

**MURRAY CITY-SCHOOL COORDINATING COUNCIL  
MINUTES**

The Murray City School Coordinating Council met on Wednesday, October 12, 2011, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray, Utah.

**Board Members Present:**

**Murray City**

Jared Shaver – Chair  
Darren Stam  
Jim Brass  
Krista Dunn

**School Board**

Marge Tuckett – Vice Chair  
Mitzi Huff  
Belinda Johnson  
Darrell Pehrson

**Excused:**

Jeff Dredge

**Others Present:**

Cris Longhurst  
Jan Wells  
Janet M. Lopez  
Mayor Snarr  
Dan Barr

Dr. Steve Hirase  
Richard Reese  
Tim Tingey  
Rep. Tim M. Cosgrove

**Welcome – Approval of Minutes**

Mr. Shaver called the meeting to order at 5:15 p.m. and welcomed those in attendance. Mr. Dredge was excused. Mr. Brass moved approval of the minutes from the meeting held on April 27, 2011. The motion was seconded by Ms. Dunn and approved 8-0.

**Economic Development Update – Tim Tingey**

*Murray City Center:* Mr. Tingey reminded the group that in this area, recently approved by the City Council, the City is looking for density, pedestrian oriented development, mix of uses and focus on this area is producing some interest from medical facilities. The market downswing is changing and the City is excited that there are three different hotel groups that have interest in this area due to the proximity to the hospital. They are looking at a number of sites, near IMC, along State Street, Vine Street and the City Center. One group is from Chicago, one from Utah and they are both working with the Hilton organization. City staff and Council members talked with these folks at the ICSC (International Conference of Shopping Centers) in Las Vegas and they have come to Murray to meet again with the City.

Culvers Restaurant is looking at the site on the north east corner of Vine and State and have had plans approved. There is some conflict with an adjacent property owner but they have a lot of interest. This is a prime property that the staff has looked at a variety of uses including hotels.

Highmark Medical recently received approval from the Planning Commission. They are out of Washington State and the City has worked with them for about eight months. They have financing in place and the site is the indoor soccer facility. This is exactly what the City is looking for in this area, Mr. Tingey noted. It is a three story 40 foot structure, is a LEED (Leadership in Energy and Environmental Design) certified building with parking below grade. It has received all entitlements. The Redevelopment Agency will probably be working with this company on some unanticipated costs related to parking. This will probably begin in the spring of 2012. The soccer facility plans to move closer to the Real Stadium. The medical group has met with Utah Transit Authority regarding possible use of another parcel behind this one. There were some noise concerns but the parking will be in the back to create a buffer area.

*Fireclay:* Projects are moving forward and the bridge over 4500 South is very close to completion. Fireclay Investment Partners are building the first phase of apartments and will move into the second phase. There is a lot of interest on the commercial site where the foam plant is located. It has not been acquired yet. Certificates of occupancy will probably be issued next spring. He has talked with Dr. Hirase about the phasing due to the impact on the schools.

The existing Hamlett Homes with the lower floor business section are completely full and the live/work units are built.

There is a proposed critical care facility called Medistar, out of Texas, that the City has been working with for a few months. That deal is very close to closing, with approval by the Planning Commission given about two weeks prior. It is an exciting project of 33,000 square feet of medical space. They do critical care for roughly 30 days following a patient's release from the hospital. Medistar likes the location here.

The Birkhill Apartment project has just gone through the Planning Commission and a right-of-way vacation, yet to be completed, is going before the Council on October 18. They plan to close and start the project in November and then work through the spring. It includes 300 apartments with significant elements of commercial. Mr. Tingey has met with them to discuss their interest in expanding to the south for professional or medical office space. They are very motivated as they see the other medical projects move forward.

Mr. Stam asked about the 100 retirement apartments, and Mr. Tingey confirmed that is actually part of the third phase of construction in addition to the 300 planned apartments.

*Fashion Place Mall:* Much excitement exists with Fashion Place Mall. Crate and Barrel and H & M will open 11/11/11. The new Apple Store opened and they plan to capture 60% of the market with anticipated \$40 million in sales. Other stores coming are North Face, Ann Taylor, The Loft, Brighton Collectables, Art of Shaving, Chico's and Yankee Candle. Dillard's is considering an expansion into the mall. The City has met with them fairly regularly but their negotiations with the mall have come to a halt due to some financing issues with the mall.

Mr. Brass complimented Mr. Tingey and his work on this project. He informed the group that the slide shows purple lines indicating property boundaries of the parcels. There are multiple property owners of Fashion Place Mall land and when anything is done it is necessary to work with several owners to accomplish it. The Dillard's store is on a land lease and it makes it very complicated to work through issues. Most of the property is held by family trusts. The leases may be in perpetuity or for many years, therefore, they get the income without having to suffer the tax consequences of a sale.

*The Larry H. Miller Dealerships:* Chevrolet is done, Toyota is complete and Honda is working on a very fast timeline. Eventually, Lexus will move to the future site on the west side of the street. That will probably be started by next fall. Mayor Snarr mentioned that UDOT has been very helpful in advising on the proper way to manage traffic during construction and that is a very delicate problem. Mr. Tingey pointed out the Miller Honda dealership and confirmed that the property has been sold to Murdock Hyundai. Hyundai will move into that location from South Salt Lake. Plans are to move forward on that right after the first of the year. It is all contingent upon when Honda moves.

The BMW expansion is an exciting project because the design is for a two story building with vehicles displayed above.

Once these dealerships are completed the City will be whole in car dealerships and sales tax revenue will increase with that.

Another medical group is considering property close to the hospital and downtown; however, it is very preliminary due to a Rocky Mountain power line that runs through the property. They are aggressive in wanting to move forward but those lines would have to be raised, buried or relocated for this to become reality and those are very expensive options.

The new IHC medical clinic on Highland Drive has been started and is moving forward in construction. Mayor Snarr stated that it is called the Holladay Clinic and it is in Murray. Mr. Tingey said that it is a great investment in Murray on property that has been underutilized or vacant. There are some concerns, with a meeting that evening, regarding the relocation of a billboard from the north end to the south end of the property. It meets all the state code requirements but owners in an adjacent condominium complex are not happy.

The Front Runner station is scheduled to be on line in 2013.

There is a company called In Comm, an international company with a small office south of 4500 South. It is interested in expanding and is considering multiple states for this endeavor. Expansion plans include an additional 200 programming jobs and, ultimately, 60,000 square feet of office space, Mr. Tingey explained. He has met with company principals and is trying to get them into the bridge building or the Cedar Park building along 5300 South and I-15. The company will decide where they want to be, but Murray is a high priority. They have interest in transportation opportunities and UTOPIA.

Mr. Tingey expressed that these efforts are part of a team approach, the Mayor's office and staff are working together to make things happen. The Council has helped a lot with discussion and review of the RDA projects.

Mayor Snarr added that the hotel group interested in the Take 5 property is scheduled to go to the County Council on November 11<sup>th</sup> to acquire additional space to the east. They would then petition Murray to rezone from open space to commercial.

The property owned by Freeze has some interest and is under contract for a purchase to create retail and restaurant space. Freeze owns the property where Key Bank is located. It is very antiquated and smaller than most new banks and wants to move. The property north of Best Buy has been considered, however, that issue will revolve around traffic circulation and possibly a light for left hand turns into the property.

Zupa's is also looking to open in Murray. There is no interest on the Fun Dome property, Mr. Tingey conveyed.

### **Strategic Plan Process - Jan Wells**

Ms. Wells thanked Dr. Hirase and Ms. Huff for participating in the strategic planning process. The Novak Group from Cincinnati has been contracted to guide the City through this effort. The City has met with them since the end of August to develop a comprehensive plan and asked them to address three questions.

- 1) Where are we now?
- 2) Where do we want to be?
- 3) How do we get there?

Future discussions will take place following what they call the environmental scan; what is it like in Murray, what do partners and residents think about things? Two surveys are out now, one for the employees and another for residents, and community people. Ms. Wells expressed a desire for anyone in the school system or associated with Murray to go to the website and participate. It will be up until October 19<sup>th</sup> and input is valuable and requested. She asked people to pass the word.

Ms. Wells thinks the entire process will last about six months until about February 2012. The Council, administration and staff are all working together on this project.

### **New School Board Member – Dr. Hirase**

Dr. Hirase noted that recently, Laura Baker, passed away. She had been a key part of the school district and Board and due to her death an appointment to fill her position was scheduled to take place later that evening. The new candidate was present, Cris Longhurst, and Dr. Hirase expressed his excitement with her consent to be involved as part of the School Board.

### **School District Project Report – Dr. Hirase**

Dr. Hirase mentioned meeting with Mr. Tingey regarding construction projects and growth in the schools due to apartment development in the City. In order to be proactive, a committee will be organized to involve the elementary community councils and schools to complete an enrollment study. One challenge is that much of the growth will be coming on the north end of the district and most of the declining enrollment is on the south end. The committee will study different options for housing the students and should be convening about the first of November.

During the summer a seismic study was done on each of the schools in the district with the exception of Hillcrest, due to reconstruction of that school. Significant issues exist related to the age of the schools. Many of the seismic problems are because the roofs are not tied to the walls. Engineering studies are being done to assess the costs of having that corrected.

All of the properties near Hillcrest have been acquired with one exception and that is not considered to be a problem. Asbestos surveys of each of the houses and Hillcrest are being done because they will have to be treated properly when demolished.

Touring other school properties has been in process with the board, principal and architect to gain preliminary ideas on what would be desired for the new Hillcrest Junior High.

Mayor Snarr asked if there were any progress in acquiring property at the location for the new main service area. Dr. Hirase has asked the property manager to go back one more time to see if the owner has reconsidered his asking price. He stated that the school board has decided it will not be critical and designing around it will be done if the owner will not come down in price. Mayor Snarr asked if that will be part of the bond issue for construction or if there is a timeline for building. Dr. Hirase said that it will not be part of the bond. He feels development will be about the same time or slightly later than the school.

Mr. Shaver asked about the upgrade for seismic stability and if that will be part of the bond for construction with the junior high. Dr. Hirase said that he anticipates bonding for both projects and for the anticipated growth in Hillcrest.

Mr. Shaver expressed his concern that the City and School District not hit the citizens too hard on bonding as there are City projects to be considered, as well. Part of the strategic study will be a capital improvement project. The tax base must be discussed as projects from both entities come about. Dr. Hirase said that there may be some opportunities to collaborate with the City on the Hillcrest property. For example, the situation with court space might be shared and expanded for joint use. Ms. Tuckett mentioned a beautiful example of that in Davis County where the size of the gym was doubled, with dividers to utilize the space more fully, which was made possible with City contributions to the facility. Mr. Shaver noted a meeting with the County to discuss a performing arts center that Murray would like to have. He wondered if that could be part of the junior high with collaboration from the County, however, it is unknown at this time. Keeping the lines of communication open is important as these things are discussed.

Mayor Snarr remarked that they want to discuss any intentions that might affect the Murray Library. Dr. Hirase said there are no plans to do anything that would have a negative effect on the Library. Mayor Snarr acknowledged that much money had been invested in the library and that he feels it is a wonderful location on a main corridor and near the school. He added that the library might like to expand in the future and if the school decides to sell any property, it might work for the library. Mr. Shaver pointed out that the library board is very interested in what happens to the land. Ms. Tuckett said that some of these questions cannot be answered until an architectural concept is completed. She said that if the Council thinks a performing arts center could be part of the school that would eliminate the need for an auditorium. Dr. Hirase confirmed that plans will begin shortly and the City needs to think about if two gyms, one gym, a large or small auditorium is being considered so some decisions can be made. Mr. Shaver confirmed that much of it will be contingent upon the County, as the City does not have the money move forward on this project. If it can happen, it will be another draw for Murray. Dr. Hirase pointed out that this opportunity will not come about again for many many years; therefore, it should be taken advantage of if possible. Mr. Brass estimated that auditorium space is probably the most expensive space in the school. Joint use, like is done in Park City, is efficient and could solve some ongoing maintenance issues. Mr. Shaver will share any new information with the school. Dr. Hirase said that Richard Trantor will be heading up the construction efforts. The school district is moving forward on architectural plans; therefore, a conversation with Mr. Trantor should take place right away.

### **Election of Officers for 2012**

Ms. Huff nominated Belinda Johnson as Chair of the Murray City School Coordinating Council. Ms. Dunn seconded and the nomination was approved unanimously.

Ms. Dunn nominated Darren Stam as Vice Chair. Mr. Brass seconded the motion, which passed unanimously.

**Future Meeting Dates**

Mr. Shaver noted that the next meeting was scheduled for January 11, 2012. Ms. Huff stated that April 11, 2012 and October 10, 2012 would coordinate with future School Board meetings. Mr. Shaver confirmed those dates and noted that the agendas would be set by the School Board.

Mr. Barr, Library Director, was present and given an opportunity to address any issues he might have. He mentioned his appreciation for the dialog regarding reconstruction at Hillcrest. There is some concern, even just access issues during construction; therefore, whatever can be done to continue the communication will be appreciated. He realizes there will be positive and negative impacts to the Library.

Ms. Tuckett asked for a police report update during the January meeting. She also related how much she appreciates Representative Tim Cosgrove for his updates and hard work in the Legislature.

Representative Tim Cosgrove stated his excitement in meeting the new School Board member. He said that he holds great hope for the local government, especially after the recent redistricting meeting at the Utah Legislature. He remarked that what makes Murray Murray is the School Board and City working together so closely, and that happens throughout the community. He is glad for that because it does not occur in other places.

Mr. Shaver adjourned the meeting at 6:10 p.m.

Janet M. Lopez  
Council Office Administrator