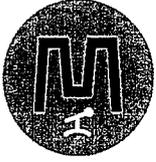


MURRAY
CITY COUNCIL

**Municipal Building
Authority
October 15, 2013**



MURRAY
CITY COUNCIL

**NOTICE OF MEETING
MUNICIPAL BUILDING AUTHORITY
OF MURRAY CITY, UTAH**

NOTICE IS HEREBY GIVEN that the Municipal Building Authority of Murray City, Utah will meet on Tuesday, October 15, 2013, at the Murray City Center, 5025 South State Street, Murray, Utah.

6:20 p.m. To be held in the Council Chambers – Darren Stam conducting.

1. Approval of Minutes

1.1 October 16, 2012

2. New Business

2.1 Consider adoption of the 2014 Annual Meeting Schedule of the Municipal Building Authority.

2.2 Election of Municipal Building Authority Board of Trustees for the year 2014.

2.3 Election of Municipal Building Authority Officers for the year 2014. (President, Vice President, Secretary, Treasurer.)

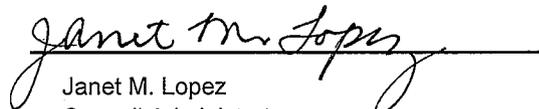
2.4 Consider a resolution of the Municipal Building Authority of Murray City adopting its Budget for Fiscal Year beginning July 1, 2013 and ending June 30, 2014.

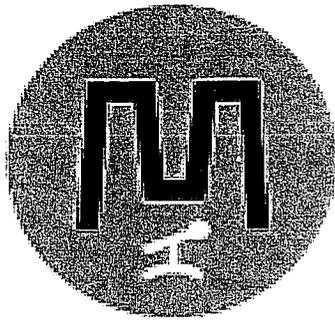
3. Adjournment

NOTICE

SPECIAL ACCOMMODATIONS FOR THE HEARING OR VISUALLY IMPAIRED WILL BE MADE UPON A REQUEST TO THE OFFICE OF THE MURRAY CITY RECORDER (801-264-2660). WE WOULD APPRECIATE NOTIFICATION TWO WORKING DAYS PRIOR TO THE MEETING. TDD NUMBER IS 801-270-2425 or call Relay Utah at #711.

On Friday, October 11, 2013 at 10:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder and also sent to them by facsimile copy. A copy of this notice was posted on Murray City's internet website www.murray.utah he state noticing website at <http://pmn.utah.gov>.


Janet M. Lopez
Council Administrator



MURRAY
CITY COUNCIL

Municipal Building Authority Minutes



**MUNICIPAL BUILDING AUTHORITY OF MURRAY CITY, UTAH
BOARD OF TRUSTEES**

The Board of Trustees of the Municipal Building Authority of Murray City, Utah, met on Tuesday, October 16, 2012, in the Council Chambers at the Murray City Center, 5025 South State Street, Murray, Utah.

Those in attendance were Jared A. Shaver, President/ Trustee; Darren V. Stam, Vice President/Trustee; Dave Nicponski and Brett A. Hales. Mr. Brass, Treasurer/Trustee was excused.

Others in attendance were Daniel Snarr, Mayor; Janet M. Lopez, Council Administrator; Frank Nakamura, City Attorney; Jennifer Kennedy, City Recorder, Jan Wells, Mayor's office, and citizens.

The meeting was called to order at 6:14 p.m. by President Shaver, who welcomed those in attendance.

1. Approval of Minutes

1.1 Meeting held January 3, 2012

President Shaver called for action on the minutes from the Municipal Building Authority meeting held on January 3, 2012. Mr. Stam moved approval and it was seconded by Mr. Hales. A voice vote was taken and passed 4-0.

2. New Business

2.1 Consider adoption of the 2013 Annual Meeting Schedule of the Municipal Building Authority.

Mr. Shaver asked for questions, notations or a motion on the schedule. Mr. Stam moved approval. Mr. Hales seconded.

Call vote recorded by Ms. Lopez:

Mr. Hales - Aye
Mr. Nicponski - Aye
Mr. Stam - Aye
Mr. Shaver - Aye

Motion carried 4-0.

2.2 Election of Municipal Building Authority Board of Trustees for the year 2013.

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Mr. Nakamura confirmed that the Trustees are to be City Council Members only and that would be rectified this year.

Mr. Stam nominated Council Members Dave Nicponski, Darren Stam, Jim Brass, Jared Shaver and Brett Hales. The motion was seconded by Mr. Nicponski.

Call vote recorded by Ms. Lopez:

Mr. Hales - Aye
Mr. Nicponski - Aye
Mr. Stam - Aye
Mr. Shaver - Aye

Motion carried 4-0.

**2.3 Election of Municipal Building Authority Officers for the year 2013.
(President, Vice President, Secretary, Treasurer.)**

Mr. Hales nominated Darren Stam as President, the motion was seconded by Dave Nicponski.

Mr. Stam nominated Brett Hales as Vice-President; Mr. Nicponski seconded.

Mr. Stam nominated Dave Nicponski as Secretary; Mr. Hales seconded.

Mr. Hales nominated Jim Brass as Treasurer; Mr. Stam seconded.

Call vote recorded by Ms. Lopez:

Mr. Hales - Aye
Mr. Nicponski - Aye
Mr. Stam - Aye
Mr. Shaver - Aye

Motion carried 4-0.

2.4 Consider a resolution of the Municipal Building Authority of Murray City adopting its Budget for Fiscal Year beginning July 1, 2012 and ending June 30, 2013.

Mr. Stam moved approval of the Municipal Building Authority of Murray City Budget for Fiscal Year beginning July 1, 2012 and ending June 30, 2013. Mr. Hales seconded the motion. Mr. Stam mentioned that this amount of money should be considered carefully the next year.

Call vote recorded by Ms. Lopez:

Mr. Hales - Aye
Mr. Nicponski - Aye
Mr. Stam - Aye
Mr. Shaver - Aye

Motion carried 4-0.

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2.5 Discussion relating to the function of the Municipal Building Authority (MBA).

Mr. Shaver commented that Ms. Lopez had sent some information relating to the Municipal Building Authority including the Utah State statute as to what creates it. He said that as a City considering the possibility of building a city hall, this is one of the issues that could come before the Municipal Building Authority to assist in doing that. It was discussed that the Council would form that committee under the Municipal Building Authority. It was later decided in the next Committee of the Whole that the City Hall committee would be formed under the Council and that Darren Stam and Jim Brass would serve as representatives from the Council along with several members from the City administration and staff. Darren added that Jared Shaver would serve as an alternate.

Mr. Shaver mentioned a conversation with Mr. Nakamura as to how public buildings are created or brought about. The MBA gives the Trustees the authority to find architects, to look at designs and plans. That is allowed within the MBA and he said if that is the way we want to do that, then this committee would be functioning in the way it is supposed to. Otherwise, there is a tendency to do it as a Council and not use the MBA forum.

The MBA can bond although it happens more difficultly because banks and financial institutions look at the MBA with concern because it is not an entity that can raise sales taxes or property taxes to create the payment for the bond. The only way to pay for a bond is through a lease. As an example, though not currently the situation, had the Council decided to build the Park Center under the MBA the City would have rented or leased that building from the MBA, which would have then paid the bond. This is merely articulation as to how that is done, Mr. Shaver explained.

He believes that the MBA should function in this capacity, particularly because the City is looking at a project that it wants to build. In discussion with members of the City Hall Committee, they are making progress toward architectural drawings and land decisions are coming to the forefront. He feels this is something the Trustees of the MBA should do as a part of the function of the MBA.

Mr. Nakamura clarified that the MBA was in fact used for the construction of the Park Center initially. Subsequently, because of interest on the sales tax bonds, it was refinanced.

Mr. Nicponski asked if the New City Hall Committee that is currently functioning reports back to the MBA. Mr. Shaver noted that at the last meeting it was decided to form that committee through the MBA; but then meeting as a Council in the Committee of the Whole it was decided to form it under that committee. It would just be for the purpose of the Council Members to look at the progress. As we get closer, he feels it should go under the Municipal Building Authority to consider plans and architects. This is its purpose.

Mr. Stam informed the group that a meeting was scheduled for the MBA to meet

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a year from the current time. If the Trustees of the MBA need additional meetings they can be added. Mr. Nakamura confirmed that.

As part of the City Hall Committee with the progress that has been made, Mr. Stam said that he feels the time will come shortly when they will want to make a recommendation to the MBA.

Mr. Stam, as the new Chair for the MBA, will have the authority to call that meeting.

Mr. Nakamura said that in regards to the MBA, everything does not need to roll over to that entity. It is an option for financing but the discussions can continue and once the Council is prepared to use it for bonding, if the Council happens to use it that way, then at that time the MBA should be prepared to enter into a lease with the City and begin construction. The committee and City Council should consider that as one option for financing.

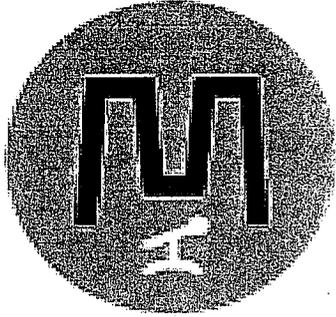
Mr. Stam pointed out, that in light of what was read about the authority of the MBA, when the Committee is to the point of selecting a contractor or architect, it is the authority of the MBA to do that.

Mr. Shaver said that according to Mr. Nakamura the Council has that as an option, not that it should or must go that direction. The New City Hall Committee was formed specifically for looking at a new city hall under the Committee of the Whole. Should the Council get to the point, with a report from that committee, it can be decided to create it under the MBA as a source for bonding. That may depend on the recommendation from the New City Hall Committee according to the land used, construction and financing. Then the Council can decide if it wants to do it under the MBA or continue going forward. Mr. Zollinger and Mr. Nakamura could advise the Council at that time on financing.

Mr. Nakamura feels that the architectural expenses can be funded separately and apart from the bond that would be used for construction of the building. He would not want to move everything into the MBA until the decision was made to go that direction. A lease and security on the bond would be on the building itself. He advises that the Committee go forward with decisions made about utilizing the MBA, leasing from them and with financial advisors recommending that the bond is not too high, then that would be the time to move it into the MBA. He does not want the City to tie its hands by going another direction.

With that clarification, Mr. Shaver adjourned the Municipal Building Authority meeting at 6:28 p.m.

Janet M. Lopez
Council Administrator



MURRAY
CITY COUNCIL

**Municipal Building
Authority
New Business**

**New Business
Item #1**

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE REGULAR MEETING SCHEDULE OF
THE MUNICIPAL BUILDING AUTHORITY OF MURRAY CITY FOR
CALENDAR YEAR 2014.

BE IT RESOLVED by the Municipal Building Authority of Murray City as follows:

1. The regular meeting schedule of the Municipal Building Authority of Murray City for calendar year 2014 shall be as provided in the attached.
2. The Municipal Building Authority of Murray City reserves the right to change the schedule or cancel any meetings it deems necessary consistent with the Utah Open and Public Meetings Act.
3. The City Recorder is directed to publish the attached schedule.

PASSED, APPROVED AND ADOPTED by the Municipal Building Authority of Murray City, Utah, this 15th day of October, 2013.

MUNICIPAL BUILDING AUTHORITY OF
MURRAY CITY

Darren V. Stam, President

ATTEST:

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

**MURRAY CITY
MUNICIPAL BUILDING AUTHORITY**

2014 MEETING SCHEDULE
5025 South State Street, Murray, Utah 84107
To be held in the Council Chambers

ATTACHMENT 1

JANUARY 21, 2014

**OCTOBER 21, 2014 - Annual Meeting - Election of Board of Trustees and Officers
for 2015**

**New Business
Item #2**

**New Business
Item #3**



MURRAY
CITY COUNCIL

**MURRAY CITY MUNICIPAL BUILDING AUTHORITY
ELECTIONS**

2014

Turstees: _____

Officers: President _____
Vice-President _____
Secretary _____
Treasurer _____

2013

Trustees: Dave Nicponski
Darren Stam
Jim Brass
Jared Shaver
Brett Hales

Officers: President: Darren Stam
Vice-President: Brett Hales
Secretary: Dave Nicponski
Treasurer: Jim Brass

**New Business
Item #4**

RESOLUTION NO. _____

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF
MURRAY CITY ADOPTING ITS BUDGET FOR FISCAL YEAR
BEGINNING JULY 1, 2013, AND ENDING JUNE 30, 2014.

WHEREAS, the Municipal Building Authority of Murray City is required to adopt its fiscal year 2013-2014 final budget; and

WHEREAS, the tentative budget of the Municipal Building Authority of Murray City was part of a public hearing held on June 4, 2013; and

WHEREAS, after considering public input, the Municipal Building Authority of Murray City is prepared to adopt its fiscal year 2013-2014 final budget.

NOW, THEREFORE, be it resolved by the Municipal Building Authority of Murray City that the final budget for the fiscal year 2013-2014 of the Municipal Building Authority of Murray City is hereby adopted and shall be \$1,000.

PASSED, APPROVED AND ADOPTED by the Municipal Building Authority of Murray City on this 15th day of October, 2013.

MUNICIPAL BUILDING AUTHORITY OF
MURRAY CITY

Darren V. Stam, President

ATTEST:

Jennifer Kennedy, City Recorder