

Murray City Municipal Council Chambers Murray City, Utah

The Municipal Council of Murray City, Utah, met on Tuesday, the 2nd day of January, 2018 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The meeting was conducted by Dave Nicponski

Council Members Present:

Dave Nicponski, Council District 1
Dale Cox, Council District 2
Jim Brass, Council District 3
Diane Turner, Council District 4/Council Chair
Brett Hales, Council District 5

City Staff Present:

Blair Camp, Mayor
Jennifer Kennedy, City Recorder
G.L. Critchfield, Deputy City Attorney
Janet Lopez, Council Administrator
Janet Towers, Executive Assistant to the Mayor
Doug Hill, Chief Administrative Officer
Jennifer Heaps, Mayor's Office
Craig Burnett, Police Chief
Cort Peterson, Police Officer
Steve Roberson, Paramedic/Firefighter
Kim Sorensen, Parks Superintendent
Danyce Steck, Finance Director
Tim Tingey, Administrative and Development Services (ADS) Director

Other's in Attendance:

Citizens

Mr. Nicponski called the meeting to order at 6:30 p.m.

5. Opening Ceremonies

5.1 Pledge of Allegiance

The Pledge of Allegiance was led by Danyce Steck, Finance Director

5.2 Approval of Minutes

5.2.1 Council Meeting – December 5, 2017

5.2.2 Council Meeting – December 12, 2017

MOTION: Ms. Turner moved to approve both sets of minutes. The motion was SECONDED by Mr. Hales. Voice vote taken, all “ayes.”

5.3 Special Recognition

5.3.1 Consider a resolution of the Municipal Council of Murray City expressing gratitude and appreciation to D. Blair Camp for his contributions to the community as a City Council Member.

Staff Presentation: Diane Turner, Councilmember

Ms. Turner read the resolution and presented it to Mayor Camp.

MOTION: Mr. Hales moved to adopt the resolution. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

5.3.2 Swearing-In new Murray City Police Officers, Cort Peterson and David Smith.

Staff Presentation: Craig Burnett, Police Chief

Chief Burnett said that due to a scheduling conflict David Smith is not in attendance and will be sworn in at a later date.

The Swearing-In Ceremony was conducted by Jennifer Kennedy.

6. Citizen Comments – Comments are limited to 3 minutes unless otherwise approved by the Council.

Phil Markham – Murray City, Utah

Mr. Markham thanked the Council for considering him to serve a third term on the Murray City Planning and Zoning Commission. He said the Planning and Zoning Commission has received copies of the petitions that have been circulating concerning building a park on the Di Sera property on the eastside of Murray. He encouraged the Council to try to find a way to take advantage of this property. Murray City is a city of parks and he thinks this would be an excellent way to help the citizens who were annexed into Murray feel like a part of the community.

Mr. Markham noted that the Parks and Recreation Master Plan is due for an update.

Dan Adams – NeighborWorks Salt Lake

Mr. Adams said that NeighborWorks Salt Lake works with Murray City to provide home improvement loans and services to rehabilitate existing homes, making them affordable to homebuyers earning up to 120% of the area median income. NeighborWorks Salt Lake is currently working with homeowners on two home improvement loans in Murray. In addition, they are rehabilitating two Murray homes. NeighborWorks Salt Lake also provides other services including home buyer development and education, community building, a YouthWorks program, real estate development, and community and business economic development. NeighborWorks Salt Lake appreciates the partnership they have with the city.

Mr. Adams expressed appreciation on behalf of NeighborWorks Salt Lake to the Murray residents that serve on their Advisory Board and to Tim Tingey, ADS Director, who also sits on their Advisory Board as well as their Board of Directors.

7. Consent Agenda

7.1 Consider confirmation of the Mayor’s reappointment of Becca Spjute to the Arts Advisory Board in an At-Large position for a two-year term to expire on January 15, 2020.

7.2 Consider confirmation of the Mayor’s appointment of Pamela Benson to the History Advisory Board in an At-Large position for a three-year term to expire on January 1, 2021.

7.3 Consider confirmation of the Mayor’s reappointment of CJ Kulp to the Murray City Center District Design Review Committee in an At-Large position for a three-year term to expire on January 1, 2021.

7.4 Consider confirmation of the Mayor’s appointment of Ned Hacker to the Planning and Zoning Commission in an At-Large position for a three-year term to expire on January 15, 2021.

- 7.5 Consider confirmation of the Mayor’s reappointment of Philip Markham to the Planning and Zoning Commission representing District 1 for a three-year term to expire on January 15, 2021.**
- 7.6 Consider confirmation of the Mayor’s reappointment of Travis Nay to the Planning and Zoning Commission representing District 4 for a three-year term to expire on January 15, 2021.**
- 7.7 Consider confirmation of the Mayor’s reappointment of Scot Woodbury to the Planning and Zoning Commission in an At-Large position for a three-year term to expire on January 15, 2021.**

MOTION: Mr. Brass moved to approve the Consent Agenda. The motion was SECONDED by Mr. Hales.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

8. Public Hearings

8.1 Public Hearing #1

8.1.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider an ordinance amending Section 17.170.080 of the Murray City Municipal Code relating to the percentage of coverage allowed for accessory buildings in the Murray City Center District.

Applicant – River Park Development

Staff Presentation: Jim McNulty,

Mr. McNulty said this is a text amendment to the city’s land use ordinance. Currently there are two types of accessory structures that are permitted in the Murray City Center District (MCCD). They are parking structures and other accessory buildings which do not in aggregate have a footprint greater than 25% of the footprint of the main buildings on a development parcel. The application that was submitted to amend this section of the land use ordinance would change the 25% allowance to 50%.

This proposal was reviewed by the MCCD Design Review Committee on

October 27, 2017 where they recommended denial of the text amendment to the Planning Commission. On November 16, 2017, the Planning Commission held a public hearing related to this text amendment and also recommended denial of the text amendment. Staff is also recommending denial of this text amendment.

The public hearing was opened for public comment.

Scott Bennion – Asset Manager, Center Court Apartments

Mr. Bennion said one of the desires of the Center Court Apartments is to provide covered parking for this apartment complex which is all senior citizens. The current code will allow them to have some covered parking, but they would like all of their parking to be covered.

Ann Royce – On-Site Manager, Center Court Apartments

Ms. Royce said the Center Court Apartments are concerned with their residents' safety when they enter and exit their vehicles.

Shanna Henderson – Resident, Center Court Apartments

Ms. Henderson asked the Council to consider allowing covered parking at the Center Court Apartments. She said the residents at the apartments would like covered parking for safety reasons. There are residents who use wheelchairs, canes, and walkers. Without covered parking vehicles become inaccessible to some during the winter.

Kent England – Center Court Apartments

Mr. England said the apartments are just trying to put in carports. If the Council has another recommendation on how they can get covered parking for their residents, he would like to hear from them. All the senior citizens that live there deserve the safety that covered parking would provide.

Kathleen Stanford – Murray City, Utah

Ms. Stanford asked if covered parking was looked at when senior centers or assisted living centers were first allowed in the MCCD. She wondered if the city should look back at what is allowed in the MCCD.

Janice Strobell – Murray City, Utah

Ms. Strobell said the neighbors were concerned about the density and parking when the Center Court Apartments went in. She feels there will always be an issue with parking at this property.

Mr. Nicponski closed the public hearing.

Mr. Tingey said the zoning standard of 25% for accessory structures, which is typical in mixed-use zones, has been in place since the MCCD was adopted and applies to all land uses in this area. The only option to

change it is to go through a land use text amendment. A variance or an exemption would not be allowed because this is a standard outline in the code.

Mr. Tingey said he understands and appreciates the concerns that have been brought up, however this area is not a multi-family residential area specifically for apartments. It is a dense area and the vision for the area allows that dense development. Trying to promote parking or having parking structures within the envelope of the building or structure would change the vision for this area and creates more of a multi-family area. Mr. Tingey also noted that if this amendment is approved, it changes the code for the entire area, not just for this one property.

8.1.2 Council consideration of the above matter.

MOTION: Ms. Turner moved to deny the ordinance. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion to deny passed 5-0

8.2 Public Hearing #2

8.2.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider a resolution adopting the December 2017 Water Impact Fee Facilities Plan.

Staff Presentation: Danny Astill, Water Superintendent

Mr. Astill said the city puts together a Water Impact Fee Facilities Plan as they go through and look at the city's facilities and impact rates. This plan is required to go before the City Council for approval.

The public hearing was opened for public comment. No comments were given and the public hearing was closed.

8.2.2 Council consideration of the above matter.

MOTION: Mr. Brass moved to adopt the resolution. The motion was

SECONDED by Mr. Cox.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

Item 8.4 was discussed before item 8.3.

8.3 Public Hearing #3

8.3.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider an ordinance amending the City's Fiscal Year 2017 – 2018 Budget.

Staff Presentation: Danyce Steck, Finance Director

Ms. Steck went over the budget amendments (See Attachment 1). She noted that because the Council postponed their vote on raising their compensation, line 1-e under the expenditures will be taken out. She explained that other money being asked for will be used to adjust wages for the administration in the Council and Mayor's offices.

Ms. Steck said that the transfer of wages from the Park Center, Heritage Center, and Recorder will fund a new Facilities Department that will take care of all the buildings within the city. She stated there is no financial impact or appropriation of additional funds in the General Fund to take care of all the General Fund budget amendments being requested.

Ms. Steck said the HVAC system in the Library needs repair and replacement which will cost \$120,000.

Ms. Steck said the state requires that all funds have a positive fund balance or be working towards a positive fund balance. The Murray Parkway Fund had a negative fund balance. Therefore, the city is required by state law to make that fund whole. She is recommending that fund be made whole with a transfer from the CIP Fund to the Murray Parkway Fund to fund the irrigation system project that was completed last year.

Ms. Steck stated she is also asking for \$35,000 out of the CIP Fund to assist in the generator repair and maintenance at City Hall. The generators

will not maintain the heating or air system with out assistance right now.

Mr. Cox asked if any jobs were lost due to the creation of the Facilities Department.

Ms. Steck replied there were no jobs lost; existing employees were transferred to that department.

The public hearing was opened for public comment. No public comments were given and the public hearing was closed.

8.3.2 Council consideration of the above matter.

MOTION: Mr. Brass moved to adopt the ordinance as presented with the changes that were mentioned. The motion was **SECONDED** by Mr. Cox.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

8.4 Public Hearing #4

8.4.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:

Consider an ordinance amending Section 2.06.040 of the Murray City Municipal Code relating to the compensation of City Council members.

Staff presentation: G.L. Critchfield, Deputy City Attorney
Janet Lopez, Council Administrator

Mr. Critchfield explained this ordinance relates to the compensation of Council members. He said this is exclusively a legislative issue, meaning it is completely within the authority of the City Council to make this decision and whether to pass the ordinance or not. Mr. Critchfield said it is important to remember that the Council is free to set their own compensation which is in contrast to city employees who go through a survey process.

Ms. Lopez said there was a memo and a comparison of the compensation whose Council and form of government is the same as Murray's. It shows

that Murray falls at the bottom end of those other cities. Also, last year, the Council chose to increase the Mayor's salary. The City Council has not increased its own salary since 1995. Ms. Lopez said she feels it is appropriate at this time for the Council to increase their salary by the \$4,000 that is being proposed.

The public hearing was opened for public comment. No comments were given and the public hearing was closed.

8.4.2 Council consideration of the above matter.

A discussion ensued by the Council members about the salary increase. Mr. Brass said he is concerned about the timing of this. He was wondering if it would be wise to wait until the city received the results of the compensation study that is currently being done. He is also concerned with funding.

Danyce Steck, Finance Director, explained that the funding for the proposed salary increases that are being proposed will come from a reduction to the miscellaneous expense line. There was some excess funding put aside for things that were not addressed in the budget and this is one of those things.

Mr. Hales said giving himself a raise is uncomfortable for him. He asked if a compensation committee could do this instead of the Council.

Ms. Turner replied that wouldn't be possible.

Ms. Lopez went over the salary comparison again with the Council.

Mr. Cox added he is also uncomfortable making this decision right now.

Mr. Brass said he is not against this in principal and he would like to postpone this item to a later date. He asked about having a midyear budget review to discuss this and other projects the city has going on now and what will be going on in the next five years.

MOTION: Mr. Brass moved to postpone a discussion and decision on this item until the second meeting in February. The motion was **SECONDED** by Mr. Cox.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye

Mr. Nicponski Aye

Motion passed 5-0

9. Unfinished Business

9.1 None scheduled.

10. New Business

10.1 Election of Chair and Vice-Chair of the Murray City Municipal Council for the calendar year 2018.

Mr. Nicponski asked for nominations for Council Chair.

Mr. Hales nominated Diane Turner for Council Chair. Mr. Brass seconded the nomination. Voice vote taken, all “ayes.”

Diane Turner was elected Council Chair for the year 2018.

Mr. Nicponski asked for nominations for Council Vice-Chair.

Mr. Brass nominated Dave Nicponski for Council Vice-Chair. Mr. Hales seconded the nomination. Voice vote taken, all “ayes.”

Dave Nicponski was elected Council Vice-Chair for the year 2018.

10.2 Election of Chair and Vice-Chair of the Murray City Budget and Finance Committee for the calendar year 2018.

Mr. Nicponski asked for nominations for Chair of the Budget and Finance Committee.

Ms. Turner nominated Jim Brass for Chair of the Budget and Finance Committee. Mr. Hales seconded the nomination. Voice vote taken, all “ayes.”

Jim Brass was elected the Chair of the Budget and Finance Committee.

Mr. Nicponski asked for nominations for Vice-Chair of the Budget and Finance Committee.

Mr. Brass nominated Brett Hales for Vice-Chair of the Budget and Finance Committee. Mr. Cox seconded the nomination. Voice vote taken, all “ayes.”

Brett Hales was elected Vice-Chair of the Budget and Finance Committee.

10.3 Consider a resolution approving the Mayor's appointment of representatives to the Boards of Interlocal Entities.

Staff presentation: Mayor Blair Camp

Mayor Camp went over some of the appointments noting most of them are the same as last year. He thanked everyone for their willingness to serve.

MOTION: Mr. Hales moved to adopt the resolution. The motion was SECONDED by Ms. Turner.

Council roll call vote:

Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

11. Mayor

11.1 Report

Mayor Camp said on January 15, 2018, Murray School District will be holding their 26th Annual Human Rights Day Celebration at 7:00 p.m. at the Murray High School auditorium. This event is Utah's longest continuous celebration of the legacy of Dr. Martin Luther King. The program is free and everyone is welcome.

Mayor Camp welcomed Dale Cox to the Council and congratulated Diane Turner on starting her second term.

11.2 Questions for the Mayor

There were no questions for the Mayor.

12. Adjournment

The meeting was adjourned at 7:34 p.m.

Attachment 1



Murray City Finance Department
 5025 South State Street, Murray, Utah 84107
 (801) 264-2669
dsteck@murray.utah.gov

Danyce Steck, CPFO – Finance Director

To: City Council
 From: Danyce Steck, Finance Director
 Date: December 20, 2017
 Subject: Budget Opening – January 2, 2018

The following items have been requested to be added to the fiscal year 2018 budget.

General Fund

Revenue

1-a	Increase sales tax revenue budget	\$ 50,000
1-b	Receive CATNIP grant from Salt Lake County for construction of bike lane per agreement	132,590

Expenditures

1-c	Non-Departmental - Reduce miscellaneous expense	(150,691)
1-d	Council – Add wages/benefits for administration	11,493
1-e	Council – Add wages/benefits for councilmembers	13,164
1-f	Mayor – Add wages/benefits to restore CAO position previously removed from budget	142,385
1-g	Mayor – Add wages/benefits for reorganization of administrative staff	21,675
1-h	Mayor – Add unanticipated payout of leave time for retirement	38,020
1-i	Engineering – Reduce wages/benefits for reorganization	(26,593)
1-j	Class C Roads – Allocate CATNIP grant funds for bike lane construction on per agreement	132,590
1-k	ADS – Add wages/benefits for administration (from 30 hrs to 40 hrs per week)	547
1-l	Park Center – Transfer wages/benefits to consolidate staff for facilities maintenance	(98,903)
1-m	Heritage Center – Transfer wages/benefits to consolidate staff for facilities maintenance	(32,293)
1-n	Recorder – Transfer budget to create Facilities division	(55,448)
1-o	Facilities – Create division to manage city-wide buildings	186,644

Total Financial Impact \$ -

Library Fund

Expenditures

2-a	Repair/replace HVAC system in the library	\$ 120,000
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Total Financial Impact \$ **120,000**

Capital Projects Fund

Expenditures

3-a	Transfer funds to the Murray Parkway Fund for the irrigation system project	\$ 275,000
3-b	City Hall generator repair and maintenance	35,000

Total Financial Impact \$ **310,000**

Murray Parkway Fund

Revenue

4-a	Receive transfer from the Capital Projects Fund	\$ 275,000
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Total Financial Impact (\$ 275,000)