

## MURRAY MUNICIPAL COUNCIL

### COMMITTEE OF THE WHOLE

Meeting Minutes

**Tuesday, March 7, 2023**

Murray City Center - 5025 South State Street, Conference Room, Murray, Utah 84107

#### **Attendance:**

##### Council Members and others:

Phil Markham – Vice Chair	District #1
Diane Turner	District #4
Pam Cotter	District #2
Rosalba Dominguez	District #3
Garry Hrechkosy – Chair	District #5

Doug Hill	Mayor Pro Tem/CAO	Jennifer Kennedy	City Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Brooke Smith	City Recorder
Amanda Hughes	Boys and Girls Club	Kim Fong	Library Director
Brenda Moore	Finance Director	Bruce Turner	Murray Power Operations Mgr.
Rob White	IT Director	Ben Gray	IT
Anthony Semone	NeighborWorks	Ben Trentelman	Afterschool Network
Loran Pasalich	Murray Chamber of Commerce	Citizens	

**Conducting:** Council Member Hrechkosy called the meeting to order at 4:45 pm.

**Approval of Minutes:** Committee of the Whole – February 7, 2023

Council Member Markham moved to approve, and Council Member Cotter seconded the motion.  
All in favor 5-0.

#### **Discussion Items:**

- A resolution authorizing an Interlocal Agreement between the City and the Board of Education of the Murray City School District regarding the conveyance by the City of real property on which the City will continue to own, operate, and maintain the Murray City Library. And;
- A resolution authorizing an Interlocal Agreement between the City and the Board of Education of the Murray City School District to provide for a ground lease of property owned by the Board of Education of the Murray City School District located at 166 East 5300 South. – Mr. Critchfield explained how the City entered into a ground lease agreement with the Murray City School District in 1990 to build the existing Murray Library. Because collateral was required to secure bonding for the development, the City approached the school district about owning the land it currently sits on long enough to pay off the bonds. The school district agreed which initiated the ground lease and conveyance of the land to the City. Currently, the City technically owns the land and the library building. The original idea was for a 50-year lease and a 50-year extension to lease the ground. This meant if the City ended the lease before the first 50 years, the City would pay any amount due on the building; and if the school district terminated the agreement before 2041, the school district would pay for the building.

The school district was notified in 2013 that the bonds were paid off, which was when the school

district first expressed a desire to have the land back. That discussion was placed on hold when construction of the new Hillcrest Junior High school building began and the redevelopment of all their surrounding properties was underway. With all that completed now, the school district would like the City to convey the land back to them to honor the agreement. To do so the Council would consider two proposed resolutions. One to convey the land back to the school district through an agreement and quit-claim deed and another to enter into a new ground lease. Both would be accomplished at the same time.

Mr. Critchfield said there is 19 years remaining from the first term of 50 years, and there is still the option to extend for another 50 years, which the school district approved of. Ms. Fong said the school district could ask the City to vacate the property in 2036, due to the 5-year advance notice requirement. Mr. Critchfield stated if the City was asked to vacate before 2041, the school district would have to pay the City for the building. Ms. Fong believed the school district would terminate the agreement sooner, so finding a new location felt urgent to the library board who preferred a City-owned library on City-owned property.

Mr. Hill noted suggested options for relocating the library on Murray City property but confirmed there was nowhere suitable to be found. The library could not be constructed in Murray Park due to past federal funding and permitted land use regulations. The Murray Early Education Center site was too small and the Redevelopment Agency property at Block One and the existing city hall site did not allow the use either.

Mr. Markham thought the matter was not urgent since the current savings plan could continue for 12 more years and there was plenty of time to plan for construction. Ms. Fong said the problem was finding available land in 12 years, so the hope was to find designated land now that could be earmarked for construction later. Mr. Markham agreed the situation was difficult. Ms. Dominguez agreed the opportunity to locate a new library along State Street was missed and she feared there would be no place to go in the future. Mr. Hrechkosy thought someday a new community center could include a new library and a new senior center to benefit all.

- **A resolution approving the donation of City services and/or nonmonetary assistance to the Navajo Tribal Utility Authority's "Light Up Navajo" initiative project.** – Council Members learned from Mr. Turner that the power department would like to participate once again in the mutual aid project called Light Up Navajo. Mr. Turner recapped about the initiative and discussed how Murray Power first participated in 2019 to help supply power to 14 homes where people had never seen electricity before. Due to pandemic restrictions, a visit to the reservation has not occurred since. With all restrictions now lifted the request is for five employees to travel from June 17, 2023 to June 24, 2023 and work with other utility crews from all over the Country. The estimated cost is \$41,100 and the Council would consider the request during a public hearing on March 21, 2023.
- **Report from the Boys and Girls Club.** – Ms. Hughes reviewed the mission of the Club, discussed budgetary information, and provided an end of year report for 2022. She reviewed all related matter

about attendance totals, Murray schools that are served, various specialized programs offered and those outcomes; social and emotional initiatives, club and family events, volunteer and staff details, goals for the future and other important statistics. Future needs and expansion plans were noted. She appreciated Murray City's partnership and annual donation of \$100,000 that benefitted the Murray Boys and Girls club location overall which is the largest organization and site in the Greater Salt Lake area. She gave a detailed review about the Murray location's operating budget for fiscal year 2022-2023.

Ms. Turner requested detailed staffing information. Ms. Cotter asked budgetary questions, compared revenue from other government grants and covid funding with the total cost of capital projects and noted capital project reserves.

Ms. Turner noted 53% of students were Murray residents and asked from what other cities did children attend and if those cities provided funding. Ms. Hughes confirmed enrollment included a vast areas from Cottonwood Heights, Sandy, and Midvale to Taylorsville to Kearns. She confirmed that other municipalities without a physical club location were not financial contributors to the Murray Club.

Utah Afterschool Network, Executive Director, Mr. Trentelman, explained how the organization supports over 200 afterschool programs throughout the State and how they help to ensure that all tax payer funds are well invested in high quality afterschool programs. He agreed many students who attend the Murray Club live in other cities but have parents that are employed in Murray. There are only three after school clubs in the Salt Lake Valley, Murray Boys and Girls Club, the Midvale Boys and Girls Club and the YMCA, so the Murray Club absorbs most of the need. He discussed a salary study that occurred state wide of afterschool programs to confirm that wages are highly competitive. Programs are intentionally designed for higher quality education that support academic and behavioral needs. He praised the financial support that comes from Murray City to the Murray Boys and Girls Club and shared other statistics from the National League of Cities and Towns that highly support afterschool programs nationwide.

**Adjournment:** 6:07 p.m.

**Pattie Johnson**  
**Council Office Administrator III**