



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, July 1st, 2014, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Members in Attendance:

Dave Nicponski	Council Member
D. Blair Camp	Council Member
Diane Turner	Council Member
Brett Hales	Council Member
Jim Brass	Excused

Others in Attendance:

Doug Hill	Public Services Director	Janet Towers	Exec. Asst. to the Mayor
Janet M. Lopez	Council Administrator	Beverly Crangle	Resident
Craig Burnett	Police Chief	Frank Nakamura	Attorney
Tim Tingey	ADS Director	Russ Kakala	Public Services
Blaine Haacke	Power General Mgr.	Kim Fong	Library Director
Justin Zollinger	Finance Director	George Katz	Resident
Sally Hoffelmeyer- Katz	Resident		

Chairman Hales called the Committee of the Whole meeting to order and welcomed those in attendance. He excused Council Member Jim Brass.

Approval of Minutes

Chairman Hales asked for approval on the minutes from the Committee of the Whole meetings on May 20, 2014 and June 3, 2014. Ms. Turner moved approval. Mr. Camp seconded the motion. All were in favor.

Business Item #1

Board and Committee Reports

Blaine Haacke- UAMPS (Utah Associated Municipal Power Systems) & IPA (Intermountain Power Association)

Mr. Haacke said there were a few things to mention. There is a tour coming up at the Delta Power Plant on July 10. The tour would take three to four hours and the trip would take up most of the day. He stated that it is amazing to see the enormous magnitude of a coal fired power plant, and invited all to attend that could. Visitors are allowed to go up on the catwalk which is 15 stories high and watch the coal dust being burned. He has taken the tour four times and it is always a great experience. Mr. Nicponski asked if the facility could accommodate him and said he would like to go if possible. Mr. Haacke replied that he would look into that, and stated that Murray has 4% ownership in that plant and it is beneficial to see the facility.

Mr. Haacke stated that the plant is continually coming under fire from EPA (Environmental Protection Agency) mandated Federal guidelines. The EPA has ordered the plant to submit records for mercury emissions to the Appeals Court in Denver. The EPA is looking for non-compliance on the emissions, but no citations are expected. The plant is one of the cleanest coal fired power plants in the country. Not only this plant, but other plants that Murray has ownership in, are also continually coming under fire. IPA (Intermountain Power Association) is in court and doesn't expect any citing, but this action has been years in the process, and the government may be setting the stage for additional hurdles.

At the upcoming UAMPS (Utah Associate Municipal Power Systems) meeting in Logan, the latest on carbon emissions would be discussed. One campaign promise of the current president was to shut down every coal fired plant in the country. The IPP plant is clean and isn't under heavy fire yet by the government.

The plant was built back in the 1980's, and cost \$2.5 billion. Mr. Haacke stated he wasn't sure what the remaining mortgage was, but the debt would be paid in 2024. Last week, a refinance was done for a bond that came due for \$93 million, which resulted in a savings of \$9 million. Murray isn't a big consumer of power from that plant, but it helps the bottom line for the project. That bond was eight times oversubscribed, meaning that Wall Street really wanted to lend the money. Mr. Nicponski asked what the interest rate was on the bond. Mr. Haacke replied that it was 1.3%.

IPA just passed an \$800 million annual budget, including coal, salaries and transportation. LADWP (Los Angeles Department of Water and Power) is a key player in this plant and are the daily operators of the plant. They are the big takers of the power, and the more efficiently the plant is run, the better for everyone else. Murray doesn't have any callback, meaning Murray has access to the power if they want it, but seasonally can also let California take it back. If the forecast shows that power is needed, then part of the ownership can be called back and then at the end of the six month season it can be given back to California. It is a beautiful contract for Murray, allowing for give and take, noted Mr. Haacke. It has been more economical lately to just go on the market and buy power from other cities or clearing houses, rather than callback from IPP. IPP is a 100% California plant, for at least the next six months, when needs would be reviewed again. Currently, IPP is an expensive resource, but that changes seasonally.

Mr. Haacke noted that the UAMPS conference would be in Logan in August. The topics would be transmission, and nuclear reactors. He invited spouses and families, and urged council members to sign up for that conference.

UAMPS is looking at small nuclear projects. It is considered a state of the art prototype of small 60 megawatt nuclear cells that are being built. Murray hasn't signed on to the exploratory committee as of yet. This committee funds the exploration. He would like the Mayor and Council to be familiar with this technology, but is not ready to commit to fully fund the exploration.

UAMPS is also pursuing the sale of other resources and he would give more detail in his report in August. The San Juan Power Plant and the Hunter Plant are both coming under fire for emissions. The group is investing millions of dollars for catalytic converters that reduce emissions in an attempt to keep the plants operating as long as possible, hopefully at least 20 to 30 more years. Mr. Nicponski asked if some of the plants are being replaced. Mr. Haacke said the IPA plant would be converted to natural gas in 2027. The goal is to move to different fuels, although it still is considered fossil fuel which could come under fire also.

Mr. Haacke said there have been two accidents in his department within the last two months. One was an employee, Victor Maza that was involved in a motorcycle accident on his way to work. He is a lineman and is still not able to work. He has pins throughout his ankle and wrist and would be coming back to work on a light duty basis in about three weeks. He should have a full recovery.

The other accident involved employee, Eric Bracewell. He was replacing a pole that had 30-40 years of life in it. All protocols were followed, as far as testing the pole strength, and checking for rotting below and above the ground level. All the preliminary work had been done, including taking the grounding and the transformer off the pole. It was in an area that was difficult to access from the bucket, it was about 60-70 feet into the property, and the bucket arm reaches approximately 60 feet. Eric went up and cut the wires and realized that the wires were basically holding the pole up, and the pole started coming down. He attempted to slow the pole down by pushing it into other branches but he basically rode the pole down to the ground. He ended up with major facial fractures, and had facial plastic surgery to replace his orbital socket. There is about a seven week recovery from that surgery and he also received a concussion and has some hip injuries. He has recently taken steps without a walker and is feeling good about that. He has a good support group that will help him recover. He is a third or fourth year apprentice and is eager to go back up the pole. He was concerned about this slowing down his progress to become a journeyman, but a full recovery is expected.

Mr. Nicponski added that the Power Department was discussed recently at the Council retreat. The Council is working on a reporting model to be implemented.

Russ Kakala- Trans-Jordan Cities

Mr. Kakala stated that Trans-Jordan recently passed the budget. The tonnage rate would remain the same and there would be a 2% merit increase and a 1.5% COLA (Cost of Living Adjustment) for the employees. Mr. Nicponski asked if the tipping rate was still \$28. Mr. Kakala replied that was the disposal/dumping fee for commercial; the haulers are paid separately. Trans-Jordan implemented a 401K match program with a 50% match up to 3% for their employees. He estimated that there were 20-25 employees.

Ms. Turner asked if there was any information regarding plastic bags in the landfill. He said he is aware of the actions that California has taken regarding plastic bags, but hasn't heard any discussions here. He added that it takes years and years for plastic bags to deteriorate, and that is why the grocery stores in California have gotten rid of them, and the fact that they blow all over the streets. Mr. Nicponski added that landfills in California are nearing the maximums. Mr. Kakala suggested that Ms. Turner contact Dwayne, the director at Trans-Jordan for more information.

Mr. Kakala said the Sandy City waste energy facility, which is a gasification plant, is planned to start up next spring. There are some issues with transmission lines with Rocky Mountain Power. Mr. Nicponski asked about air quality issues with the plant. Mr. Kakala replied that Sandy City said that a gas is produced and used and nothing escapes. He added that gasification plants are a relatively new technology. If it is successful, it would be a good savings for Murray with an \$8-\$10 tipping fee, and a short haul also. Mr. Kakala said that he expects Murray to begin using it immediately if it is successful. There is a waste stream that has to be landfilled, which is the ash. They are trying to come up with different ways to use the ash.

He stated that Trans-Jordan agreed to install a Verizon cell tower, and is receiving \$1000 per month.

Mr. Nicponski asked for clarification on the tipping fees. Mr. Kakala stated that the commercial rate is \$28 and the hauling fee from Ace Disposal is approximately \$4.49 per house. The tonnage rate is \$14 per ton that is picked up, and that is staying flat. He believes the Salt Lake County landfill has increased their rate to \$32, and Trans-Jordan is keeping a close eye on that.

Mayor Eyre said he toured the Sandy City facility and the engineering was interesting to see. He said the engineering that makes the different liners is a fascinating process. He stated that America throws away more waste than any other country in the world; approximately 4.7 pounds per person per day, compared to Japan that throws away .07 pounds per person. He noted that there are seven major dumping areas in the ocean.

Kim Fong- Murray City Library

Ms. Fong said the library has started the new integrated system and had been running it for nearly two weeks. They are still having minor technical difficulties, but overall it seems to be working well. The company has been very responsive to work on some of the issues.

The mission is to be the friendly hometown library. One of the objectives on the current strategic plan is to provide worthwhile, relevant and engaging activities. The goal is to increase the number of programs for preschool, school age children, teenagers, adults and families, and increase the number of participants. The strategic plan began last summer, and the year to date totals have increased by 9%, and the number of participants have increased by 14%.

The types of programs for preschool children include *Stop in for Stories*, *Wiggle Worms*, and *Jammie Time*. School age children programs include *Reading Rocks- a book club*, *Lego League*, *Game On* and *Kids Create*. Mr. Nicponski asked if these programs take

place in the school. Ms. Fong said that these classes are taught in the library. The young children come in earlier in the day and the school age children come in after school.

There has been a 220% increase in the teen programs, and the number of participants have increased by 373%. Teen hour includes the *Art of Hanging Out*, which includes board games, video games, crafts, clubs and coloring sheets. Other teen programs include *Lock-ins*, which are held Friday nights after hours at the Library. Teenage children from the writing clubs, book clubs, and teen advisory clubs help plan the *Lock-ins*, and decide what activities would be fun.

The adult programs have had a 7% increase in the number of programs, with a 141% increase in the participants. There are book clubs offered, including a winter reading club and a cooking demonstration.

There has been a 271% increase in the family programs, and a 257% increase in participation. These include family movie nights, game nights, Saturday sing a-longs, and holiday concerts. Ms. Fong stated that the library is doing very well in meeting the goal for the Strategic Plan to increase programs and participation.

Ms. Fong read a quote by Caitlin Moran, "A library in the middle of a community is a cross between an emergency exit, a life raft, and a festival. They are cathedrals of the mind, hospitals of the soul, and theme parks of the imagination."

Ms. Turner said she often hears advertisement on KUER about activities being held at the Library, and she is pleased to hear that. Ms. Fong said the Library has a very good marketing plan that gets the information out.

Mr. Nicponski asked if the Library was involved in the New City Hall discussions. Ms. Fong replied that she is involved in the discussions.

Chairman Hales thanked Ms. Fong for her efforts. Mr. Camp said he was impressed with their efforts to reach out to the youth, and the Library is a great place for kids to hang out. He asked how the increase in programs and numbers has impacted the budget. Ms. Fong replied that the Library has increased the budgets for the programs but is very frugal with that money. More staff time has been dedicated to programming, so responsibilities have shifted.

Diane Turner- Legislative Policy Committee (LPC)

Ms. Turner stated that the state tax distribution has been an issue. Representative Jim Nielsen sent a sales tax distribution proposal to interim study. His proposal would only take effect if Congress passed the Marketplace Fairness Act. Currently, the Senate has passed the bill and is awaiting a hearing in the U.S. House. If Congressional action does not occur, nothing happens. Representative Nielsen's proposal would maintain the 50% distribution based on population, but would change the current 50% point of sale to a 25% point of sale and 25% based on cities property tax assessed valuation. The Revenue and Taxation Committee opened a bill file to study the proposal. If the State does not pass legislation on how to treat the new revenue then it would be sequestered pending legislative action. This is projected to be an 8%-10% increase in tax base.

The Utah League of Cities and Towns (ULCT) is working towards promoting comprehensive transportation funding that would provide stable revenue to state, local transit and active transportation needs around the state. As the ULCT meets with policy makers, they are gathering more support to address transportation funding. The Transportation Interim Committee has delegated members to study potential funding approaches and bring findings back to the interim meetings. A five cent gas tax has been suggested with 1.5 cents going to cities; the League feels like 25 cents is needed. There was also talk that transportation was more than just asphalt. It should also include safety, beautification, recreation and clean air needs. Some legislators feel the state should fix the budget before transportation needs can be fixed. The League would like a resolution by the September conference. The Highway Trust fund is poised to run dry in August. Senator Hatch wants a long-term funding mechanism that is sustainable and predictable. Two U.S. Senators have proposed increasing the federal gas tax by 24 cents over the next two years. If that moves forward, it would make it nearly impossible for Utah officials to seek additional tax increases for local needs.

Large energy users met with the Public Utilities Committee presenting their position that the Municipal Energy Tax unfairly imposes a burden on large users and suggested a concept of a tax based on usage tiers. The ULCT responded that there are only two possible impacts for a change that reduces the tax impact on large users. First, cities would receive less money, or secondly, other users would have to pay more. Committee members are concerned about tax shifts.

Other issues to watch include: nutrient control limits, new school sites, protection of health and safety, with concerns on traffic, air quality, UTOPIA, utility fee ban, e-cigarette controls, clean air caucus, the water strategy task force and the land use task force.

Mr. Nicponski added that the revenue distribution was dangerous. Ms. Turner replied that it was a big concern.

Mayor Eyre- Council of Governments (COG)

Mayor Eyre stated that the Council of Governments (COG) is a representation of Mayors in the County, with the exception of Alta.

The major issues covered include municipal planning, economic and community development, hazard mitigation, emergency planning, aging services, water use, pollution control and transportation planning.

Sixteen cities and the county are involved, and each usually has a Mayor, or city manager, or council member present and all of these subjects are discussed very broadly. There are presenters from UTA (Utah Transit Authority), UDOT (Utah Department of Transportation), WFRC (Wasatch Front Regional Council) and the issues are broken down into sub committees.

COG has a regular budget and last year it was \$53,000. Murray is responsible for about 4.97% or about \$2000.

Of the 15 different committees available, Mayor Eyre sits on four of them. He serves on the Human Services and Housing Committee, which is chaired by Mayor Seghini. That Committee involves homeless shelters and food banks. He serves on the Education

Committee and the Regional Growth Committee, as well as the Tourism, Recreation and Cultural Convention Committee (TRCC), which he feels is an important committee to serve on.

Mayor Eyre met with Mayor Ben McAdams and stressed the importance of receiving the Performing Arts Center here in Murray. Mayor McAdams had received feedback from different council members. Mayor Eyre showed him the proposed building plan and also the parking structure with possible accessibility from the Trax and Frontrunner stations. Mayor McAdams was impressed and had already received a preliminary recommendation from the County Arts Council for Murray. The recommendation would go through one more process, and there is a second committee that has input also, which is the TRCC. Chairman Hales asked about the thoughts from the nine County council members. Mayor Eyre stated that he spoke to all the council members, the reaction was very favorable and they were impressed with Murray's application. They were also impressed with the site location and the efforts to locate the center in Murray. They were made aware of the fact that the population of Murray nearly triples during the daytime hours and reverts back to the 45,000+ population at night. The other idea of an adjacent parking structure that the City could use during the daytime hours was appealing. The mission is to help develop cities and they believed this would be a catalyst to develop the downtown area. Mr. Nicponski added that it was a great location with great access.

Mayor Eyre added that another positive element was that a hotel with 117 rooms was opening right across the street, and there are 700,000 patients a year in the IMC Hospital. He stressed that an important part of the healing process was to get out of the hospital room and into the community, as an added medical benefit. It also gives the patient support groups somewhere to go. Mayor McAdams would present his budget by the end of October this year, and a decision would be made by then. There is a lot of deferred maintenance projects in the County, so that could be an issue if they decide not to spend money on new projects. However, Mayor McAdams sees the viability of helping a community by creating new development and is hoping to find funding mechanisms to help with the overdue maintenance issues. Mr. Camp asked if ZAP (Zoo, Arts, and Park) money could be used. Mayor Eyre said part of the money would be ZAP money, but it couldn't be used for roads.

COG takes the month of July off from meetings. The biggest issue discussed was the transportation plan, called the 2040. That is a lot of corridor preservation discussions and securing land reserved for future highway developments. It is very forward thinking to predict transportation needs by 2040. Existing traffic issues are discussed regarding congestion in freeway intersections and poorly designed on/off ramps. There will be an additional lane installed southbound around 215 to help with congestion in that area.

Doug Hill- Utah Telecommunications Open Infrastructure Agency (UTOPIA)

Mr. Hill stated that the UTOPIA and UIA boards voted 6 to 5 in favor of moving forward with the Macquarie proposal, resulting in about a 60% favorable vote. The six cities that voted to move forward are nervously waiting to hear from Macquarie to see if any changes are in store based on the new participation numbers. Macquarie is expected to have those new numbers in the next two weeks, and will need to decide if it moves forward to milestone two. Macquarie indicated that they would accelerate moving forward and combine functions of milestones two and three. Mr. Hill said that most of the

cities that voted to go forward are pretty determined to move forward. There was one city, Perry, whose Council put conditions on moving forward; those conditions were that the price had to remain within a range and the utility fee couldn't change and other things. Mr. Camp added that Brigham City also had some stipulations.

Mr. Hill stated that there is an alternative proposal to the Macquarie proposal. A subcommittee of UTOPIA and UIA board members is currently vetting out that proposal. The details are still confidential but would be discussed at the board meeting on July 21st. The company proposing the alternative plan is First Digital, and they have requested confidentiality.

The budget for next year was discussed and budget revenue is based on cities participation in the operating expenses, or op-ex. All of the cities, except Murray, have committed to paying the op-ex to some degree. Some cities have agreed to pay for a limited period of time and some have fully committed. Murray has made no commitment to pay the op-ex. As a result, Mr. Hill voted no on the budget, and was the only one voting against the budget. The budget is based on all the cities paying and Mr. Hill didn't feel like he could vote on behalf of Murray City to commit to pay. The revenue didn't match the expenses without the commitment of all the cities. That resulted in a bit of a whipping for Murray City by the board members for not committing to pay the op-ex. He met afterwards with the Chairman of the Board, Wayne Pyle, who stated he would draft a letter on behalf of UTOPIA and send it to the Council outlining the reasons for paying the op-ex and also the consequences of not paying. Mr. Pyle and some of the other board members want to meet with the Council to discuss payment. The op-ex includes a back payment. They would like Murray City to pay \$100,000 for the first three months of this year and to catch up on the second quarter payment of an additional \$70,000 to come current. The board members would like a commitment from Murray to pay approximately \$23,000 per month for the next fiscal year. Chairman Hales clarified that they would like \$276,000 for the year, plus \$170,000 to come current for a total of \$446,000.

Ms. Turner asked if UTOPIA has made any cost-savings changes. Mr. Hill replied that UTOPIA has made changes and would like to outline those to the Council. He added that the Mayor has been involved in many of the meetings also, and Mr. Hill believes that some good changes have been made. Although, they have a \$2 million deficit between expenses and revenue, and the revenue figures may even be a bit optimistic.

Mr. Nicponski said the City has many increases coming down the pipeline, such as retirement and health benefits. He believes the request by UTOPIA for a half a million dollars is unconscionable. Mr. Hill urged the Council to allow the board members to make a pitch to them. Chairman Hales said he was a bit disappointed that the board seems offended by Murray not paying, while it seems a bit offensive to keep asking for more money, due to mismanagement for ten years. He added that the citizens are so frustrated by the waste of money. Mr. Nicponski noted that Midvale had to lose their Police Department due to budget woes, and Murray needs to look out for itself.

Chairman Hales commended Mr. Hill for his diplomacy in the negotiations. Mr. Hill said it is a difficult issue and many of the cities view it as a partnership and that everyone needs to pay. Chairman Hales added that Murray is a city that listens to its citizens and follows through on their wishes. Mr. Camp stated that if the City wants to keep UTOPIA

up and running long enough to determine other options, op-ex may need to be paid, but struggles with paying retroactively in a closed budget year.

Justin Zollinger- Utah Infrastructure Agency (UIA)

Mr. Zollinger said he received updated percentages for the weighted voting. Murray has dropped to 11.6% due to the population increasing in the other cities. That provides Layton, Midvale and West Valley City with 53.08% of the vote. Chairman Hales asked whether it matters what the vote is if those three cities carry the majority. Mr. Zollinger replied that they can move forward but cannot require Murray to pass a utility fee. Mr. Nicponski asked if those three cities all had city managers. Mr. Zollinger replied that was correct.

Mr. Zollinger asked the board that is vetting out the First Digital proposal to present their findings to the City. They said they could after they present to the UTOPIA board on July 21st.

Mr. Zollinger also voted no on the Macquarie proposal, and wasn't the only no vote, but there was some tension during the vote.

He is concerned with the irrefutable right of use payment from UIA to UTOPIA because it increases by \$3 million for next year. It seems like an attempt to drain cash from UIA to pay for operational costs for UTOPIA. Otherwise, the budget shows progress and shows a month to month revenue increase by about \$10,000 per month, and builds on that. He has questions and concerns about their capitalization of marketing costs, which translates to drawing down bond proceeds for marketing costs.

He added that Murray is working on a Murray solution to UTOPIA. Chairman Hales stated appreciation for Mr. Zollinger and Mr. Hill for being on the front lines. Mr. Zollinger said he is happy to do that but it is difficult at times to make recommendations. He noted that a council member from Orem appreciated the additional support that came from Murray's vote. He added that Murray was a leader.

Blair Camp- Valley Emergency Communications Center (VECC)

Mr. Camp stated that he missed the June meeting due to the APPA (American Public Power Association) conference.

He stated that an interlocal agreement had been drafted between VECC and Salt Lake City to take advantage of the 911 money from House Bill 155.

Effective today, there is a new Utah communications authority board which is a combination of the former UCAN (Utah Communication Agency Networks) and 911 committee. They have the authority to deny funding unless the local entity has the ability to receive IP based 911. There is an important RFP (Request for Proposal) between Salt Lake City and VECC to move that forward. They are looking at an RFP for the CAD (Computer Aided Design), and Salt Lake City has decided to be part of the CAD discussions.

The center is working towards accreditation, starting with fire and EMS (Emergency Medical Services). There were some law enforcement issues with the existing program, but progress is being made.

The merger is slowly moving forward, but is going well. He commended John Morgan for his job running the center, and keeping the peace between all the parties. The Board of Trustees voted to allow the Board of Operations to keep one vote at the operations level. Mr. Nicponski asked if the Versatarm/Spillman discussion was still occurring. Mr. Camp replied it was part of the RFP.

Blair Camp- Association of Municipal Councils

Mr. Camp said this committee was an offshoot of COG (Council of Governments), and the Mayor discussed transportation issues, which had been the focus of recent meetings.

Mr. Camp included presentations from Matt Sibul with UTA (Utah Transit Authority) as well as plans from WFRC (Wasatch Front Regional Council), and UDOT (Utah Department of Transportation).

The next meeting in August would address air quality from Bryce Bird, the director of DAQ (Division of Air Quality).

He added that most of the current transportation issues are in the southern and western part of the valley and that is where the money is going. One project discussed was the BRT (Bus Rapid Transit) line between Salt Lake Community College and Murray. That is considered a priority 2 project and is scheduled between 2017 and 2020. That will give Murray a chance to do some work there before that line comes. Mr. Nicponski noted that the timing is good for that.

Mr. Camp noted that the meeting in November is a general assembly with COG, and December is a Legislative meeting with COG also.

Tim Tingey- Neighborworks

Mr. Tingey said he is excited about the partnership between Murray and Neighborworks. It has been a partnership since 2010. Murray provides CDBG (Community Development Block Grants), and tax increment financing with the Redevelopment Agency. The marketing efforts are really starting to produce results. There have been 20 total projects that have been completed or under way. Those projects are acquired, rehabilitated and sold to low-to-moderate income families. There are eight projects under way, and they are acquiring another property.

Neighborworks also provides rehabilitation loans for families in Murray for home ownership services. There are currently 12 projects completed or underway. There are four applications in the pipeline.

Mr. Tingey meets with them monthly and also serves on the Board of Directors for the Salt Lake and Murray advisory boards.

Neighborworks is doing very well in their fundraising efforts also and receiving funding from banks, the national Neighborworks organization, the County, and the Green and Healthy Home grant projects.

Ms. Turner asked about the house on 1300 East near Cottonwood. He replied it is still in negotiations.

Business Item #2

Moderate Income Housing Plan-Biennial Report- Tim Tingey

Mr. Tingey said that Murray is required to provide information to the State every other year on a housing report. It is based on the 2003 General Plan, but a housing market analysis was done that updated the goals of that plan. This information would be submitted to the State in August.

He said the first current goal relates to home ownership opportunities and increasing those for low-to-moderate income families. The partnership with Neighborworks is the primary mechanism for that.

The second goal is rehabilitation or enhancing the housing stock. The funds from tax increment financing, CDBG, and down payment and closing cost assistance all aid with that goal. There are education efforts being done also with homeowners and rental groups to provide training related to fair housing and other things.

The final goal is to enhance rental units in the community. The plan was updated in 2009, and work is beginning on the new General Plan also.

Mr. Camp commented that he struggles with the density bonuses program. Although it makes housing more affordable, it makes it less desirable, he added. He said there are problems with inadequate parking and such in higher density areas, and questions the incentives of bonuses. Mr. Tingey replied that had been a policy for a number of years, not necessarily related to the TOD (Transit Oriented Development) areas but for other projects. He said of those that have received density bonuses in the last five years, he is only aware of one development group that has received specific density bonuses, but he is willing to look at that in the future. Mr. Camp said he understands the needs for high density but would like the City to be careful.

Business Item #3

Cottonwood Heights Parking & Trail- Doug Hill

Mr. Hill stated that there is an interlocal agreement drafted with Cottonwood Heights that would be presented at the next Council Meeting. Murray owns a 26 acre site near the mouth of Big Cottonwood Canyon known as McGhie Springs. McGhie Springs is one of the largest water sources for the City, but falls within the city boundary of Cottonwood Heights. In the past, Cottonwood Heights approached Murray City about developing a trail through this property because the Big Cottonwood Creek runs through the property. An interlocal agreement was brought to the Council, which approved the donation of the easement and the trail has been built. There are security measures to keep the trail separate from the water area.

Cottonwood Heights is now asking for Murray to extend the trail, which would involve more property donated near the Park and Ride area by Big Cottonwood Canyon. Cottonwood Heights would like to tie the trail into the Park and Ride lot.

They are also asking to build a Park and Ride lot on Fort Union Boulevard on Murray City property. That property is located west of Wasatch Boulevard on the north side, across from Porcupine Grill. Mr. Nicponski asked if the property would be salable. Mr. Hill said the City would not want to sell it because it is a watershed. Many developers have asked about the property and Murray has consistently told them it was not for sale. Cottonwood Heights wants a Park and Ride lot to be built there to help with the congestion during the ski season. People are already parking on the side of the road by the City property. They are asking the City to donate an easement for that development.

Cottonwood Heights is also asking for Murray to donate property to develop a storm drain that eventually connects to the City's drain system. Currently that development drains onto Murray property, so Murray is in favor of this proposal, and somewhat forced this issue.

This is a ten year interlocal agreement and is subject to renewal. Cottonwood Heights is responsible for all costs and maintenance. Murray just provides the easement. He complimented Mr. Nakamura for his negotiations with John Park, the Cottonwood Heights City Manager.

Mr. Nicponski asked if Mr. Hill was recommending all three easements. Mr. Hill replied that was correct. Mr. Nakamura said it was not an automatic renewal but can be renewed and also is subject to termination.

Chairman Hales adjourned the meeting.

Kellie Challburg
Council Office Administrator II