



MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE Meeting Minutes

The Murray City Municipal Council met on Tuesday, June 1, 2021 for a meeting held electronically in accordance with the provisions of Utah Code 52-4-207(4), Open and Public Meeting Act, due to infectious disease COVID-19 Novel Coronavirus. Council Chair, Ms. Turner, determined that to protect the health and welfare of Murray citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

Council Members in Attendance:

Diane Turner – Chair	District #4
Brett Hales – Vice Chair	District #5
Kat Martinez	District #1
Dale Cox	District #2

Excused:

Rosalba Dominguez	District #3
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Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Doug Hill	Chief Administrative Officer
G.L. Critchfield	City Attorney	Laura Bowden	Deputy Recorder
Blaine Haacke	Power – General Manager	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Russ Kakala	Streets Superintendent
Bruce Turner	Power - Operations Manager	Jared Hall	CED
Brenda Moore	Finance Director	Melinda Greenwood	CED Director

Ms. Turner called the meeting to order at 4:00 p.m.

Approval of Minutes: None scheduled.

Discussion Items:

Discussion on vacating Municipal Utility Easement to Security National – Mr. Turner discussed the vacation request made by Security National because they want to utilize property the City no longer needs, for their own use. A map was displayed to depict a small yellow area located on the National Security site. Mr. Critchfield confirmed in past years the formality to vacate an easement was considered an administrative decision by the mayor. However, after new legislation that defined Municipality Utility Easements, such vacations now require approval of the city council.

Discussion on an amendment to the General Plan's Future Land Use Designation from Low Density

Residential to Medium Density Residential, and to amend the Zoning Map from R-1-8 to R-1-6 and R-M-15 for 935 West Bullion – Mr. Hall explained that two separate properties located on Bullion Street require zone changes where a Hamlet development will occur. Currently, both are zoned as A-1 Agricultural but are designated differently on the Future Land Use Map. The empty lot is considered Parks and Open Space and the old communication site is designated for low density residential.

The project came twice before the Murray Planning Commission. The first application, with higher density, made the request to change the entire project to R-M-15, which was quickly withdrawn due to an outcry of public concern. The current and second application includes limited and lower density and a request to rezone properties to both R-1-6 and R-M-15. As a result, Hamlet Homes hosted a neighborhood meeting to share the updated plan publicly. Mr. Hall displayed the conceptual plan indicating that 3.36-acres in front be rezoned to R-1-6, and 4.64 acres in the rear be rezoned to R-M-15. If granted a lot-line adjustment would be made to align parcels with the rezones. This means nine units per acre would be allowed, as opposed to 12 units per acre as originally proposed with a rezone to R-M-15 for the entire project. A total of 20 single-family lots would be developed in front and 55 townhomes clustered in the rear, providing a total of 75 housing units.

There was a brief conversation about contaminants buried in hillside areas. Staff reports explained historically that all of the property was part of an old smelter site where contaminants still exist. The developer would handle the situation according to the Department of Environmental Quality voluntary cleanup program, so a repository area for contaminated fill would be located in a far-off corner of the property. Mr. Hall said a great deal of demolition is required and pointed out that natural buffers already exist around the properties and there is good spacing from the cell tower.

The Murray Planning Commission mailed 147 public notices to residents within a 500' radius of the property and a public hearing was held on May 6, 2021 where 47 public comments were received. The Planning Commission forwarded a recommendation of approval to the City Council with a vote of 4-3. Mr. Hall confirmed City staff also recommends approval of both amendments.

Mr. Cox affirmed that R-M-15 does not mean 15 units per acre as most citizens believe. Mr. Hall agreed the R-M-15 base density project would consist of 12 units per acre due to provision for roads, landscaping features and appropriate buffers.

Ms. Turner asked about impact on City infrastructure. Mr. Hall said there were no concerns. A traffic impact study was completed, and Bullion Street would continue to function at a level of service "A" requiring no changes to nearby intersections. School systems would operate without concern. Mr. Cox mentioned his conversation with the school district who confirmed there are easy solutions to enrollment issues at Viewmont Elementary school and there is plenty of room for new students. Mr. Hall agreed and said there are no concerns related to water, sewer, and power either. Ms. Martinez asked what level A service means and noted that a traffic study might have been conducted during the pandemic when there was a reduction in road traffic.

Mr. Hall explained pre-pandemic traffic data was utilized for the study and that level "A" signifies how well intersections function. The study was also implemented with 90 units in mind - not 75. Therefore, development would not cripple Bullion Street. Ms. Greenwood agreed traffic studies were analyzed by City engineers with methodology related to pre-pandemic traffic flow and growth.

Ms. Martinez asked about R-M-15 height restrictions. Mr. Hall said the project would be no more than 40 feet high, which is about three stories. Ms. Greenwood pointed out Council Members would be considering the proposed zone change amendments only, and not specifics related to the project. The Council will consider the zone change amendments at the June 15, 2021 council meeting.

Discussion on zone map amendment from R-1-8, Low Density Single Family, to R-1-6, Medium Density Single Family for the properties at 6556, 6562, 6566 S. Jefferson Street – Mr. Hall reported that Landforge Inc. made the zone change request. An aerial map was displayed to show properties currently in the R-1-8 zone that stretch west from Jefferson Street to the TRAX line - located in the low-density residential category of the Future Land Use Map. The request to change the zone to R-1-6 would not require a General Plan amendment.

Mr. Hall confirmed the request follows the Fashion Place West SAP (Small Area Plan), Sub-category One, which was recently reviewed by the Council. Because the area is already largely built out with single family lots, only slight density is appropriate, and nothing drastic will be constructed. The change from R-1-8 to R-1-6 would mean that only four more units would be allowed comparatively.

Findings were reviewed and Mr. Hall concluded City staff supports the rezone. He said it is the kind of density change they want to see according to the SAP which ensures the project will mesh with the existing area. Zone differences between the R-1-8 and the R-1-6 were compared, which was not significant. He pointed out the proposed development was not a mixed-use project, so parking would be identical to single-family dwellings with two off street spaces.

Mr. Cox shared concerns about residents and children on Jefferson Street not having sidewalks, in addition to the increased density. Mr. Hall agreed sidewalks are needed in the area, and a goal of the SAP overall is to find a way to provide sidewalks in the future. There was no plan yet for installing sidewalks, but he thought the project would be a first step towards it. Mr. Cox stressed when driving down Jefferson Street there was no room for sidewalks regardless of a plan to do so.

The Murray Planning Commission held a public hearing on April 15, 2021 where four public comments were received. It was reported that 80 public notices were mailed to residents within a 400' radius of the property. The Planning Commission forwarded a recommendation of approval to the City Council with a 6-0 vote, and City staff concurs. Mr. Hall noted the proposal to the City Council was only for the zone change and not specific to the housing development. The Council would consider the zone change at the June 15, 2021 council meeting.

Power Department Quarterly Report; UAMPS (Utah Association of Municipal Power Systems) and IPA (Intermountain Power Systems) Report – Mr. Haacke discussed the following:

- Quarterly Report:
 - 2021 Summer Load - Approximately 83% of needed resources have already been contracted and the remaining 17% will be purchased later to allow for other flexible options. Mr. Haacke said the City's three natural gas turbines will be highly used this summer because the cost will be no more than \$55 per megawatt hour, when market prices are expected to be as high as \$500 per megawatt hour in August.
 - Cottonwood Hydro - The resource is not producing well this year, attaining only 30% of the runoff. And since peak flow has already occurred, it is not expected to be reliable this summer.
 - Outages: There were 18 total outages in May, and on May 23, 167 customers went without power

for 70 minutes - the issue was caused by a squirrel. There were six squirrel related issues in May, which is considered extreme.

- Budget - The department is financially sound and doing well. Next month bids for infrastructure/machines and equipment will occur, which was noted in the budget.
- UAMPS:
 - Small nuclear reactor project – Plant design and subscriptions continue to move forward; however, since Murray is no longer involved Mr. Haacke is excluded from attaining information.
 - Navajo Project: The City will attain 5-megawatts of the 66-megawatt large-scale solar project. The plant is currently under construction and will be completed in spring of 2022.
 - Light Up Navajo Project: Murray staff will return to help bring power to the reservation by constructing a power distribution line. The project was halted in 2020. A crew will travel to the area on May 8, 2022 to help continue the work. The donation of \$30,000 was already budgeted as a cost for contributed services.
 - UAMPS Conference: Squaw Valley, Nevada. August 15-18. The Council is invited to attend.
 - San Juan Coal Plant – California legislation will cause the plant to shut down permanently in spring of 2022 – but there is a slight chance that Farmington City, New Mexico, and the New Mexico Public Utility District will be able to take it over beyond 2022, only with required changes. Murray could still participate in the resource if the energy runs clean and the cost is feasible.
 - Growth: Most UAMPS members including Murray are in a stagnant no-growth pattern in energy load sales. Mr. Haacke believed the City's slow growth of 1% is not concerning.
 - National level: New congressional proposals are coming about through the Biden administration. For example, *The Clean Future Act*; this is a mandate to achieve zero emissions by the year 2035; another proposal requires zero emissions by 2050; and a national carbon tax has been proposed, which would be implemented on utility companies that use any coal related resource. Mr. Haacke noted this type of tax would require artificial rate increases of 20% to 30% for Murray customers to cover the expense.
- IPA:
 - The Utah coal fired power plant is the most efficient clean energy plant in the western USA.
 - Rebuild – Rebuilding the plant from coal to natural gas/hydrogen continues, which is paid for by California entities who awarded costly bids to achieve the conversion. When operational in 2025, generation must include a 30% hydrogen mix, and a 70% natural gas mix, due to more recent California legislation. This will require a hydrogen making facility on site, underground storage, and a 60-mile natural gas transmission pipeline from the Kern River in California to a power plant in Southern California.
 - Employee Retention – Because employees will be laid off, keeping existing workers is a concern until the coal plant shuts down in 2025. Financial incentives to stay on are being offered.

Presentation from the Boys and Girls Club – Outgoing President and CEO, Ms. Saldivar expressed appreciation for annual funding from Murray, especially during unprecedented times. A handout was shared (Attachment #1) to review membership numbers, information regarding food and meal services, and virtual activities and programs to help families and children keep engaged using technology throughout the year. She discussed how well the Murray team navigated from the onset of the pandemic, to converting the facility into an emergency care center for up to 10 weeks for parents of essential workers; and reviewed how the 2020 year finished out. The club reopened in June with limited capacity and programming.

Staff is preparing for summer camp at full capacity. They anticipate challenges in getting kids back to a structured pattern of learning because in 2020 many children fell behind in social and educational learning. Because the club will be open 13 hours a day this summer allowing for more one on one learning and stem programming, nine staff members will be added to the team to help accommodate approximately 420 children expected this summer. New staff will stay on into the next school year to provide a teacher student ratio of 1 to 20. As a result, the Club budget this year has increased to an estimated \$1.1 million to address academic remediation and more intensive academic support for students. The budget includes a new emotional wellness program, which has been a desire for many years. Ms. Turner requested that a yearly financial and staffing report be sent to Council Members.

Since 2010, Ms. Hughes worked in fundraising and management at the Murray Club. She traveled nationally to other Boys and Girls Clubs in the Pacific region to assist clubs with strategized organizational development. Ms. Hughes will replace Ms. Saldivar and continue to build on the Murray legacy. Mr. Dunn has worked with the Murray Club for 43 years. He was appreciative to have the City's support and expressed excitement about Ms. Hughes becoming the new President and CEO on July 1, 2021.

Reports from City Representatives on Interlocal Boards and Commissions:

Trans-Jordan – Mr. Kakala spoke about construction of the new Sandy Transfer Station. An RFP is out for engineering and design bids and the forecast to open remains in 2024. The new station will change the face of garbage removal for Murray because in 10-12 years the Trans-Jordan facility will become a transfer station and will no longer be a landfill. The budget looks good and will get final approval in June 2021. The proposed budget includes a 1.5% Cost of Living Adjustment, 3.5% Merit increases, and a 5% increase to health insurance costs. Tipping fees will increase by \$2, which is \$22 per ton, and \$35 for commercial loads. The increases will be in effect for seven years to help with short- and long-term needs.

COG (Council of Governments) – Mayor Camp reported about the meeting held on January 21, 2021 where COG filled committee vacancies and elected new chair and vice chairpersons. There was a presentation from the Utah League of Cities and Towns in preparation of the 2021 Legislative Session; and a report was given about the Utah Transportation Authority five-year plan. In May, Seven Greenways shared their updated plans, there was discussion about homeless shelters and resources; and Wasatch Front Regional Council spoke about amendments to the 2019-2050 Regional Transportation Plan.

CVW (Central Valley Water) – Mayor Camp discussed the water treatment rebuild project, which remains in full operation while under construction. He emphasized how well organized CVW is, due to professional and knowledgeable staff. In addition, City staff who attends monthly meetings provide direct input on technical levels of expertise. A drone video was shared to show the current rebuild site; and the following was highlighted:

- A double-A \$150 billion bond transaction is complete. Combined with a State loan of \$75 million, financing is now in place. This will finalize this phase of the rebuild; but two more phases are still out for bid.
- Because CVW is a priority customer, reconstruction of the facility is moving ahead despite current construction challenges. Stockpiling building materials has helped a great deal.
- CVW is required to conduct a vulnerability assessment; so the federal Cyber and Infrastructure Security Agency spent a full day at the site. A report will be available soon regarding any weaknesses.
- All flow meters were replaced with newer technology; current measures reflect slightly less flow than old meters, which created a small financial reduction in rates for the City. Another rate evaluation is

expected moving forward, however, rebuild construction costs will continue to increase and will affect rates.

UTOPIA (Utah Telecommunications Open Infrastructure Agency) – Mayor Camp reported the following:

- The organization keeps growing, mostly due to support from UIA (Utah Infrastructure Agency) that continues to gain in customer totals.
- Murray’s build out is ongoing at a rapid pace and the expected date of completion is the end of 2022.
- The board approved to reinstate a chief technology officer position that was terminated in 2012.

UIA – Ms. Moore discussed the following:

- The organization is doing well, although there is a huge debt load. She believes the more cities they add, the more profit will be made, so Murray’s debt service will most likely reduce.
- New customers per month averages between 900 and 1,000 customers. There are currently over 35,000 prescribers.
- A new partnership was approved for Pleasant Grove City, which is expected to generate new revenue.

VECC (Valley Emergency Communications Center) – Mr. Hill explained the 911 call center that Murray utilizes serves a total of 10 different police agencies and 8 fire agencies. He reported:

- VECC’s budget this year includes assessments that cities and agencies pay to fund VECC. All cities including Murray will see increases in police calls, up 16.5 % or \$80,000; and fire calls up 3.3%. Both increases were included in Mayor Camp’s tentative budget for next year.
- Taylorsville created its own police department, so beginning July 1, 2021 they will become the 11th police agency served by VECC dispatchers.
- The State Legislature conducted an audit in October 2020 of all Utah 911 call centers. Being the largest entity for 911 calls in the State, VECC was found to be less than adequate by the audit. Since then, VECC began tracking performances from October 2020 to April 2021 related to answering times, call transfer rates and abandoned calls, to verify if improvements have been made. Mr. Hill reviewed all related statistics to show their progress. Part of the challenge has been determining where calls should be transferred, due to differences in software. Most computer issues have been resolved and with the help of a new executive director last year, VECC is striving to meet improvement goals.

Metro Fire Agency – The agency assists 8 separate fire departments in Salt Lake County, primarily those that do not belong the Unified Fire Authority. Mr. Hill noted bi-monthly meetings had changed to a quarterly schedule, and during the last two meetings the board was working to update Metro by-laws.

Announcements: None.

Adjournment: 6:06 p.m.

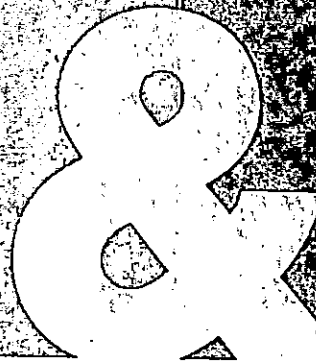
**Pattie Johnson
Council Office Administrator III**

ATTACHMENT #1

Boys & Girls & Safe Places & Mentorship & Your 2020 Impact

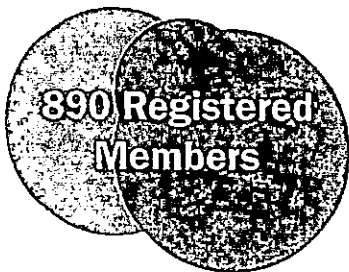


Whatever It Takes to Build Great Futures



Larry H. and Gail Miller Family Club Impact Report

Our Stats



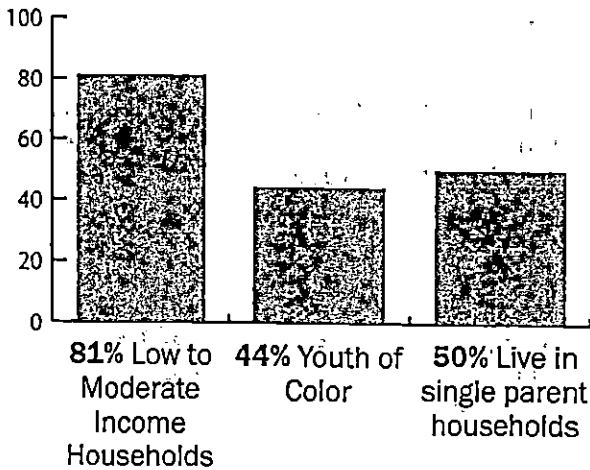
1 Club Location with state-of-the-art STEM Lab



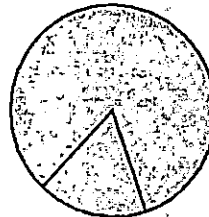
26 Caring Adult Staff



Our Members



83% Ages 12 and Younger



17% Teens

Thanks to You...

We provided virtual activities and mentorship, emergency childcare for children of essential workers and first-responders, and meals for families experiencing food insecurity.

Our Action

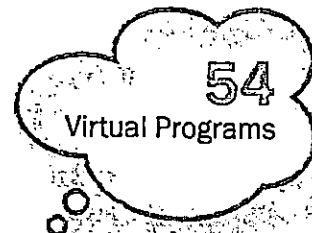


13,742 Snacks, Meals, and Food Backpacks distributed in 2020

Youth Served through Daily Virtual Programs
362

386

Service hours by youth in their communities

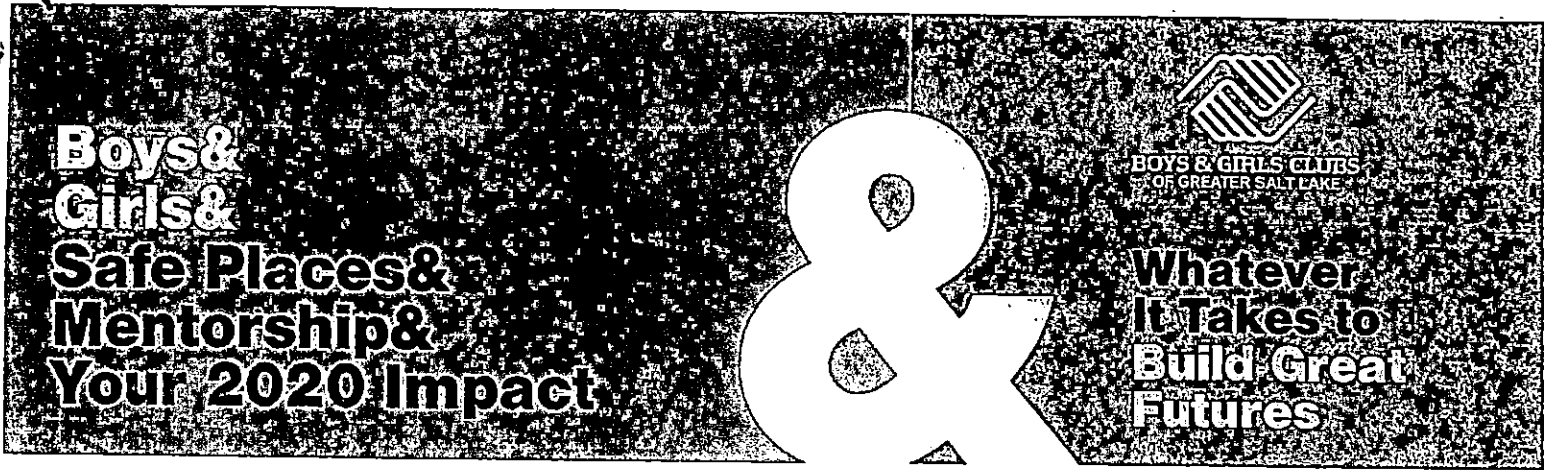


54 Virtual Programs

8+

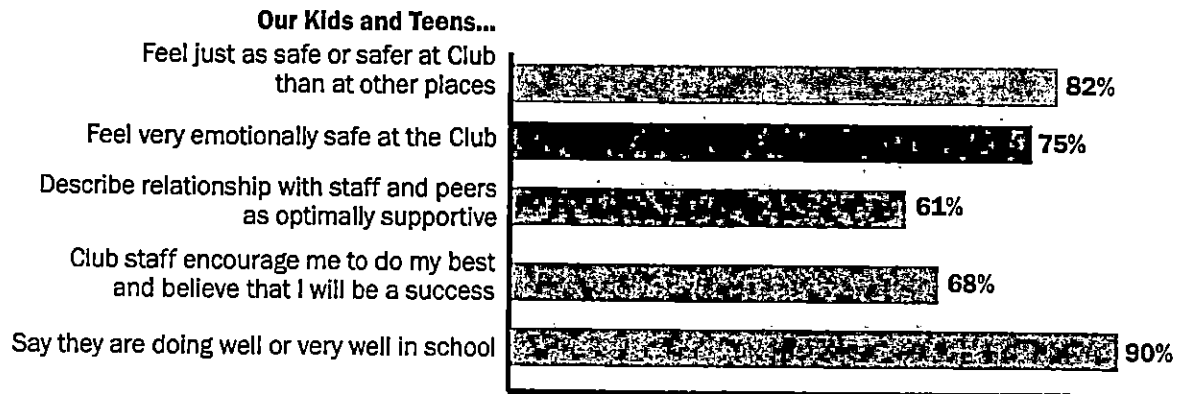
Weeks as an Emergency Child Care Center

Our Mission is to inspire and empower youth to realize their full potential as productive, responsible, and caring citizens.



National Youth Outcomes Initiative Survey

Boys & Girls Clubs of America's National Youth Outcomes Initiatives (NYOI) Survey is a way of measuring Club experience across the nation, based on self-reporting from Club members. This data reflects the experiences over the past year as related by our youth at the Miller Family Club.



2020 Wrap Up

In January 2020, the Teen program organized a video game competition and had players from Utah Jazz Gaming join to compete with the youth in a variety of video games. We hosted youth from the community as well as other Boys & Girls Clubs members. In February, they hosted a Valentines dance with over 100 youth participating. The teens also did job shadowing with the Salt Lake City Stars basketball team and saw all the unique jobs they could have that were involved with basketball.

When COVID-19 hit and the schools and Club shut down, our staff held daily teen meeting zoom calls and played games, taught emotional coping skills, and offered support to all Club kids that were struggling through the pandemic and needed a pick-me up. They did art activities, online tours of historical locations, played games, performed talent shows, and had deep discussions. We remained connected with our youth even though it was through a screen for a few months.

We opened back up in June to limited capacity (with COVID-19-approved group sizes) and were able to unify our kids with each other. We took our leadership group of teenagers to Moab and went white water river rafting for the first time! We also completely remodeled our gym floor, giving our youth a sense of pride for the quality of their home Club.

During the Spring months of COVID-19 school closures, we fed around 100 families every day through a drive-up service, with help from partners including Buffalo Wild Wings.

Over Thanksgiving we gave out 50 full turkey dinners to our families in need to take home and make their own Thanksgiving meals. For Christmas we provided 21 families all their Christmas gifts from both donors and generous Club staff.

We are excited to see what the rest of 2021 brings! Thank you for your continued support.