

MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE
Work Session Minutes of Tuesday, July 9, 2024
Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Tony Semone	NeighborWorks of Salt Lake
Ben Gray	IT	Russ Kakala	Public Works Director
Ben Ford	Wastewater Superintendent	Nick Haskin	Fire Department
Kim Sorensen	Parks and Recreation	Elvon Farrell	Economic Development Specialist
Craig Burnett	Police Chief	David Rodgers	City Planner
Phil Markham	CED Director	Zac Smallwood	Planning Manager
Brooke Smith	City Recorder	Citizens	

Conducting: Council Chair Cotter called the meeting to order at 4:45 p.m.

Approval of Minutes: Committee of the Whole – June 4, 2024

Mr. Pickett moved to approve, and Mr. Hock seconded the motion. All in favor 5-0.

Discussion Items:

An ordinance amending the General Plan to adopt the Murray North Station Area Plan (Continued from the June 18, 2024 Committee of the Whole) – Christine Richman, Economic Planner and Principal at GSBS Architects, said Phase One of redevelopment would begin at the central core area where planning measures would be applied over the next five years. She discussed the framework of redevelopment involving elements like quality of life, safety, land use changes, connectivity, livability and urban design. She pointed out the proposed location of housing projects, ground level retail and restaurant opportunities, public spaces and new destinations. Surface parking and parking garages are proposed on Main Street to address the need for year-round community gathering spaces for both indoor and outdoor activities.

The plan suggests replacing an existing foam factory with two affordable housing projects to open up circulation and remove a dead end. Ms. Richman said although empty commercial spaces still exist within Fireclay, the plan suggests that a small-scale grocery store or indoor farmers market be located on the west or east corner of Main and 4500 South, beneath mixed-use housing. Both parcels noted are owned by Utah Transit Authority, Salt Lake County and others. She located proposed parks and greenways where shade and tree cover would be increased. She discussed diversity housing which includes ownership housing opportunities noting that all new housing would implement the standards of Crime Prevention Through Environmental Design, which she outlined in detail for improving safety.

Mr. Pickett said both corner parcels at Main Street and 4500 South are not for sale. Zac Smallwood, Planning Manager agreed it would take working with stakeholders to get them engaged in the vision. He explained that the identified location for a store on 4500 South is more visible and viable as opposed to having it buried within Fireclay. Staff would be working to build relationships with Salt Lake County property owners and others to help educate them and provide understanding about what cities prefer. The store location could be placed elsewhere if suggested areas did not work out, clarifying that the NSAP (North Station Area Plan)

does not dictate or mandate what a property owner will do, but explains how cities would like them to cooperate.

He said the plan gives Murray and Millcreek a shared vision of what they need to work on. He felt Murray citizens in the area have been failed by the City because the Transit-Oriented District was not functioning as it should and it was Murray's responsibility to fix it.

Ms. Richman said once both Murray and Millcreek adopt the plan the Wasatch Front Regional Council would certify the plan, allowing staff and appointed officials to follow up on implementation steps. Mr. Smallwood said the NSAP would unfold over the next 20 years, and during the first year, the first step is to improve green spaces and greenways.

An ordinance amending the Zone Map from R-1-8 (Low Density Single Family) to R-2-10 (Medium Density Residential) for the property located at 1151 East 6600 South. Zac Smallwood said the request was to change the zone to allow for a twin home. Property owners would like to construct a second home on the parcel. It was noted that property owners would work with a ditch company to address the canal that exists on the land where property owners have water shares.

Reports from Interlocal Boards and Committees:

- Central Valley Water – Wastewater Superintendent Ben Ford said the budget was looking good at mid-year coming in underbudget at 44%. The fiscal year 2024-2025 budget process was underway, which will be reviewed in September 2024 and considered on October 14, 2024. As part of the budget, tipping fees for aquatic drones will increase two cents, from seven cents up to nine cents per gallon. To complete the rebuild project and as construction continues, one more bond will be issued in December 2024 or January 2025. The amount could range between \$55 million and \$80 million and they are considering various measures to lessen bond payments.
- Chief Administrative Officer Doug Hill reported on four agencies:
 - VECC (Valley Emergency Communication Center): Mr. Hill said the 911 call service went live with the Utah Highway Patrol, which means VECC is now working with all Salt Lake County agencies except for Salt Lake City and Sandy City. New hires include a new executive director and a new deputy director of finance and administration. With the recent split of the Salt Lake City sheriff's office, from the Unified Police Department, VECC continues to work out challenges related to what entity is responsible for specialized services. VECC is now answering 96% of 911 calls in 20 seconds or less, above the State mandate of 95%.

Ms. Dominguez stepped out of the meeting (5:40 p.m.).

- Metro Fire: Nothing to report

Ms. Dominguez returned to the meeting (5:42 p.m.).

- UTOPIA (Utah Telecommunications Open Infrastructure Agency) and UIA Utah Infrastructure Agency): Mr. Hill said Murray City received a \$540,000 repayment from UTOPIA. The repayment is for the initial 30-year bond that occurred with other original UTOPIA cities. Murray would still pay \$2 million per year on the debt service for about 18 more years. UTOPIA's fiscal year 2025 budget was approved, including a \$4 per month increase for internet service providers and the hiring of four new full-time employees. By the end of June about 186,000 addresses were added, but only 65,000 are active subscribers. They anticipate approximately 800 new subscribers per month moving forward. Construction in West Haven is almost complete, Bountiful continues construction and several other cities are interested in partnering with UTOPIA/UIA. Mr. Hill shared that Murray City's current take

rate is 30% for residential customers and 27% for businesses.

- Council Of Governments: Mr. Hill said TRCC (Tourism, Recreation, Culture, and Convention) funding opportunities are now available to cities in Salt Lake County. Murray would not be eligible to receive TRCC money this year because the City has already reached the limit of three ongoing projects. The Salt Lake County Winter Overflow Shelter Task Force is currently looking for 1,000 extra beds for the coming winter. The hope is to find facilities that can be open 24 hours a day during winter months. Mr. Hill said current legislation requires Murray and other Salt Lake County cities to participate on the task force, so Mayor Hales is the acting representative this year. After three months of searching, so far Sandy City offered a potential facility, West Valley City could open a city building used last year for sheltering and Millcreek could provide a space if needed. State Legislation also mandates that if mayors of Salt Lake County cannot provide enough beds, the State will step in and decide what facilities will be used for the homeless. He noted that the deadline to find new shelters is August 1, 2024 and all existing homeless shelters would still be open.
- Wasatch Front Waste and Recycling District – Mayor Hales shared that WFWRD (Wasatch Front Waste and Recycling District) is working to comply with Utah State House Bill 107. The bill requires cities and districts to publish the tonnage of recyclable material collected by a city's hauler. The City must also provide a link to the annual report showing where the recyclable material is taken. A new app called Recycle Right has been developed to help people understand what can and cannot be recycled. He said WFWRD now serves close to 3,000 homes in Murray; and that during the month of May, WFWRD delivered 246 containers to residents for cleanup projects.

An ordinance amending Section 2.62.120 of the Murray City Municipal Code relating to Employee Holiday Vacations. Adam Hock presented his proposal to make Christmas Eve a full day off, paid holiday. He explained that if Christmas Eve falls on a weekend, employees would still take the holiday by having a four-day weekend. The budget impact would be approximately \$30,594 per year.

Ms. Cotter said Murray was outstanding compared to other cities by giving 14.5 days off per year, which includes two floating holidays noting that many cities range from 11-13 paid holidays per year with only one floating day. She expressed concern about legislative perception, spending additional money noting that each year employees receive a Christmas luncheon, a \$100 Christmas bonus and usually a Cost-of-Living Adjustment. Mr. Pickett agreed Murray is the current leader in Salt Lake County by granting the most days off to employees. He said the expense would expand the budget during a time when the City should be contracting and noted a proposed property tax increase this year due to the financial shortfall. Ms. Turner did not feel the increase of \$30,000 was significant.

Mr. Hock shared that in past years a sitting mayor would verbally grant Christmas Eve off, however, the former mayor decided that because the procedure was not codified, it would no longer be granted as paid time off. To make a compromise, four years ago, the Murray City Council approved Christmas Eve as a half-day holiday for all employees. He said the proposal would bring the Christmas Eve holiday back to a tradition the City once had. A discussion followed about how employees have freedom to use floating or vacation time if desired, and that some employees might not celebrate Christmas.

Mr. Pickett reiterated he did not feel comfortable budgeting the cost when the budget should be tightened. Ms. Cotter agreed, noting inflation concerns. Ms. Dominguez believed the additional time off could help in retaining staff. However, she felt that some employees might celebrate different religious holidays or have different family obligations not falling on Christmas Eve. Ms. Turner said it was important to show appreciation in this way to help and encourage staff. Mr. Pickett pointed out that Murray is already the

highest in the County for paid holidays which shows that employees are valued. He believed that by staying within a reasonable limit, the Council would demonstrate to citizens their careful and prudent use of public funding. He noted that Murray also provides the highest number of floating days.

A resolution approving two Purchase and Sale Agreements involving the City and Salt Lake County ("County") for the joint acquisition of certain real property located at 1193 West Winchester Street, Murray, Utah and 1130 West Saddle Bluff Drive, West Jordan, Utah to be used as public park property.

Before the presentation, Mr. Hock and Mr. Pickett disclosed their employment with the LDS Church and clarified that they had no knowledge of or involvement in the proposed transaction to sell LDS property to Murray City. City Attorney G.L. Critchfield confirmed that State law mandates a disclosure from any employee of an entity that does business with the City.

Mr. Critchfield explained that the City Council, through an ordinance, established a policy for property acquisition. Under this policy, if the City is interested in purchasing available property, the mayor has the authority to proceed without needing Council approval. This purchase is handled differently because it includes Salt Lake County as a joint owner, that is viewed as an interlocal agreement requiring Council consideration. This proposed purchase is in the initial stages, and if approved by the City Council, the agreement will be submitted to the County for consideration. If the County also approves, the LDS property will be sold as jointly owned property.

Mr. Sorensen said Murray initially made an offer to purchase both parcels of property that was accepted. Since one parcel is in West Jordan, Mayor Hales reached out to the West Jordan mayor, who said West Jordan would be willing to purchase the property, with the agreement that later Murray would annex the property and purchase it from West Jordan. That didn't make sense, so Murray made the decision to purchase both parcels of property.

Mr. Sorensen said knowing the property could benefit many others he contacted Salt Lake County to see if they had interest in purchasing the property with Murray City. Salt Lake County was willing to pay for half the property and half of all costs because their Master Plan involves improvements to the Jordan River Corridor. He said moving forward Murray and Salt Lake County agree on developing the area to match Winchester Park by adding a parking lot, grass, a small park and restrooms near the trail head. Conversations will continue about who will maintain the property.

Mr. Sorensen would return to review the arrangements and the proposed agreement once the land is purchased. Ms. Turner asked if the West Jordan property would be annexed into Murray City. Mr. Sorensen confirmed it would. Ms. Cotter asked what money would be used to purchase the Murray parcel. Mr. Sorensen said revenue from Park Impact Fees. Ms. Cotter inquired about the hazardous materials study. Mr. Sorensen said once the land is appraised, Murray would pay half of the study costs which the County would oversee.

Adjournment: 6:24 p.m.

**Pattie Johnson
Council Office Administrator III**