



MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

Meeting Minutes

Tuesday, January 18, 2022
Murray City Center

5025 South State Street, Conference Room #107, Murray, Utah 84107

Attendance: Council Members and others:

Kat Martinez – Chair	District #1
Diane Turner – Vice Chair	District #4
Open position not filled	District #5
Pam Cotter	District #2

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Brad Reynolds	Brad Reynolds Construction
G.L. Critchfield	City Attorney	Camron Hollman	IT
Kim Sorensen	Parks and Recreation Director	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Pam Roberts	WFWRD
Brenda Moore	Finance Director	Zac Smallwood	Associate Planner
Jared Hall	CED Division Supervisor	Jim Harland	Hearing Officer
Adam Hock	Resident		

Conducting: Ms. Martinez called the meeting to order at 4:00 p.m. It was noted that Rosalba Dominguez, District #3 was absent.

Approval of Minutes: None scheduled.

Discussion Items:

- **Update on the Murray Theater** – Mr. Sorensen gave a review of the process to renovate the theater. In 2018 conceptual designs were presented to the Council, the cost was estimated at \$8 million, and Salt Lake County contributed \$3.6 million in TRCC (Tourism, Recreation, Culture and Convention) funding to Murray. Due to the pandemic money was pulled back, the project stopped, and all plans were postponed for three years.

He reported the County has now reinstated funding, so all renovation plans will move forward. There is approximately \$1.8 million available this budget year and a remaining \$1.7 million to be spent in fiscal year 2022. Also over the last two years because the project halted, the City allocated \$2 million to the CIP (Capital Improvements Program), bringing the total available amount to \$5.6 million. Mr. Sorensen said due to current inflation the overall cost is now expected to be \$10 million, which means there is a shortage of \$4.5 million. A discussion about fundraising options followed and he explained that in 2018 the City contracted with Pathway Associates to start a fundraising campaign to attain

donors. Potential donors will receive a brochure explaining giving opportunities. Other information would go out to explain how Murray community members can donate. He will keep the Council informed as fundraising unfolds.

Ms. Turner asked the cost for the Pathway agreement. Mr. Sorensen said \$60,000 for one year or 10% of the maximum amount raised. He noted a recent meeting occurred between Mayor Hales, Ms. Dominguez and Utah Senator, Gene Davis. A solid commitment was not made during that meeting, but the hope is that state funding of a substantial size is possible.

Ms. Cotter led a discussion about the construction managers and general contractors involved. Mr. Sorensen confirmed the City contracted with CRSA again who were initially hired to design the theater; they only had 4-5 months to work on it when all plans were cancelled. He said because of their knowledge, prior efforts and initial fee amount, the City wants them to finish their original design plan. CRSA anticipates hiring a new construction manager and general contractor in late spring or early summer of 2022. Once hired, construction is expected to take eight months with hopes to open the theater in spring of 2023.

Mr. Sorensen and staff will work to create a six-month staffing, operations, and maintenance budget for the theater for Fiscal Year 2023. The budget will include hiring full-time staff and an operations manager. Since operations costs are unknown, he and Ms. Edmunds plan to visit similar theaters in the State to compare management expenses. To make the facility workable they will consider programming details for lighting and sound and requirements for limited stage space, restrooms, preparation rooms and a green room. Plans are to construct a back loading dock and a basement. He did not feel parking was a concern since the theater would be opening about the same time that city hall is relocated. He suggested that a portion of the existing city hall land could be set aside for theater parking and be shared with the development of potential businesses on the parcel.

Ms. Edmunds said her hope is to schedule three musicals per year, offer educational art pieces, allow city functions, rent the venue to small bands, and provide the facility to the Park City Film Festival. She perceived event scheduling would not conflict with Murray Amphitheater scheduling. She wants to see a family movie night and date night socials. She discussed theater acoustics for movies and plays so costly sound systems would be brought in for band concerts. She would analyze ticket pricing so all citizens can afford attending the theater. She was optimistic that rental pricing might allow for local instructors who need space for recitals, dance, and music lessons. The rental fee would be weighed against the cost for all staffing and legal insurance costs. All Council Members shared excitement that the renovation has resumed.

- **Zone Map amendment from A-1 (Agricultural) to the R-1-8 (Low Density Single Family) Zoning District for the property located at approximately 606 East Sunny Flowers Lane, Murray City, Utah.**
 - Mr. Hall said the request made by applicant Brandon Stringham was to amend a portion of the property that will become a residential development. A map was shown to view the small area currently zoned as A-1. Mr. Hall explained how the adjacent neighbor wishes to purchase the isolated portion of land and combine it with their own. Rezoning the triangular piece of ground creates no issues and would match it to the zone of the buyer that is R-1-8. He said the GP (General Plan) supports the request because the future land map predicts the entire area to be slated as low density residential. The planning commission reviewed the item on December 16, 2021; nearby property

owners who had no objections. The planning commission voted unanimously 6-0 to recommend approval to the City Council. Mr. Hall said all findings indicate that the amendment is in full harmony with the GP and causes no zoning problems for either property. Staff also recommended approval. The Council would consider the amendment during a public hearing at the February 1, 2022 council meeting.

- **Discussion on an ordinance related to land use; amends the General Plan from Neighborhood Commercial to Residential Multi-Family Medium Density and Amends the Zoning Map from C-N (Commercial Neighborhood) to R-M-15 (Residential Multi-Family) for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah.** – Mr. Smallwood said the request came from Brad Reynolds to facilitate a residential development once the smaller parcel is purchased. A map was shared to pinpoint both properties; the smaller parcel was previously proposed for a project that did not happen. Mr. Smallwood said the future land use map calls for the entire area to be zoned C-N which is why a land use map amendment is needed. The proposal for medium density housing would allow for up to 12 units per acre, heights of 40 feet and two and a half spaces for parking per unit.

Conceptual drawings were displayed. Results from the December 16, 2021 planning commission public hearing presentation were noted with no opposition. The planning commission voted 6-0 to recommend approval to the City Council. Mr. Smallwood discussed findings that were supportive of both the GP and Zone Map amendments and confirmed that staff also recommended approval.

Ms. Turner led a conversation about whether due diligence was properly done to ensure that the rezone would accommodate only what Mr. Reynolds proposed. She expressed concern that he could sell the property after the rezone. Mr. Smallwood assured her the change would help stabilize the nearby neighborhood and not devalue it. Ms. Turner asked the maximum units per acre for the proposed R-M-15 zone. Mr. Smallwood replied 65 units per acre. Mr. Hall agreed the change was significant, however the proposal would provide 27 affordable homes. Ms. Martinez appreciated the change regardless of who developed the land; she thought a new housing project made sense to help buffer the existing area that now felt disjointed. Council members would consider the item at the February 1, 2022 council meeting during a public hearing.

- **Discussion on the City Council's appointment of representatives to Boards and Committees.** – Ms. Martinez discussed boards and commissions positions to be filled for 2022. Council Members discussed and considered that District #5 was still vacant, so there was consensus that one position would be held until the new council person is sworn into office. Council Members would vote on the following proposed assignments at the February 1, 2022 council meeting:
 - Association of Municipal Councils – Diane Turner
 - CIP (Capital Improvements Program) – Pam Cotter and new District #5 council member.
 - Utah League of Cities and Towns, and Legislative Policy Committee – Rosalba Dominguez
 - Murray Chamber of Commerce Board – Pam Cotter
- **Reports from City Representatives to Interlocal Boards and Commissions**
 - WFWRD (Wasatch Front Waste and Recycling District) – Executive Director, Ms. Roberts gave a slide show to review the WFWRD mission statement and vision. She provided the current boundary map that reflected municipalities and towns that receive WFWRD service and the

location of processing centers in the Salt Lake Valley where waste is dumped after collection. She explained that unlike Murray, WFWRD is a customer of the Trans-Jordan Landfill so the cost to dispose of their waste is \$33 per ton; Murray City receives a reduced fee for being a member city of Trans-Jordan Landfill. Most of Murray is not serviced by WFWRD, so areas of service were noted between Holladay City and Cottonwood Heights; east of 900 East, following Van Winkle up to Highland Drive.

Ms. Roberts discussed WFWRD's additional services. Fees are assessed quarterly, and they are currently debt free, so a cash system is utilized to pay all expenses. In 2019 the name of the neighborhood cleanup program was changed from ACP (Area Cleanup Program) to SCRP. The SCRP (Seasonal Collection Reservation Program) is a more safe and effective reservation process that will operate like it has the last two years due to a staffing shortage. Ms. Roberts reviewed goals for 2022, and gave appreciation for Ms. Turner, who as a board member authorized salary increases to maintain existing staff.

- Association of Municipal Councils – No report was given due to the absence of Ms. Dominguez.
- ULCT (Utah League of Cities and Towns) LPC (Legislative Policy Committee). – Ms. Martinez provided upcoming ULCT conference information and reviewed a few legislative policies considered on the first day of the Utah 2022 Legislative Session. A helpful tool called the 'bill tracker' located on the ULCT website was used to focus her report on the following 'hot' bills that would affect Murray, as follows:

HB 0151	Retail Facility Incentive Payments Amendments
HB 0182	Local Health Department Order Amendments
SB 0110	Water as Part of General Plan

She stated several bills were related to water and lead testing in schools and childcare facilities.

HB 0085	Eminent Domain Amendments
HB 0123	Use of Force Revisions
SJR 0003	Joint Resolution to Terminate Public Health Orders Pertaining to Face Coverings

- Murray City Library – Ms. Fong said since early January 2022 the library began opening at 9:00 a.m. With concerns regarding the omicron variant, in-person attendance dropped, however the hold-pickup service remains busy for staff, for drive-up and bin service. She explained details about how last year the library was able to install a new drive through window system by using CARES Act funding that helped keep the library open and in good use.
- JRC (Jordan River Commission) – Mr. Sorensen noted that the JRC is made up of members from all of the cities along the Jordan River, state agencies and special districts. He and Mayor Hales serve as Murray's JRC representatives. All members work together to improve, restore, and revitalize the Jordan River Parkway. He talked about the on-line survey that was available six months ago to all citizens that was a questionnaire devised to help Envision Utah evaluate and

update Blueprint Jordan River. He encouraged Council Members to visit the Blueprint Jordan River website and read the draft report that resulted from the survey. He reviewed the top seven survey answers related to ranking priorities for the Jordan River Parkway that were water quality, maintenance and cleanliness, safety, restore and maintain natural areas, travel for commuters and bikers, recreation opportunities, and more education and signage. Mr. Sorensen reported the JRC would submit a grant request to the State of Utah for funding educational purposes and signage. If successful Murray would receive approximately \$10,000 to replace existing informational signs. The JRC is also hopeful that legislative measures would provide additional funding for more police patrol.

- CVWRF (Central Valley Water Reclamation Facility) – Mr. Astill reviewed that CVW is owned by seven entities; Murray City, South Salt Lake; and water and sewer improvement district facilities Cottonwood Heights, Mount Olympus, Taylorsville-Bennion, Granger-Hunter and Kearns. CVW is the largest sewer treatment plant in the Salt Lake Valley, serves a population of 800,000 and discharges 50 million gallons of water into Mill Creek and Jordan River. He discussed the status of the reconstruction project and said that over the last few years major improvements have lowered various costs to Murray. For example, projects in the Head-Works building, structural needs to better handle earthquakes, and air handling systems that make breathing safer for employees.

Mr. Astill said it was seven years ago when the most stringent federal regulations were implemented on the State of Utah, and inconsistent flow measurements for treating sewer water were discovered at CVW. That is why CVW hired a consulting firm to conduct a flow analysis study, where conclusions were made by both the consultant and CVW staff that corrections were needed to meet new guidelines. CVW entered into a consent agreement with the State to address discharge limitations to Mill Creek and Jordan River, and the plant was forced into reconstruction to be in full operation and compliance by 2025. Construction started five years ago prior to covid or supply chain issues when Murray's portion to pay for the upgrade was 7.9% and construction costs were \$250 million. Mr. Astill said due to current inflation the cost has shockingly escalated to \$370 million. Unfortunately this forces Murray to come up with an additional \$19 million to help finish the reconstruction by the deadline; and because the City's current rate structure cannot handle such a large cost increase it will be necessary to raise Murray's sewer water rates. Mr. Astill would report back to the City Council during a council meeting with a proposed plan about how sewer rates will go up gradually over a period of time.

Announcements: None

Adjournment: 5:28 p.m.

Pattie Johnson
Council Office Administrator III