

# **Murray City Municipal Council**

## **Chambers**

## **Murray City, Utah**

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The Municipal Council of Murray City, Utah, met on Tuesday, the 17<sup>th</sup> day of April, 2018 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The meeting was conducted by Diane Turner

**Council Members Present:**

Dave Nicponski, Council District 1  
Dale Cox, Council District 2  
Jim Brass, Council District 3  
Diane Turner, Council District 4/Council Chair  
Brett Hales, Council District 5

**City Staff Present:**

Blair Camp, Mayor  
Jennifer Kennedy, City Recorder  
G.L. Critchfield, City Attorney  
Janet Lopez, Council Administrator  
Pattie Johnson, Council Office  
Doug Hill, Chief Administrative Officer  
Jennifer Heaps, Communications and Public Relations Director  
Traci Walker, Administrative Assistant  
Craig Burnett, Police Chief  
Gil Rodriguez, Fire Chief  
Jon Harris, Deputy Fire Chief  
Matt Boulden, Fire Captain  
Jordon Petersen, Fire Captain  
Jonathan Jastram, Fire Captain  
Steve Ellefson, Fire Engineer  
Travis Bodtcher, Paramedic/Firefighter  
Colby Atkinson, Paramedic/Firefighter  
Jason Hawkes, Paramedic/Firefighter  
Travis Allred, Paramedic/Firefighter  
Russell Sneddon, Paramedic/Firefighter  
Danielle Winters, Paramedic/Firefighter  
Joshua Schultz, Paramedic/Firefighter  
Zachary Hansen, Paramedic/Firefighter  
Cameron Willden, Firefighter  
Kim Sorensen, Parks and Recreation Director  
Lori Edmunds, Cultural Arts Director

Danyce Steck, Finance Director  
Brenda Moore, Controller  
Tim Tingey, Administrative and Development Services (ADS) Director  
Blaine Haacke, Power Department General Manager  
Matt Erkelens, Forestry Supervisor  
Mike Terry, Human Resources Director  
Kim Fong, Library Director

Other's in Attendance:

Scouts  
Citizens

Ms. Turner called the meeting to order at 6:30 p.m.

**5. Opening Ceremonies**

**5.1 Pledge of Allegiance**

The Pledge of Allegiance was led by Brandon Tingey, Boy Scout

**5.2 Approval of Minutes**

**5.2.1 Council Meeting – April 3, 2018**

MOTION: Mr. Cox moved to approve the minutes. The motion was SECONDED by Mr. Hales. Voice vote taken, all “ayes.”

**5.3 Special Recognition**

Ms. Turner asked the scouts in attendance to introduce themselves.

**5.3.1 Presentation of the 2018 Heritage Award to Mary Ann Kirk.**

Presentation: Syanna Madsen

Ms. Madsen spoke about Ms. Kirk and all that she accomplished during the time she worked for the city.

**5.3.2 Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association to Murray City Corporation.**

Staff Presentation: Mayor Blair Camp

Mayor Camp read from a letter he received from the Government Finance Officers Association. He recognized Danyce Steck, Finance Director and her team for all they do.

**5.3.3 Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah declaring Friday, May 4, 2018 as Murray Arbor Day.**

Staff Presentation: Mayor Blair Camp

Mayor Camp read the Joint Resolution.

MOTION: Mr. Brass moved to adopt the Joint Resolution. The motion was SECONDED by Mr. Hales.

Council roll call vote:

Mr. Hales	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

Mayor Camp presented the Joint Resolution to Darin Bird, Judith Payne and Jan Evans who are all members of the Shade Tree Commission.

**5.3.4 Special Presentation**

- a. Mayor Blair Camp's Fiscal Year 2018 – 2019 Budget Address.**  
See Attachment 1 for the Mayor's Budget Address.
- b. Consider a resolution acknowledging receipt of the Fiscal Year 2018 – 2019 Tentative Budget from the Mayor and the Budget Officer and referring the Mayor's Tentative Budget for review and consideration to the Budget and Finance Committee of the Murray City Municipal Council.**

MOTION: Mr. Brass moved to adopt the resolution. The motion was SECONDED by Mr. Cox.

Mr. Brass asked when a date for the public hearing for the budget would be set.

Ms. Steck replied the public hearing date will be set for June 5, 2018 and a budget will be adopted on June 12, 2018. She explained that since the Mayor has proposed a tax increase, the city will go through the Truth in Taxation process. The Council will have the opportunity to amend the budget in August, after the Truth in Taxation process has taken place, if they choose to.

Council roll call vote:

Mr. Hales	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

**6. Citizen Comments** – Comments are limited to 3 minutes unless otherwise approved by the Council.  
No citizen comments were given.

**7. Consent Agenda**

**7.1 None scheduled.**

**8. Public Hearings**

**8.1 Public Hearing #1**

**8.1.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:**

**Consider a resolution declaring the property located at approximately 5832 South Murray Parkway Avenue, Murray City, Salt Lake County, State of Utah, as surplus; and authorizing the exchange of the surplus real property with Ivory Homes for a proposed pedestrian foot bridge improvement to be located in the immediate vicinity of the surplus real property and to be constructed and installed at the expense of Ivory Homes.**

Staff Presentation: Kim Sorensen, Parks and Recreation Director

Mr. Sorensen said this six-acre property is located directly west of the Jordan River and adjacent to the north side of I-215. The city acquired this property from the State of Utah when I-215 was put in. Ivory Homes has proposed exchanging the property for a pedestrian bridge. They would pay for permitting and for the cost of putting in the bridge. After the bridge is constructed, it would become the property of Murray City.

The property being exchanged is about 0.4 acres with a value of \$55,000. Ivory Homes provided the city with specifications for a ten-foot-wide bridge with a cost of \$212,000. Mr. Sorensen has verified the cost of the bridge with a different bridge provider, the city's engineer, and an outside architecture firm. Based on all that and Ivory Homes estimate, the city believes that the cost of \$212,000 is an accurate figure to build the bridge. The Parks and Recreation Advisory Board recommended surplusing the property in exchange for the bridge.

Mr. Cox asked if the city's engineer has looked at and signed off on the design of the bridge.

Mr. Sorensen replied he has looked at Ivory Homes proposal and, in the agreement, the city will be able to work with Ivory Homes on the design and construction of the bridge to make sure it is up to the city's satisfaction.

Brian Prince – Ivory Homes

Mr. Prince said Ivory Homes has seen tremendous interest in this development. However, a consistent concern is safe and convenient access to the Jordan River Parkway and Willow Pond Park.

The public hearing was opened for public comment. No comments were given and the public hearing was closed.

**8.1.2 Council consideration of the above matter.**

MOTION: Mr. Hales moved to adopt the resolution. The motion was SECONDED by Mr. Brass.

Council roll call vote:

Mr. Hales      Aye

Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

**8.2 Public Hearing #2 – See Attachment 2 for map used for Public Hearing #2 and #3.**

**8.2.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:**

**Consider an ordinance enacting Chapter 17.173 of the Murray City Municipal Code establishing a Business Park Zone.**

**Staff Presentation: Tim Tingey, ADS Director**

Mr. Tingey said this item was considered by the Planning Commission on February 15, 2018. He said the General Plan, which establishes future land uses in the city, was adopted last year. There were two new future land uses in that plan – Professional Office and Business Park Zone.

Mr. Tingey explained that the Business Park Zone's land use classifications include light industrial, professional office, and commercial type uses in a campus-oriented setting. The Planning Commission went through each of the land uses and provided great input on what they felt was appropriate for this zone. The Business Park Zone also has height, landscaping and design standards.

The public hearing was opened for public comment. No comments were given and the public hearing was closed.

**8.2.2 Council consideration of the above matter.**

MOTION: Mr. Brass moved to adopt the ordinance. The motion was SECONDED by Mr. Nicponski.

**Council roll call vote:**

Mr. Hales	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

**8.3 Public Hearing #3**

**8.3.1 Staff and sponsor presentations and public comment will be given prior to Council action on the following matter:**

**Consider an ordinance enacting Chapter 17.174 of the Murray City Municipal Code establishing a Professional Office Zone.**

**Staff Presentation: Tim Tingey, ADS Director**

Mr. Tingey said this item was considered by the Planning Commission on February 15, 2018. He said most of these Professional Office Zones are along I-15 and State Street. The city already has General Office and Residential Neighborhood Business Zones, but this Professional Office Zone is different from those. The Professional Office Zone provides for more intense uses for professional offices. Mr. Tingey went over some of the land use classifications and height limitations of the Professional Office Zone.

The public hearing was opened for public comment. No comments were given and the public hearing was closed.

**8.3.2 Council consideration of the above matter.**

MOTION: Mr. Nicponski moved to adopt the ordinance. The motion was SECONDED by Mr. Cox.

**Council roll call vote:**

Mr. Hales	Aye
Mr. Nicponski	Aye
Mr. Cox	Aye
Mr. Brass	Aye
Ms. Turner	Aye

Motion passed 5-0

**9. Unfinished Business**

**9.1 None scheduled.**

**10. New Business**

**10.1 None scheduled.**

**11. Mayor**

**11.1 Report**

Mayor Camp said the city only had two small power outages from yesterday's wind. Each outage effected about 70 homes and lasted for about 45 minutes.

Mayor Camp stated the Street's Division has began the slurry sealing of the roads. Their initial focus is on a few areas east of Fashion Place Mall and the Erekson Dairy area.

Mayor Camp said he gets a lot of question from people who are excited about the new residential projects. The Garbett Homes project down on 700 West and 6600 South is underway.

**11.2 Questions for the Mayor**

There were no questions for the Mayor.

**12. Adjournment**

The meeting was adjourned at 7:29 p.m.

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Jennifer Kennedy, City Recorder

# Attachment 1

Good evening members of the City Council, City Staff, and public in attendance. Tonight, I have the opportunity to present for your consideration, a fair and balanced budget for Murray City for the FY 2018-2019.

I first wish to recognize the many hours that have been invested in preparation of this budget by our finance department, all department directors, and mayor's office.

As you receive your budget binder this evening, you will find a well-organized and comprehensive document that will provide the detail you will need to consider the budget needs of the city for the next fiscal year. We firmly recognize the Council's main task is the adoption and oversight of the City's annual budget, and look forward to working closely with you in the next step of the budget process. We are here to provide you with any and all information you may need to be confident in this important financial document.

### **Priorities**

This budget was prepared with a balance of priorities discussed with you during our annual budget retreat. Those priorities revolved around ensuring our citizens receive essential city services, and include:

- Retention of our current employees and attracting new talent when needed;
- Replacement and maintenance of our infrastructure which, including roads and sidewalks, parks, facilities, emergency response vehicles, playground equipment, and much more;
- And improvements like upsizing water lines to keep up with demand, and relocating Fire Station 81 as outlined our downtown master plan

### **Employee Retention**

I'd like to begin with how this budget addresses the first priority, the retention of our current employees and attraction of new talent.

As I mentioned in the State of the City Address in February, our employee compensation, particularly in the area of public safety, is lagging behind other agencies around us. There is a shortage of qualified candidates for police officers. Quoting from the State of the City Address: "Murray City cannot afford to lose trained officers to other departments over compensation issues. It is important to the health of our Police department to have a good mix of experienced officers to mentor and train our newer members. Good officers are in demand, and we need to respond to the market conditions to keep our officers. We are beginning to see a similar trend in the Fire Department as well."

Last budget year, the City Council authorized funding for a comprehensive employee compensation study. Our consultant, Technology Net, completed their work in February 2018, and as a team, the department directors and Mayor's office staff have worked together on the implementation strategy.

In a recent meeting of the Metro Fire Agency Board of Directors, a poll of our peer cities in Salt Lake County indicated that Murray is the only city without an established career

path. We have been aware of this issue and are implementing career paths in conjunction with the compensation study.

Seventy-six percent (76%) of the cost of implementation directly affects our employees in public safety, and the remaining 24% is directed to other city employees.

In addition to implementation of the compensation study, this budget includes a cost-of-living adjustment (COLA) for our employees of 2%. This percentage was decided after careful review of several regional and local consumer price indexes that reported a 3% increase for 2018.

With regard to employee benefits, the cost of medical insurance will increase by 7.86%. This is significantly less than the original 11% increase proposed by PEHP, which was largely due to the level of usage. To realize the lower increase, the city will adjust benefit levels for pharmacy coverage, increase the out of pocket maximum, and increase the deductible. All other benefit costs remained the same as last year.

As any City continues to evolve, the demand for service changes, and may require additional personnel. I met with each department head in individual budget meetings, and listened to their challenges. As a result, I have included in this budget the following new positions:

- One additional Police officer to assist in covering an increased case load and provide a school resource officer at AISU
- Two additional Crossing Guards
- One additional Battalion Chief in the Fire Department to manage firefighter training and safety programs
- The upgrade of a part-time Office Administrator II in the fire department to full-time
- One Risk Analyst in the Attorney's Office to assist in managing the city-wide risk management program
- One Electrician in the Water Department
- Two Apprentice Line workers in the Power Department
- One Facilities Maintenance Supervisor, and
- One Maintenance Worker in Parks Department

In addition, we have removed one full-time Assistant Golf Pro position from the budget, and replaced it with part-time wages to operate seasonal programs.

We have worked hard to provide the City with a fair and reasonable program to balance employee retention, service capacity, and fiscal responsibility.

### **New Fire Station**

I am very pleased to inform you that this summer (2018) we plan to begin construction of the new Headquarters Fire Station on 4800 South and Box Elder Street. Debt service in this budget is increased by approximately \$535,000 for the payment of the Series 2018 bond which will pay for the design and construction of the fire station.

## **Capital Improvement**

Independent of the operating and employee budgets, the Capital Improvement Projects (CIP) fund relies on a transfer from the General Fund to provide for maintenance, replacement, and improvement of the city's non-utility infrastructure – parks, roads, vehicles, fire apparatus, and other equipment. The City's 5-year plan intends to contribute between \$4 million and \$5.4 million per year to the CIP Fund based on an annual funding strategy of:

- \$2.4 million a year for vehicle and equipment replacement
- \$1 million per year for roads maintenance and infrastructure, in addition to the Class C road funds
- \$1 million per year for parks maintenance and improvements
- \$700,000 a year for facilities maintenance
- \$200,000 per year for golf course equipment replacement
- \$120,000 for professional services like plan updates

I believe as we worked together with the CIP Committee on the recommended project list, this strategy allowed us to provide a more balanced funding approach without concentrating on one specific demand. A detailed list of the projects recommended by the Committee can be found behind the CIP tab in the budget binder.

## **Utility Funds and Projects**

In addition, the CIP Committee recommended several utility projects.

The Power Department has scheduled \$3.85 million in projects, including \$2.5 million for the rebuild of the Central Substation.

The Water Department has scheduled \$2.95 million in projects, including well replacement and rehabilitation, upgrading water lines that are aged and undersized, meter replacements, and an updated master plan. These projects will be supported by the 6% water rate increase recently approved.

The Wastewater Fund has scheduled \$1.7 million in projects, including \$1.2 million for the rebuild of the Walden Glen lift station. It also includes an additional \$500,000 for the Central Valley Water Reclamation Facility rehabilitation and rebuild per federal standards. These projects will be supported by a 5% rate increase approved earlier this year.

The Storm Water Fund has scheduled \$453,000 in projects. After listening to the concerns of many residents, I am proposing no transfer of storm water funds to the General Fund in this budget. All storm water funds collected will be used for storm water projects.

## **Library**

In order to provide financial sustainability for our Library, the Library Board has recommended a 55% property tax increase. This increase will be used to support current operations, and begin a building reserve for the construction of a new library in 3-5 years.

The Library has not realized a property tax increase in the past 12 years, and the demand and cost for services as well as the need for a larger building continues to increase.

The cost of this increase on the average residence with an assessed value of \$315,000 is \$2.75 per month.

Even after this proposed increase, the Murray Library continues to be a great value to Murray residents. The cost is lower than the Salt Lake County Library assessment, and since the Murray, Salt Lake City, and Salt Lake County library systems have a shared-use agreement, residents are able to patronize all the libraries. Therefore, having our own library system (even with the increased rate) saves Murray residents money.

## **Property Tax Increase**

As I mentioned earlier, a focus area of this proposed budget is to provide adequate funding for essential city services and public safety.

In order to meet the goals of the CIP and provide an organization that retains trained and seasoned personnel, especially in public safety, I am proposing to increase General Fund revenues through a \$2.8 million property tax increase, the majority of which will go directly to support the cost of our police and fire departments.

The City has not realized a property tax increase in the past 12 years, yet the cost of providing these essential services and infrastructure has increased considerably.

The cost of this proposed increase on the average residence with an assessed value of \$315,000 will be \$9.20 per month.

While most of this increase can be attributed directly to the cost of providing public safety, Murray's proposed property tax rate will remain 87% lower than if the City were to join Unified Police and Unified Fire.

During the economic downturn of 2008, the City took a major blow to sales tax which is our primary revenue source, and it took the City until FY 2015 (8 years) to restore sales tax revenue to the amount collected in 2007.

How did the City make it through those 8 years? The financial burden of continuing to maintain services and infrastructure during that time was carried by restricting employee compensation, postponing equipment replacement, and deferring road and parks maintenance. We are now at a critical point where we must address these issues.

### **Closing Remarks**

So after many hours of work on this budget document, we now place it into your capable hands this evening. Please review it carefully and thoughtfully. This document will also be available on the Murray City website beginning tomorrow for review by the public. My staff and department directors are ready to assist you as a resource throughout the budget process, and we look forward to input from the public during the designated public hearing processes.

I conclude with one more quote from the state of the city address: "I am optimistic about the future of Murray City, and I hope you are too. I look forward to many changes and improvements in the coming years as we all work together."

I believe we all share the common goal of assuring that Murray City is a safe and vibrant community that we can all be proud to call our home.



# MAYOR'S BUDGET

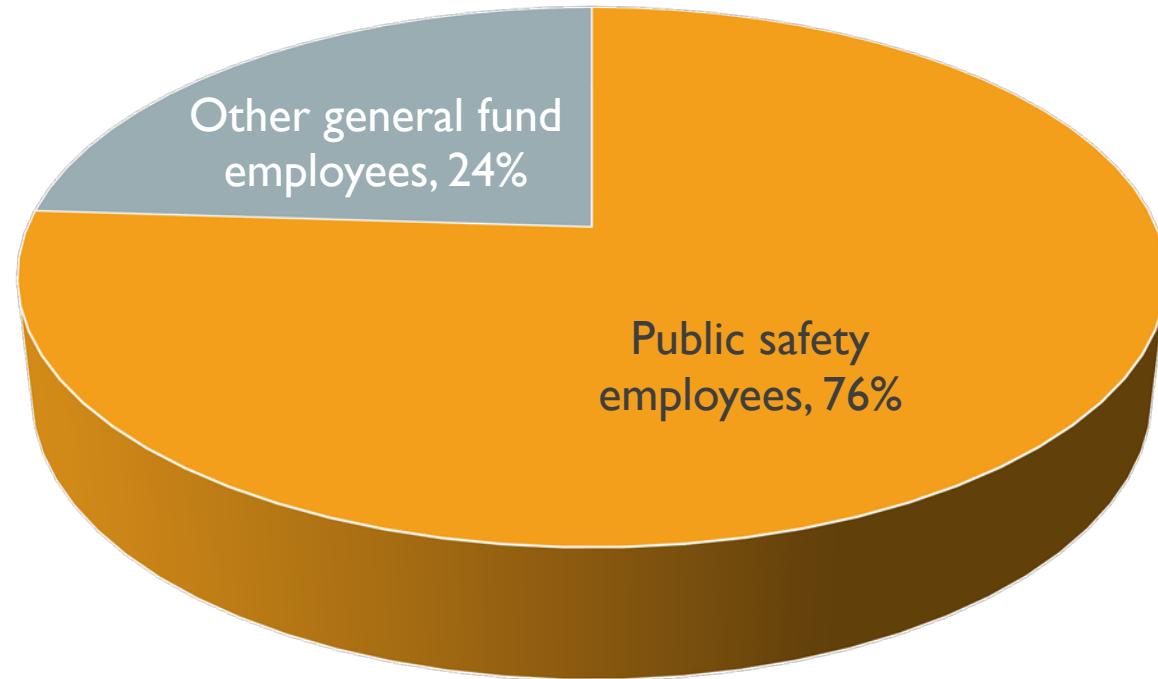
City Council Meeting  
April 17, 2018

## WHAT ARE THE PRIORITIES?

Priority – a thing that is regarded as more important than another

- Employee retention (career path, compensation)
- Replacement schedules (vehicles and equipment)
- Maintenance schedules (streets, sidewalks, parks, facilities)
- Improvement projects
- New construction

## HOW WERE THE FUNDS FROM THE COMP STUDY APPLIED? (GENERAL FUND)



# COST OF LIVING ADJUSTMENT



- Zions Bank Wasatch Front Consumer Price Index (Feb 2018) – 2.6%
- Department of Workforce Services Consumer Price Index (Mar 2018) – 3.0%
- US Dept of Labor Bureau of Labor Statistics for the western region (Feb 2018) – 3.1%
- Mayor's Budget assumed 2%



## ADDITIONAL POSITIONS

### Police Department

- Police Officer
- 2 Crossing Guards

### Fire Department

- Battalion Chief
- Office Administrator II  
(currently part-time changed to full-time)

### Facilities Department

- Facilities Maintenance Supervisor

### Parks Department

- Maintenance Worker

### Water Department

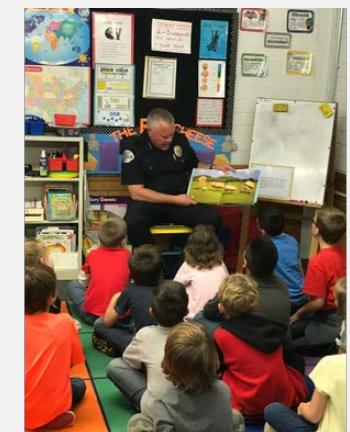
- Electrician

### Power Department

- 2 Apprentice (Line workers)

### Risk Management

- Risk Analyst



# HEADQUARTERS FIRE STATION 81



EXTERIOR RENDERINGS



## MURRAY CITY FIRE STATION 81

4822 South Box Elder Street, Murray City, Utah

July 27, 2017



## CIP ANNUAL ALLOCATION STRATEGY

- Vehicle/equipment replacement - \$2.4 million
- Roads - \$1.0 million
- Parks - \$1.0 million
- Facilities - \$700,000
- Golf - \$200,000
- Professional services - \$120,000

## UTILITY FUNDS

Power Department - \$3.85 million

Water Department - \$2.95 million

Storm Water Department - \$453,000

Wastewater Department - \$1.7 million



No transfer from the Storm Water Fund in FY 2019.

## TAX LEVY INCREASE

The Library Board has met and recommends a 55% increase to the current library tax levy.

\$580,000 committed to a building fund (debt service on a \$10m bond)

\$250,000 committed to operations

Impact per residence with an assessed value of \$315,000 is \$2.75 per month.



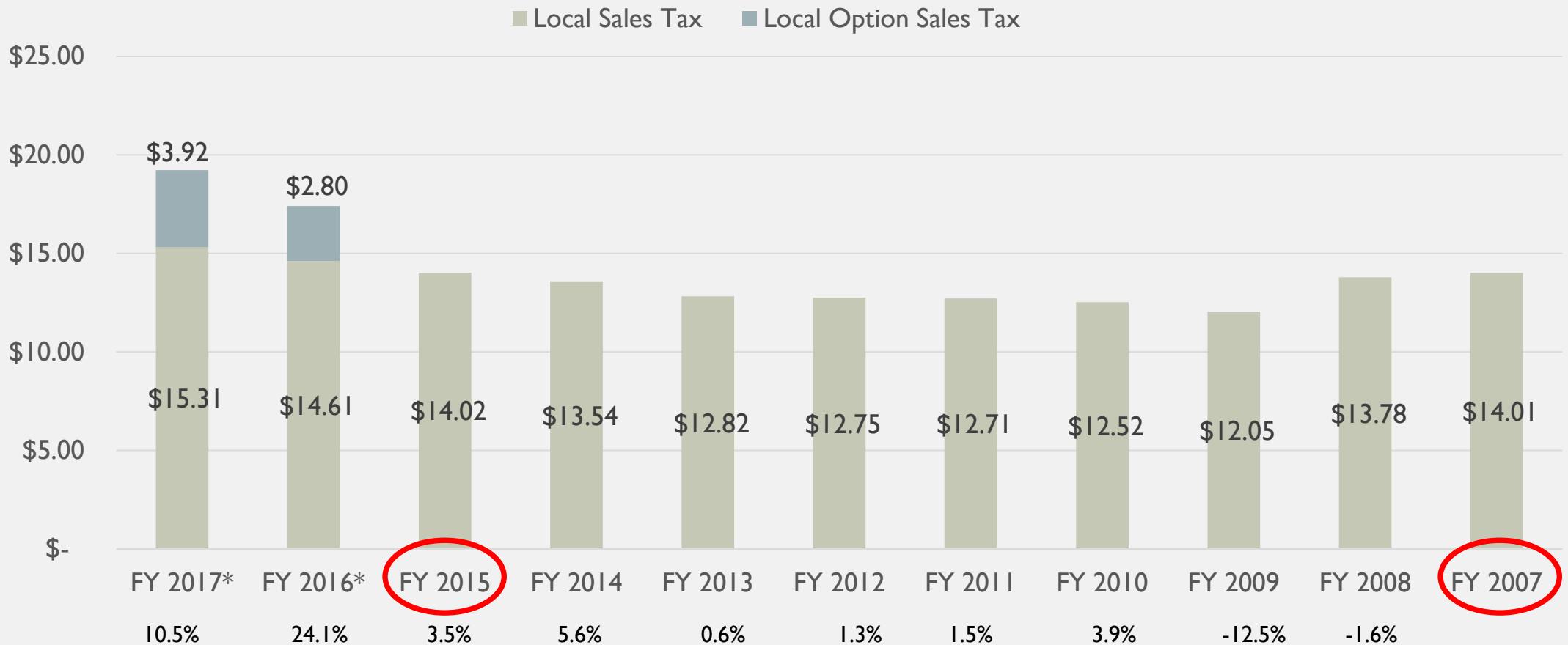
# PROPERTY TAX INCREASE

	Current	Proposed	Difference
Assessed Value	\$ 315,000	\$ 315,000	
Residential discount	-45%	-45%	
Taxable Value	<b>\$ 173,250</b>	<b>\$ 173,250</b>	
Murray City Tax Rate	0.001415	0.002052	
Property Tax Total	<b>\$ 245.15</b>	<b>\$ 355.51</b>	<b>\$ 110.36</b>
Total per month	\$ 20.43	\$ 29.63	\$ 9.20



# SALES TAX REVENUE HISTORY

(IN MILLIONS OF \$)





# Attachment 2

## MAP 5.7 - FUTURE LAND USE

