



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

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, April 27, 2010, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray, Utah.

Members in Attendance:

Jeff Dredge	Council Chairman
Jim Brass	Council Member
Jared A. Shaver	Council Member
Krista Dunn	Council Member

Member Excused:

Darren V. Stam	Council Vice Chairman
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Others in Attendance:

Daniel Snarr	Mayor
Jan Wells	Mayor's Chief of Staff
Frank Nakamura	City Attorney
Michael D. Wagstaff	Council Executive Director
Janet M. Lopez	Council Office
Peri Kinder	Valley Journals
Tham Soekotgo	NeighborWorks SL
John Haymond	NeighborWorks SL
Maria Garciaz	NeighborWorks SL
Trent Jones	FFKR Architects
Brent Bigelow	Miller Family Real Estate
G.L. Critchfield	Attorney's Office
Tim Tingey	Community & Econ Dev Director
Angela Harper	Community & Econ Dev
Jason Jones	
Doug Hill	Public Services Director
Jennifer Brass	Citizen

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

Mr. Dredge called for a motion on the minutes from the Committee of the Whole meetings held on March 30, 2010 and April 13, 2010. Mr. Shaver moved approval of both sets of minutes as written. Ms. Dunn seconded the motion. The motion carried 4-0.

Business Item #2 - NeighborWorks/Murray City Partnership

Mr. Tingey stated that conversations, and negotiations have continued on the possibility of a partnership between NeighborWorks of Salt Lake (NWSL), and Murray City. The purpose is to help Murray, and the RDA facilitate, and develop programs for some housing needs in the City. He attended the NeighborWorks Board Meeting recently to participate in a discussion there. They have been drafting a memorandum of understanding to outline the obligations of both Murray City, and NeighborWorks in the partnership.

Ms. Garciaz conveyed her excitement of the possibility of working with Murray City. The presentation was a brief overview of the program

Ms. Garciaz highlighted the following partnership opportunities:

- Match dollar for dollar (program and operating) for Murray expansion over an 18-month period;
- 32 year track record;
- Exemplary rating from NeighborWorks America;
- Create three new employment opportunities for Murray City;
- Assist Murray City in meeting housing goals;
- Annual civic engagement activity (Paint Your Heart Out);
- Focus on home improvement for 12-18 month period;
- Create NeighborWorks - Murray City advisory board.

Ms. Garciaz introduced John Haymond with Medallion Bank, a volunteer with NeighborWorks for 16 years, and past Board president. He would be a good person to fill in for herself, if necessary.

Mr. Haymond stated that a lengthy presentation was made to the NeighborWorks Board regarding the opportunities in Murray City. The Board was quite positive of the expansion in Murray, and a comfort level was established with them. Residents were concerned that no resources would be taken from existing neighborhoods. There will be a vote and resolution at the May meeting, and the Board is very supportive.

Other proposals include:

- Develop and maintain a centralized website of information;
- Conduct a Murray citywide public awareness campaign to promote programs; (They do awesome campaigns, sometimes preparing for months.)
- Establish a neighborhood based office; (The McBride house would be a good fit for this office.)
- Develop uniform standards for the delivery of counseling and education. Good policies and procedures are already in place for counseling and education, and fits in with the goals for Murray;

- Coordinate information sharing;
- Strengthen our capacity and leverage funding. Matched funding is planned;
- Create an advisory board;
- Create a loan committee;
- Maintain and insure office space;
- Hire one full-time Neighborhood Director, one part-time loan officer and one part-time rehab specialist;
- Host three community events in Murray;
- Process eight loans within 12 months of operation, possibly more;
- Fund-raise to increase Murray City's financial commitment. Medallion Bank would be a contributor in Murray.

Mr. Tingey emphasized that these are best practices. He would be ecstatic to have eight loans processed in the first year. Helping people with housing rehabilitation is just what Murray needs, and what was identified in the housing study. These elements work well. The loan committee provides good oversight. The potential is great.

Ms. Dunn expressed that, although it is a NeighborWorks program, it is Murray's program, serving Murray people. It is a great offer.

Mr. Haymond pointed out that the advisory board would be made up of residents who want to be active in the community, or already active and trained. The loan committee could include people who are local, bankers are good to have on that committee. Going through Murray's goals, when presenting to the board, it was clear that 90% mirror the goals of NeighborWorks, and what they do very successfully already.

Mr. Shaver asked if the Murray program would still be part of NeighborWorks Salt Lake. Mr. Haymond stated that initially it would. Ms. Garcia stated that the neighborhood director would answer directly to her.

Mr. Tingey recognized Angela Harper from his staff who has done much of the work with NeighborWorks. He highlighted the items that Murray would commit to the agreement:

- Designate CDBG and RDA funding for home improvement in the amount of \$526,516 for the first 12 month period;
- Appoint a member of Murray City to serve on NWSL Board of Directors;
- Assist with securing affordable office space for NWSL; (The McBride house would serve well for this purpose. Ms. McBride is moving out in about one month, and Murray will be responsible for upkeep and maintenance. Mr. Tingey has talked with the City Attorney to work through the agreement.)
- Participate in training and planning opportunities to strengthen the partnership;

- Participate in development and promotion of citywide service delivery for homeownership products;
- Commit to seeking high-level City support;
- Provide tangible resources to NWSL;
- Participate in joint marketing, outreach, public relations, and co-branding opportunities.

The big commitment is the funding, however, the money is available and needs to be used, Mr. Tingey explained. The City already has the CDBG funding of \$184,000 for the first 12 months. The RDA funding of \$342,000 from two years of Smelter Site money, is designated by the 20% requirement for low income housing.

He said that some time lines have been discussed. Murray will assist with securing office space for NeighborWorks by June 1. The hiring of three Murray NW positions will be done by October of 2010, assisted by Murray staff. The Council will be asked to designate a government appointee for the Murray Advisory Board, and NWSL Board of Directors.

The memorandum of understanding will be presented to the Council at the May 18, 2010 Council Meeting. The NWSL Board would consider it that same week. With all approvals, the staff will begin working toward the goals set forth.

Mr. Shaver asked about the timing of June 1 for office space, and yet employees will not begin until October. Mr. Tingey said that by June 1 the facility would be secured, and alterations made to the site. Also, at that time, designating the government appointee would occur. From that time until October, the organization would work to hire the positions necessary.

Ms. Garciaz stated that the sooner a neighborhood director is hired, the better, because that person will spend much time working with Ms. Garciaz in preparation.

Mr. Dredge asked who would be the best person to work with the two boards. Mr. Tingey stated that would be up to the Council, and it could be a Council representative, however, he is very familiar with the NWSL group, and would be willing to serve in that capacity.

Ms. Garciaz stated that Salt Lake City likes to have two people on the board so that they can monitor the funding, because a lot of money is committed. She would like the same thing with Murray, so that person can answer back to the Council on activities. She prefers a government position.

Ms. Dunn remarked that it should be someone who is accountable for the funding committed. She added that she had an opportunity to meet with these folks, and expressed that what they do is very impressive. She encouraged others to go see their projects. The Council has talked about how to spend the RDA 20%, and this is the

direction they have headed, and the chance for it to come to fruition.

Ms. Garciaz stated that the success of NWSL comes from the partnerships that come to the table, and the resident participation sustains the long term impact on the community.

Ms. Dunn informed the group that NWSL has taken a tour of Murray City, and think they can focus here, and have a successful program in the City.

Business Item #2 - 5530 South Street Right-of-Way

Mr. Tingey stated that his presentation was to provide a little background on the vacation of this street. Brent Bigelow, with Miller Family Real Estate, submitted the petition application, and was present with Trent Jones, the architect who works with Miller. A considerable amount of time has been spent on this issue. Mr. Nakamura and Mr. Critchfield have both been involved in the process of meeting the state issues, which are critical. Mr. Hill's office has assisted with a variety of elements on this project. This is a team approach from the City perspective.

When you have a vacation of right-of-way, there are neighborhood meetings, signs placed on the site, per state code, and many calls have been received in the Community and Economic Development office. There will probably be a number of people at the Council meeting on May 4, 2010 for this public hearing. The strict requirements have been met, including notices mailed in a 300 foot radius, as well as, signatures of adjacent property owners to this vacation. Two of the four property owners have signed, indicating they are not opposed to having the road vacated, and two have not. The application has been submitted.

There are two areas, from state code, that the Council should consider to evaluate this matter. One is whether good cause exists for this vacation, and, two, that public interest and safety are not jeopardized. The staff reports and recommendations will be based on these two areas.

The engineers in public services conducted the temporary closing of the street, with traffic studies completed. Much of the information in the staff report relates to the traffic studies, and how it affects the public interest, and safety in the area. The public comment will take place, with the staff recommendation on May 4, 2010.

Mr. Shaver asked about the details of the meeting. Mr. Tingey stated that it is the regular Council meeting, here at City Hall.

Mayor Snarr asked Mr. Bigelow for an update on the building. Mr. Bigelow responded that it will be a Chevrolet store, and with all manufacturers there is an image program that requires certain things. That has produced a small delay, but it is all worked out. The plan is to have the contractors completed by June 4, and move the

dealership in June 12 and 13, to be open for business on Flag Day. Barring any other unforeseen major issues, that is the plan going forward.

Staff Report - Mike Wagstaff

Mr. Wagstaff reported that the annual opportunity from the Utah League of Cities and Towns to serve on the Legislative Policy Committee has come up. Applications are due by May 15, 2010. Anyone interested may apply, and Council members may discuss among themselves or in another meeting who would represent the Council.

Ms. Dunn mentioned that the meetings are monthly on Mondays at 11:45 a.m. in North Salt Lake. During the Legislative Session they are held every Monday.

There being no further business, Mr. Dredge adjourned the meeting at 6:02 p.m.

Janet M. Lopez
Council Office Administrator