



## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday November 14, 2017 in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

### Council Members in Attendance:

Diane Turner, Chair	District #4
Dave Nicponski, Vice-Chair	District #1
Pam Cotter	District #2
Jim Brass	District #3
Brett Hales	District #5

### Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Administrator
Janet Towers	Deputy Mayor	Jennifer Kennedy	City Recorder
Tim Tingey	ADS Director	Frank Nakamura	City Attorney
Danny Astill	City Water Superintendent	Russ Kakala	City Streets Superintendent
Pattie Johnson	Council Office	Kim Fong	Library Director
Gil Rodriquez	Fire Chief	Dale Cox	Resident
Briant Farnsworth	Attorney	Matt Dugdale	George K Baum & Company
Preston Kirk	George K Baum & Company	Stan Hoffman	Dakota Pacific Real Estate
Jennifer Brass	Resident	Richard Crangle	Resident
Janice Strobell	Resident	Beverly Crangle	Resident
Brent Barnett	Resident		

Ms. Turner called the Committee of the Whole meeting to order at 4:30 p.m. and welcomed those in attendance.

### 1. Approval of Minutes

Ms. Turner asked for action on the minutes from August 22, August 24, and September 5, 2017. Mr. Hales moved approval for all minutes. Mr. Brass seconded the motion. All were in favor.

### 2. Discussion Items

## 2.1 Various Amendments to Chapter 13 of the Murray City Municipal Code – Frank Nakamura

The city attorney's office has been working diligently the last year to update City ordinances. Mr. Nakamura said with the modifications of Chapter 13, which relates to waste water and storm water, just two chapters remain to finalizing the project.

Due to changes in state law, there was a proposed amendment in Section 13.32.060, to the sewer service charge, based upon a fee study. Mr. Nakamura noted water rates and the water impact fees are anticipated to be further amended once appropriate studies have been completed.

Provisions related to annual transfers have been reworded in City code regarding the transfer of Enterprise Funds to the General Fund. Mr. Nakamura explained an established amount of 8% had been set to cover the cost of services, the General Fund provides to the Enterprise funds. Therefore, in order to be in better compliance, the set amount would be deleted from the language, and would be transferred annually, as part of the budget process, approved by the council.

Mr. Farnsworth reviewed the following substantive changes in Chapter 13, and said most changes were technical and would be considered by the council the week of November 21, 2017.

- Section 13.08.050 - Water Connection Impact Fees. This section was reworded to follow state law related to the general requirement of impact fees. No changes were made to the actual impact fees at this time.
- Sections 13.08.060 - Adjustment of Water Bills. Subsection B was deleted from this section and will be moved to chapter 13.04 related to utility billing.
- Old section 13.08.080 - Application for Water Service, etc. This section was deleted as it overlapped a provision in 13.04 and made more sense to keep this provision in the Utilities Billing chapter, rather than restating in 13.08.080.
- New Section 13.08.140 - Damage to Water System Prohibited. Clarification was made that a violation of damage to the water system would be a Class B Misdemeanor as the city cannot by state law, enact a Class A misdemeanors.
- Chapter 13.12 - Water Wells. Recommendations were made to repeal the entire chapter because provisions were superseded by Chapter 13.30, Ground Water Source Protection.
- Chapter 13.28 - Water Pollution Control. The entire chapter was repealed as obsolete, as the provisions herein were superseded by Chapter 13.30, Ground Water Source Protection.
- Chapter 13.16 - Fire Hydrants, etc. Due to the criticalness of having complete access, Mr. Farnsworth explained, the fire department shall have unrestricted access to all fire hydrants in the city, whether within the city's water service area or not, and whether the hydrants are public or private.
- Chapter 13.16.020C1 - Fire Hydrants continued. - Language was simplified, by stating hydrants must meet all city and AWWA specifications, rather than listing every individual specification for hydrants which could be subject to change.
- Chapter 13.32 - Waste Water System. Sections 13.32.010 – Definitions. The term "POTW governing Authority" was redefined to be more congruent with the actual condition. As a result, the city council is the governing authority related to wastewater collections, and the Central Valley Water Reclamation Facility (CVWRF) is the governing authority related to treatment systems. While the city maintains collection systems, it doesn't have or operate the treatment facilities.

- Section 13.32.080 - Maintenance Expense. Modifications would clarify that laterals are owned and to be maintained by property owners, and is not the responsibility of the city.
- Old Section 13.32.140 - Contracts for Sewer Service Outside of City. This section would be deleted because the city does not contract sewer services outside of the city limits.
- New Section 13.32.140 - Certain Connections with Public Sanitary Sewers Prohibited. Changes were made to update obsolete language, and indicate that all discharge must meet City and CVWRF regulations.
- Section 13.32.260 - Connections with Public Sewers, Required. Changes were made to delete obsolete and repetitive language.
- Section 13.32.280 – Sewer Connection Impact Fees and Tapping Charges. Required language was inserted from the Impact Fee Act and outdated impact fee language was removed.
- Section 13.32.300 – Connections to be made only by Licensed Drain Layers or Plumbers. This section was deleted as obsolete, as this is not the actual practice of the City. It appears as part of a plumber’s license, it doesn’t cover connecting to drain or sewer pipe. Thus, the current Code could be requiring something that isn’t possible or legal for the city to require.
- Chapter 13.44 – City Engineering Permits and Standards. The section was previously moved to Chapter 12.04, but was not repealed at that time.
- Chapter 13.48 – Storm Water Utility. Language was inserted from the Impact Fee Act, related to the financial standards previously discussed by Mr. Nakamura. New language does not alter or amend the actual impact fees.
- Section 13.52.080 – Storm Water Management – Illicit Discharges. Categories of allowable uncontaminated discharges were expanded to comply with state regulations.

## 2.2 Bond Proposal New Fire Station – Danyce Steck

Ms. Steck introduced Matt Dugdale and Preston Kirk from the financial group George K. Baum and Company (GKB), as municipal advisors who would assist the city in pursuing a bond. She stated bonding would serve many purposes, although \$5.8 million was currently budgeted as available cash for funding the construction of the fire station. A power point was shared to explain the following funding needs and available funding:

### Funding Needs:

- \$5.8 million for the construction of the fire station, which was considered an immediate need.
- \$28+ million for the construction of city hall, once plan details were in place.
- As a whole, \$34 million dollars of bond funding would be requested for the next one to three years.

Other Infrastructure requirements were noted as: Poplar Park, moving and constructing a new library, renovations of the Murray mansion and chapel, park pavilion makeovers. Ms. Steck said there were many other demands on the CIP list, which currently do not have adequate funding or cash to complete. In addition, should any kind of infrastructure failure occur, the city may need to utilize cash to resolve the issue. Therefore, because the bonding process would take up to 90 days -bonding was not an option when reacting to any kind of infrastructure failure that required immediate cash.

Available Funds:

- \$5.8 million in cash, located in the CIP Fund.
- Local option sales tax (thru 2030) provides an annual additional income of \$4.2 million per year. New staffing increases of 3 police officers, 2 firefighters, and 1 public works employee would lessen the sales tax revenue slightly.

Ms. Steck explained, in order to fund infrastructure needs, and after appropriate allocations were calculated in the General Fund, the remaining funds from the .002 tax revenue were transferred to the CIP and held from year to year. As a result, a total of \$5.8 million in cash was expected next year in available funding; this amount is equivalent to one and half entire years' worth of the .002 sales tax, which would fund the fire station.

Interest rate fluctuations from different types of bonds were noted on a graph reflecting the Municipal Market Data (MMD), and Treasury rate movements. Due to a stable market over the last several months and good timing, a 12-year bond would be proposed, because the city's .002% provisional sales tax revenue would expire in 12 years, and interest rates could be as low as 2%. A bar chart was shared to explain interest rate movements on 10-year MMD bonds, and up to 30-year MMD bonds, as well as, when the best interest rates would be available.

Ms. Steck monitors interest rates regularly; she noted a decrease of .26% in year to date rates this month, however, monthly rate movements reflected a slight increase last month. She felt concerns were high due to the possibility of a tax reform - specifically the removal of the ability to advance refund municipal debt. She explained if legislation passes, entities would no longer go to market to take advantage of lower rates and refund in advance of a call date. Entities with significant debt are accustomed to utilizing the market in order to make required principal payments due to a lack of cash flow. As a result, the bond market is currently being flooded, with hopes that a tax reform will not go through. She noted as bond inventories increase, interest rates go up, and she believed when the November and December rush for bonding was over, bonding in January would be best for the city.

In review, Ms. Steck shared four reasons to bond now, versus later:

- Preserve cash reserves, which will strengthen the city's position when the larger city hall bond is issued in terms of rating and flexibility.
- Reduce interest rate risk by going to market sooner than later.
- New federal tax reforms proposals are forcing issuers to the market now which could leave a void of inventory in January - which would benefit the city.
- By bonding for the fire station, the city would be positioned to structure the city hall bond(s) to its own advantage allowing the city to manage its cash flow.

Ms. Steck asked the council to evaluate a Parameters Resolution, which would be considered during a council meeting on November 21, 2017. The resolution would authorize the issuance and sale of bonds within specific parameters, and delegate the authority of timing to an authorized official(s) of the city, and with the consultation of GKB advisors. Details of the Parameters Resolution were as follows:

- Not to exceed amount: \$5,800,000

- Coupon interest rates: 2% - 5%
- Maturity: 14 years (2030)
- Annual obligation: \$560,000 Per year (based on interest rate estimations)
- Source of funds: Local option sales tax revenue

Ms. Steck thanked Mr. Dugdale and Mr. Kirk for providing charts and graphs, numbers and information related to current interest rates. Both would represent the city to provide expertise on the market, ensure prudent timing decisions are made, and attain best market pricing.

Ms. Turner felt bonding for the fire station would improve the city's credit rating, and save the city money in the long run. Ms. Steck agreed, by requesting one of largest bonds every sought by the city, a lower interest rate would be achieved and the credit rating would improve.

Ms. Steck mentioned when she reviewed the 2016 sales tax bond, two significant rating comments were noted. 1.) How sales tax attributed by auto dealerships would drastically affect the city's revenue immediately, if the economy took a negative turn. 2.) The city's philosophy of *pay as you go*, which was admirable to have cash reserves, however, bond holders, see it negatively when reserves are reduced to a certain level and a back stop is not available.

Mr. Hales felt by having lower funds in reserves, a higher interest rate would result. Mr. Steck agreed.

Mr. Nicponski affirmed her request was for a sales tax bond. Ms. Steck confirmed the proposal was not a general obligation bond.

### **2.3 Utah Infrastructure Agency (UIA) Bond Issuance – Danyce Steck**

Ms. Turner asked Ms. Steck to review the background of UIA. Ms. Steck clarified UTOPIA was the original agency. When UTOPIA ran out of bonding capacity, and the ability to be financially stable, the business failed. Therefore, a new business plan was organized with a new name known as UIA.

The city's current agreement with UIA pledged the city's energy franchise taxes as security for up to \$65 million of debt - through April 2041. This new issuance will include covenants that remain within the parameters of this agreement, and as such, did not require further action by the city. She noted that to date, UIA had not required the city to provide any funds towards debt service.

Ms. Steck reported the UIA Board voted on Monday, October 16, 2017 to approve a parameters resolution to allow the issuance of up to \$80 million in refunding, and new debt for the agency. As a board member, she did not provide an approval vote due to a lack of transparency because she was not informed about the item until late Friday, October 13, 2017. She felt the structure of the proposal was in the best interest of UIA, which provided a continued sustainable business plan, and in turn was in the best interest of the city; however, she purposely abstained from voting when such immediate action was requested. Ms. Steck shared her thoughts about lack of communication with the board, and requested the vote be delayed a week to allow for additional time to review documentation - but her request was denied.

Ms. Steck explained had UIA not restructured, issuing bonds in a subordinate position would have been necessary, which was similar to taking a second mortgage on a house. By restructuring, UIA attained senior lien bonds, with lower interest rates, which benefits the city. UIA would be bonding the additional monies up to the \$65 million under the city's current agreement, and an addition \$15 million from UIA revenue to add new infrastructure. The total debt service would be approximately \$80 million instead of \$65 million.

Mr. Nicponski wondered how UIA bonding benefited the city. Ms. Steck said by growing their business, UIA take-rates seemed to be increasing. By adding customers to their system, particularly businesses, and attaining a lower interest rate, the city is better off because increased revenue for UIA, meant the city would not have to pay the debt. If UIA continues to do well building out, projections are such that UIA would pay dividends to its shareholders, offsetting the UTOPIA debt.

Mr. Hales thanked Ms. Steck for abstaining her vote on behalf of the city.

Mr. Brass agreed and noted shareholder dividends as positive, however, he wondered what percentage of Murray residents can actually connect with UIA. Murray is a very successful city, therefore, he wondered why connections were not offered to more major Murray businesses; for the example, the largest hospital in the Intermountain West, and many other potential customers throughout the city. If bonding was to be utilized for expanding infrastructure, and increasing connections, he felt the agency had not changed its philosophy of 'revenue versus expenses' since the original UTOPIA model. Nowhere in either organization was there an offer to refresh equipment. As a customer he enjoys the best system, however, his personal UTOPIA system was 14 years old and not budgeted to cover costs to upgrade while costs were still high to hook up. Building infrastructure is good, but it is just as important to take care of what has been built.

Mr. Nicponski thanked Ms. Steck for keeping on top of the issues regarding UIA. Ms. Turner appreciated Ms. Steck representation of the city. All council members concurred.

Mayor Camp wondered what additional items were on the October 16, 2017 UIA Board agenda. Ms. Steck reported voting for the bond was the only item on the agenda. She noted although UIA is not growing its system for residential customers in Murray, some business connections were being made.

## **2.4 Board and Committee Reports**

### **2.4.1. Blaine Haacke – Utah Associated Municipal Power Systems (UAMPS) & Intermountain Power Association (IPA)**

Mr. Haacke reported a recent incident that occurred in Kaysville when an inebriated driver hit a 90' main transmission power pole, knocked it to the ground, affecting power to 10 nearby poles. A request was made for assistance to utilize Murray's 90' aerial bucket – the only one of its size in the state. Man power from Murray was not necessary and agreements were already in place to allow for the assistance.

Mr. Haacke provided an update on the following:

UAMPS – The group represents 40 cities, consisting of Utah and neighboring states and share resources in buying and selling power. Meetings are held twice a month to work on projects jointly, and discuss operations of the Colorado River Storage Project, (CRSP), Hunter project, San Juan project and other resources they have ownership in. Mr. Haacke provided the following information:

- Hunter project- The coal fired plant located in Price, Utah, is doing very well. In the last four years, all debt has been paid off. Energy purchased by the city is very inexpensive, and the only cost is for coal generation. The resource is utilized 90% of the time, costs are approximately \$35 per MWh, which is slightly more than the Federal Hydro Plant - the least expensive resource. The Hunter plant will be utilized for the next 15-20 years.
- San Juan – Murray has minor ownership in this smaller coal fired plant, located in the four corners area of Utah. The resource will be available for approximately 20 years, and due to environmental issues will close in 2022.
- Ideas – During meetings the group benefits by comparing notes about solar rates, large commercial solar farms, and gains help in forming policies. In addition, discussions occur regularly related to distributed generation from solar, wind, and landfill methane.
- Site visit - Last month the group traveled to the Idaho National Laboratory to see an existing nuclear reactor in operation. UAMPS is considering the site as a possible location for a small nuclear plant. Information, investigative research and pricing were all considered. The smaller scale technology is different and originated at Oregon State. The process for licensing continues with the Nuclear Regulatory Commission (NRC). Investors have spent \$4 million, however, all monies would be lost if licensing is not approved. Murray's small interest in the resource has been strictly investigative at a cost of \$40,000. Mr. Haacke pointed out \$40,000 was not a huge expense for attaining information, compared to the city's resource budget of \$22 million per year. The city is also considering geothermal resources, and analyzing a large solar farm in Southern Utah.

IPA - The board meets twice a month to discuss ways to make the resource feasible and to address issues related to operations. As a board member, Mr. Haacke reviewed past details about the coal fired plant coming under fire by environmentalists. Six California partners assume a majority of the electricity, and are heavily regulated by legislators. As a result, coal fired resources cannot come across state lines after 2027 - when the city's contract expires. Therefore, IPA board members made a decision to repower the plant from coal, to natural gas, which will downsize in 2024, from 1,800 MW, to 1,200 MW.

More recent legislation ruled 1,200 MW of natural gas from IPA was still too much for Californians to assume. A decision was made by IPA to further reduce the plant's production to 900 MW in order to adhere to regulations. Downsizing the plant will effect Murray's contract entitlement of 72 MW, which is a significant resource. Mr. Haacke said the reduced production of 1,200 MW is 66% of what was produced in the past, and would reduce the city's entitlement to 36 MW. With an additional reduction to 900 MW, the plant would be generating only half of what it produced originally.

Mr. Haacke would address the issue again during a council meeting and the council would be asked to consider a new contract agreement with IPA reflecting new entitlement totals.

#### **2.4.2. Russ Kakala – Trans-Jordan Cities**

The facility is very successful in recycling, however, new measures include a two dollar increase to garbage fees in July 2018. The increase would cost \$30,000 to the Murray budget, where approximately 14,000 tons of waste from Murray is disposed of per year. Mr. Kakala expects the facility to remain open another 15 to 20 years.

A recent fire caused minor damage, which was repaired and the methane gas plant is back up and running to full capacity.

Salt Lake County made a request to dispose of approximately 1500 tons of debris, per year, from transient camp cleanups to Trans Jordan. Mr. Kakala believed a consideration to approve a 500 ton, per year voucher would be approved, after approximately 30 tons of significant waste resulted from just one recent cleanup. He noted the number of transient camps located along rivers and wooded areas and he hoped the county would continue to participate with cleanup. Seven cities have seen impact, however, Murray, Midvale, Sandy, and Draper are seeing the most need.

Mr. Kakala reported Murray conducted a transient camp cleanup over the summer, and hired outside help to clean and haul waste to Trans Jordan. The cost was \$14 per ton.

Mayor Camp commented about a cleanup he participated in with the Rotary Club. The area is not visible, north of the police training center; however, within two hours a great amount of trash was disposed of - one large dumpster and one large green waste dumpster were completely filled. He felt Murray did not have as large of a problem compared to other cities.

Mr. Kakala noted another significant transient camp clean up near Fireclay by the railroad tracks. The cost was \$2500 for a professional contractor to clean up camps, and the city supplied dumpsters, which were hauled to Trans Jordan. He felt the cost was worth having a professional address because the debris was horrific and he did not want city employees sorting through the rubbish.

#### **2.4.3. Kim Fong – Murray City Library**

Ms. Fong said the future of the library was interesting with the increased use of E-books. She explained E-books were 5% of total library use a few years ago, but have increased and are now 12% of library use. There were 4,500 E-book check-outs in October, and 4,900 regular book check-outs. The library offers three different E-book services:

- Hoopla – Patrons can check out five items per month including, books, music CD's, and movies. Prices range from one dollar, to four dollars per use. The most expensive and popular items are audio books. The library spends approximately \$1,200 per month on Hoopla downloads.



- Meet Libby – A popular and traditional service, where the library purchases books on line from publishers and checks them out to patrons. The cost is a wide range – from five dollars up to \$120 depending on the book and the author.
- RB Digital – This is strictly audio books, available and paid through the state library. It is not used widely, with a limited selection, where only approximately 200 checkouts average per month. There is no cost to the library for this service.

Ms. Fong noted positive advantages about E-books, such as, the library does not require employees to check books in and out, there is no damage to electronic E-books, and E-books simply shut off when they expire, limiting operational costs because sending overdue notices are not necessary.

Mr. Hales asked about the number of movie check-outs. Ms. Fong replied 9,000 DVD's were checked out last month.

Mr. Nicponski asked if there was an app for downloading movies. Ms. Fong explained movies were available on Hoopla. She noted patrons often have a misconception that library movies are old and out dated; however, that is not the case - the library offers all new releases. The library pays \$15 per movie.

Ms. Turner wondered if the use of E-books impacted staffing needs. Ms. Fong replied no; plenty of patrons continue to visit the library for traditional resources and staff still spends ample time assisting and teaching people at the library. Ms. Fong said online services are a great option if a personal visit isn't convenient.

#### **2.4.4. Mayor Camp – Council of Governments (COG)**

Mayor Camp said he had not attended a COG meeting as of yet, however, in September 2017, he attended a Council of Mayors (COM) meeting - hosted by the town of Alta. A presentation was given by the County Health Department regarding transient camp cleanups. He noted Millcreek was having major challenges with camp cleanup and tremendous problems exist north of Murray.

In October 2017 - COM was hosted by West Valley City, where a presentation was given by the Metro Gang Unit, and a discussion occurred among the mayors about priority lists for the upcoming legislative session. Topics such as, the issuance of the quarter of the quarter sales tax funds distribution, the impact of Tier 2 Retirement, fireworks, and the Justice Reinvestment Initiative were noted. In addition, the retention and hiring of police officers was addressed, which would directly impact the city. Mayor Camp stated Salt Lake City would consider hiring 27 additional police officers, in order to maintain the Rio Grande area, which would impact the police officer pool overall. Transportation and growth issues, related to land area and UTA issues were also discussed during October.

Mayor Camp felt the dynamics of COM would be changing, due to nine other cities electing new mayors to begin January 2018 - Alta, Cottonwood Heights, Herriman, Midvale, Riverton, Sandy City, South Jordan, Taylorsville and West Jordan.

The next COM meeting would be held December 14, 2017 in Taylorsville City.

#### **2.4.5. Mayor Camp - Utah Telecommunications Open Infrastructure Agency (UTOPIA)**

Mayor Camp attended one meeting where a resolution was considered to accept an increase in payment from UIA for the shared cost of the support staff.

#### **2.4.6. Mayor Camp – Valley Emergency Communications Center**

Mayor Camp noted top three important issues:

Weighted Voting – Last year Senate Bill 198 took 911 monies from an option tax of the cities. Some cities contracted to pay for police and fire protection through the Unified Police Department (UPD), and Unified Firefighters Authority (UFA); therefore, these cities do not pay into VECC. As a result, a conversation occurred about reducing the number of board members. Ongoing discussions would continue and Mayor Camp felt the decision was appropriate.

Assessments – Several mayors felt there could be a different way to calculate assessments, rather than based on call volume. However, Mayor Camp felt there would be no change because the majority of mayors felt there was no other fair method.

Fire Station Alerting – As VECC continues to upgrade and merge its CAD (dispatch system) with Salt Lake City, the need for a common fire station alerting system was identified. A discussion occurred about utilizing 911 funds for basic installations in the fire stations. Mayor Camp felt the idea was good, which would save a lot of time on dispatch by having all systems standardized. He explained new systems can simultaneously alert stations, rather than sequentially, so that all stations can be notified at the same time.

#### **2.4.7. Brett Hales - Association of Municipal Councils**

Mr. Hales shared the following update:

In June, Rob Wesemann, Executive Director of the Youth Resource Center, and others from the Road Home, were guests to discuss the challenges of homelessness.

In August, Mayor McAdams attended and discussed the new metro-townships. More notably, he shared his intense experience as an undercover homeless man - living in the Salt Lake City homeless shelter for three days. Mayor McAdams said it was a moving experience and had strong feelings of compassion and outrage because of what he saw when the Rio Grande area was completely lawless

with rampant drug problems. He said mental health was a huge part of the puzzle. A history was provided of why the situation became as it was.

In October, Brandon Smith of the Utah League of Cities and Towns was present to answer questions related to legislative issues. A discussion occurred about sales tax, however, Brandon reported no bill had been filed at the time. In addition, significant issues and challenges related to fireworks were discussed, including civil liability, fees for sellers, and the number of days fireworks would be allowed.

Mr. Nicponski felt the number of days allowed for setting fireworks off was expected to be reduced legislatively for future holidays.

#### **2.4.8. Jim Brass – Central Valley Water Reclamation (CVWR)**

A larger than normal budget was approved for 2018, due to anticipated construction costs to rebuild the plant. Mr. Brass reported sewer rates would increase.

Mr. Brass noted concerned citizens attended a recent board meeting to share comments because of anticipated rate increases. In addition, Mr. Brass felt because of rate increases, board members whose seats were up for reelection, were strongly opposed for the first time. Three board members lost their positions to new members.

A discussion occurred about the need for CVWR, as an entity, to be more involved in controlling the message as to why rates would increase. Mr. Brass said it was important for residents to understand rate increases were not made on a whim, and money would not be wasted. He explained the increase was due to forced requirements by the Division of Water Quality, and the Environmental Protection Agency, on CVWR to meet new goals on nutrients, particularly phosphorous and possibly nitrogen. Therefore, in order to comply with new regulations, the plant as it is, must be completely rebuilt. The \$250 million cost to rebuild, over 20 years' time, would require rate increases.

A pilot project related to taking in food waste, by converting fats, oils and grease to methane gas was conducted. By continuing the practice on a larger scale, the idea is possible for the plant to ultimately become a net zero plant. Generators would be replaced by fewer new larger generators. A long term idea was discussed that one day Rocky Mountain Power (RMP) would not be needed to generate power at CVWR. Mr. Brass said the power bill is one of the largest expenses at the plant, and therefore, by utilizing methane, which is a by-product of treating sewage, the plant could power itself.

#### **2.4.9. Jim Brass - Wasatch Front Waste and Recycling District (WFWRD)**

Most meetings have been leading up to the budget adoption, and public hearing for a rate increase, which would take place Thursday, November 16, 2017 at 6:00 p.m.

In addition, Mayor McAdams initial decision to close the 3300 South waste transfer station, effective January 1, 2018, resulted in WFWRD trucks driving further west to the Salt Lake Valley Solid Waste facility. In order to successfully operate, additional manpower, trucks, fuel, and travel time would be required - increasing costs, which was not in the current budget. The increased expenses would be

postponed until June of 2018, when another WFRWD rate increase of potentially \$2.25 per month could result. In summary, residents on the east side of Murray would see a total increase of \$4.50 per month within the next year.

Ms. Cotter wondered what reason Mayor McAdams had for closing the 3300 South transfer station. Mr. Brass speculated it was to save money, however, other cities, including Murray residents would absorb those costs. He said the closure announcement was unexpected, and since the WFRWD budget was completed, as most other cities, it was difficult to declare rate increases and adjust budgets after the fact.

#### **2.4.10. Jim Brass – Chamber of Commerce**

Mr. Brass is a new board member and had not attended a board meeting yet, however, during the last meeting he learned the organization was approximately \$4,000 in the red. It is a currently a period of time when events are over for the year, and therefore, funds are running slightly behind.

Mr. Brass said the Haunted Woods was very successful this season. He explained the majority of revenue goes towards child abuse, and this year the event raised \$15,668. He attributed much of the success to a volunteer who created a website to advertise the event, as well as, 140 students from a variety of schools, who volunteered to work the event. Last year the event raised net \$3,000.

The Chamber of Commerce is working to increase revenue from new members, retain old members, as well as, schedule new events.

Mayor Camp reported the chamber would be looking for a number of new board members next year. Mr. Brass confirmed and said the hope was to continue improving the organization, which was one of the most active chambers in the valley.

#### **2.4.11. Tim Tingey – NeighborWorks**

NeighborWorks of Salt Lake completed its 40<sup>th</sup> project in Murray City, and continues to work hard on acquisition for rehab projects. The home ownership services program for residents, currently has two projects underway. In addition, three projects in the community are complete where residents attained down payment and closing cost assistance as first time home buyers. Mr. Tingey noted the recent purchase of two new properties, located at 276 East Vine Street, and 218 West 5900 South.

Last month Dan Adams was recognized as the new Homeownership Services Director; Sonya Martinez-Ortiz would take on different duties.

NeighborWorks is still looking to acquire property at the end of Tripp Lane and create a housing project. Mr. Tingey explained the project would not be considered an affordable housing project. Title issues were noted and the plan is to construct single family homes if land can be acquired.

NeighborWorks would be holding a 40 year celebration on November 15, 2017, at the Rail Event Center, located at 235 North 500 West, at 6:00 p.m.

Ms. Cotter wondered who could apply for the single family homes to be constructed on Tripp Lane. Mr. Tingey replied anyone who meets income qualifications, which is 121% or below median income in Murray City.

#### **2.4.12 Jennifer Kennedy – Community Action Program (CAP)**

Ms. Kennedy reviewed a list of programs related to CAP, such as, weatherization, nutrition, costing and case management, the HEAT program, Head Start, and adult education, and shared that the HEAT program would run November 1, 2017 through April 30, 2018.

Upcoming holiday programs include, Stuff a Tummy, where Thanksgiving dinners are purchased and donated to needy families; and Operation Chimney Drop, during December - when gifts are purchased and donated to the most needy children and their families nominated by Head Start teachers. Drop off locations are available.

Ms. Kennedy reported a current search was underway to find a new CEO for CAP.

#### **2.4.13 Diane Turner – ULCT Legislative Policy Committee**

Due to the importance of legislation, it was decided that Ms. Turner would make her presentation at the next Committee of The Whole meeting when more time was available and lobbyist could be present.

### **3. Announcements: Ms. Lopez made the following announcements:**

- Wednesday, November 15, 2017 - Input meeting for the Murray Theater. Two meetings would be offered at 4:00 p.m. or 7:00 p.m.
- Reservations were addressed for the following:
  - “State of the Landfill Breakfast”, located at Trans-Jordan December 5, 2017 at 7:30 a.m.
  - IPA Annual Meeting & Luncheon, located at the Grand America, December 5, at 11:00
  - MCEA Holiday Party – located at the Doty Education Center, December 9, 2017, 6:00 p.m.
  - UAMPS Annual Member Meeting Banquet, located at the SLC Marriott, December 18, 2017 at 6:30 p.m.

### **4. Adjournment: 6:18 p.m.**

**Pattie Johnson  
Council Office Administrator II**