

Murray City Municipal Council Chambers Murray City, Utah

The Municipal Council of Murray City, Utah, met on Tuesday, the 3rd day of February, 2009 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Roll Call consisted of the following:

Jeff Dredge,	Council Chair
Krista Dunn,	Council Member
Pat Griffiths,	Council Member - Conducted
Robbie Robertson,	Council Member
Jim Brass,	Council Member - Excused

Others who attended:

Daniel Snarr,	Mayor
Jan Wells,	Chief of Staff
Michael Wagstaff,	Council Director
Carol Heales,	City Recorder
Frank Nakamura,	City Attorney
Craig Burnett,	Assistant Police Chief
Gilbert Rodriguez,	Fire Chief
Tim Tingey,	Community & Economic Development Director
Doug Hill,	Public Services Director
Patricia Wilson,	Finance Director
Dustin Matsumori,	VP, George K Baum & Company
Randall Larsen,	Attorney, Ballard Spahr Andrews & Ingersoll, LLP
Glo Merrill,	Murray City School District
Sheri Van Bibber,	President, Murray Exchange Club
Robert Van Bibber,	Murray Parks & Recreation Advisory Board
Scott Baker,	President, Murray Chamber of Commerce
Citizens	

A. OPENING CEREMONIES

1. Pledge of Allegiance - Scott Baker, President, Murray Chamber of Commerce
2. Ms. Griffiths stated that Murray City has a tradition where they ask the Boy Scouts in attendance to stand and introduce themselves, their troop leaders, and which badges they are working on.

The Boy Scouts and leaders introduced themselves.

3. Approval of Minutes for January 20th, 2009:

Mr. Dredge made a motion to approve the minutes with minor corrections.
Mr. Robertson 2nd the motion.

Voice vote taken; All Ayes

B. CITIZEN COMMENTS (Comments are limited to 3 minutes unless otherwise approved by the Council.)

None Given

Public Comment closed.

C. CONSENT AGENDA

Ms. Griffiths asked that the following appointments be taken together; no objections noted.

1. **Consider confirmation of the Mayor's appointment of Dani Marakami to the Murray Parks and Recreation Advisory Board representing District 2 for a three year term to expire January 17, 2012.**

2. **Consider confirmation of the Mayor's appointment of Robert Van Bibber to the Murray Parks and Recreation Advisory Board representing District 4 for a three year term to expire January 17, 2012.**

Ms. Dunn made a motion to approve the appointments.
Mr. Robertson 2nd the motion.

Call vote recorded by Carol Heales.

 A Ms. Dunn
 A Mr. Dredge
 A Mr. Robertson
 A Ms. Griffiths

Motion passed 4-0

Ms. Griffiths asked that the appointees stand, and thanked them for their willingness to serve, bringing their expertise to the boards.

D. PUBLIC HEARINGS

1. Staff and sponsor presentations, public comment and discussion prior to Council action on the following matter:

Consider an Ordinance relating to zoning; amends the Zoning Map for property located at approximately 750 West Tripp Lane, Murray City, Utah, from A-1 (Agricultural District) to R-1-8 (Single-Family Low Density Residential District). (Murray School District)

Staff Presentation: Tim Tingey, Community & Economic Development Director

Mr. Tingey stated that on November 06, 2008, this item was heard in front of the Planning Commission for the school district. The City's Ordinance and in the General Plan, this area has been designated as changing from an agricultural area to a residential R-1-8 zone. The applicant submitted the information showing the surrounding area with areas including a variety of uses related to agricultural and R-1-8; they are proposing to utilize this site for residential use and will have to come back to the Planning Commission for a subdivision with their proposal.

At the meeting, there were no comments in opposition or necessarily in favor of this application, staff recommended approval of the application, and the Planning Commission also provided a recommendation of approval, and at this time, based on the staff report submitted, they are recommending approval of this rezone.

Ms. Griffiths recognized Glo Merrill of the school district, and asked if she had any additional comments or additions.

Glo Merrill, 5502 Applevale Drive, Murray, UT

Ms. Merrill stated that a couple of years ago, Murray City School District purchased a home on the corner, and this is the property next to that. Currently, they are building their Spartan House in West Jordan, and have been diligently looking for property in Murray; this will be the site of the next Spartan House that the high school kids will build.

Ms. Merrill explained what the Spartan House is: The high school has a construction class where students take two years to build a home. The first year, they do exterior work, the second, interior. Some of the students who are going into contracting get concurrent enrollment credit from Salt Lake Community College and end up with about 20 semester hours by helping to build the house. The students do everything from concrete to sheet rock and finish work; this is a great project and learning process for them. Then it is typically listed with a real estate agent and is sold.

Council consideration of the above matter to follow Public Hearing

Citizen Comments:

None given.

Mr. Robertson made a motion to adopt the Ordinance.

Ms. Dunn 2nd the motion.

Call vote recorded by Carol Heales.

A Ms. Dunn
A Mr. Dredge
A Mr. Robertson
A Ms. Griffiths

Motion passed 4-0

2. **Special Order**

Consider a Resolution rescinding and superseding Resolution No. 09-02 adopted January 6, 2009 (including a Public Hearing related thereto); authorizing the issuance and sale of not more than \$7,000,000 aggregate principal amount of sales tax revenue and refunding bonds, Series 2009 of Murray City, Utah; scheduling a Public Hearing and establishing a time, place and location for said Public Hearing; providing for publication of a notice of Public Hearing and bonds to be issued; providing for a pledge of sales tax revenues for repayment of the bonds; fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; providing for the running of a contest period; expressing an intent to reimburse; and related matters.

Staff Presentation: Tim Tingey, Community & Economic Development Director
Patricia Wilson, Finance Director

Ms. Wilson stated that with this Resolution, they are asking to adjust the parameters from \$5 million to \$7 million, because they see an opportunity to be able to refund some existing sales tax bonds; basically they would like to take this opportunity if such is the case, it would save money in the long run.

Dustin Matsumori, VP, George K Baum & Company

Mr. Matsumori clarified that, as a parameters Resolution, this simply states the City's intent to issue bonds; this includes the refunding, should interest rates change. If interest rates change to where the refunding is not favorable, then they will strip that out. Once again, the parameters Resolution does not lock the City into issuing bonds.

Frank Nakamura, City Attorney

Mr. Nakamura added that this is providing more flexibility from our previous parameters Resolution, and it has other public uses for the funds. He wanted to make one clarification: they did reference a fire truck in the documents that the Council received, and he would like to replace that with "vehicles" to make it more general and provide the opportunity to use it for other vehicles besides the fire truck, so they would like to make that change within the document.

Mr. Matsumori stated that, for the record, the refinancing is currently generating approximately \$15,000 a year, for a net present value of \$80,000; so it would be an opportunity for the City, as it reviews its finances, to continue to be very prudent and save its tax payers additional money.

Ms. Dunn made a motion to adopt the Resolution.
Mr. Dredge 2nd the motion.

Call vote recorded by Carol Heales.

 A Ms. Dunn
 A Mr. Dredge
 A Mr. Robertson
 A Ms. Griffiths

Motion passed 4-0

3. Staff and sponsor presentations, public comment and discussion prior to Council action on the following matter:

Consider a resolution rescinding and superseding Resolution No. 09-02 adopted January 6, 2009 (including a Public Hearing related thereto); authorizing the issuance and sale of not more than \$7,000,000 aggregate principal amount of sales tax revenue and refunding bonds, Series 2009 of Murray City, Utah. (As stated above in *Item #8 Special Order.*)

Ms. Griffiths stated that another Public Hearing will be scheduled on the new parameters on March 03, 2009. She invited anyone in attendance who would like to address this issue tonight, to address the Council.

Frank Nakamura, City Attorney

Mr. Nakamura noted that this is the former parameters Resolution, there have been some changes to it, however, the City is willing to listen to public input regarding the scope of the previous parameters Resolution; they are not substantially different and it goes to the understanding that the official Public Hearing will be held on March 03, 2009.

Citizen Comments:

None

Public comment closed.

Decision on the above matter was deferred to March 03, 2009

E. UNFINISHED BUSINESS

None scheduled

F. NEW BUSINESS

None scheduled

G. MAYOR'S REPORT

Mayor Snarr said that he had an opportunity today to visit with management of the Fashion Place Mall, and took a tour of the mall. He stated that most of the interior work has been completed and they are very close with the Nordstrom's store. The opening date is going to be March 06, 2009 at 10:00 a.m. The management stated that they are moving, very aggressively, to finish up the exterior work on the new elements being built on the south-east quadrant; where the food court entrance will be. They have some additional concrete work to complete, but they are confident that it will be done. There has been a lot of interest by tenants, but the tenants are weighing the costs of finishing out the shell, as it is the financial responsibility of the tenant to make those improvements.

The management is very pleased with the progress, and are looking more towards a restaurant venue, because the Cheesecake Factory has brought much more traffic to the mall than was anticipated, and they have found that many of those waiting to enter the restaurant are now shopping more while waiting. The pay off for the mall has been very good, and they like what has been happening.

The owners of the Cheesecake Factory has said that they would call any one of the prospective tenants and tell them how well this market has treated them, and the synergism that has been created between the mall and the Cheesecake Factory.

Mayor Snarr also visited with the Sam's Club property; this is over a \$1 million renovation. They have closed many areas down in the interim of the renovation, but it is very exciting and he feels that they will come back strong. The Mayor feels that both Sam's Club and Costco can thrive exceptionally well in the Murray market. The management is also excited about the changes: they are expanding their food court to bring more people in, and also the way they present themselves and the store to the public will be better.

H. QUESTIONS OF THE MAYOR

None.

ADJOURNMENT