



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, April 7th, 2015, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Council Members in Attendance:

Blair Camp, Chair	Council Member, District #2
Diane Turner, Vice-Chair	Council Member, District #4
Dave Nicponski	Council Member, District #1
Brett Hales	Council Member, District #5
Jim Brass	Council Member, District #3 -Excused

Others in Attendance:

Ted Eyre	Mayor	Janet Towers	Exec. Asst. to the Mayor
Janet M. Lopez	Council Administrator	Tim Tingey	ADS Director
Jennifer Kennedy	Recorder	G.L. Critchfield	Attorney
Doug Hill	Public Services Director	Danny Astill	Public Services
Eliot Setzer	Resident	Justin Zollinger	Finance Director
George Katz	Resident	Sally Hoffmeyer-Katz	Resident
Mary Ann Kirk	Cultural Arts	Brad McIlrath	Asst. Planner
Jay Bollwinkle	MGB & A		

Budget & Finance Committee

Mr. Hales welcomed everyone to the Budget & Finance Committee meeting. He excused Mr. Brass for his absence.

Approval of Minutes

Mr. Hales asked for approval on the minutes from the Mid-Year Budget Review on February 10, 2015. Ms. Turner moved approval. Mr. Camp seconded the motion. All were in favor.

Mr. Hales adjourned the meeting.

Committee of the Whole

Chairman Camp called to order the Committee of the Whole meeting and also excused Mr. Brass.

Approval of Minutes

Chairman Camp asked for approval on the minutes from the Committee of the Whole on February 17, 2015. Mr. Hales moved approval. Mr. Nicponski seconded the motion. All were in favor.

Business Item #1

Capital Improvement Program (CIP) Committee Fiscal Year 2016 Report- Justin Zollinger

Mr. Zollinger noted that Chairman Camp, Mr. Nicponski, Mayor Eyre, Ms. Wells, and he were all on the CIP Committee. He expressed appreciation to the Council for the CIP program. The CIP program takes away the need for departments to have to spend money on capital expenses, or see their budgets get cut. The previous philosophy caused departments to spend money unnecessarily, just so they didn't lose it. (Currently, 75% of unspent funds come back as CIP money.)

Mr. Zollinger said he shared some of the City's financial policies with the bond rating agencies. They were impressed with the budget savings program.

Mr. Zollinger said one major goal was to make sure that all of the priority #1 items in the departments were funded. That goal was achieved by allocating the funds.

The next goal was to set aside 20% of the CIP funds for road projects. That goal was also achieved, he noted.

The last goal was to provide extra money to different departments on a rotational basis. For example, last year extra money was given to the Police Department to purchase cars, instead of lease them. This year, extra money was given to the Fire Department. The Fire Department will be able to purchase a new fire truck for \$650,000. The Fire Department had saved approximately \$400,000 and the CIP committee gave them the additional \$250,000 needed.

Mr. Zollinger stated that there was \$8.5 million in funds requested for CIP projects this year. Mr. Hales asked how that amount compared to the previous year. Mr. Zollinger replied he didn't have that information at hand. He said he would guess it was around \$8 million.

The budget savings program from the General Fund provided \$2.1 million. Also, some departments had saved money and set their CIP funds aside, totaling \$120,000. There was also \$685,000 left over in CIP funds from FY 2014.

The City used funds from the Retained Risk Fund to help remedy any existing risks. There were some projects that Jordan Knight, the Safety Manger pointed out and proposed that those risks be taken care of before something happened. The proposed

budget was \$400,000. The decision was made to wait on the golf course, and not adjust the driving range, but offer flight restricted balls first. It could cost almost \$100,000 to move the driving range back.

Some of the major items that have been proposed from the CIP program, including the fire truck that was previously mentioned, was also a new phone system that cost approximately \$400,000. The Enterprise Funds helped fund that new phone system by contributing almost \$110,000. Initially, the CIP Committee allocated some funds from the ADS Department and Mr. Tingey said he would take the entire savings and put it towards the phone system. The money from the ADS Department, funds contributed from the CIP Committee and the Enterprise Funds all helped toward the new phone system. Mr. Zollinger commented that it was fair because the phone system would benefit all of the departments. Mr. Nicponski asked if the new phone system would be portable to move to a new building. Mr. Zollinger replied that it was, and would be transferred to the New City Hall. Chairman Camp commented that the phone system was in a dire situation and really needed replacement. Mr. Nicponski agreed and stated that these systems are expensive and the City is fortunate to be in a position to have the funds for replacement.

Mr. Zollinger noted that it was one-time money being used for one-time purchases.

He commented that there were also ten new police vehicles purchased from the CIP program for \$350,000.

The trail in Murray Park was one of the retained risk projects. He stated that he had met with the Mayor and Mr. Hill and visited the site to see the roots coming up in the trail causing a dangerous situation.

Mayor Eyre asked about the price on the police vehicles. Mr. Zollinger replied that the vehicles were \$280,000 and another \$70,000 for equipment for a total of \$350,000.

The restroom for pavilions #1, #2, and #3 was on the list and badly needs repair. The cost for that was \$227,000.

Road projects cost \$410,000. The CIP fund also contributed \$100,000 to the golf fund to continue to build funds for the upcoming expensive irrigation project. Mr. Nicponski asked the approximate cost of the project. Mr. Zollinger replied it would be around \$2 million. Mayor Eyre commented that the cemetery is undergoing an irrigation project and he asked if the new system would have the ability to be turned off in a rainstorm. He said the new system at the cemetery could be turned off from an iPhone. He added that feature would save a lot of money and water. Mr. Zollinger noted that it was enjoyable to see the progress being made.

There was a backhoe for \$95,000 for the streets. The Park Center received a pool filtration system for \$95,000 also. The deck at the pool is made of tile, and was identified as a risk, therefore risk funds will be used to mitigate the problem.

The carpet in the Heritage Center was in poor condition and needed to be replaced, for a cost of \$55,000.

The technology to video stream the Council Meetings was funded for \$10,000.

There was \$30,000 given to purchase new equipment at the Park Center.

Some citizens have commented that they would like a sidewalk at Walden Glen so that was funded,

The a/c unit in the children's area at the Park Center wasn't working, so a new unit was purchased for \$8,500.

There was \$15,000 set aside to help provide more statistics for the General Plan.

Radar speed signs were funded for an additional \$25,000.

Mr. Nicponski asked about the surveys for the parks. Mr. Zollinger said that was not done. Mr. Nicponski asked if it could remain in the plan to be possibly funded next year. He believes that information would be a great benefit to Public Services, and keep the City forward thinking in its recreational activities.

Mr. Zollinger clarified that these funds are separate from any funds that would be used for employee raises. Salary increases are used from on-going revenue sources.

Mr. Camp noted that he appreciates that a fire truck can be purchased outright, rather than leased. Mr. Zollinger agreed that it saves a lot of money and commented that to lease the police cars, rather than purchase, would have cost \$300,000 more over three years.

Mr. Zollinger clarified that there was \$8.5 million in requests, and \$3.4 million in projects were successfully funded. Ms. Turner noted that all the #1 priority items were funded and many #2 items on the list.

Mr. Zollinger noted that retained risk money would not be available every year. The reserves need to be large enough to handle any incoming claims. This year, it was decreased to \$1.25 million and would be built back up next year.

Business Item #2

Sanitary Sewer Management Plan- Danny Astill

Mr. Astill stated that in 2012, the Division of Water Quality for the State of Utah and the Water Quality Board adopted new rules; requiring Murray to put together a plan for the sewer system. Murray City had an existing plan, unlike many other cities. This new plan was mainly about sanitary sewer overflows. Sanitary sewer overflows are defined as sewer product that escapes the pipes and goes somewhere it isn't supposed to be, for example, in basements or the environment.

The intent of the program is to prevent, control, and abate anything going into the environment, causing public health risk.

Sanitary sewer overflows were split into two classifications:

- Class one- A problem affecting or flooding more than five structures, including a commercial or industrial structure. Class one overflows create a public health risk, spilling more than 5,000 gallons into the environment. Raw sewage being directly dumped into a water source would be a class one overflow.
- Class two- A backup, typically into a private lateral, possibly a basement, causing damage, but not with a large effect.

The State set minimum standards, which Murray was already in compliance. Their emphasis was collection system maintenance, collection system analysis, and documentation. The State was mainly concerned with the analysis. Many entities were approving new developments and subdivisions, and did not have adequate capacity. As a result, floods happened when the system couldn't handle the flows from the new development.

Murray has been working in this environmentally friendly manner for many years. Staff performs collection system reviews, modeling, and master planning. The Council has always stepped up and allowed rates to be at such a level to fund the Capital Improvement Plan, noted Mr. Astill.

Mr. Nicponski asked if he could ensure that the sewer capacity is equivalent to meeting the needs of development. Mr. Astill replied that they make every effort to do that. Planning for build-out is difficult because build-out never stops, because redevelopment continues. Murray has experienced redevelopment with the TOD and downtown areas. He noted that it had a huge impact on the system and they are currently modeling for these new areas. Some of the developments have brought in 100 units per acre, and the previous model only allowed for 36 units per acre. He said they are meeting with the Planning Department and would return to the Council with future modifications.

Ms. Turner asked for an explanation on modeling. Mr. Astill said there is a hydraulic model that measures flows in the system at different points. There is a basic average flow developed coming from bedroom communities, multi-family communities, and industrial/commercial facilities. The model has been calibrated so that all the factors are built into it, and different scenarios are introduced to the model. He commented that it is a way to prepare for the future and has been done for about 18 years, with a new model developed every 5 to 6 years. The model shows the weak points that could cause any problems before they occur.

Mr. Nicponski asked Mr. Tingey if water and sewer plans are accounted for when a master plan is developed. Mr. Tingey replied that the General Plan does not get that detailed. The plan and model that Mr. Astill discussed responds to the master plan.

Mr. Astill stated that all facilities, including Murray operate under a permit. There are specific rules and regulations to adhere to. If there is an overflow of any kind, it has to be reported to the State in a certain manner and time period. The operations plan deals with: mapping, sewer cleaning, checking structural integrity, pump stations, pressure lines and shows any problems or deficiencies. It also deals with design standards and performance standards. There is a requirement to master plan and

evaluate if funding is adequate. There is currently a loan out with the State for the sewer from the revolving fund, which has required reporting for many years.

The issue of how the City responds to backups is addressed also; whether the issue is sewer lateral and the resident's responsibility or the responsibility of the City. He added that the City has a no fault sewage backup assistance program, and the City stands ready to assist even if it isn't the fault of the City.

The City has been covered under this permit as of October 2012 and is now submitting it to the State for approval. Mr. Camp asked about the assistance the City provided and if it served as a stop-gap measure until insurance money was received. Mr. Astill noted that there are things that happen out of anyone's control and the City isn't liable but still offers assistance. The assistance doesn't make the resident completely whole but helps in that direction. Many residents have homeowners insurance that covers certain things, and the City has a risk person that can help residents with that. Mr. Hales asked if there was a cap to the City assistance. Mr. Astill replied there was a \$5,000 cap.

Business Item #3

Historic Building Preservation- Mary Ann Kirk

Ms. Kirk stated that with the upcoming plans for development in the downtown area, she thought it would be a good time to discuss the historic preservation in the City. She stated that the City used to call it the DHOD (Downtown Historic Overlay District), then in 2011, it became the MCCD (Murray City Center District).

She stated that there are 20 buildings that should be preserved. The Historic Preservation Board reviewed the entire downtown district and identified buildings that should be saved, either because of historical significance, architectural significance, and also whether alterations could be reversed or restored. She noted that Murray has a story of historic architecture, mixed with the history of the City, and there is significant meaning. Murray has an aging population and it is important that these buildings remain to tell the stories.

Murray is on the National Register with five individually listed buildings, in a registered district. That district could disappear if things change because of the required percentage. There are tax advantages to being on the National Register. Mr. Nicponski asked where the district was located. Ms. Kirk replied that there are two downtown districts: one residential, ranging from Center Street east to Glenn Street, and the commercial district is the entire State Street from the BMW dealership to City Hall. It also picks up again west of Poplar Street, she noted.

Ms. Kirk added that this information would be available on a mobile app. The app was just finished, and was paid for by a grant from the Utah Heritage Foundation. The app contains pictures, historical information about the architecture, and oral history from people. It would remain on the server for two years.

The following are the top 20 historical buildings in the downtown area:

- Cahoon Mansion- 4872 S. Poplar. It has been on the National Register since 1984, home to John P. Cahoon, a major leader. It has great integrity.
- Murray Baptist Church- 4886 S. Poplar. It was built in 1826 to replace a burned out building. It is revival style with glass windows. It is a good articulation of the different religious groups, and how the smelter industry impacted the community. It was moved in 1987 to prevent demolition.
- Bill and Susan's Ballet/Safeway Store- 4907 S. Poplar. This is not on the protected list but was the first ultra-modern and classic in super market design. It has potential to be a supermarket space. It has been used as a roller skating rink, and a Murray Boys/Girls Club. Store front with windows could likely be restored.
- Waverly Building/Day Murray Music- 4914 S. State. The bottom level is gone due to an explosion, but there has been amazing efforts done on the second level. It was also the First National bank of Murray. It is one of the main contributing structures in the National Register District.
- Murray Theater- 4959-63 S. State. Built in 1938. This is the third in a series of theaters in Murray by the same person. It is art-moderne style, and featured state of the art elements, including tube light and mirrorphonic sound. It is listed individually on the National Register.
- Iris Theater- 4973 S. State. This was the first Iris Theater and the family that owned it lived above the theater. It is art-deco style. It was also the Murray Power Building, and the Murray Youth Center. It is listed individually on the Register.
- Jones Court Duplexes- 5000-5006 S. Jones Court. Built in 1904. This is the only example of this type of architectural style listed on the State of Utah data base. This was the former house of Dr. Jones, a prominent physician. The duplexes have unique gambrel roofs.
- Vine Street Apartments- 190-192 E. Vine. Built in 1906. These apartments were designed to house the industrial managers of the smelter industry. It was the original home of the first female physician in Murray.
- Murray 1st Ward- 160-166 E. Vine. Built in 1906. This building is within the National Register District. It is Jacobethan Revival style and was the first LDS meetinghouse in Murray.
- Murray Library- 160 E. Vine. The library is an Andrew Carnegie library, one of 23 in Utah. Some of the alterations and additions could be reversed.
- Murray Fire Station- 4901 S. State. Built in 1908. This building is probably the one that has been altered the most, but the top floor is original, including the wood floor. It is the only remaining municipal building from the original City buildings.

- Carlson Block- 4889 S. State. Built in 1903. It is in disrepair and the vinyl is peeling off, but it is the longest operating business by a single family.
- Lawson Block- 4881-83 S. State. Built in 1902. This building first operated as a harness and saddle shop and later housed Don Blair Photography. The Carlson and Lawson family were early immigrants that had their business on the main floor and lived above.
- Warenski-Duvall Building- 4871-77 S. State. Built in 1915. This building is on the National Register. This building was the first of the commercial block and was transitional in the development of Murray.
- Iris Theater, Apartments- 4859-4863 S. State. Built in 1930. There was a lot of theater development in this area. Tony Duvall was a big part of theater development in Murray. It is Art-Deco style and is just missing some pilasters. It was an early example of a multi-use commercial building.
- Warenski Home- 4948 S. State. Built 1898-99. The Warenski family emigrated from Poland and this is the only remaining home, out of four. It was the art studio of Matt Dibble, who has done a lot of artwork for the City.
- Sheranian Clinic- 120 East 4800 South. Built in 1927. This was the home of the prominent physician, Dr. Sheranian, who was instrumental in the development of the Cottonwood Maternity Hospital. Between the architecture and the history, this building has a lot of importance.
- Murray Mercantile- 4836 S. State St. Built 1898-99. There was a slipcover installed over the second floor in 1953 that may be covering up arched windows. It was the place to shop and holds a lot of importance to Murray residents.
- Harker Building- 4842-44 State. Built circa 1920. This is the only historic three story building in Murray.
- Townsend Home- 4853 S. Poplar. Built circa 1905. The Townsend family ran the Murray Mercantile. Arthur Townsend served as Mayor and City Councilman. He was also a volunteer fireman and was a very well respected citizen. Neighborworks currently leases the space.

Ms. Kirk stated that it is important to preserve the historical buildings to the best effort possible. The stories are important to preserve and pass on to posterity. She offered more information via email if it was wanted.

Ms. Turner thanked Ms. Kirk for her passion and hard work in preserving the stories. Ms. Kirk noted that residents choose to stay in Murray because they love it here, and it is respectful to preserve the stories.

Mayor Eyre asked about the National Registry and if it prevents a building from being destroyed. Ms. Kirk replied that it does not, but simply allows them to tap into tax credits. Mayor Eyre asked if there was a higher level that actually protects historic buildings. Ms. Kirk replied that buildings can only be protected by a City ordinance. She added that Murray has technically done that with the MCCD requirements. She added that there could be a local registry that has nothing to do with the national registry. She added that there are other properties in Murray, outside of the MCCD, but on the National Registry that could be protected by an ordinance. She commented that the Wesley Home, behind Twin Peaks, is on the National Registry.

Mayor Eyre asked if alterations or changes to the building affect the status on the National Registry. Ms. Kirk answered not necessarily, if the main features of the building are distinguishable. She added that the local municipality has the jurisdiction.

Chairman Camp thanked Ms. Kirk for her presentation.

Announcements

Ms. Lopez announced that notices are being sent to the residents via utility bills regarding the Enterprise Fund transfers, in case the Council receives questions.

She handed out information on the ULCT Conference beginning the following day at 6:00 p.m. The first session Wednesday evening would be on land use, and following the meeting, everyone was invited to enjoy s'mores at the home of James Bollwinkel.

Ms. Lopez reminded the Council of the City-School Coordinating Council meeting the following Thursday, April 16th, beginning with a tour of the new Hillcrest Junior High at 4:30 p.m.

Chairman Camp adjourned the meeting.

Kellie Challburg
Council Office Administrator II