



**MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE**

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, July 7, 2009, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray, Utah.

Members in Attendance:

Jeff Dredge	Council Chairman
Robert D. Robertson	Council Member
Jim Brass	Council Vice Chairman
Patricia W. Griffiths	Council Member

Member Excused:

Krista Dunn	Council Member
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Others in Attendance:

Daniel Snarr	Mayor
Frank Nakamura	City Attorney
Michael D. Wagstaff	Council Executive Director
Jan Wells	Mayor's Chief of Staff
Janet M. Lopez	Council Office Administrator
Erin McShay	Valley Journals
Pat Wilson	Finance Director
Tim Tingey	Comm & Econ Dev Director
Doug Hill	Public Services Director
Ted Knowlton	The Planning Center
Jared Shaver	Citizen, Murray Arts Advisory Council
Scott Baker	Murray Chamber of Commerce
Scott Dansie	Comcast
Bill Finch	Citizen

Chairman Dredge called the meeting to order at 5:32 p.m. and welcomed those in attendance.

Mr. Dredge excused Krista Dunn for out of town travel.

The group proceeded to the Ken Price Field parking lot for the UTOPIA Mobile Command Center (MCC) informational tour. Present at the MCC tour were Todd Marriott, CEO UTOPIA, Eric Atkin, UTOPIA, and Chris Hogan, UTOPIA.

Business Item #1 **UTOPIA Update and Tour of Mobile Command Center - Todd Marriott**

Mr. Marriott was introduced to the group and began his presentation by commenting that the MCC is busy 24 hours a day, seven days a week. It is used for network operations, and the entire network can be successfully operated from the facility. The MCC has been used in business parks to demonstrate UTOPIA capabilities.

Mr. Marriott explained that originally there were four service providers. Two of those original providers are no longer working with UTOPIA, however, currently, ten service providers are contracted with UTOPIA.

UTOPIA is working through a six-phase program that has been established since Mr. Marriott came on board. The phases include the following steps:

- The refinance
- Base line operations
- Complete operational readiness
- Operation Prime - Money is used to build out special return on investment areas. These markets are achieving 35% to 40% acceptance.
- Funding phase
- Expansion of the network

Mr. Marriott stated that UTOPIA is not an entity, like Comcast or Qwest. UTOPIA consists of 16 cities that make up the *cities of UTOPIA*. The infrastructure is critical and a great asset to each community. The 30/30 (upload/download) symmetrical speed is necessary in the cities and is also a sort of large *pipe* for the triple play. It is like a 50-lane freeway to the home, rather than a roadway where the vehicles have to reduce down to two lanes.

Mr. Marriott asked Mr. Atkin to demonstrate the streaming capabilities of UTOPIA as the group viewed the amazing internet resolution on the free website HULU.com. Whatever one watches on television is available on line. A household could eliminate cable or satellite services. The problem today is that it costs \$2,000 to \$3,000 to bring this into the home.

Some of the new areas being developed by UTOPIA are use of cameras for water departments to see underground pipes, medical purposes and educational links, Mr. Marriott commented.

Addressing talk in the news about the cities' pledges being called, Mr. Marriott explained that his two-year runway to become revenue producing has been shortened due to issues with the economy. The debt service is costing up to \$400,000 per month, and it may be necessary to call pledges to give him another year to begin making

money. The cities have a one year pledge in the bank already, and then he plans to return money to the cities once the revenue stream is established. (Mr. Marriott noted that he would be happy to discuss these issues in further detail with Council Members in a more intimate meeting.)

Mr. Marriott pointed out that with UTOPIA speed a three-hour download can be accomplished in eight minutes.

Mr. Robertson asked what was in store for Murray. Mr. Marriott responded that in the next few months UTOPIA will be marketing to businesses and by the following spring residential will be the target.

Mr. Marriott thanked the group for their attendance.

After returning from the parking lot to the Murray City Center Conference Room, Mr. Dredge introduced the next presentation.

Business Item #2

State Street Corridor Study - Ted Knowlton

Ted Knowlton from The Planning Center introduced a couple of key events relating to the Life on State project. Two workshops will be held: Wednesday, July 8, 2009, at 6:00 p.m. at Jordan High School, and Thursday, July 9, 2009, at 6:00 p.m. at Murray High School. He expressed his optimism for a large group of residents to attend.

He explained what is happening in the Life on State effort and the schedule for the future, in addition to these two meetings. He joked that State Street unites the people, uniting out of dislike for the street. That tends to be the case, although, notably spots in Murray are great. Some areas, a picture was shown of South Salt Lake, are ground fills and car storage that are underutilized. The notion is to look at the long term future horizon and ask, "Should this corridor be remade into something that deserves to be the center of the community it goes through?" He related his opinion that the division of communities and ongoing eyesores, which State Street represents, should be reconstructed into more livable spaces.

Mr. Knowlton expressed how wonderful and historical it is that every city from the capital to the end of State Street on the south, the Wasatch Front Regional Council, Utah Department of Transportation, Utah Transit Authority, the Salt Lake Chamber, and the Downtown Alliance are all involved and partnering on this project.

He said that the presentation delivery goal is January 2010. The effort has three components: (1) To build a vision by discovering the appetite for change and listening to the broader community to determine what change means to people. This includes residents, business owners, and land owners from up and down the corridor. (2) In a smaller area, explore specific neighborhood urban design and policy strategies. A charrette will be held to assist in this effort. (3) Compile a toolbox of best practices and implementation plans for a livable corridor. Provide ideas to balance a wide street

carrying a lot of traffic through the center of town, making it more friendly, walkable, a space one would build on, and a place for outdoor dining.

The workshops in July will utilize keypad polling devices to answer questions about State Street. A visual preference survey will be given, and groups of eight to ten people will interact around a table to brainstorm ideas for the future. Generally, citizens will be asked for input on which areas should be explored for improvements, and which areas should remain unchanged. Participants will be asked what type of building they visualize, and the design modifications necessary to transform regions into a livable corridor. It is important to determine if certain areas have definite challenges for pedestrian traffic. Different types of mobility will be examined from different perspectives, such as, bicycle, transit and traffic. Consideration will also be given to parks, plazas, and open spaces. This process should be a fun undertaking.

Two workshops have already taken place, and people indicated areas where they are satisfied with the street and some other areas where change is definitely desirable. In Murray, the area around the Shopko store was one where people would like to see some improvement.

A partnership committee is made up of the planning directors from each of the jurisdictions. Tim Tingey serves for Murray. This group will take the suggestions and decide if areas lend themselves to change.

August 4 to 8, 2009, the Charrette is scheduled as a week-long intensive effort where several designers will set up in an empty auto shop near Murray High School. There will be interactive participation between residents and landscape architects, city planners, and architects to explore and provoke a variety of ideas. Outcomes will be seen as a direct result of their input within the span of one week. These ideas could be forwarded up and down the corridor and refined in the final effort.

The overall schedule includes the workshops, the Charrette, and a draft vision taken to the communities for feedback. Finally, plans are to revisit the City Councils in the fall, and look toward a January time frame for the final products on this effort.

Ms. Griffiths mentioned her approval of the Charrette process and how exciting it is to participate in an effort like it. She stated that Envision Utah experienced much success with that tool.

Mr. Knowlton said that the schedule he distributed shows activities for the participant who would like to attend for an hour or two.

Business Item #3

CDBG Update and Proposed Allocations - Tim Tingey

Mr. Tingey stated that his Community Development Block Grant (CDBG)

presentation concerns two areas: (1) proposed funding reallocations that will come before a Council meeting soon, and (2) policies and partnerships with the down payment assistance program.

CDBG Funding Reallocations

Mr. Tingey proposed reallocating \$21,000 from a decrease in funding to the following entities:

- The Sandy Counseling Center (funding has expired from previous program years)
- Unused City administrative funds
- Columbus Community Center
- Family Support Micro-enterprise Loan Fund
- Murray City's housing rehabilitation program (that rehabilitation fund contains more than \$100,000)

The proposal is to utilize \$6,000 to increase administrative costs from \$14,000 to \$20,000. This would help facilitate existing staff time, as well as, allow the department to hire a year round seasonal employee. The reason this proposal is being considered is that there are a number of goals and objectives based on the recent housing study that was completed. Additionally, the housing rehabilitation money is unspent, waiting for program development in order to be in a position to help people.

Mr. Tingey expressed his confidence that the current staff is able to do this work, however, it is difficult to focus as he desires, without another employee to concentrate on that effort specifically. The new employee would provide CDBG primary support with day to day functioning of programs and administration, and work toward developing the housing nonprofit organization that was a targeted goal from the housing market study. This person would help form a committee to look at the structure for this organization, and assist in developing the program for the nonprofit, working with staff and Council on the direction that has been outlined. In addition, they would develop the process for the housing programs, the rehabilitation, acquisition, homeowners' assistance plan, and all the future work on the nonprofit organization. The framework will be set for how the City is to move forward. Some additional responsibilities will be to assist in administering the housing down payment and closing cost program that is funded for the first time this year. CDBG reporting to the County will also be handled by this employee. The total estimated cost for this staff person will be a little more than \$11,000 and will still allow some administrative funds for training opportunities and existing staff time and noticing efforts for the program.

The other \$15,000 requested would go toward the homeowner down payment and closing cost assistance program. Now there is \$10,000 approved for this program year and Mr. Tingey indicated that the City receives two to three calls per week from individuals requesting an assistance program from Murray. He feels more money can

be used in that program to help people right now. This proposal will come to the Council in a few weeks.

Homeowner Down Payment and Closing Assistance - Program Policies

The program will be established as a loan program. The family, low to moderate income, will not receive free money, but will be awarded a loan, and after 15 years the applicants may apply for 50% of the loan to be forgiven.

A minimum of \$5,000 per loan will be allowed with flexibility to assist up to \$7,500 with City Community and Economic Development Department staff approval.

The Community and Economic Development Department staff will be responsible for administering the program, however, a partnership with the Community Development Corporation of Utah (CDC) is being proposed. This organization has been conducting down payment and closing cost programs for many years and currently partners with Taylorsville, Sandy, Salt Lake City, and other communities in administration of these programs. They would be responsible for the following:

- Intake and eligibility determination of program participants;
- Review and ensure application completeness while also evaluating risk to the City;
- Inspection of properties to ensure basic HUD standards are met;
- Require attendance of participants at homebuyer education courses;
- Secure the loans through a deed of trust;
- Ensure compliance with all legal and reporting requirements;
- Provide record keeping;
- Report performance and progress regularly to the City.

The City would still do the outreach to ensure maximum program participation, give feedback to CDC, and complete timely expense reimbursement.

Murray's cost is a 15% management fee to CDC for administering the program. For the \$25,000 allocation, the fee would be \$3,750. Mr. Tingey stated that he has administered these programs in the past, and it takes a lot of work. He feels this is a very reasonable fee for the administration of the program. He expressed that this is something to help get started and begin getting the funds out to applicants.

Mr. Dredge said that it has been discussed for some time and it is good to see it come to fruition.

Mr. Brass asked about adding a staff person for this process, and, in addition, paying the CDC 15% to administer the program.

Mr. Tingey said that the proposed staff person would be responsible for outreach

to ensure maximum participation. The City will do all the marketing, will refer citizens to CDC, and do reimbursement to CDC. This is one minor component of the duties of the new 16 hour staff person.

Mayor Snarr asked if this was for rehabilitation purposes of the property.

Mr. Tingey clarified that this is an assistance program for first time home buyers.

The Mayor asked how the program ensures that the homeowners will live within their means so the money will be repaid. He stated that the homebuyer education course cannot compel owners to live by its standards. Mr. Tingey said that the City has a deed of trust on the property and will be in second or third position, behind the bank.

Mr. Brass stated that he has seen this work beautifully where entire neighborhoods have been rehabilitated. Also, the housing study indicated the aging population in the City and this will help see that children are able to come back and live in Murray.

Mr. Tingey noted that the fee to CDC will come out of the program funds.

There being no further business Mr. Dredge adjourned the meeting at 6:27 p.m.

Janet M. Lopez
Council Office Administrator