



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, August 14, 2018 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
Dale Cox	District #2
Jim Brass	District #3
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Jennifer Heaps	Comm. & Public Relations Director	Pattie Johnson	Council Office
Tim Tingey	ADS Director	Doug Hill	Chief Admin Officer
Danyce Steck	Finance Director	Trong Le	IT
Kim Sorensen	Parks and Recreation Director	Jon Harris	Fire Chief
Jim McNulty	Development Services Manager	Corey Solom	CEO, Think Architects
Soren Simonsen	Executive Director, Jordan River Commission	Brent Barnett	Resident
Jennifer Brass	Resident	Jan Cox	Resident
Janice Strobell	Resident		

Ms. Turner called the Committee of the Whole meeting to order at 5:15 p.m. and welcomed everyone.

1. Approval of Minutes - Ms. Turner asked for comments or a motion on the minutes from:

- Committee of the Whole – June 12, 2018
- Neighborhood Meeting – June 21, 2018
- Neighborhood Meeting – June 28, 2018
- Neighborhood Meeting – July 12, 2018

Mr. Hales moved approval. Mr. Cox seconded the motion. (Approved 5-0)

2. Discussion Items:

2.1. Jordan River Commission (JRC) – Kim Sorensen and Soren Simonsen

Because the city has never been a member of the JRC, a request for funds was made to join the commission, which was approved in the budget this year. The membership fee is \$3,679.78. Besides Murray, Millcreek is the only other nonmember city along the Jordan River but would also consider joining this year. Mr. Simonsen provided the historical back ground, mission and purpose of the JRC, along with the following:

- A 10-year-old document called “Blue Print Jordan River” was shared. Salt Lake County launched the initiative and brought Envision Utah on board as a partner, along with others to assist in outreach and craft the trail vision. Not much recreation existed in the beginning stages of development. The trail was in pieces and there were concerns about water quality, habitat, and preserving open spaces along the river for restoration and conservation efforts. All of which resulted in creating the document for developing the trail.
- The trail is now a completed 45-mile system connecting to trails in Utah County, Davis and Weber Counties. And, one can travel from Provo to Ogden on a continuous urban trail with lots of connecting and side trails.
- Original development goals included: preserving and rehabilitating the natural river features, conserving and restoring wetlands and habitat, managing storm water, creating buffers between the river and built-in environments, integrating complementary development, removing physical barriers to boating, and encouraging active transportation using the regional trail system.
- The JRC is comprised of governmental and non-governmental participants working together to enhance, preserve, protect and responsibly develop the river corridor. Current membership includes 15 cities, three counties, two state agencies, legislative representatives and six special districts.
- Major projects, training workshops and completed management plans were noted. The most current strategic plan described ecological integrity and water quality as major areas of focus, and the commission plans to roll out state-wide regulations effective next spring. Education and outreach are high priority, which involves many entities.
- One million dollars in funding was received from the legislature on July 1, 2018. Fifty percent of that was a one-time contribution and the other 50% will be yearly ongoing funding to provide law enforcement patrol along the entire river corridor; specifically, up and down the river within two miles of the new homeless resource center, which is currently under construction near the Murray boundary.

- The overall budget this year is \$400,000 and revenue is attained from programs, grants, member contributions, and other ongoing funding resources. With 3000 volunteers and two staff members, the JRC is actively working to organize the following:
 - Water Trail Master Plan - to develop additional water access.
 - “Get in the River” festival - A month-long sponsored celebration in September involving 27 separate activities.
 - Music events and children’s choir performances in Riverton
 - “Big Bend in the River” - to develop ponds, stabilize banks and create an island in Sandy.
 - Community bike rides, 50-mile health and wellness walk, plant trees, clean up trash and remove invasive species.
 - Monitor and maintenance.
 - Partnerships with University of Utah and Salt Lake Community College to encourage students to become urban rangers.
 - Mitigating homelessness
 - Way finding signage
 - Promote ‘myjordanriver’, which is an app that works with smart phones.

The council would consider joining the JRC at the next council meeting.

2.2 Proposed Amendment to the Fiscal Year 2018-2019 Budget and Fire Station #81 Cost Analysis

– Danyce Steck and Tim Tingey

Fire station bids came in higher than expected, due to a difficult market, therefore, a budget request was necessary. Mr. Tingey noted ways to lower costs and reported the selected contractor was working with the city to move towards reducing construction costs – without any formal contract yet in place. All potential cuts were provided to the council in a packet, and the following information was reviewed:

- Meetings occurred with Think Architecture, the contractor, the city mayor’s office, the city finance director, Chief Harris, and Mr. McNulty to find ways for reducing construction costs.
- Meetings occurred with public entities to compare construction costs.
- Bids received were more than the original engineers estimate of \$5.8 million.
- Once built, the facility should last 40-50 years.
- Reducing costs were sensitive to impacting training and equipment space.
- Efforts were made not to compromise the long-term quality of the facility.
- The lowest bid was \$6.6 million - Approximately \$833,000 in short fall - just for construction.

Other additional anticipated costs not included in bids are:

- LEED certification - \$100,000
- Environmental cleanup - \$237,000
- Emergency alert system - \$ 60,000
- Furnishings and equipment - \$100,000

◦ Total projections over budget - \$1.3 million

A 62-item list of cost cuts was in the council packet. Mr. Tingey recommended a few cuts, such as, deleting carpet contracts, eliminating 10 Kilowatts of the solar panels, adjusting lighting fixtures, replacing metal panels, changing copper feeders, changing cabinetry elements and ceramic tiles.

Approximately \$200,000 could be saved by utilizing these cuts. In addition, cutting several to-be-determined costs could produce savings. With all cost saving adjustments considered, the total over-budget projection would be lowered to \$1.13 million.

Mr. Tingey said environmental remediation costs could exceed the \$237,000 estimated and they would like the budget amendment to remain \$1.25 million so that they did not come up short. His goal was to continue working towards cost reductions with the possibility of reducing another \$119,000.

Mayor Camp noted accepting the bid was time sensitive. He added Chief Harris was willing to accept all cost reductions and even suggested the possibility of eliminating the training tower by constructing it later; the mayor discouraged that option. Mayor Camp said the process to provide a new fire station and practical training space for Murray fire fighters had been delayed many years.

Mr. Brass said without the training tower, where would training occur. Mr. Harris said training was currently available in Sandy, Salt Lake City and West Valley City. Mr. Brass thought firefighters traveling to and from other training centers would increase the use of vehicles.

He preferred looking at the total cost of ownership, not upfront costs – by owning a fire station. He thought some recommended changes might increase the cost of ownership because lesser quality items meant replacing them more often. If less expensive light fixtures are used, the cost for electricity increases. If certain metals are used, rust occurs sooner. If concrete block was changed to steel, more maintenance would be required, and overtime steel would need replacing. Therefore, he thought it was more important to construct something that would last up to 50 years, rather than stay within certain numbers to save a dollar here and there.

Ms. Steck reported sales tax revenue for the fiscal year ending June 30, 2018, had come in higher than anticipated. As a result, the transfer to the Capital Project Fund (CIP) would see an increase by \$1.2 million, which could cover the fire station cost overage.

If the council approves the budget request of \$1.2 million, the CIP ending balance would be \$4.2 million moving into the 2019-2020 fiscal year.

Mr. Cox pointed out item #21 on the recommend list that reflected landscaping be completed by in-house employees with the Murray Parks and Recreation Department - providing \$145,000 in savings. Mr. Tingey confirmed, there many possibilities and options for cutting costs. Mr. Cox said he wanted to see the fire station built once and built right.

Mr. Brass noted the facility was designed with lots of metal and mentioned the continuous rising cost of metals, which could be higher when materials are purchased.

Mr. Solom said the project went out to a hard bid, therefore, with timely acceptance of the bid, pricing is set. Mr. Tingey confirmed the deadline for accepting the bid was August 28, 2018.

The budget amendment for \$1.2 million would be presented to the council for consideration at the next council meeting.

2.3 Proposed Rezone 1177 W. Bullion Street – Tim Tingey

Mr. Tingey led a discussion related to the proposed rezone (from A-1 to R-1-10) allowing 10,000 square foot lots for single family homes in the subdivision. The rezone would provide access coming off Bullion Street for homes constructed on both sides of the entry and provide better access to the existing river bank for the Salt Lake Fish and Wildlife group.

Ivory Homes worked with the Salt Lake Fish and Wildlife group for a land swap, which was a win-win situation for both organizations. The proposed rezone would come to the council next week for their consideration.

2.4 Proposed Rezone 5832 S. Murray Parkway Avenue – Tim Tingey

Mr. Tingey led a discussion related to the proposed rezone (from A-1 to R-1-8), which would allow for the exchange of property to construct a walking bridge and allow for larger lots of 9,000 and 10,000 square feet on the site. The total of 83 lots would remain the same.

The proposed rezone would come to the council next week for their consideration.

3. Announcements: Ms. Lopez made several announcements related to coming events for the council members.

4. Adjournment: 5:58 p.m.

**Pattie Johnson
Council Office Administrator II**