



## MURRAY CITY MUNICIPAL COUNCIL COUNCIL RETREAT

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The Murray City Municipal Council met on Tuesday, February 17th, 2015, at the Village III Condominium Clubhouse, 1525 East Vine Street, Murray Utah.

### Members in Attendance:

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

### Others in Attendance:

Janet M. Lopez	Council Administrator	Frank Nakamura	Attorney
Justin Zollinger	Finance Director	Kellie Challburg	Council Office

Chairman Camp called the Council Retreat to order and welcomed those in attendance. He thanked the staff for the meeting preparation.

### Business Item #1

### Downtown Development and New City Hall Discussion

Chairman Camp stated that he would like to discuss City Hall and the direction that the Council would like to take. He asked Ms. Turner or Mr. Brass, both members of the New City Hall Committee, if they had any new information to report.

Mr. Brass said he hadn't seen any new information since the last presentation to the City Council. The weekly meetings were discontinued until the Council could make a decision on the direction with space and location. He noted that in all of the programming, the architectural group hadn't spent a lot of time in discussion with the Council. Ms. Turner added that most of the focus had been on the existing City Hall site, and Mr. Brass had to request a mock-up done of the 4800 South location. She added that it seemed like the design team had already made up their mind on the location.

Mr. Hales asked who the design firm was. Mr. Brass responded that it was Think Architecture, previously known as ASWN firm including Jim Allred. Mr. Brass commented that a process was done to choose an architectural firm to do the

programming, which effectively means choosing the occupants of the building and how much space was needed. Secondly, the job was to make recommendations on the site location.

He stated that the process had evolved into simply designing a building for the existing City Hall site. He said that when he looked at the preliminary drawings, the Council offices were behind the Mayor's office, as were the legal and finance departments. Mr. Brass commented that Think Architecture met with the Department Heads, but not the Council, which is the funding authority and the Redevelopment Agency authority; essentially the property owners. He stated that possibly Think Architecture had not designed a City Hall with Murray's form of government, and may not have understood the separation of powers and real estate.

He referred to the latest set of drawings in front of the Council. He said the firm presented a building for the 4800 South location, but it was basically the same building, only slightly altered.

He would like an open discussion to decide the location. He said there had been two very well-known and talented architectural firms that show that a Performing Arts Center, apartment structure and a City Hall could all fit on the downtown property. He stated that Think Architecture had said that wasn't possible. He said he would like to move past the typical two story City Hall concept and plan a building designed for an urban environment. It is possible to make it work, the question is the desired goal, he added. He is also aware that the Finance Director would prefer to pay cash for this project. He wants to make sure the Council has a chance to weigh in on both locations.

He noted that he had heard from employees that the building was already designed and there are strong opinions on the subject. There is a meeting tentatively scheduled for next month. Ms. Lopez commented that it was scheduled for March 5<sup>th</sup>, but could be rescheduled.

Mr. Brass added that there are things that he really liked about the building plans. It is not an unattractive building, he noted. He said there is a lot of stuff going on inside. He noted that some of the designs are from earlier versions and also from other consultants.

Chairman Camp said that when he looked through the plans, he believes Think Architecture considers the best location to be behind City Hall. He doesn't believe the analysis was in-depth, and didn't take into account the revenue source from selling the existing property. He is also concerned with the lack of renderings for the 4800 South location. The current three story design on 4800 South doesn't meet the downtown ordinance that requires a four story building. Mr. Brass said that was correct and when he asked about the height of the building, the concern was that the Police officers would need to bring prisoners up several floors. Mr. Brass said an elevator was needed regardless, so the number of floors shouldn't be relevant. Ms. Turner added that Chief Burnett didn't seem to be concerned with that issue.

Mr. Brass noted that Las Vegas has a seven story City Hall with the Council Chambers on the second floor. He said that if the budget could be maintained, it might be nice to think outside the box. He has seen large grocery stores and assisted living centers on City Hall sites. He added that Assisted Living Centers have requirements that they are located by a Post Office, park, and medical facilities. The City Hall site would fit all of

those requirements. He said a grocery store would be convenient to drive around the back and enter on Jones Court, and would not have any impact on the park. The amount of possible added revenue is unknown but there are a lot of possibilities. He commented that there is a desire to get this project done quickly. The existing City Hall building is at least 80 years old, and it needs to be considered that the New City Hall would have to last that long also. He commented that the project needs to be done quickly, but also done well.

Mr. Nicponski said that for him the price tag comparison of \$20 million versus \$15 million pushes him in a certain direction towards the less expensive proposal. The larger site behind the current City Hall has cheaper parking and good future economic development, he noted. He liked concept A of the proposed current City Hall location. He said he believes the architectural renderings could be more imaginative than just brick and stone, possibly more stone and steel. He added that he hates to lose the tax paying businesses that are located on the 4800 South site in the Central Business District. He liked the rendering that had retail sites on the current City Hall property. He stated that after reviewing the study, he is leaning more towards the existing site.

Chairman Camp asked Mr. Zollinger about the price difference between the \$15 million and \$20 million. Chairman Camp said the estimate assumed that a parking structure wouldn't need to be built at the current site, and he understands that a parking structure would need to be built. Mr. Zollinger said that was correct, either way a parking structure is needed. Mr. Nicponski commented that surface parking is a lot less expensive than tiered parking. Mr. Zollinger said he would not disagree with that statement. He said the commitment was made to build a parking structure downtown so he didn't feel like it was relevant to this comparison.

Mr. Brass said that one thing that was not taken into consideration in this study is the assumption that the number of available parking spaces would remain the same, but other departments and the Court would now be located here. He said that Mike Williams stated that he gets 500 people coming to the Courthouse every day, and has questioned if the parking is sufficient. Mr. Nicponski commented that concept A had parking available in front of the building also. Mr. Brass agreed, but said there needed to be parking available for retail also.

Mr. Zollinger commented that he counted the parking stalls at Ken Price ball field, and there are 128. If the City needs to tell the post office that they could not lease that space for parking, it could be done.

Mr. Nicponski said he likes the idea of City Hall being closer to the center of the City, instead of on the northern border. He questioned the amount of space in that location if the Performing Arts Center is there with a City Hall.

Mr. Hales asked if the 4800 South location encroaches on any residents. He said he is concerned about that and does not want to encroach on any houses. Mr. Brass replied that it does not. He said there are a couple of homes there but the whole area is going to be redeveloped anyway and he believes the existing site probably encroaches more upon the residents than 4800 South, considering the proximity to Vine Street and Jones Court. He doesn't believe the impact would be a problem in either location.

Chairman Camp asked for any thoughts on the site location. He asked Mr. Zollinger to give a background on leasing space if the City needed to lease during construction. Mr. Zollinger called Cottonwood Heights City, that currently leases space. Cottonwood Heights pays \$19 per square foot for the lease, and pays for all renovations and fixes. He commented that it seemed like an expensive lease contract.

Mr. Zollinger stated that he had been told 40,000 to 53,000 square feet would be the required space. He estimated 45,000 and multiplied that by \$19, and that equals \$855,000 per year for a lease while the City is in the process of building. He said that basically eliminated the potential of a two-move transaction. The City Hall needs to be built and the City needs to move directly to the location. Leasing increases the cost by approximately \$1.7 million dollars.

Mr. Hales asked if that also included the preparation needed to get the place sold and not receiving income. Mr. Zollinger stated that if the current City Hall site were to be sold, the money would go to the RDA.

Chairman Camp asked if the City could become a landlord and lease space above or below City Hall. Mr. Zollinger said that of the buildings proposed, one level would be approximately 25,000 square feet. The rent for one level would equal approximately \$425,000 per year. That would help pay for the building and then in the future the leases could expire and the area renovated if the City needed more space.

Mr. Hales asked if the 4800 South location was expected to cost a lot more money. Mr. Zollinger said he would not say a lot more, but more money is correct. He added that there are a lot of variables. He said he has spoken with Mr. Tingey who stated that the City could potentially swap ground to get ground downtown. Mr. Zollinger agreed that was a possibility, but with so many variables it is not a certainty. Mr. Zollinger believes that the 4800 South location could cost up to \$2 million more than the existing City Hall site.

He added that the site plan reaches over 5<sup>th</sup> Avenue into areas that the City doesn't own and may need to purchase. If trading properties becomes a reality, then the price difference would decrease. Ms. Turner asked for an explanation on the process of trading properties. Mr. Zollinger explained that some developers have expressed interest on the current site, so they would attempt to obtain some of the property around the 4800 South site in trade for the City Hall property. His concern is that the developer would want immediate possession. That would push the City into leasing space for a year or two, he noted.

Mr. Brass commented that Woodbury indicated that they might have a grocery store and other businesses. He said that the downtown area needs a grocery store, regardless of where City Hall is. It would be nice for the long term plan for the City and worth looking into. He asked if the existing City Hall site was chosen for a grocery store, would it be cost effective to get out of that location. Mr. Zollinger replied that it wasn't a real positive number, if the City had to lease space somewhere else. Mr. Brass answered that he hated to kill the idea of a grocery store downtown but agreed it needed to make financial sense. Mr. Brass said he had seen some interesting renderings with grocery stores, assisted living centers and City Halls all mixed in together.

Ms. Turner stated that she had a bias for 4800 South. She liked the idea of City Hall located with the Performing Arts Center, and developing that area. She liked the access to all the amenities, and believes it makes more sense, in terms of access issues. She noted that the renderings she had seen in that location make more sense to her for the downtown area.

Mr. Hales asked who was on the New City Hall Committee besides Mr. Brass and Ms. Turner. Mr. Brass said the Mayor and Ms. Wells, Ms. Towers, Ms. Lopez, and Mr. Tingey. Mr. Hales asked ultimately who would make the decision. Mr. Nakamura answered it was the Mayor who would ultimately decide and the Council would vote to approve the budget. If the Council voted not to approve the budget, it would be an impasse, stated Mr. Nakamura.

Mr. Hales clarified that the Mayor would present his choice to the Council and the Council would decide if they wanted to give the funding. Mr. Nicponski said the two need to go forward together.

Mr. Brass reminded them that Mr. Tingey sent out RFP's (request for proposals) for the entire downtown area, including City Hall. There was an explanation given to Think Architects stating that they were not the chosen architectural firm, simply the programming firm. The same discussion was had with Woodbury group. He said there may be other architects with different ideas. He believes the Mayor would move in the direction that the others are leaning, and added that there are advantages to both sites.

Mr. Nicponski asked what cash and assets were available to pay for City Hall. Mr. Zollinger said the financing structure that he recommended was to use \$5 million of reserves. Money had been set aside to pay off the 2007 bonds that were issued for the Park Center, and after those were paid off, it would allow a new \$10 million in bonds. He added that there is a financial breakdown given in the packet.

Mr. Nicponski asked if the City could stay in the existing City Hall until the new location was built, regardless of the location. Mr. Zollinger said that was correct unless one of the deals to trade properties wanted to acquire the property immediately. Mr. Nicponski stated that the deal would have to be good enough to warrant the \$800,000 a year for a lease. Mr. Zollinger and Mr. Brass agreed.

Mr. Brass said the Mayor had read the letter and would like to save up for City Hall. He said nobody wants to go through a truth in taxation hearing to bond for a City Hall. Mr. Nicponski asked for clarification on the issuances of a bond. Mr. Zollinger replied that the bonds would be budget neutral. By paying off the 2007 bond, the new bond would actually be a little less, so it would be a zero increase to the budget. Basically the bond is just extended, he said. Mr. Brass said there would not be a property tax increase needed either.

Mr. Zollinger said the 4800 South location is more expensive, so a funding mechanism is needed to pay for that long term. It would be approximately \$130,000- \$150,000 more a year.

Mr. Brass said he would like to see the plan again that Woodbury developed for the downtown. He said he saw the plan in a separate meeting and thought the total vision was amazing. He said one element of enticing the Performing Arts Center to locate in

Murray was the vision of the downtown area. The County also liked the idea of the Performing Arts Center near the hospital to give the long-term patients and their families something to do at night. He added that the downtown area should be a place that stays lit up at night, regardless of the location of City Hall. The citizens want somewhere to go in the evening that they can walk to.

Mr. Nicponski asked if movie theaters were included in the downtown proposal. Mr. Brass replied that they were and there are discussions ongoing with a multiplex theater. Mr. Brass said years ago, they visited with a movie theater/dinner option, but that company didn't want to be the first one in, which they wouldn't be now. He said Woodbury has talked to the Miller group and others.

Mr. Nicponski commented that things are happening in Murray and there are good reasons that three hotels recently opened their doors in Murray.

Mr. Nakamura clarified that there is a RFQ (request for qualification) out and Woodbury, Think Architecture, and other groups would all have to bid for the job. It is his understanding that this job will draw a lot of attention from some large developers. He said it would be a fair and open competition for the bid. Mr. Brass said the bid deadline is approaching. He noted that he loved the vision of Woodbury, but this would give the City the opportunity to look at a lot of proposals. He said he believes the work that Think Architecture did was out of the scope of their job. The current RFQ is for the design and construction of City Hall. Mr. Nicponski commented that it will be interesting to see how many bids they receive. He added that Woodbury just got a large job in Utah County and wondered if they could do both large jobs. Mr. Brass commented that they could, if they are selected. He said there would be several presentations from developers to choose from. Ms. Lopez clarified that the RFQ bids were due on February 27<sup>th</sup>.

Mr. Nicponski asked if Public Services would move over to the New City Hall. Mr. Brass said they would not, but the Community & Economic Development department would. Ms. Lopez said the committee decided who would be in the New City Hall. The Court would be in the new building, and they would be able to move from their current building. Mr. Brass commented that the first floor of Public Services would move to the New City Hall and the second floor would move down and then they can get rid of the annexed building that costs a fortune to heat. He said that Mr. Hill's department has a lot of trucks and need that space over there.

Chairman Camp said he would like to know the decision on the Performing Arts Center that may impact their choice on a location. Mr. Nicponski noted that he had heard a decision would be made in March. Mr. Brass said he heard it would be April. Ms. Turner said she had spoken with Arlyn Bradshaw and he thought it would be the end of March, first of April. She said she heard the County really liked the vision of the Performing Arts Center located by City Hall. Whereas, the Taylorsville location would be adjacent to a strip mall.

Chairman Camp asked if it would be out of line to have Woodbury come back and show their proposal. Mr. Nakamura said he would be concerned with the perception of giving an unfair advantage. He said this is a significant and important project that will bring in major players and competitive bids. He said the City needs to be very careful. Mr. Brass noted that when there is a bid in play, communication with those individuals is not allowed. Mr. Brass noted that under those parameters, they possibly should not meet

with Think Architecture. Mr. Nakamura stated that it needs to be within the scope of their work of selecting a site. He added that it is easy to get off track and start working on other detailed things. Mr. Brass commented that there may be some stellar proposals still to come.

Mr. Zollinger noted that additional money would be needed if the more expensive site is chosen. Other things that are being discussed in the City include a waste water fee increase of approximately \$4.00 per month, and that would be discussed in detail at the meeting this evening. Mr. Brass said the fee increase with Central Valley Water is a certainty. The question internally for Central Valley is to decide how to fund a study, which ultimately determines how the plant should be altered to meet the new Federal guidelines. He added that the worst case scenario is \$110 million for the plant and Murray's share would be roughly \$11 million, or \$1 million annual increase. Mr. Brass commented that it would be a decision that needs to be made quickly.

He said there is also discussion on a utility fee imposed to cover the UTOPIA debt service and that would be \$5-\$8 per month. He said between those two fee increases, it could make the citizens less supportive of any other fee increases.

Mr. Zollinger commented that it seems the current rendering lends itself better to the current City Hall site, as far as financially. He said the other site has more variables that could raise the cost.

Chairman Camp said he doesn't dislike the current site. He is concerned with the fact that this site best fits the building that was designed, whereas the other site doesn't fit it as well. He would like to spend more time reviewing the other site. Mr. Brass agreed and said that has been frustrating. He said he has experience in architecture and said the building could meet all the goals, and doesn't necessarily have to look just like this rendering.

Mr. Brass noted that if a City wants to attract good companies; presentation is everything. The downtown areas and the City Hall are often the first impression. He believes Murray could improve in those areas and do it right without spending excessive amounts of money.

He added that it benefits the City to tie everything in with the hospital, and medical centers. Murray could brand itself as a medical community, as a place where people come to heal and get better. Murray has a great park adjacent to the Hospital and the downtown area. He reminded them to keep the whole picture in mind when evaluating the upcoming presentations. He said if the City gets the Performing Arts Center, then City Hall needs to fit in with that somehow. Mr. Nicponski noted that he would like the New City Hall to be real impactful, similar to the Salt Lake City Library. Mr. Brass also commented that this rendering doesn't fit the building standards for the MCCD District. Ms. Turner added that the building needs to be something that the citizens are proud of and not embarrassed of, and would need to last a long time.

Mr. Brass asked the Council if they were comfortable with the renderings of the Council Offices. He said that he liked the folding wall that would open up to the lobby and Council Chambers. That would give a large open space for banquets and events. Otherwise that area is just wasted space, he noted. He said there had already been adjustments made such as moving IT (Information Technology) out of the basement and

moving the data center away from areas with water. Mr. Nicponski asked about a break room in the renderings. Mr. Brass said there is a small one right off the Council area, and a larger one for the employees on the second floor, and another one for the Police.

Mr. Brass said that the Police area had lockers and restrooms, but they aren't connected to the small exercise room. He commented that it would be nice to make that larger and open it up to all of the employees. He said that if the Council had any input on the building plans to let him know.

Mr. Zollinger asked if he could be excused for another meeting.

Chairman Camp asked if there was any more discussion on the downtown area. He commented that he agrees that the ability to cross State Street would be an important aspect in the development of downtown. Mr. Brass said the Rotary has discussed doing a study to get across State Street. He suggested that they communicate with Mr. Tingey, but agreed the accessibility across State Street would be important. Mr. Nicponski commented that people could exit the emergency entrance and walk down the street adjacent to Costco and then cross somewhere in that area. Mr. Brass said that right now the park trail ends at State Street and the hospital trail ends directly across State Street. He noted that the hospital will not allow their key employees to cross State Street for lunch because they can't get back quickly enough.

Mr. Brass said that Murray is becoming a healthcare City and healthcare seems to be recession proof, with good paying jobs. It would be great to brand Murray with something along the lines of, *"Come to Murray....Feel better, Get better."* He said it would be great to attract the nice assisted living centers also. He commented that it is tough to get into those centers and Murray is lacking in those types of facilities. Mr. Hales agreed that they are almost impossible to get into.

Chairman Camp asked if Mr. Tingey was still needed at the meeting or if he could be called and told that he didn't need to come. Ms. Lopez said she would attempt to call him and let him know.

## **Business Item #2**

## **Policy Development Process**

Mr. Nakamura stated that he recently spoke with Ms. Lopez about the policy development process. Under Murray's form of government, the Council is the general policy direction versus the executive power which executes the policy. Mr. Nakamura said when he was reviewing the RFQ for downtown, some of the staff members working on the projects would benefit from knowing the policy direction.

He said as he watched today in the discussion, Mr. Brass was doing exactly what needed to be done, in terms of giving an overall general policy direction to move towards. Whether it be the downtown area, rezoning issues or other issues that the Department Heads are working on, it would be nice to have a general policy direction, he stated. He referred to Mr. Brass's statement about branding the City as a City of healthcare and healing. He said that was what he was looking for. He is aware the Council is putting out fires as they come, and it is difficult to find time to establish policy direction.



He believes the budget is policy rather than just numbers. The Council decides the direction the City should go, and is able to do that through the budgetary process. For example, while reviewing the RFQ and looking at the language, he tried to determine what is most important to the Council. It could be economic development, historical preservation, neighborhood protection, or other issues. He said he has gleaned some interesting policy direction from the discussion today. He said that it is a huge element for him to know that the City wants to brand itself as a medical City.

Mr. Nakamura said the Council is very busy dealing with issues, but he thinks this policy discussion is important. It can lead to the elements that you want to have for the budget intent document. He added that the budget intent document has been the same format for many years. He said that in Salt Lake City, the budget intent document is very policy oriented and they spend a lot of time preparing that document. He noted that when budget intent documents over the years are compared in Murray, they all look very similar.

He added that this is an excellent Council. There is the current opportunity with the downtown area to set a policy direction that would affect the City for a number of years. He stated that the Finance Department would crunch the numbers and balance the budget, but the policy direction is needed from the Council.

Mr. Nicponski stated that there are four areas of responsibility for the Council: budget, policy, ordinances, and advice and consent.

Ms. Turner added that one issue of personal concern for the City is the green issues and ensuring the City is responsible in environmental issues. Mr. Nakamura said that could be a policy direction; to be one of the most environmentally sensitive and responsible cities around. He said that would be helpful to know, as he does his job as the City Attorney when doing contracts, rezones, leases, real estate transactions, etc. He added that theme combined with the medical theme could be remembered when making decisions for the City.

Chairman Camp asked if the Council should have a work session to discuss policy. Mr. Nakamura said that the intent document that accompanies the budget, needed to address policy direction. He added that it is more than just determining the amount of a raise to give employees, but rather the policy direction for employee compensation down the road. He clarified that policy and budget go hand in hand. He said that programs the City pays for, such as recycling in the park, for example, fall under the direction of the Council.

Mr. Nicponski stated that public safety is of paramount importance, and needs to be budgeted accordingly. Mr. Nakamura stated that the projection is that public safety in Murray would always be independent. He said the City understands there are unified groups surrounding them, but Murray has a history of independence. The Council would like to continue to preserve that, would be an example of policy direction. Mr. Nicponski stated that he agreed, but it is also about service to the community and in particular, the ambulance issue needed to be addressed.

Chairman Camp stated that the Council may choose to follow National staffing standards for Police or Fire. Mr. Nakamura said the policy direction right now is important for the future of the City.

Mr. Hales stated that he was interested in the fact that the downtown drawing did not meet the MCCD requirements. That policy was made approximately seven years ago and it is an example of how important it is when deciding policy. He stated that policies bind you. Mr. Nakamura noted that he is talking general policy, more specific policy falls under the executive department.

Mr. Brass said it is the long term vision for the City that is important. He added that medical tourism is a reality and Murray has the premiere IMC (Intermountain Medical Center) and TOSH (The Orthopedic Specialty Hospital) hospitals. He said the City should capitalize on these great facilities. He said this healthcare brand fits nicely with the environmental theme also.

Mr. Nicponski added that protecting the sales tax base, such as the auto dealers, and Fashion Place Mall could also be part of the policy direction. Mr. Brass noted that he had spoken with an auto dealership from South Salt Lake City that was threatening to move because of the 1% tax increase. He agreed that it was important to take care of the businesses in the City also. Ms. Turner said it is important to consider the possible unintended consequences when making policy.

Chairman Camp mentioned that the historic preservation of downtown wasn't really addressed in the discussion and could be better addressed. Mr. Brass commented that Mr. Hill reminded them of that issue, and there are certain buildings, such as Day Murray Music that shouldn't be disturbed. Even if it isn't economically feasible to save all the buildings, you can save the look of them, he added. Mr. Brass noted that he had heard comments regarding saving certain buildings in the downtown area, and also that new buildings can be built that maintain historic character. He agreed that the committee has gotten away from that thought process and needs to get back to it. Mr. Nakamura stated that historic preservation is a defining aspect of Murray City, but it isn't written anywhere.

Mr. Nicponski asked if they were discussing preserving the façade of downtown buildings. Mr. Brass said the façade can be saved or the entire building, depending on the building. Mr. Brass said there is a beautiful library, as part of the Lutheran School on Vine Street, those types of buildings should be saved. KSL said that you know you are in Murray when you hit Day Murray Music in the downtown area. He said that the goal is to make the downtown area bigger and better, but not to lose the character. Mr. Nakamura said those parameters should be set when discussing the downtown area.

Ms. Turner added that the arts were important to the City also. She added that those are all things that would bring people downtown to enjoy it.

Chairman Camp noted that when driving along Wasatch Blvd., the IMC facility is just as prominent as the previous smokestacks were. He said the hospital also lets one know that they are in Murray.

Mr. Brass added that there is a brand new junior high with a stage, a fairly new high school with a stage, Deseret Star Theater, possibly Murray Theater, and if the City gets the Performing Arts Center, it could be a possible venue for the Sundance Film Festival.

Chairman Camp said the Council should have a session and discuss the important things that should be included in the policy. Mr. Nakamura stated that his office would be happy to help with the wordsmithing of the document.

#### **Business Item #4**

#### **Budget Intent Document**

Chairman Camp said that the Council would try to establish something a little different this year in the budget intent document. Mr. Brass said the group should all get together to draft the document. Ms. Lopez added that it may take several meetings and several drafts of the document. She added that some work on the document could begin before budget time.

#### **Business Item #5**

#### **Other Issues from City Council Members**

Chairman Camp said that at the last retreat, the idea of video streaming the Council Meetings was discussed and he asked Ms. Lopez the status of that issue. Ms. Lopez stated that there had been one meeting held on that topic, and another one that week. The IT department is doing some research, and she hopes to have some numbers put together shortly. She said the Council Office budget needs to be developed at the end of this month and that cost should be included in it also.

Ms. Turner asked if the Legislature had discussed video streaming at all. Ms. Lopez said she had not heard anything about it from the League. She noted that Mr. Diehl stated that there were 34 cities that had some form of streaming capability. Mr. Hales thought it was more of an audio recording. Ms. Lopez said that some of the cities do only audio recordings. She said there could be upcoming legislation. She added that some of the cities list it on their website, but it is a link to YouTube, and that is a possibility also.

Mr. Brass commented that he always favors openness but is conflicted about the cameras in the room. He doesn't want it to have a chilling effect on the feel of the meetings. Ms. Turner said that initially it might have that effect, but believes everyone would get used to the cameras eventually. Mr. Brass said he enjoys the fun and relaxed atmosphere and doesn't want that to change.

Chairman Camp asked Mr. Nakamura how far the discussion could go into other items today. Mr. Nakamura said he was concerned about that and added the last sentence on the agenda, stating that there would be no formal decisions made at this meeting.

Mr. Nicponski noted that he spoke with Mr. Tingey about the upcoming ICSC (International Council of Shopping Centers) Convention. He asked who would make the decision on who would be attending the conference. Mr. Brass said it is an RDA decision. Mr. Nicponski stated he would be interested in attending. Ms. Turner stated that she believes that it is budgeted for two persons to attend, and that she would like to go as the RDA Chair. Mr. Brass said the decision could be put on the next agenda.

Ms. Turner asked if the Council would be interested in coming to a retreat at her cabin possibly at the end of June or first of July. The families could join later for a barbeque. Mr. Nakamura said it must be noticed, and open to the public. Mr. Nicponski asked about the wheelchair access. Chairman Camp suggested throwing out several dates to

see if they worked for everyone. She said she was considering a Thursday or Friday, possibly June 26<sup>th</sup>-27<sup>th</sup>, July 2<sup>nd</sup>-3<sup>rd</sup>, or July 9<sup>th</sup>-10<sup>th</sup>. Mr. Brass said he could probably not attend the one in June. Chairman Camp said he would prefer the later date in July, and Mr. Brass agreed. The proposed date was July 9<sup>th</sup>. She suggested the Council come earlier in the day and then families join later around 5:00 or 6:00 for dinner.

Ms. Turner stated that there was an upcoming CIW (Council Initiative Workshop) on vehicle idling. She said a representative from Utah Clean Cities, Robyn Erickson, would be attending, as well as Vicki Bennett, the Director of Sustainability, from Salt Lake City. Ms. Lopez said that there would be a 20 minute power point presentation from Utah Clean Cities and she asked how much additional time would be needed. Ms. Turner replied approximately 45 minutes total.

Chairman Camp asked about the upcoming 4<sup>th</sup> of July parade. He said there are three council members up for re-election this year and thought there should be a brief discussion on the parade. He said he didn't know if any of the council members up for re-election were planning on doing their own entry in the parade for campaigning purposes.

He asked what the Council thought about doing one parade entry, and having the Council all ride together. Mr. Brass said that was done in the past and he really liked it, but the appropriate vehicle needs to be chosen. He said he believes it shows unity, but there needs to be a vehicle that would fit the needs. Mr. Nicponski said he would rather not do that. He said with an upcoming election, he would like the individual exposure.

Chairman Camp said he doesn't think it is appropriate to campaign from the City Council position. Mr. Nicponski said that is how it has always been done in the past. He has driven his own vehicle and handed out candy. He asked if the parade was open to all entries. Ms. Lopez stated that she believed anyone can make an entry into the parade. Mr. Nicponski said Mayor Eyre campaigned in the parade. The comment was made that he wasn't Mayor at the time. Mr. Brass said he entered as a separate entry when he was campaigning. He said he believed there was a time when campaigning in the parade wasn't allowed but that it was changed. Mr. Hales asked if a person campaigning could enter and campaign, just not from the Council entry. Ms. Turner said you could have two entries, one as a council member, and a separate one as a person campaigning for election.

Mr. Nicponski said there are safety factors for him and he needs to be in a car. He usually has two people walking behind the car throwing out candy. He added that one time, a comment was made because he wasn't driving an American made car. He said he would prefer to be separate, but the issue should be further discussed.

Ms. Turner said she could bring her electric car. Ms. Lopez stated that it was discussed with Greg Bellon, from the Power Department, and they may have a vehicle large enough for everyone to ride on. Mr. Brass commented that he didn't think the Power Department would have anything large enough or safe enough. Mr. Hales commented that the parade is a bit of a stressful thing.

**Business Item #6**

**Legislation**

Chairman Camp asked about the current issues on the Hill affecting municipalities. He said HB 181 (sales tax on vehicle purchases) is stalled. Mr. Nicponski said that was correct and he didn't think that it was going anywhere but needs to be monitored. He added that HB181 would change the point of sale to the location that the car gets registered. He said Murray City could lose up to \$3 million in sales tax if that bill passed.

He said the auto dealers association cut a deal with the sponsor of a bill that would allow car dealerships to locate within a ten mile radius of another dealership. Basically, it couldn't be done within the County, he added. Now, car dealerships could locate within ten miles. He said he believes the ULCT would oppose the bill. Ms. Lopez added that the current restriction is 15 miles. Mr. Brass questioned if the dealers would allow that anyway, it seems counter-productive. Ms. Turner asked if that bill was being pushed by West Jordan City. Mr. Nicponski added that if the bill passed it could have an impact because it frees up movability for the dealerships.

Chairman Camp said the building department is concerned about HB285. It would change the building code cycle to a nine year cycle instead of a three year one. Ms. Turner said she hadn't seen that one come up.

Ms. Lopez said she believes the bill regarding home business licensing was squashed also. Mr. Nicponski agreed.

Ms. Lopez said she had asked Dave Stewart for an update on transportation. She said in the past, there had been an actual transportation bill with dollars earmarked to different cities for different projects. She asked him if there was anything happening on the list of projects for the City. He said there was still discussion about the local quarter cent option and also the gas tax. He was still working on the quarter of a quarter list to fund a project from the list given. Ms. Turner asked if the gas tax had gone to the House. Mr. Nicponski said it would soon go to the House but the House doesn't want to do a ten cent per gallon tax. The House would prefer something that indexed the gas tax so it would move as the price of gas moved. He said the President of the Senate is against the indexed tax, so they are at a crossroads. He believes it will be done, but the discussion is how it will be done. He said the question is how the shares would be distributed, a decision made by leadership.

Mr. Nicponski said there is another bill that affects retirement. Currently, if you retire, you must wait a year before working for another government agency. It has worked and taken the pressure off the Utah Retirement System. This bill could impact the retirement system in the amount of \$900 million over the next several years. Some people, especially in rural Utah, want to reduce it to 60 days. The people really pushing for this bill are the teachers. The teachers could take the summer break and come back working for another school district and double dip. The problem is the weight that it puts on the retirement system is substantial. Ms. Lopez said that bill is HB77. She added that a task force had been created to study it further.

Chairman Camp adjourned the meeting.

Kellie Challburg  
Council Office Administrator II