



MURRAY  
CITY COUNCIL

## MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

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The Murray City Municipal Council met as a Committee of the Whole on Tuesday, June 21, 2011, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

### Members in Attendance:

Jim Brass	Council Chair
Jeff Dredge	Council Vice Chair
Darren V. Stam	Council Member
Jared A. Shaver	Council Member
Krista K. Dunn	Council Member

### Others in Attendance:

Michael D. Wagstaff	Council Executive Director
Dan Snarr	Mayor
Jan Wells	Mayor's Chief of Staff
Frank Nakamura	City Attorney
Janet M. Lopez	Council Office
Peri Kinder	Valley Journals
Anne vonWeller	Public Services
Russ Kakala	Public Services
Dan Barr	Library Director
Eric Isom	Century Link
Jennifer Brass	Citizen
Tim Tingey	Comm & Econ Dev Director
Chad Wilkinson	Comm & Econ Dev
Bill Finch	Citizen
Pat Wilson	Finance Director

Chairman Brass called the Committee of the Whole meeting to order at 5:04 p.m. and welcomed those in attendance.

### Minutes

Mr. Brass asked for corrections or action on the minutes from the Council Initiative Workshop held on June 7, 2011. Mr. Stam moved approval as written. Mr. Shaver seconded and the motion was approved 5-0.

### Business Item #1:

### Committee and Board Reports

### Trans-Jordan Cities – Anne vonWeller

Ms. vonWeller explained that the last few months have been quite interesting with Trans-Jordan. She detailed that in March Sandy City put out an RFP (request for proposal) for a transfer station to be located within the city. The Trans-Jordan Board was rather unhappy about this because for the past ten years locating a transfer station in Sandy had been part of the long term plans. Negotiations on the same land that Sandy has acquired had taken place. Owners decided the parcel would not be sold to Trans-Jordan. Additionally, a verbal offer was made on the property across the street. Then Trans-Jordan was notified of the Sandy RFP for the same project. What made that especially disturbing was that the Trans-Jordan Board Chairman was a representative from Sandy City. As such, he had access to appraisals, feasibility studies and other sensitive information. Evidently, everything Sandy did was legal. The other Board members felt the chairman had used his position to the detriment of the member cities. Subsequently, he was asked to step down as chairman. The Sandy contract has been awarded to URS to start preliminary study and design on the project. Trans-Jordan has been very good in long term plans and thinking, however, now they feel that there is not enough solid waste in this part of the valley to justify another transfer station. That location would have been very advantageous to Midvale, Murray, Sandy and Draper, however now it will only serve Sandy. They have talked about potential partners that may develop in the future.

Ms. vonWeller distributed the incoming fiscal year 2011-12 budget for Trans-Jordan. She commented that in the *Cash Resources* public fees are increasing by almost 7%, due to an increase in the commercial tipping fee. *Methane royalties* have been reduced because there is not quite as much methane electricity production as anticipated. This reflects what is actually being taken in. *Under sale of fixed assets* the figure nearly doubled for the trade in value of a large compactor that was replaced.

The *Cash Requirements* include an increase in *personnel* with some reduction in forces and a Board authorized 2% merit raise for the employees in Trans-Jordan. It seems most of the cities are now going back to some merit or COLA raises. The *construction* line item has increased to \$1.2 million for the completion and lining of cell 5, which is the largest cell in the state in terms of capacity for future waste. The equipment line item is down substantially because the compactor was purchased last year, she said. The *restricted reserve* is increasing for a potential transfer station or whatever the Board decides to do. Trans-Jordan has been discussing partnerships in a future landfill with North Point, five cities in northern Utah County, Utah South Valley, or Northern Utah. These groups will have needs sooner than Trans-Jordan, however, negotiations are just beginning and the intent is that Trans-Jordan would not be responsible for any operating costs until such time as the landfill is needed, probably 12 to 15 years out.

The county has voted to raise commercial tipping fees by \$2. Philosophically, Trans-Jordan desires to keep up with these fees, as we do not want to encourage filling our landfill sooner than the county. The issue for people will be which is closer, rather than which is less expensive.

Work has been initiated on a capital improvement plan, which will be presented to the Council in about six months.

UDOT has plans to improve SR111 making it similar to Bangerter. The Director is participating in the meetings to make sure the Trans-Jordan interests are met.

### **Murray Library – Dan Barr**

Mr. Barr mentioned that on this year's budget, with 95% of the year passed, the Library has spent only 92% of its budget. Revenue looks very good, as a result of Pat Wilson's more conservative estimates. Last year and this year, revenues will exceed expenditures by enough to contribute to the fund balance. Additionally, for both years \$20,000 was budgeted for fund balance. He feels very comfortable with that position.

Relating to fees, Mr. Barr commented that despite a fee increase the previous year, revenues in fees are almost the same as the previous year. That could be due to email notification prior to due dates. The overdue fee is an incentive to return on a timely basis; therefore it is his assumption that the email notices are getting resources back sooner.

The Library will be featured in the Fourth of July parade and Mr. Barr and Leslie Campbell are Grand Marshalls. Next year is the Library Centennial and a number of projects are being pursued related to that. A legacy art project is being determined and the Board is focusing on a stained glass window. Private fundraising is being sought for that. There is wonderful window on the west side of the building that is visible when you enter the library. It would be backlit by the sun in the afternoon and by inside lighting at night.

Mr. Shaver asked if the library is still experiencing an increase in use. Mr. Barr responded that it has leveled off to about 10% for the year. The previous year had a 25% increase over the prior year. This refers to materials that are checked out. Last year was a record year at about 525,000 items checked out. This year will be closer to 550,000 items. Given the population of Murray this amounts to more than 10 items per person per year. That is very healthy.

Lastly, Mr. Barr was excited to announce that there is now an application for IPad, IPod, and IPhone for the Murray City Library. One can check their account, renew books, place a hold or check the catalogue. This was developed by the Library vendor and requires a wireless network. He expects it to be available for other devices shortly.

Mr. Brass mentioned that the report from Blaine Haacke on Utah Associated Municipal Power Systems (UAMPS) and Intermountain Power Project (IPP) were included in the document packet for the meeting.

Ms. Wells added that the Legislative Policy Committee report by Zach Fountain went out in the Council Communications.

### **Council of Governments (COG) - Jan Wells**

Ms. Wells mentioned that the Council of Governments has been discussing some of the basic programs that they follow and track. The Homeless Point in Time count is one that is done once a year to track and see how the homeless program is working. They are happy with the work and results and Utah is a model for the program of helping homeless individuals.

The Parent's Empowered program is another project with commercials and radio spots to remind parents that they have to talk about not drinking with their children.

The foreclosure activity in Utah has reached a crisis. A Utah Housing Resolution of Support has been adopted by COG, which addresses some principles for bridging this problem. Utah is the fourth state in the nation on notice of default. They anticipate 40,000 households with such notice. The resolution addresses the need for a dialogue between state and local leaders and how to help residents, especially so that they do not get caught in some of the

unethical practices that have sprung up on this issue. We are to encourage residents to utilize HUD approved housing education and counseling, financial literacy education and legal resources. The CDBG programs are the kind of things we will want to remind residents about and probably something the City should be forthcoming on.

There has been a big push with GIS (Geographic Information System) to coordinate the countywide emergency and response preparedness and involvement. You will hear more about this in the future.

Wasatch 2040 has put out a brochure to educate people on how we are preparing for the future. They focus on using resources wisely, transportation, air quality, development, and infrastructure. They want us to be more aware of what our communities will look like in the future and this is an ongoing initiative with the Wasatch Front Regional Council and Envision Utah.

Mr. Shaver asked if there were any statistics to show where Murray stands on foreclosures. Ms. Wells responded that they have not provided numbers for the particular communities. It was countywide. Mr. Shaver asked if there was a possibility to send out information regarding mortgage help in the monthly utility billing. Ms. Wells said she has not had much time to think about how to use the information; however that is a viable idea. She said the key is to realize that untrustworthy companies are taking advantage of the situation and making it worse for those folks who may not know there are other legitimate options.

#### **Utah Infrastructure Agency (UIA) – Jan Wells**

At the UIA meeting the previous day, each city was handed a check for the capital assessment. Murray's amount was \$210,000 for reimbursement now that the funding is in place. A finance plan was just adopted, the bonding, and Murray was given a copy of that. The budgets were adopted for both UIA and UTOPIA. The UIA side includes infrastructure and moving forward with the plan. The budget is part of the UIA five year plan which she made a copy of for each Council member. Selling is moving forward with good progress. As part of that the City will be doing the billing to Murray residents for the infrastructure expense. Each provider bills for their own services. It will be a generic bill with the Murray and UTOPIA logos and separate from the other utilities.

Ms. Dunn asked if these details are being explained to customers when they sign up for service. Ms. Wells said that she hopes they are being told, however, she feels there will be some questions. A marketing meeting is scheduled for the following day with Gary Jones who is the new marketing manager for UTOPIA. She understands that Mr. Dredge and Mr. Stam will attend that meeting. She feels things are improving and sales are good. They will be asking the City for more help as they get past the initial sales period.

#### **Utah Telecommunications Open Infrastructure Agency (UTOPIA) – Jeff Dredge**

On the marketing, the information being gathered on the new awareness campaign by Gary Jones is being called a soft launch. He said the success rate has been good integrating the new service providers. He confirmed he was impressed with the branding and direction. He would like to bring Mr. Jones into a Committee of the Whole meeting for further information.

The state lawsuit with Chris Hogan has been dismissed. A motion to dismiss has been filed in federal court due to the merit of the case. The RUS case will be heating up in the next four weeks. A figure of \$50 million has been discussed, which is easily quantifiable. The opportunity costs have been significant.

There is substantial interest by other cities for membership in UTOPIA. New energy, excitement and positive things are happening.

The summit that was cancelled may be held near the end of September.

#### **Valley Emergency Communications Center (VECC) – Darren Stam**

It appears that further action regarding 911 funds and cities leaving VECC will not take place until the review by the state is completed. A subcommittee has been put together to select and review the RFP candidates. This will be done in the next month or so. The time period for the study is unknown; however, it will make a big difference. Once changes are made the agreement with VECC could be renegotiated. That is about the extent of business, with the exception of some overtime issues that are being worked out.

#### **Central Valley Water Reclamation – Jim Brass**

Mr. Brass stated that Central Valley is in the budget process. It will be finalized the following day. A report was given on the phosphorus study and particular rivers and tributaries. It is referred to as TMBL, which is the total maximum daily load. This is analyzed for any given nutrient or metal in public waterways. Phosphorus is the big one because it tends to affect fish and other growth due to oxygen quantity in the water. It has settled down and is not as urgent as previously thought. More data is being requested. At one point it looked to be pretty serious. Removing phosphorus is very expensive; although more time has been given. Anything that impacts Central Valley affects Murray due to our ownership of about 8%.

Mr. Shaver asked for more details. Mr. Brass said that there are not enough data points to make a clear assessment. Ultimately, everything ends up in the Jordan River. It has become a national study river. Some people believe the Jordan River can be made clear. He does not know if that is true because of the different sources flowing into it. People are concerned about the water quality and Central Valley is one of the large dischargers into the Jordan River. The treatment plant was examined and, ironically, the water discharged out of the plant is actually cleaner than water flowing past the plant. In an aerial photo, clean water going into murky water looks black; therefore it is hard to tell. The situation will continue to be studied.

#### **Association of Municipal Councils – Jim Brass**

The last meeting was addressing storm water, which goes hand in hand with the water treatment plant. One big component with the storm water utility is education of citizens. Now, there is an agreement to partner with the county on that very thing. That way people on the east side of Murray will understand that it impacts water that ends up in the Jordan River and elsewhere. Much of the phosphorus that is measured is runoff from yards, parks and golf courses in the form of fertilizer chemicals. If that can be controlled or retained then it can be treated. The education is important and people need to understand that it is a federal government mandate to have under control. This campaign is something that would be interesting to have a meeting on so that everyone is educated and able to talk to our citizens.

**Business Item #2**

**Economic Development Inventory – Tim Tingey**

Mr. Tingey explained that his department is always attempting to be more effective in what is done. Looking at the economic development side of things being effective and innovative is important in trying to recruit businesses for the City. Many calls are received from developers or individuals in and out of state asking about available property for location of particular businesses. He expressed that Chad Wilkinson had taken this project and developed this property inventory with details and information that will prove to be a very important tool for economic development. Mr. Wilkinson will describe what it contains.

Mr. Wilkinson commented that the real purpose of this tool is to provide information related to parcels that are available to individuals and corporations who request this. He stressed that the city is not trying to fill the role of Realtor; however, many times the requests for information involve such things as specific criteria related to size, proximity to utilities, fiber optics, zoning, regulations, transit and other details. The City is better equipped to answer those types of inquiries. This is an effort to try to provide that sort of information.

There are two components:

- An interactive map using GIS software for staff to have available at their fingertips.
- A database of potential redevelopment properties has a lot of information tied to them.

We realize that our database will need continual updating. Some properties are already leased or purchased and no longer available. We will probably set a time table for updates, maybe three to six months. Mr. Wilkinson clarified that the staff has access to this information; interested parties will contact the Community and Economic Development office. With the proper software that could be made available to the public in the future.

The interactive GIS map allows the staff to quickly access information to convey over a phone call or email message. The tool allows filtering properties by doing queries, such as eliminating all properties greater than three acres or not zoned commercially. There are many options for filtering: availability of infrastructure, eligibility for RDA assistance, potential CDBG funding area.

Mr. Wilkinson showed a property on the map with numerous information components, which can be created with custom criteria for a particular business. When the template is set up the properties just need to be plugged in and the information comes up.

The information that can be attained includes owner name, mailing address, parcel size, zoning, general plan designation, proximity to rail, fiber optic availability, RDA area, CDBG area (income level qualifying), population within two miles or five miles, etc. Mr. Wilkinson credited some interns and Angela Price for tying our data to census data to attain the population information. These statistics will soon be updated to 2010 census data.

The database is still being updated. Some information can be obtained by a geographic tie-in; although other data must be manually entered. Additional fields can be added if a need is shown. More demographic data can be included. Creating this inventory tool has been a staff wide effort.

In summary, there are 96 properties identified in inventory. The properties meet at least one of the following three criteria: undeveloped (vacant lot), developed but currently vacant

(large properties not occupied), and underutilized. An underutilized example may be a property that is designated Mixed Use in the General Plan but is currently used for outdoor storage. Many of these properties may not be available. We do have to be careful about that, because an owner may not feel his property is underutilized.

Mr. Brass commented that looking at aerial views space between properties is very noticeable. When the City talks about density, properties could be better utilized.

Of the 96 properties, 49 are in Mixed Use, Transit Oriented or Murray City Center areas amounting to 110 acres of property. All of these zoning districts contain sustainability elements in the ordinance standards and the MCCD includes the LEED ND standards.

There are 17 properties representing 25 acres with future land use designation as Mixed Use.

Mr. Wilkinson pointed out that this is a total of 135 acres available for sustainable mixed use transit oriented development.

Looking at the future these inventory tools can be used to attract firms with an interest in sustainable development. The commuter rail station will plug into the metric very soon. There are outreach plans to involve the Chamber of Commerce and local Realtors that may have more knowledge on additional properties to add to the inventory. This is not necessarily directed toward lease space; we are looking at areas for redevelopment.

Mr. Tingey explained how this might be used in the next few weeks. In RDA we discussed the Forest City Group coming for a meeting. This is a great example of us sitting down with them to view these properties or prepare maps for them in areas they have interest in. Providing this information will help individuals in evaluating the area.

Mr. Wilkinson acknowledged that a couple of properties have had building permits issued since the map was created.

Mr. Brass mentioned that when the Fireclay bridge is completed the improvements in infrastructure should be included because that would change the desirability of particular parcels. That is another field that could be added, Mr. Wilkinson confirmed. Mr. Tingey said an overlay on mapping could be added. The GIS capabilities and staff can be utilized more fully, Mr. Wilkinson commented. Mr. Shaver pointed out the importance of showing where a specific criterion (fiber optics) is located for that developer who may want to bring it on to a property. A metric could be included to say that fiber optics is this far away.

Mr. Wilkinson stressed that this information is zoning driven not sales driven.

There being no additional business, Mr. Brass adjourned the meeting at 5:55 p.m.

Janet M. Lopez  
Council Office Administrator