



MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE Meeting Minutes

**Tuesday, April 5, 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
Pam Cotter	District #2

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Tammy Kikuchi	Chief Communications Officer	Marci Williams	Park Center Director
Sena Vick	Aquatics Manager	Rob White	IT Director
Kim Sorensen	Parks and Recreation Director	Joey Mittelman	Fire Chief
Danny Astill	Public Works Director	Craig Burnett	Police Chief
Brenda Moore	Finance Director	Jared Hall	CED Division Supervisor
Cameron Kollman	IT	Residents	

Excused: Rosalba Dominguez – District #3
Garry Hrechkosy – District #5

Conducting: Ms. Martinez called the meeting to order at 4:30 p.m.

Approval of Minutes: City Council Workshop - February 18, 2022 and Committee of the Whole - March 1, 2022. Ms. Turner moved to approve both sets of minutes. Ms. Cotter seconded the motion. All in favor 3-0.

Discussion items:

- **Ordinance amending section 12.24.180 of the Murray City Municipal Code related to fees for use of the Murray Park outdoor swimming pool.** – Mr. Sorensen discussed the draft ordinance which proposes a minor increase to daily admission fees for the Murray Park Aquatic Center, and a more substantial rise in cost for private party use. He said price increases were determined by comparing Murray Park fees with other public pools, and after the overall direct cost to the City for providing the rental service was reanalyzed. As a result, admission fees for youth and adults would see a \$1 increase; punch cards for youth and adults would increase \$10, but fees for seniors, children under age three and infants would remain the same. Because fees for renting the outdoor pool after-hours had not increased in over 10 years, the cost per hour for groups of 50 or less will jump from \$150 to \$450; and for any additional people (1-50) another fee of \$100 per hour would accrue instead of \$50. Mr. Sorensen said the new rental fee schedule would better cover the expense of staffing private

parties. He added that City employees are utilized for positions of supervisory, maintenance workers and lifeguards throughout the duration of any private party.

Ms. Martinez noted that membership to the Park Center included entrance to the outdoor pool. Mr. Sorensen confirmed the cost for Park Center membership would remain the same for now which includes outdoor pool use. Ms. Turner thought the City had been underselling the rental of the outdoor pool for some time. Mr. Sorensen agreed the increase should have occurred before now. Ms. Martinez said she had researched other pool rental prices and some of those fees were between \$400 – \$900 per hour depending on the location. Mr. Sorensen noted that the Parks Advisory Board discussed the increases that resulted in unanimous favor; the Council would consider the ordinance at the April 19, 2022 council meeting.

- **Ordinance enacting Section 12.24.135 of the Murray City Municipal Code relating to trespassing on golf course property.** – Mr. Sorensen explained the proposed ordinance was to prevent trespassing on the Murray golf course. The reason is due to the discovery of a personal gate that was installed in a residential fence that borders the golf course. The citizen was accessing the golf course privately after hours. Murray City Golf Superintendent, Mr. Carruth spoke to the citizen who is now in compliance and will no longer use the gate. The hope is that the ordinance will prevent other citizens from doing the same to their bordering fences and that it will provide a clear understanding that access to the golf course without permission is not allowed.

Ms. Turner asked if the City had existing trespassing ordinances that covered all City properties including the golf course. Mr. Sorensen said there were none. Mr. Critchfield explained State Law trespassing ordinances that require either posted signs or secure fencing to enforce the no trespassing statute. He clarified that the proposed ordinance was necessary for the City because all fencing around the golf course does not belong to Murray; fencing belongs to residents whose homes were constructed before the golf course was developed.

Mr. Sorensen confirmed there was no need to add signage for the proposed ordinance. Mr. Critchfield explained the City has posted clear signage in all of Murray City parks that indicate specific visiting hours, so using the park after a certain timeframe is a violation. Ms. Cotter wondered if the residents near the golf course would be notified by letter about the ordinance. Mr. Sorensen said no, but if another gate incident occurred City staff would address that situation also. Ms. Martinez asked if other trespassing instances occurred by rough trespassers on foot; and did any situation involve police. Mr. Sorensen said it has happened, but it is not a common problem.

- **Ordinance amending Sections 17.144.020 and 17.144.030 of the Murray City Municipal Code relating to permitted and conditional uses in the G-O (General Office) Zone.** – Mr. Hall stated that the proposed changes would only affect permitted and conditional uses in the G-O zone and not the standard requirements like buffering, setbacks, and height. He referenced the zoning map to point out where G-O zones are located throughout Murray and explained the intention is to help provide a wider variety of general office uses. Staff became interested in adjusting permitted and conditional land uses after they discovered vacant office inventory of 50% to 60% in most of the City's existing G-O building stock.

He compared the newer Professional-Office zone, which is more permissive and intense, with the G-O that is a more suburban area with smaller buildings constructed in the 1960s to 1990. Many office

buildings struggle with occupancy because older buildings have less than modern interior floor plans and design. The hope is that proposed changes will help repurpose buildings and ensure viability to keep good tenants for a longer period of time.

Proposed changes include moving beauty and barbering services and portrait photography from conditional use to permitted uses. Add commercial photography, shoe repair, massage therapy, life coaching, direct mail, advertising offices and watch and jewelry repair to permitted uses. And add locksmiths, camera and musical instrument repair, dry cleaning and body art and tattoo studios to conditional uses, which has not been allowed before.

He noted that after hearing the proposal, the planning commission voted 6-0 on February 17, 2022, to forward a recommendation of approval to the City Council. He confirmed findings that support the objectives in the General Plan and are consistent with the purpose of the G-O zone and the Murray Land Use ordinance. Staff also recommended approval.

Ms. Turner shared thoughts about locating body art and tattoo studios in G-O areas, and concern about tattoo shop signage near residential areas. Mr. Hall said tattoo businesses were placed in commercial developments and industrial zones in the past, but the profession has changed drastically over the last several years which was why staff favors having them in G-O. Currently, they are seen along State Street, in newer retail developments and in the Murray City Center District and Mixed-Use zones. He said in the G-O they would operate differently from those located on State Street because G-O City Code would limit hours of operation, appearance, and location of signs. The conditional use process would provide control to keep tattoo businesses unobtrusive in G-O areas. Ms. Cotter asked if dry cleaning businesses would only be for dropping off and picking up. Mr. Hall confirmed the actual dry-cleaning process would not occur in G-O office buildings. Ms. Martinez appreciated flexibility added to G-O which would help keep older office buildings thriving longer.

- **Resolution authorizing the execution of a renewal of the agreement for auditing services with HBME, LLC.** – Ms. Moore said HBME has been the City's internal auditor for the last three years. Originally HBME was selected in 2019, the contract was approved by the City Council and includes a two-year renewal option after three years. The contract is set to expire in June, so Ms. Moore requested an extension of the contract for another two years. She said after three years Mr. Wood is very familiar with the way she oversees and organizes the City's finances. Mr. Wood assists with financial statements and provides forms and formats regarding the budget process, so continuing with HBME would make the next two budget cycles a quick and easy process.

Ms. Moore explained after this two-year extension, the selection process for a new auditor would begin in December 2023. She acknowledged a slight increase in some of the fees, but most other charges would remain the same.

Ms. Turner stated she thought HBME had done a good job for the City. Ms. Cotter thought there was value in having a good relationship with Mr. Wood who would also undergo an audit for his work; and with no indication of concern from Ms. Moore, the City should continue with HBME. Ms. Martinez agreed.

- **Resolution establishing the spending plan framework for the City's allocation of American Rescue Plan Act (ARPA) funds and electing the standard allowance under ARPA for the reduction in revenue**

due to the COVID-19 Public Health Emergency. – Ms. Moore reported that in response to the pandemic the City would receive a total of \$5,789,356 from the Coronavirus State and Local Fiscal Recovery Fund. As she prepares the FY 2023 budget, she would need to include how ARPA funds would be spent. Suggested allocations were previously presented to Mayor Hales, who agreed to the proposed spending plan.

Because ARPA money can only be spent in certain ways on specific things, she clarified eligible use categories which are public sector revenues, public health and economic response, premium pay for essential workers, and water, sewer, and broadband infrastructure. She explained guiding principles for spending ARPA funds because funding is for one-time money to be used on one-time expenditures. Funds should be used on long lasting projects and use of funding should be simple and easy to understand and track. The use of funds should benefit as many citizens as possible, whether directly or indirectly. Money should not be programmed for anything that would create ongoing expenses. As a result, the following proposed outline for spending was presented:

- \$1,000,000 to improve the City's wastewater system
- \$1,000,000 to improve the City's stormwater system.
- \$3,700,000 would be classified as lost revenue and allocated to the CIP (Capital Improvement Projects) Fund.

Mayor Hales said allocating ARPA money to the CIP would fund many projects that benefit all citizens in some manner. Ms. Moore agreed and asked if there was additional input from the council who would consider the resolution during the April 19, 2022 council meeting.

- **National League of Cities Conference Reports.** – Ms. Martinez, Ms. Cotter and Ms. Turner shared their experiences and learning opportunities gained from attending the 2022 NLC Conference held in Washington. D.C.

Adjournment: 5:28 p.m.

Pattie Johnson
Council Office Administrator III