

**MURRAY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE**

Meeting Minutes

Tuesday, October 3, 2023

Murray City Hall, 10 East 4800 South, Poplar Conference Room, Murray, Utah 84107

Attendance:

Council Members and others:

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

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Greg Bellon	Power Director	Pattie Johnson	Council Administration
Tammy Kikuchi	Chief Communications Officer	Brooke Smith	City Recorder
G.L. Critchfield	City Attorney	Joey Mittelman	Fire Chief
Russ Kakala	Public Works Director	Phil Markham	CED Director
Jeff Puls	Fire Marshal	Loran Pasalich	Murray Chamber
Jenn Kikel-Lynn	Murray Chamber	Matt Gibbons	Murray Chamber
Matt Youngs	Assistant Power Director	Rob White	IT Director
Isaac Zenger	IT	Citizens	

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

Approval of Minutes: Committee of the Whole – September 12, 2023. Council Member Dominguez moved to approve, and Council Member Turner seconded the motion. All in favor 5-0.

Discussion Items:

- **An ordinance amending the GP (General Plan) and Zoning Map from R-1-8 (Residential Single-Family) to R-M-15 (Multiple-Family Medium Density Residential) for the properties located at 770 and 780 West 5300 South and 845 West Clover Meadow Drive.**

Murray City Planner Zach Smallwood said the property owner made the request to rezone the area with hopes to redevelop. An aerial map was displayed to point out 2.9 acres along 5300 South that is currently zoned for low density single-family residential. He said the Murray Planning Commission supported the change because it aligns with Initiative #3 in the GP (General Plan), which is to provide livable and vibrant neighborhoods away from an existing single-family neighborhood and to create a range of housing types. He noted the Future Land Use Map to confirm that a mix of housing types could be provided by changing the current designation to medium density. Staff also supports the rezone because the Utah Department of Transportation allowed access to the area from 5300 South. Future residents would enter a new neighborhood by turning right off 5300 South; and would exit the property by only a right turn.

Staff felt the proposal to provide 35 housing units at the location is a great use of a vacant property and GP planning strategies for improving land use and urban design would be achieved. Several strategies were outlined to confirm that revitalization objectives would be met in the moderate-income housing section of the GP. He compared the existing lot requirements to the proposed R-M-15 zone, noted that public notice was given about the proposal, and reported few were in opposition at the public hearing. The planning commission voted 6-0 with a positive recommendation to the City

Council.

- **An ordinance amending Section 3.10.110 of the Murray City Municipal Code relating to the Procurement Code and the rules governing minimal and small purchases.**

City Recorder Brooke Smith said her goal to improve efficiencies, leverage buying power for City employees and adapt to market changes while maintaining transparency, was the reason she proposed to change the City's existing procurement Code.

Ms. Smith reviewed past and current procedures for making minimal purchases for things like operational supplies, professional services, construction work, building improvements, public works projects and Class C Road projects where the intention was to find the best value. It was noted that thresholds were increased in 2014 and 2017, but with significant inflation that started 10 years ago, combined with the pandemic, she and employees feel the \$5,000 limit is no longer sufficient. She believed an increase would help make reasonable purchases easier when avoiding the procurement process.

She compared City and State procurement Codes; reviewed all procurement options available to the City and shared a graph to reflect that inflation and cost of living expenses have affected buying power negatively. It was noted that since 2001 inflation soared the highest in 2022 and dollar values of 2001 were noted much less than today's dollar value. Ms. Smith discussed historical spending patterns. She reported cost increases where water meters increased by 118%, copper and brass parts up 61%, fire hydrants up 79%; and copper and brass tubing increased 48%. Pipes and valves inflated by 41% and other items related to water like meters, supplies, chlorine, fluoride, and wellhead maintenance rose as much as 598%; wastewater supplies saw inflation soar as much as 954%.

Ms. Smith conducted market research to support her proposed threshold increases and suggested for Murray City's no procurement necessary policy regarding operational and construction supplies and nonprofessional services purchases, the existing minimum of \$5,000, should be raised to \$10,000. She felt \$10,000 would be sufficient but would not argue with an increase to \$15,000, which would ensure another increase was not needed in five years.

Mr. Hrechkosy asked about raising the amount to \$25,000 for minimal purchases to give employees more ability to purchase supplies easier. There was consensus that \$25,000 was reasonable.

City Attorney G.L. Critchfield said efficiency and making money are related to the private sector and the City is totally different because the focus should be about accountability. The idea is not to make it easier for employees to make purchases, but to enforce transparency. He would support Ms. Smith's proposal of \$10,000 for now, with monitored outcomes, but the goal should not be to make spending simple. He stressed that showing transparency and accountability should be the goals of City Code, and he expressed concern with raising the amount to \$25,000 for minimal purchases without procurement.

Ms. Smith said in speaking with employees, they feel a limit of \$15,000 would reduce buying challenges even more. Mr. Critchfield appreciated employee input, but said the matter was not a straw poll to be surveyed by employees for making purchasing easier. The City's procurement code should not be compared to the State, so he advised not going above \$10,000 which should be reevaluated in a few years. He said the competitive bidding process to get the best price, did not mean

finding the easiest or quickest choice because that process is not the most accountable. There was new consensus.

- **A resolution approving the appropriation of money for corporate purposes based on findings pursuant to Section 10-8-2 of the Utah Code.**

City Council Executive Director Jennifer Kennedy confirmed that more time was given to the Council to review the applications. Current request amounts from the organizations were reviewed, and she provided a five-year historical monetary appropriations list reflecting amounts that organizations were given in past years. Results from the Bonneville research report were also reviewed, which concluded that the appropriations proposed to the non-profit entities were appropriate to accomplish the City's goals and objectives. Council Members proceeded to review the application requests for:

- Murray Symphony: \$2,500
- Murray Concert Band: \$2,500
- Ballet Center Utah: \$3,000
- Boys and Girls Club: \$100,000
- Murray Greenhouse Foundation: \$25,000
- Miss Murray Organization: \$14,000
- Murray Chamber of Commerce: \$60,000

After lengthy discussion, it was decided that Ms. Kennedy would reach out to some applicants about presenting a five-minute overview during the public hearing on October 17, 2023. Presentations should confirm what services they provide, what benefit there is to City residents, and how funds would be spent. Council Members concluded that the Boys and Girls Club and the Murray Chamber of Commerce would be asked to provide more information regarding current salary budgets. They would also need to review how Murray would benefit from requested donations. There was consensus that both entities were valuable to Murray City. The Miss Murray Organization would need to come prepared to explain why there was a significant increase from previous years.

Mr. Critchfield reminded Council Members that applicants need only to explain how the community benefits from a donation. Ms. Cotter expressed concern about tax payer money being used wisely. Mr. Hrechkosy said understanding the makeup of giving to organizations like the Chamber of Commerce was important. Ms. Dominguez agreed transparency would be helpful, but growing businesses in Murray was equally important. Ms. Turner believed the City needs to understand where funding is going and questioned the conclusion statement in the study related to improving blighted areas. Mr. Hrechkosy noted that financial requests could be amended during the public hearing on October 17, 2023, should any amount need to be adjusted.

Adjournment: 6:00 p.m.

Pattie Johnson
Council Office Administrator III