

# **Murray City Municipal Council**

## **Chambers**

### **Murray City, Utah**

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The Murray City Municipal Council met on Tuesday, June 18, 2019 at 6:30 p.m. for a meeting held in the Murray City Center Council Chambers, 5025 South State Street, Murray, Utah.

#### **Council Members in Attendance:**

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

#### **Others in Attendance:**

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Jennifer Heaps	Communications & Public Relations Director
Craig Burnett	Police Chief	Brenda Moore	Controller/Acting Finance Director
Danny Astill	Public Works Director	Jon Harris	Fire Chief
Kim Fong	Library Director	Kim Sorensen	Parks & Recreation Director
Jim McNulty	Community & Economic Development (CED) Manager	Melinda Greenwood	Community & Economic Development (CED) Director
Robert White	IT Director	Wendell Coombs	City Treasurer
Nate Plaizier	Finance Division	Phyllis Wall	Treasurer Division
Caren Lopez	Finance Division		
Citizens			

#### **Opening Ceremonies**

Call to Order – Mr. Brass called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Danny Astill, Public Works Director

#### **Approval of Minutes**

Council Meeting – June 4, 2019

MOTION: Ms. Turner moved to approve the minutes. The motion was SECONDED by Mr. Hales. Voice vote taken, all "ayes."

### **Special Recognition**

1. Murray City Council Employee of the Month, Janet Rowland, CSR Billing Editor, Utility Billing.

#### Staff Presentation: Brett Hales, Councilmember and Brenda Moore, Finance and Administration Director

Mr. Hales said the Council started the Employee of the Month Program because they felt it was important to recognize the City's employees. He presented Ms. Rowland with a certificate, a \$50 gift card and told her that her name would appear on the plaque located in the Council Chambers. He expressed his appreciation to Ms. Rowland for all she does for the City.

Ms. Moore spoke about Ms. Rowland's job duties and her willingness to step-up, help and learn other's jobs during staffing shortages in her department.

### **Citizen Comments – Comments are limited to 3 minutes unless otherwise approved by the Council.**

#### Nan Weber – 2020 Census Recruiter

Ms. Weber spoke about the importance of the 2020 Census. She explained the census helps our community grow by providing funds for roads, schools, hospitals and business development. The census provides valuable data and determines the number of representatives Utah has in Washington D.C.

Ms. Webber noted there are census jobs available. The 2020 Census will have an office in the area of 2100 South and 300 West. They are looking for address canvassers and enumerators. Anyone who is interested in applying for a job with the 2020 Census can apply at [www.2020census.gov/jobs](http://www.2020census.gov/jobs).

### **Consent Agenda**

Mr. Brass asked that all items be voted on together; no objections were made.

1. Consider confirmation of the Mayor's appointment of Dustin P. Lewis to the Murray Library Board of Trustees representing District 2 for a three-year term to expire June 30, 2022.
2. Consider confirmation of the Mayor's reappointment of Sage Fitch to the Murray Library Board of Trustees representing District 3 for a three-year term to expire June 30, 2022.
3. Consider confirmation of the Mayor's reappointment of Brent Gardner to the Murray Library Board of Trustees representing District 4 for a three-year term to expire June 30,

2022.

4. Consider confirmation of the Mayor's appointment of David Hunter to the Murray City Center District Design Review Committee to fill a vacated position for a term that expires January 1, 2020.

MOTION: Ms. Turner moved to adopt the Consent Agenda. The motion was SECONDED by Mr. Nicponski.

Council roll call vote:

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

Motion passed 5-0

**Public Hearings**

Staff and sponsor presentations and public comment will be given prior to Council action on the following matters.

1. Consider an ordinance amending the City's Fiscal Year 2018 – 2019 Budget.

Staff Presentation: Brenda Moore, Finance and Administration Director

Ms. Moore said this item was discussed during the June 4, 2019 Committee of the Whole Meeting and it is the final budget adjustment for the 2018-2019 budget.

The Fire Department had some unanticipated retirements. Due to those retirements and minimum staffing needs, they have incurred higher than normal overtime costs. The Fire Department's budget is being increased by \$100,000.

The Water Department installed meters on previously unmetered sprinkling systems in the Cemetery. The new meters, along with the adoption of the tiered water billing and a price increase, caused a substantial increase in the water expense for the Cemetery. The Parks Department is having the same problem due to an increase in water rates and the new tiered water billing system.

The Fiscal Year 2018-2019 Budget received state alcohol money for the Police Department but did not allow them to spend it. This amendment will authorize the Police Department to spend that money.

Ms. Moore noted that the Capital Improvement Fund will be receiving over \$2,700,000 for various road projects from the Salt Lake County Choice Transportation Grants and

\$1,000,000 from the Utah Department of Transportation for the 5600 South State Street to Van Winkle Project.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

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

Council roll call vote:

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

Motion passed 5-0

2. Continued from June 4, 2019

Consider an ordinance adopting the transfer of monies from enterprise funds to other city funds.

Staff Presentation: Brenda Moore, Finance and Administration Director

Ms. Moore said this ordinance will allow the city to transfer 8% of the revenue from the Enterprise Fund to the General Fund. It is a return on Murray City's investment on having its own power, water, garbage, and wastewater facilities.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Mr. Hales moved to adopt the ordinance. The motion was SECONDED by Ms. Turner.

Council roll call vote:

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

Motion passed 5-0

3. Continued from June 4, 2019

Consider an ordinance adopting the Final 2019 – 2020 Fiscal Year Budgets for Murray City

including the Library Fund Budget. Brenda Moore presenting.

Staff Presentation: Brenda Moore, Finance and Administration Director

Ms. Moore said the budget is balanced and she will make one adjustment for the certified tax rate once that is adopted.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

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

Council roll call vote:

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

Motion passed 5-0

4. Consider an ordinance amending the Murray City Standard Land Use Code and Sections 17.146.040, 17.152.030, 17.160.030, 17.168.050F, and 17.173.030 of the Murray City Municipal Code relating to indoor farming.

Applicant: Chihhan Kim

(See Attachment 1 for slides used during this presentation)

Staff Presentation: Jim McNulty, CED Manager

Mr. McNulty said this item was discussed at the June 4, 2019 Committee of the Whole meeting. Mr. McNulty showed some pictures of examples of vertical farming and explained how indoor farming works. He noted that vertical farming uses a hydroponic system and does not use pesticides.

Mr. McNulty said the location the applicant is looking at having a vertical farm in is located at 158 East 4500 South and is currently zoned Commercial Development. The city is looking at allowing as a conditional use in five different zoning districts throughout the city including the Mixed-Use zone (M-U), the Manufacturing General zone (M-G), Commercial Development zone (C-D), Transit Oriented Development zone (TOD), and Business Park zone (B-P).

Chihhan Kim - Applicant

Mr. Kim said he has been planning to start a business like this for a long time. He explained the benefits of indoor farming, such as they do not have to use pesticides. He spoke about the types of fruits and vegetables he was going to grow in this building such as lettuce,

micro-greens, strawberries, and other plants.

Mr. Brass opened the public hearing was open for public comments.

Steve Sprouse – Murray City, Utah

Mr. Sprouse asked Mr. Kim how, and if, he recycles water in his indoor farm. He also asked him if he uses commercial fertilizers. He told Mr. Kim he thinks his idea is wonderful.

Mr. Brass closed the public hearing.

Mr. Kim said they do not use soil so they only use water and nutrients.

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

Council roll call vote:

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

Motion passed 5-0

**Business Items**

1. Consider an ordinance adopting the rate of tax levies for the fiscal year commencing July 1, 2019 and ending June 30, 2020.

Staff Presentation: Brenda Moore, Finance and Administration Director

Ms. Moore said the certified tax rate has dropped to .002249%. Due to some modest growth in the city, the General Fund is predicted to receive about \$92,763 more in property tax this year than last year and the Library Fund is predicted to receive \$26,564.

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

Council roll call vote:

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

Motion passed 5-0

2. Consider a resolution approving a Public Entity Resolution authorizing certain employees to access and transact with City Public Treasurer's Investment Fund (PTIF) accounts.

Staff Presentation: Brenda Moore, Finance and Administration Director

Ms. Moore said the State Treasurer's Investment Fund requires that as the city removes people who can transfer money in and out of the PTIF, those changes are approved by the City Council.

The change being presented tonight is removing Danyce Steck and adding Brenda Moore.

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

Council roll call vote:

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

Motion passed 5-0

3. Consider a resolution approving a Pass Through Funds Agreement between Murray City ("City") and the Utah Department of Transportation ("UDOT") for highway improvements to 5600 South from State Street to Van Winkle.

Staff Presentation: Danny Astill, Public Works Director

Mr. Astill said at the end of the legislative session the city was considered to receive some one-time money for a transportation project. The city identified that project and one of the last bills of the 2019 session, SB-268 allocated \$1,000,000 to the city for that project.

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

Council roll call vote:

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

Motion passed 5-0

4. Consider a resolution authorizing an Interlocal Cooperation Agreement between Salt Lake County and the City for prisoner transportation to and from the Murray City Municipal Justice Court.

Staff Presentation: G.L. Critchfield, City Attorney

Mr. Critchfield said this resolution authorizes an agreement with the Salt Lake County Sheriff's Office to transport prisoners to and from the Justice Court. The city has had an agreement with them before, they've done a great job, and the city would like to continue working with them.

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

Council roll call vote:

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

Motion passed 5-0

5. Consider a resolution approving an agreement between the City, the Redevelopment Agency of Murray City, and Salt Lake Neighborhood Housing Services DBA NeighborWorks Salt Lake. Melinda Greenwood and Jim McNulty presenting.

Staff Presentation: Melinda Greenwood, Community and Economic Development Director

Ms. Greenwood said the city has had a long-standing relationship with NeighborWorks Salt Lake. They do work with Murray City hoping to provide affordable housing programs within the city. They use dedicated affordable housing funds from the city's RDA and utilize CDBG funds that come through the city. Ms. Greenwood said the city is excited to continue a relationship with them.

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

Council roll call vote:

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

Mr. Brass            Aye

Motion passed 5-0

### **Mayor's Report and Questions**

Mayor Camp went over the following items:

- This week is “Utah Workplace Safety Week,” and today, Worker’s Compensation Fund held their safety awards luncheon. Murray City was one of about a dozen entities that were recognized for excellence in their workplace safety program. Mayor Camp expressed his appreciation to Jordan Knight for the great job he does with the city’s workplace safety program and to the city’s employees who are very safety conscious.
- One of the hydro units that was down is now working. The other one is being inspected and should start working again soon.
- The production of “Joseph and the Amazing Technicolor Dreamcoat” begins this Thursday at the Amphitheater and runs through June 26, 2019. Tickets are available through the Parks Office. The schedule for all the summer arts productions is available on the city’s website.

### **Adjournment**

The meeting was adjourned at 7:16 p.m.

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Jennifer Kennedy, City Recorder

# Attachment 1

# CITY COUNCIL MEETING

June 18, 2019



Murray City Land Use Ordinance  
Text Amendment - Indoor Farming



### Examples of vertical farming

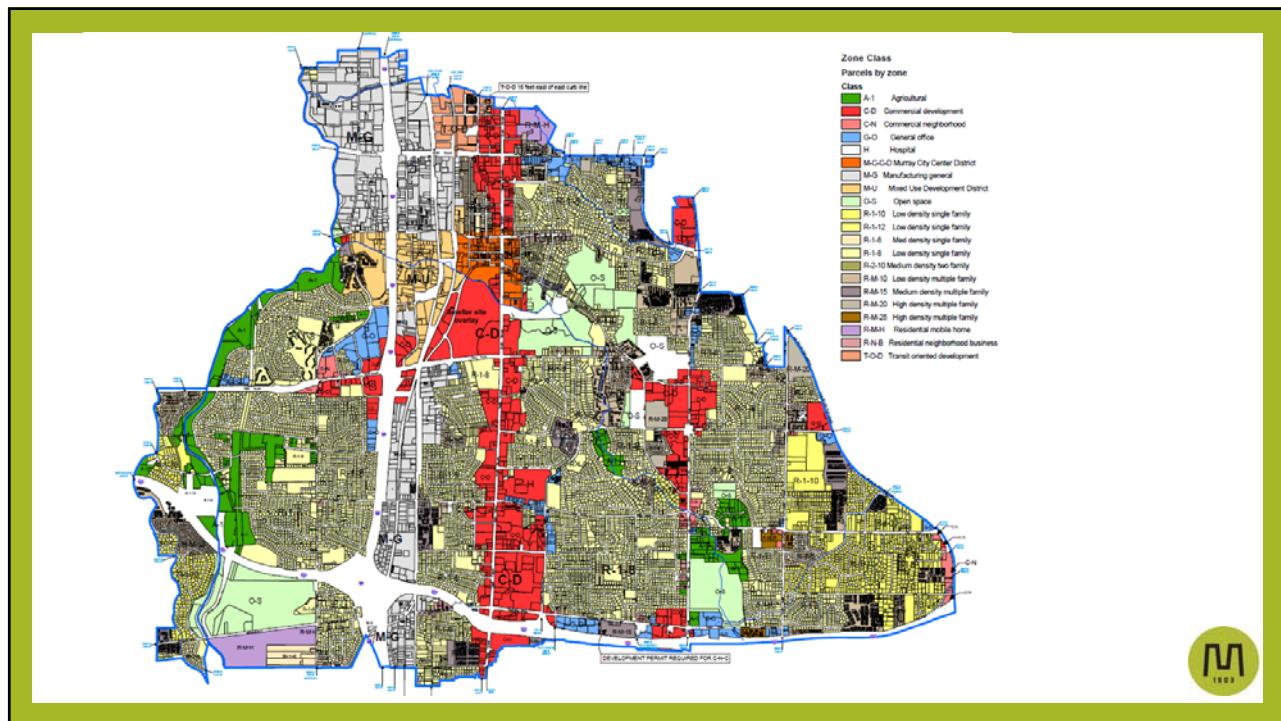


<https://livekindlyproduction-8u6efaq1wo6x9a.stackpathdns.com/wp-content/uploads/2018/09/18-EC-0712-Grow-Room-Editorial-2-2-Cropped-1.jpg>



Non-soil based crops grow at south Philadelphia vertical farming operation Metropolis Farms. (Philadelphia City Council/Flickr)







Looking southeast at the property. This is the side facing onto 4500 South.



Looking northeast at the rear side of the property



## Findings

- i. The addition of Indoor Farming to retail and manufacturing zones has the potential to support adaptive re-use of existing buildings and infrastructure, and to revitalize underutilized industrial and retail areas of the city.
- ii. The addition of Indoor Farming to retail and manufacturing zones is in keeping with the goals and objectives of the Murray City General Plan.
- iii. The addition of Indoor Farming to retail and manufacturing zones as well as to the mixed-use zones can have a positive impact on public health by providing more efficient, local, year-round access to fresh vegetables.
- iv. The addition of Indoor Farming to retail and manufacturing zones can have a positive impact on the local economy, providing jobs and fresh local produce for restaurants and grocers.



## Planning Commission Recommendation

On May 2, 2019, City staff recommended that the Planning Commission hold a public hearing and forward a recommendation of APPROVAL to the City Council to add **Land Use Category #8121**, Indoor Farming to the Murray City Standard Land Use Code as well as adding **Land Use #8121** to the following sections of City Code:

- 17.146.040, (M-U, Mixed Use Zone);
- 17.152.030, (M-G, Manufacturing General Zone);
- 17.160.030, (C-D, Commercial Development Zone);
- 17.168.050(F), (TOD, Transit Oriented Development Zone); and
- 17.173.030 (B-P, Business Park Zone)

On May 2, 2019, the Planning Commission held a public hearing and forwarded a recommendation of APPROVAL to the City Council for the proposed text amendment.



## City Staff Recommendation

City staff is recommending that the City Council APPROVE the proposed amendment to allow Indoor Farming in the Standard Land Use Code, as well as amending Title 17 of the Land Use Ordinance.

