelopment will be evaluated as part of the process. There will be a need for capital to make improvements to the area. City codes, opportunities and constraints, will be evaluated to see if improvements need to be made in that area to facilitate redevelopment.

Finally, all of these components will arrive at a model that will give a vision to transform the area. The goal is not to have a plan, but it is to facilitate redevelopment. Understanding all of these factors will help the City know what needs to be accomplished to facilitate that.

In the next few months, some meetings and discussions will be held related to this redevelopment.

The second area of discussion is the Community Development Block Grant (CDBG) program that the City administers. Recently, there was a discussion between the staff, Mayor and City Council on the CDBG program. The City receives federal funding from the Department of Housing and Urban Development (HUD) that is allocated by Congress to states, counties and communities throughout the entire United States. Those funds are to be used to improve housing for low to moderate income families, create a more sustainable environment for the citizens of the community, and to enhance economic opportunities for low to moderate income families. The funding comes directly from Salt Lake County and, in turn, the City has a number of public service organizations that it funds each year.

In addition to this, the City plans to include four other areas: improve planning efforts to understand the housing needs in Murray; market the program to get these funds to the people who are really in need; improve administration of the funds insuring that they are really getting to the people effectively and efficiently to improve housing; and, finally, improve reporting to the Mayor and the County on the results achieved on the program.

This is a major focus for the department, and a request for qualifications are being sent out for a long range housing study to assess the needs in the community. The intent is to bring in and fund programs that will address these specific needs for residents in our community.

Another effort is to work toward retaining businesses and helping them expand here in

Murray. Twice a month, the Mayor and staff members are meeting with businesses to understand what issues and challenges they are facing, as well as, what successes they are enjoying. Our plan is to help strengthen the business community and make sure they are prospering.

Among these focus areas, the department handles current and long range planning and meetings with customers daily who want to enhance their businesses.

Deborah Ng stated that during the school district split discussions, Murray High School administration indicated that it had the ability to absorb many new students. They said the capacity was at 90%. In looking at new housing developments, she wondered how much development Murray could take before building a new high school.

Mr. Tingey said that the housing market analysis will evaluate population figures. It will evaluate current housing and what needs will be for the future. Murray is mostly built out and this will help us know what improvements may be necessary and indirectly it will help us know what the future projections for housing population will be. It will not directly address school district concerns, but maybe indirectly it will.

Ms. Dunn clarified that the City is not looking at adding a lot of housing, rather, the interest is in having citizens improve their own homes. There will be some new housing, such as in the Fireclay area, but how much of that will bring students is unknown. It will probably be a small number.

Mr. Dredge stated that the demographics and site density studies do not show a lot of children.

Gil Rodriquez Fire Chief

There are several projects in Fire that should be completed in the next six months to a year.

The relocation and building of fire stations have been ongoing since the annexation on the east side of Murray. A study was completed that showed a void on the east side and a need to relocate two stations, rather than building an additional station, which would add to labor costs and other maintenance expenses.

The new Station #82 is on 996 East Vine Street and has been completed for a few months. It is a busy and attractive station and a rescue engine is run from there.

Station #83 is going in at 450 West 5900 South and is being relocated from Bullion Street. The asphalt has just been laid. There will be an Emergency Operations Center in the basement and it is greatly needed on the west side of the freeway. It will be used for training and

drills in order to be prepared for whatever happens. It will be a three bay station and a fire truck will run out of there with paramedics.

Ambulance service will begin in December or January. Two ambulances will operate out of the old Station #82 at 5900 South and 163 East full time. A backup ambulance will run out of Station #81.

A new fire truck will be at Station #83 and it is a mid mount platform that is a great addition to the fire department fleet.

Ms. Ng said that someone had mentioned to her that there is a McGruff sign on the fire station door, which indicates that it is a safe place for children to go.

Chief Rodriguez responded that it is not a McGruff, but it is a *safe house*.

The Chief explained that the *safe house* is a program where a location is determined and children can go there if someone is after them or they are in trouble. It is a little different from the McGruff, however, the staff will contact the proper people to help them.

Ms. Ng asked if kids can enter the station while the fire fighters are away on a call, or if the doors were locked when on a call.

The Chief said that they absolutely are locked when gone. There is no free reign, just like a McGuff house, if no one is home they may not enter. The *safe house* is more for children to have a place to go if they are in trouble.

Pete Fondaco Police Chief

Chief Fondaco stated that Ms. Dunn commented on some of the things of concern to Police due to the size of the fleet and the cost of gas. He has just made a presentation to the Mayor and Chief of Staff regarding his recommendations on what can be done to take care of some of the expense. Very soon he will make a presentation to the City Council on his direction regarding fuel expense.

The Chief commented that there had been a real problem with residential burglaries, especially in District 1. When looking at statistics, it was discovered they were all from open garage doors. He assigned four officers, two on the west side and two on the east side, to drive through the neighborhoods for two hours and in that time they documented 56 homes with open garage doors. They made contact with the residents. Some of them became upset with the officers because they want the doors open, some people actually closed the doors. Subsequently, flyers were distributed on all the doors in the district and, using police cadets, they went door to door asking people to keep their garage doors closed. It really did work because there were no

burglaries from open garage doors in that area in September. These are the type of thing police do, looking at the statistics and reacting. In Councilman Robertson's neighborhood there were a lot of vehicle burglaries. The garage burglaries are classified as residential but they are more crimes of opportunity. Vehicle burglaries are the same thing, people leave things in the car. They are not stealing stereos anymore, break ins are for items left in the car. He has a bait car with alarms that is placed in District 2, and when that is broken into it sets off an alarm that comes over the Police radio. Then the officers can respond to that.

The Police Department does try a lot of new proactive techniques, and are always looking for new ideas. It is hard to always be reactive. He said that when it is your home that has been broken into, it means a lot more than if it is someone else's home being broken into. When the police talk at the citizen's academy they ask what people think is the most serious crime that occurs in Murray City. Responses include murder, burglary, robbery, however, the most serious crime is the one that happens to you, the police tell them.

Ryan Saddler 599 West Spacrama Drive

Mr. Saddler commented that when he has been at City Hall he has noticed parked police vehicles that remain running while no one is in them. He wondered if there is a purpose for that.

Chief Fondaco responded that he had put out a procedural order that police cars could not remain idling, therefore, the only vehicle that should be running now is the canine vehicle because the dog is inside and must remain cool. As it is the end of summer, even that will stop. The procedural order that went out contained about ten items officers are required to do and the idling is one of them.

Mr. Saddler asked if there had been a noticeable change in the fuel budget due to that order.

The Chief said that his goal is to cut fuel consumption by 15% to 20%. Last month the costs were down about 8%. Going forward he feels he will be able to make a bigger impact.

Mr. Brass stated that 8% of the police fuel budget is a significant amount of money saved. He expressed his pleasure with those results.

Councilman Robertson noted his appreciation for City staff and the presentations that they had given and felt the information was most helpful. He asked for any other comments from citizens.

William Strong 629 Duckcreek Circle

Mr. Strong explained that he lives near 600 East, an area that Murray annexed a number

of years ago. There is a developer that wants to obtain a zoning change from single family residential to allow for apartments. The initial planning commission meeting had about 50 residents in attendance voicing their concerns against this development. Only one person said they were in favor of that change. At that time all the planning commission members voted against it. Recently there was another planning commission meeting and everyone voted for the change, except one member. He does not understand this process, although, it is his understanding that this zone change will come before the Council for the final decision.

He stated his frustration at an attempt to get involved in the community and these residents feel that the City of Murray is just ignoring their requests. He feels that the developer is the one who matters and the resident's desires do not. He does not understand the motivation, because, usually, apartment dwellers are more transient and more crime is associated with them, there will be increased traffic, where traffic issues are already a problem. Getting onto 4500 South from 600 East during rush hour is almost impossible.

He is curious of the incentive for the planning commission to totally reverse the earlier decision and he wonders how the Council is leaning now. If the issue is that more money can come from an apartment complex than from single family residential housing, then the residents feel they would rather have their taxes raised than the apartments nearby.

Ms. Dunn asked exactly about Mr. Strong's address.

Mr. Strong said that he is at 600 East and 4680 South. He continued explaining that there is only one way into that area, which is from 4500 South at 600 East. This will impact everybody.

Mr. Brass said that the Council does not see the planning commission minutes or the issue until it comes to the Council for the public hearing. He asked Mr. Tingey to respond to the question, since he is the head of that department.

Mr. Tingey said that the proposal by the developer did come before the planning commission and the request was to rezone three different zoning areas from residential R-1-8, general office, and residential R-M-15 to a very high density, residential multi family R-M-25. This would allow for a quite dense development. When that occurred, City staff recommended denial of the proposal and the planning commission also denied the proposal because of the density issues in this area. The developer pulled that application and reevaluated what they wanted to do. The next proposal was completely different. It included only one area to be rezoned and the request was to change the general office, which allows for commercial development and enterprise, to R-M-15, a lower density which only allows for residential single family and duplexes. The low density, R-1-8, remained the same and the area to the east, R-M-15, remained unchanged. This is a completely different proposal, actually a down zone from general office to R-M-15. If approved at the Council, the developer must come back to the planning commission to request a conditional use permit for a planned unit development and go

through an entirely new public process to go into a higher density area. As staff, approval was recommended because the zoning would continue to provide a buffer to the single family residential area and would allow for potential redevelopment, however, going through the process would be necessary for that to occur.

Mr. Strong inquired if the 40 unit apartment complex was not a part of the most recent zone change request.

Mr. Tingey confirmed that it was not. They will probably come back with a higher density proposal, however, it will have to go through the public process, a conditional use permit or planned unit development. The present request is simply a rezone. If it is approved only single family or duplex will be allowed. If they decide they want to go to a higher density, which he feels that they will, they have outlined plans to do so, the builder will be required to go through the public process with a new evaluation at the staff level.

Mr. Strong asked if the zone change will go to the City Council for a vote the way it currently is.

Mr. Tingey stated that it would, most likely, near the end of October.

Mr. Strong confirmed that if the developer wants to go to 40 units then a different approval is required. He also asked about access onto 700 East or Van Winkle and also 600 East.

Mr. Tingey said that the original preliminary plans for a higher density development showed access from Van Winkle through to 600 East. The preliminary plans now being shown have a cul-de-sac into the development from Van Winkle and no through street.

Mr. Strong said that it seems like the developer will come back for the higher density project, and that is his concern. He wonders what the City Council thinks of this.

Mr. Brass firmly responded that land use law is very specific and planning and zoning must follow the law, which is state law. The legislature is constantly trying to change that law so the City is very careful about what it does. Rezones come before the City Council, it is the legislative body on rezones and ordinances. He has three years of experience and chairmanship of the planning commission, as does Mr. Dredge. He said that if the commission or Council had all the money they are accused of taking from developers, none of them would be in the room at this time. As Council Member Robertson said earlier, the Council gets upset at those inferences. He said that 16% of City revenue comes from property tax, that includes commercial, which is taxed at 100% of the determined value. Residential is taxed on 55% of the value, and that only covers about 45% of the cost of services. There is no financial motivation in residential property. If an area is zoned a certain way, then, by law an owner can build what it wants to. The Council considers carefully the general plan and this Council has not deviated from those plans unless it

made absolute sense to do so. Residential areas have been protected and a zone called RNB, residential neighborhood business, has been initiated to specifically buffer areas that no longer make sense as homes. Ninth East and Winchester are good examples of that, which are now four lane streets. The homes are no longer desired for residential but general office would allow for a three-story office building backing the homes on the street behind. This new zone was crafted to reflect the residential area behind. This zone limits height and requires compatibility with the homes. If you read the general plan, which is on the Murray website, it stresses the protection of the neighborhoods. Each individual request must be analyzed, however, on zone change requests, technically, one never looks at the proposed project, only the zone and all the things that could potentially go into that zone are analyzed. You never know if someone will get financing for a particular proposal. They could be ruled out and someone comes in with a completely different project. Everything that can go into a zone is considered and the Council is very careful about those decisions.

Mr. Dredge added that he feels sure more developers have left angry than citizens, over the years. One thing he wanted to clarify was that the members of the planning and zoning commission are serving the City without pay. They only receive a little gas money for driving around. They are citizens serving the community. He feels that they put the citizens first and the staff, commission and Council all look at projects trying to protect neighborhoods, and unless there is a really compelling reason for a change, very seldom has that been done.

Mr. Robertson asked Mr. Strong to remember that when considering zoning changes, the zoning is contemplated, not the project. By law, that is how it must be done.

Mayor Snarr commented that the area could have been built general office, but down zoning is better for the residents. It would be a great service to the City for Mr. Strong to educate his neighbors about the process. The elected officials do care passionately about the residents.

Mr. Dredge stated that this area is in his district and he offered his willingness to meet with the residents about this issue and explain the process.

Mr. Strong stated that he feels there will be a large group in attendance expressing their concerns when the Council meets on this in October. As the Chief says, when it is your home, you really care. He admitted that he was not at the second meeting and people said that it was the same project and the planning commission totally reversed its position. He is happy to be better informed. He said the biggest issue for residents in that area would be possible access on 600 East due to the excess of traffic now. A traffic light at that intersection would be wonderful, however, that will probably never happen.

Mr. Brass mentioned one other law, in that, if a zone change is denied, unless there is a fundamental change in the project, the law requires the petitioner to wait a year before requesting again. Clearly, it must be a different development.

Ryan Saddler 599 West Spacerama Drive

Mr. Saddler stated that being a resident of Murray brings a great sense of pride to him. He has attended a few meetings and often it seems the theme is negative feedback, and he does not want to leave this meeting without thanking everybody in each department, staff and Council Members. He does not expect faster reaction from the fire or police, or a reduction in taxes, however, he feels such a great sense of pride to live in Murray and he wanted to express that so that everyone walks away knowing that. There are a great number of residents who appreciate the staff and have pride in the power department, fire and police. His desire was to convey this and have it known that there is one guy who is extremely proud of Murray. As he travels around the valley, when he mentions to people that he lives in Murray there is generally a sense that others wish their city was like Murray. It is his hope that nothing changes and things continue to go as well as they have been in the past.

Mr. Robertson said on that positive note, he appreciates everyone coming, especially the staff, and knows they respond to citizen calls.

Mr. Robertson adjourned the meeting at 7:46 p.m.

Janet M. Lopez
Council Administrative Secretary