



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, December 5, 2017 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
Pam Cotter	District #2
Jim Brass	District #3
Brett Hales	District #5

### Others in Attendance:

Blair Camp	Interim Mayor	Janet Towers	Deputy Mayor
Jan Lopez	Council Administrator	Danny Astill	Water Superintendent
Doug Hill	Public Services Director	Jennifer Kennedy	City Recorder
Pattie Johnson	Council Office	Isaac Zenger	IT Department
Craig Bagley	Bowen Collins Assoc.	Steve Roberson	Fire Department
Brenda Moore	Finance Department	JoAnn Miller	Finance Department
Frank Nakamura	City Attorney	Tim Tingey	ADS Director
Jennifer Brass	Resident	Nancy Saunders	Terracon
Amy Findley	Terracon		

Ms. Turner called the Committee of the Whole meeting to order at 5:00 p.m. and welcomed those in attendance.

1. Approval of Minutes - None scheduled.

2. Discussion Items

2.1 **Comprehensive Annual Financial Report** - Danyce Steck

The Murray City Comprehensive Annual Financial Report (CAFR) was presented in an updated format. The report provided analysis of the year ending June 30, 2017, the current budget, the 2016 budget, and a statistical summary of the previous 10 years.

Ms. Steck explained the following information and noted certain sections of the report:

- Table of Contents
- Introductory – Pages 8-14
  - Letters of Transmittal, outlining who the city is for those not familiar with the city, such as, bond rating organizations, banks, and other agencies.
  - Organizational Chart
  - Elected officials, Administrate team, and division levels information.
  - 2016 Certificate of Achievement for Excellence in Financial Reporting award - from the Government Finance Officers Association (GFOA).
  - City map

• Financial – Pages 16 and 17

The *Independent Auditors Report*, from Keddington & Christenson - Certified Public Accountants, is located here. Ms. Steck said a clean audit was reported, and noted only two findings in state compliance, which were minimal; there were absolutely no findings for internal controls and financial management – related to financial reporting.

• Management's Discussion and Analysis – Pages 18-31

This section was re-written to provide explanations for definitions. For example, the meaning of specific terms, and what changes occurred this year. For instance, why sales taxes increased, why property taxes would remain the same, and why the RDA attained a bond.

• Basic Financial Statements – Pages 37-51

All Basic Financial Statements and the CAFR are available online for public viewing. Ms. Steck explained the difference between business activity and government activity. She clarified business type activities are items such as utilities, and internal service funds, which are the city's garage and risk management. Government activity includes all other service funds. Ms. Steck would describe a summarized version of the financial statements later in her presentation.

• Notes to the Financial Statements - Pages 53-99

The section is a legal requirement and identical to every other city, where policies are set. Nothing had changed, however, numbers relate strictly to Murray City.

• Statistical - Pages 117–139 - Provides a 10-year look at how the city and government changed financial trends, revenue and debt capacity, demographic and economic information, and operating information. Ms. Steck reviewed the following in this section.

- Page 121 - Change in Net Position. The chart depicts expenses and revenue which provided a look at how the city recovered from the economic downturn since 2008.
- Pages 122-124 - Government Funds.

- Page 124 - Governmental Activities Tax Revenues by Source. Depicts the last ten years of various taxes. The tax increment revenue clearly shows when RDA funds started generating tax revenue for the city.

Total property tax revenue was \$8.1 million in 2008, and \$8.4 million in 2017. Ms. Steck distinguished there was minimal growth over ten years' time, with absolutely no tax rate increase. However, due to ten years of rising costs in health care, fuel, and operations, as well as, tremendous cost increases to maintenance, construction equipment, and supplies, she felt this could be problematic. To say revenues had not increased in over 10 years, except for the local option sales tax, very little change occurred. Further discussion about an increase would occur prior to preparing the next year's fiscal budget.

Mr. Brass stated even though the city did not have significant property tax growth, the revenue was a stable source of income. Ms. Steck agreed.

Ms. Steck noted a reduction in franchise taxes, which is a sales tax component on utilities. In 2009 revenue was over \$5 million, but was currently \$4.6 million. She believed it was due to increased land-line disconnections that provided telecom taxes, as well as, the increase in home energy efficiency, such as, old window and door replacement, and the use of solar; therefore, she would budget for further decline.

- Pages 125 – Assessed Value and Estimated Accrual of Taxable Property.
- Pages 126, 127 – Tax rates and tax levies. Ms. Steck reiterated there was little growth in 10 years.
- Page 128 - Principal Property Taxpayers. Reflects taxable value of the top ten entities in the community that are not tax exempt. Comparisons between tax values in 2013 and 2017 were highlighted. Ms. Steck noted many top ten entities would be appealing their tax evaluations, therefore, she anticipated changes in the future.
- Page 129 – Principal Sales Tax Payers. Reflects who they are and what percentage of total sales tax is contributed to the city.
- Page 131 – Debt Maintenance.
- Pages 135 – Demographic and Economic Statistics. Reflects information about city residents related to population, personal income, personal per capita income, and unemployment.
- Page 136 – Principal Employers. The city's top four employers were noted in order as: Intermountain Medical Center, Select Health, Murray School District, and Murray City, which are all tax exempt entities.
- Pages 137 – Full-Time Equivalent Employees by Function. Provides the number of full-time city employees over the course of 10 years as a whole, in addition to, the total number of full-time city employees per division.

Mr. Hales noted the overall total of employees decreased from 946 in 2008, to 656 in 2017. Ms. Steck recognized overall totals include seasonal part-time employees, and noted the city consolidated considerably with the use of part-time employees. She noted the number of full-time employees overall increased in 2017 by only four people since 2008.

- Page 138 – Operating Indicators by Function. Provides totals over the course of ten years, related to the number of operating functions for a variety of programs such as, the number of arrests, traffic citations, park center admissions, library volume totals, Heritage Center participants, and others.
- Pages 141 – 148 – State Compliance Findings. Auditors found two small items. The first was a missing public notice for a council meeting held October 4, 2016, which was not posted in a timely manner to the public website. Ms. Steck explained according to city research, it was believed that a glitch in new software at the

time, prevented the notice from posting properly. Auditors could not confirm the situation, and therefore, had to report the finding. The city responded with the explanation, which was found satisfactory. As a result, future posts would require a submittal date be stamped at the bottom of all posting files, which would prevent this type of finding from ever occurring again. Ms. Steck noted the number of years the city had gone without any findings for failing to post a public notice— which was likely over 20 years.

Ms. Steck explained the second finding was a deficit fund balance of \$150,000, due to a transfer that did not occur when she was going to roll funds from the Golf Course Fund into the General Fund. She explained as the ordinance was reviewed by Mr. Nakamura, he was concerned that since the Golf Course Fund was considered an Enterprise Fund, and could not be rewritten in a timely manner prior to the audit, he felt reporting it separately would be the prudent decision. Therefore in doing so, it brought a deficit balance, which, as state law requires, would require a budget adoption, mandating 5% of next years' budgeted revenue be contributed to the negative balance. A budget amendment would come to the council in January 2018 for approval in order to clear up the negativity. She explained she was not aware of the state requirement relating to negative fund balances, and the situation was easily rectified and solutions were already provided.

Mr. Hales commended auditors for a very thorough job in finding the error, which is what the city desired in finding unforeseen human errors. Ms. Steck agreed findings were often considered a surprise, however, there was satisfaction in knowing auditors were providing a true and good service. She noted it had been three years since there had been such a finding.

Mr. Nicponski wondered if there was anything legislatively the council could do to help with revenue challenges. Ms. Steck felt legislatively, if city councils overall, were allowed the option to adopt an increase to the amount of local option sales tax revenue – up to 1.5% it would greatly help, not only Murray City, but other cities as well. Once the .2% local sales tax revenue expires in 12 years the city would need to find revenue to replace that income. Mr. Nicponski felt if the Utah League of Cities and Towns was not in favor of such an increase, Murray City would need to find a solution to extend the timeframe of the local option sales tax. Ms. Steck agreed.

### **Financial Report Review**

#### **REVENUE**

Ms. Steck shared a power point to explain General Fund revenue, noting a chart depicting 2016 actual revenue, and 2017 actual revenue, as well as, budgets for each year. Everything was flat, with the exception of charges for services. She noted *transfers in* totals, as funds coming from utility revenue, which could be considered revenue in lieu of taxes (ILOT), and was not as high as it was 2016.

*Revenues* identified where tax dollars were coming from. Sales Tax Revenue was 43% of the General Fund, ILOT was 9%, charges for services 14%, and property tax 15%. Ms. Steck said the city strongly relies on sales tax, which is not a positive for bond ratings. Incoming revenues should be better balanced. In addition, she explained since franchise taxes are obligated to UTOPIA and UIA debt, these funds are not available as reserves for bond rating. She felt further discussion was necessary.

## **EXPENDITURES**

Ms. Steck reported the following in General Fund expenditures:

- Wages and benefits for city employees was 70% of total expenditures.
- Operations – An increase to the budget would be seen in 2018, due to the continuation of completing Class C road projects that were left unfinished in 2017.
- Capital – 2017 was a very low year for project spending, due to unfinished projects, therefore, carry overs were noted.
- Debt Service – Was high in 2017 because the city paid off debt early.
- UTOPIA – Reflected a 2% increase in the bond payment, and is 4% of total expenditures of the city.
- Transfers In were 10% last year.

Transfers Out – Are budgeted out based on excess fund balance in the General Fund, which tend to be the .2% sales tax. The budget for 2018 would be amended to reflect the transfer out.

Ms. Steck reported the following percentages for expenditures:

Ms. Steck said best practices for any city is that personnel costs be no more than 75% of total expenditures, therefore, Murray City, is very conservative at just below 70%. The city is very prudent in how staffing is utilized, as well as, how many staff members are on board.

Operation costs are or were less than 20%, which Ms. Steck felt should be increased, but not tremendously.

## **GENERAL FUND BALANCE**

Ms. Steck shared information related to the General Fund balance, and the ending fund balance. The financial summary reflected the city closing out 2017 fiscal year at 21.46%. She noted year to date budget projections, and although estimates were accurate, she pointed out the city had collected only 25% of budgeted sales tax revenue for the year because collection totals were paid two months behind.

In addition, a General Fund Five-Year-Plan was shared, which she prepared with the assistance of Mayor Camp and Mr. Hill, in order to strategize estimates for the future. Estimates used included:

- 2.5 % increase to sales tax
- Decrease of 5% to franchise taxes
- Projections for the five year plan included bonding for the new city hall
- Debt service in 2019 at \$860,000
- Bonding for the new fire station
- UTOPIA 2% increase
- 4% increase to wages
- Benefits were increased by 7.5%, which she felt was almost too conservative.

Ms. Steck said the *Ending Net Position* by 2023 would fall into a negative number, therefore, identifying new revenue sources was imperative. She noted the change in net position, also known as *net income*

in the for-profit world, where from 2019 to 2024—there was not one year reflecting revenue over expenditures. She stressed the city must be aware of, and address the situation moving forward.

Due to the HVAC system failure, a budget amendment would be necessary for the Library Fund in January 2018. Ms. Steck would request \$120,000 from reserves.

Ms. Steck reviewed the RDA Fund and the Cemetery Fund.

She noted the Capital Improvement Program (CIP) Fund, which would provide for unfinished projects from 2017, and a very long list of projects. The CIP actual fund balance budget for 2017 was \$12.7 million, due to receipt of bond funds for the new fire station.

A five year projection for the CIP, included 5% growth factors for equipment, vehicles, parks, recreation, as well as, road and building maintenance. With 2% sales tax revenue, only \$1 million would remain per year to complete capital projects. She felt the amount was too small, and if the five year plan was followed precisely, by the five year an ending CIP Fund balance of \$400,000 would remain. Ms. Steck stressed discussions in the near future were imperative relating to the CIP Fund.

The utility funds are healthy and doing well, and she commended Mr. Hill for putting the city in a strong position.

Ms. Steck felt the year end budget was informative and would give the council the chance to reflect, and prepare in making good decisions in moving forward. Budget preparations for 2019 would begin in January. The council agreed there was much to consider.

For detailed information regarding the Annual Budget, Comprehensive Annual Financial Report (CAFR), bond ratings and financial statements, see city website at [www.murray.utah.gov](http://www.murray.utah.gov).

## **2.2 Water Master Plan Presentation & Discussion** – Doug Hill, Danny Astill, and Craig Bagley

Mr. Astill said with the assistance of Bowen & Collins and Associates, it was a considerable undertaking to complete the Water Master Plan.

Mr. Bagley presented a slide show to summarize the final plan that included informative facts, tables, charts, graphs, and various maps. Areas that need significant improvement, including residential and non-residential areas, and the Murray City Center District (MCCD) were noted.

Specifically, maps depicted things such as: pressure zones, wells, water sources, and existing water main types and the location of those systems. Peak hour and demand for pressure and velocity were noted with and without suggested improvements. Areas of deficiency and recommended improvements related to pipe sizes were mapped. Private property areas, fire hydrant coverage, and potential tank sites were noted.

Mr. Bagley described supply and demand in order to provide budget recommendations reflecting the cost for a one-time water system project and annual water systems budget recommendations. Average day demand and annual precipitation were described on a graph chart.

Additional tables show Murray's estimated city population in 2040, Murray's water service areas in residential and non-residential population areas by the year 2060, and compared annual water production from the year 2000 to 2016. The study project for the plan began in late 2015, when the estimated population service area was 36,000 residents - Mr. Bagley stated the population would be close to 60,000 in 2060.

Water produced, versus water sold was explained on a bar graph. In 2015 the city produced and sold approximately 2.9 billion gallons of water; with the projected build-out to 2060 estimations suggest that 4.2 billion gallons would be needed to meet the demand. The graph also indicated the amount of water produced and sold per day – which was 2.5 million gallons per day in 2015, which meant at build out in 2060, 24.1 million gallons, per day would be needed. Therefore, he stressed the need to improve the city's existing water sources in order to meet those capacities.

Mr. Bagley explained how tracking and metering water changed significantly since 1994 when unaccounted water use was realized, due to unmetered parks. In recent years, state laws focused on water conservation and new laws were passed requiring better tracking and metering. Currently, the city is averaging 6% lost water, which is the result of leaks, flushing's, and fires. He commended the city for improving lost water totals over the years, because the current national average is 16%.

The existing water system was explained in Chapter 3. Mr. Bagley stated the city has plenty of water rights and noted the location of each area. The city has 19 functioning wells and has its own water system storage facilities - sizes, locations and the capacity of each were described. Currently, the city is equipped to produce a maximum of 23.2 million gallons of water per day. Without making improvements the city would be in short supply by 2060.

Murray City is unique in the fact that it does not rely on any outside water source because it has its own springs at the mouth of Big Cottonwood canyon and wells in the valley, therefore, maintenance on these sources was important. The city has five water tanks that store 12 million gallons of water.

Primary plan objectives for both existing and projected full build-out conditions were noted as:

- Evaluate the adequacy of existing water sources
- Evaluate the capacity of the city's water distribution system
- Recommend improvements to resolve deficiencies.

Existing and future supply recommendations were noted as:

- Protect and maintain existing sources
- Increase source capacity
- Conservation
- Data collection

Types of deficiencies were explained, for example, four inch piping should be replaced with current standard eight inches. In addition, leaks caused by corrosion, areas with pipe breakage, poor operational issues, and major corrosion, due to old steel pipes were all pointed out as deficient. The map also indicated dead-end fire lines and areas where meeting fire flow requirements were not

possible. He pointed out what areas and pipes and sizes needing replacement and he stressed the need to replace pipes, rather than just repair them.

Mr. Camp was glad to know about fire flow problems in residential areas but wondered if those areas consisted of wrench hydrants. Mr. Bagley replied yes, which was due to getting water flow to hydrants through a four inch pipes.

The Master Water Plan recommends a lengthy list of pipe replacement projects.

Mr. Bagley explained *Recommended Short-Term CIP Projects and Studies* at a cost of \$3,807,000.

- Replace 4500 South well
- Replace park well
- Rehabilitation work on the reservoir well boosters
- Rehabilitation and study at 360 west well
- Add backup power to Whitmore and Highland wells
- Conduct water rate study
- Implement SCADA System improvements
- Sacrificial anode study – to extend the life of existing steel pipes while awaiting replacement.

Mr. Nicponski wondered what rehabilitation work meant at the reservoir well. Mr. Bagley explained because technology changed since the 1960's when the well was originally dug, a new well would need to be dug to replace the old one. The city got full use from the existing well, however, the life of the well expired, and therefore, with new and improved technology better production and efficiency would result in order to meet future needs. Mr. Nicponski wondered how much more water would be produced with a new well. Mr. Bagley stated it wasn't clear until after the new hole was drilled.

Mr. Brass said, theoretically, the city would attain better production, a more efficient pump, utilizing less energy. Mr. Bagley confirmed, in addition to having a higher production of water. He compared the issue of repairing 70-year-old well pumps, as a costly and challenging task, to a new larger well, using new technology consisting of a stainless steel wire wrap screen that keeps sand and gravel out resulting in significant efficiency.

Mr. Bagley shared the *Annual Water System Budget Recommendations*, and explained each item below for a cost of \$2,900,000:

- Pipe replacement
- Well maintenance program
- Future Master Plan updates
- Conservation budget
- Water meter replacement

Mr. Bagley said the fortunate thing was Murray City had good clean drinking water, however, the unfortunate thing was, most people don't think about old buried pipes that could be neglected. The city's system is aging, therefore, he would strongly recommend budgeting \$2.5 billion a year, just for annual pipe replacement, which would keep the system healthy and operating efficiently by

replacing one area a time - instead of waiting for the entire system to collapse at once. Wells maintenance consist of two significant parts, performance and equipment, therefore, developing a robust asset management program would be necessary. The city has done well to achieve a conservation budget by implementing a new rate system in 1999, which meets requirements for 2025 and the city would continue to replace old water meters.

As part of creating the Master Plan, Mr. Astill explained a list of total projects was compiled, including the two wells that are not currently operating – the cost was \$43 million as it related to 2017 dollar value. Projects were identified as urgent and others considered trouble spots, however, if the city loses operation of another well, the city would be stretched to produce adequate water. The city is operating at full capacity with two wells currently out of operation.

Mr. Hill stated the council would be presented with the resolution for adopting the Water Master Plan during the December 12, 2017 council meeting. The city is preparing for a rate and impact fee study, which is a requirement of state law. As a result, the city hired Zions Bank Financial to work with the city on a rate study. He explained state legislature required water providers to implement a *tiered structure* almost two years ago. Therefore, the city must renew procedures in how water rates are charged to citizens, commercial and industrial users. At the same time, the city must realize funding of \$4 million for capital expenditures and keep up with ongoing pipe replacement projects.

Mr. Hill said it was clear for anyone to surmise from Mr. Bagley's presentation, a rate increase was undeniable. Rates have not increased in 10-13 years, with reserves slowly decreasing, due to crucial capital needs, the increase was timely. The council would learn more about the rate and impact fee study results in January, which would aide in the decision of how much the required increase would be.

Mr. Camp inquired about issues regarding data collection and reporting – he wondered if the specific need was technology or manpower. Mr. Bagley replied the SCADA system needed to be updated. The upgrade from hand data collection began 9 months ago and was still underway.

### **2.3 Environmental Issues UTA property at the corner of Box Elder and 4800 South – Tim Tingey**

Nancy Saunders, and Amy Findley, environmental consultants from Terra-Com Consulting, joined Mr. Tingey to discuss environmental issues and technical challenges related to the property.

Constructing a new fire station at this location has been further delayed. Environmental issues were discovered during property acquisition, and Mr. Tingey said there was much to consider and organize, to mitigate impacts, risks and liability as it relates to environmental issues. Mr. Nakamura assisted Mr. Tingey, by consulting with outside environmental attorneys, in order to continue through the process of land acquisition.

A map was shown depicting the UTA corner lot, adjacent to the tracks on 4800 South and Box Elder Street. If the city moves forward with the purchase, only a portion of the property would be utilized for the project, and construction drawings are already underway. The property has not been purchased, however, the hope is to submit for a permit in the near future. Mr. Tingey provided a review of the situation.

The city conducted a Phase 1 Environmental review with Terra-Com consultants, when contamination was first discovered. As a result, a Phase II Environmental review was prompted. Between Phases I and Phase II significant contaminants were realized, including contaminated ground water. It was speculated that petroleum was leaking into ground water from a nearby location. Meetings and discussions occurred with the Department of Environmental Quality (DEQ), to address the issues with the state. An Enforceable Written Assurance (EWA) application was submitted, to attain a 90-day review centered on data provided by Terra-Com. Based on the results, a determination for reasonable steps, as a prospective purchaser of the property, would be gained to ensure there would be no unacceptable risks to human health, or the environment. Mr. Tingey explained the documented EWA would allow the city to move forward with the purchase and the project.

However, the process stopped mid-way through the 90-day period because more data was needed. Terra-Com revisited the site, conducted additional testing, and provided the required data. After the full 90-day period ended October 2017, the city was informed - EWA would not be given on the property. Reasons provided were: the entire site contained significant contamination, therefore, detailed measures would be required to address the problem.

In addition, the DEQ did not approve EWA because should the city not take the necessary steps to resolve the issue – DEQ would not want the untreated area sitting in the open. As a result, two options were given:

1. Move forward without the state's involvement, terminate the EWA application and proceed working with Terra-Com to mitigate the effects of contaminants on the site. Mr. Tingey explained, the problem with this option was the overall possibility of risk and liability, which could lead to complex legal matters.
2. Continue to work with the state through a *Voluntary Clean-up Application Program*. This option provides additional documentation and added measures in addressing the environmental issues on the site. This option provides the following results:

- A covenant placed on the title, which puts restrictions on the property, and certain measures in place, including a site management plan.
- Mitigation, not elimination, of potential liability under state law, which would maximize the potential for the city to sell or transfer land if needed. Mr. Tingey reminded the council – the new fire station would be constructed on only a portion of the contaminated property.
- Protection would be in place, with a certificate of completion that ensures the city is not responsible for what originally happened on the site, because land was purchased in this condition, limiting liability.
- By working with the state, and Terra-Com the city would ensure everything was done to mitigate the future impacts on health and human safety.

Mr. Tingey stressed when purchasing property with environmental concerns these are good measures, however, they do not eliminate future challenges. If the city proceeds with the *Voluntary Clean-up Application Program* - these are the steps to be taken over a four month process:

- With Terra-Com assistance, submit application, (\$2,500), in order to develop a remedial action plan - by placing UTA as joint applicant, with an interlocal agreement.
- Allow 30-day public comment period.

- Move forward without public contest, address environmental issues, develop the site, and put mitigation measures in place that include removing soil and contaminates.
- Begin construction, and attain covenant title.

Mr. Nicponski asked the cost for cleaning up the site. The cost to hire Terra-Com for assisting with the application process, and begin the remedial plan was estimated at \$24,000. However, once development begins, additional costs were anticipated, estimated at \$100,000 or more to complete the remedial plan.

Mr. Tingey stressed the importance of making the situation public and said typically when environmental issues are discovered, development is halted, and new property is found; however, the MCCD development plan has been in place for 25-30 years and the property is a prime site to relocate the fire station, because reconstruction plans on Hanauer Street utilize the current fire station property for city redevelopment.

Ms. Turner asked who would be removing contaminates at the site. Mr. Tingey reported the city would conduct contaminant removal during the construction process - at the same time, negotiations with UTA would occur in order to split the cleanup cost.

A draft purchase and sales agreement are complete and would be submitted to UTA with further negotiations expected. The draft agreement states that mitigation costs be mutually divided with UTA's participation.

Mr. Hales wondered after the four month process, and costs for a remedial plan were paid, could the property remain unsafe. Mr. Tingey stated a plan of action would be realized after four months, in how to make the property as safe as possible.

Terra-Com representatives added, after completing the *Voluntary Clean-up Program*, the result was the DEQ's buy off. Therefore, anything left in place was clear, after reasonable appropriate steps were taken by the city.

Mr. Brass addressed the term 'safe as possible' and stated he was not comfortable allowing firefighters to live and spend significant time at a facility located on top of contaminates; they already subject themselves to horrible chemicals and cancer rates among firefighters was already concerning. Therefore, he wondered how safe was, 'as safe as possible' - he did not want to contribute to risk.

Terra-Com representatives explained contaminates identified were heavy metals, consisting mostly of arsenic. Arsenic was found in fill material, which was not suitable to construct upon, and architects confirmed would need to be removed. Removing the fill material would eliminate high level arsenic concerns, and once removed, the area would be capped with hardscaping, and the building itself.

The other contaminant discovered was hydrocarbon - noted as coming from an off-site area. Recommendations to eliminate risk would be resolved by capping the ground with hardscaping, and place a membrane barrier between the hardscape surface, and the building foundation during the construction process.

Terra-com reported both solutions were proven methods in dealing with volatile contaminants, such as hydrocarbon. Mr. Tingey noted the new public safety facility in Salt Lake City, which had significant underground petroleum issues and the construction continued after the mitigation process.

Mr. Tingey concluded the plan was to move forward with negotiations and the application process with UTA. He said delays were significant, and it was imperative the situation be handled correctly, and important for the council to be aware of all concerns and details when proceeding forward. He felt there was no doubt risk would be involved, which was why mitigation was important.

Ms. Turner asked about optional locations for the new fire station. Mr. Tingey felt as far as sighting the new fire station, there was no other option; in addition, plans for road construction through the existing fire station property were already in place, with funding.

#### **2.4 Zone Map Amendment for 1187 West Bullion Street – Tim Tingey**

The council would consider a rezone request on December 12, 2017, made by Ivory Homes, which was rezoned several months ago. Mr. Tingey noted there was an approved preliminary plat for a subdivision on the property.

Citadel, the original property owner, came forward to the city council, and the planning commission, with the rezone application. However, at the time, incorrect boundary information was written in the legal description, which moved forward with legal publishing of the notice.

Ivory Homes, who purchased the property, indicated the legal description was inaccurate. Mr. Tingey explained, with the proposed amendment would only clarify distinct boundaries and clean up the language.

A map was used to point out legal description discrepancies and the project area. Mr. Tingey stressed, the preliminary plat and development plan is 82 lots, and gaining more density was not the objective for the amendment. In addition, the planning commission recommended moving forward with the rezone amendment to make the correction.

Ms. Turner wondered what impact the project would have on traffic. Mr. Tingey reported as part of the preliminary plat, a traffic impact study was conducted. With the number of units, and the capacity of Bullion Street, professional traffic engineers concluded widening the street was not necessary.

Ms. Cotter shared comments and concerns related to the future impact of traffic to Bullion Street.

**2. Announcements:** No announcements to report

**4. Adjournment:** 6:26 p.m.

**Pattie Johnson  
Council Office Administrator II**