

**MURRAY CITY MUNICIPAL COUNCIL  
COMMITTEE OF THE WHOLE**

Work Session Minutes of Tuesday, March 18, 2025

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

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**Attendance:**

**Council Members:**

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Scott Goodman	District #3
Adam Hock	District #5 – Council Vice-Chair

**Others:**

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Joey Mittelman	Fire Chief
Chad Wilkinson	CED Director	Rob White	IT Director
Kim Sorenson	Parks and Recreation Director	Russ Kakala	Public Works Director
Hal Luke	Murray Senior Center	Matt Youngs	Power Department
Erica Brown	Parks Marketing Specialist	Ben Gray	IT
Craig Burnett	Police Chief	Bruce Holyoak	Parks Superintendent
Jeff Pulls	Fire Department	Brooke Smith	City Recorder
Steve Olsen	Fire Department	Brenda Moore	Finance Director
Joey Mittelman	Fire Chief	Zac Smallwood	Planning Manager
Elvon Farrell	Economic Development Specialist		

Excused: Diane Turner – District #4

**Conducting:** Council Chair Cotter called the meeting to order at 4:30 p.m.

**Approval of Minutes:** Committee of the Whole, February 18, 2025. Mr. Goodman moved to approve, and Mr. Hock seconded the motion. All in favor 4-0.

**Discussion Items:**

- **Murray Senior Recreation Center Report.** Murray Senior Center Board Member Hal Luke gave a presentation to share why the Murray Senior Center was so popular. He compared it to 18 other senior centers in Salt Lake County by highlighting cost, healthy lunches, various exercise and educational programs, recreational activities, and noted the central location of Murray.
- **An ordinance amending Section 13.40.050(D) of the Murray City Municipal Code changing fees in the Murray City Cemetery.** Parks Superintendent Bruce Holyoak said fees for the Murray Cemetery had not been raised in a long time. After making comparisons to other cities he found that Murray pricing was much lower than most cemetery fees. Mr. Holyoak reviewed the proposed price increases for both residents and non-residents for various grave openings, disinterment, niches, niche engraving and overtime on Saturdays and weekday services after 3:00 p.m. He noted only infant size lots were available. Mr. Holyoak confirmed that fee increases were due to rising labor and equipment costs and to match Murray's pricing with other cemeteries. He also confirmed that infant-size graves would still be opened, niches would continue to be installed, and double-depth grave openings would still require labor. Parks Director Kim Sorenson confirmed that the cemetery does not generate revenue, the General Fund would continue to subsidize it and the perpetual care account did not cover annual expenses.
- **Presentation on the Love Murray campaign.** Murray City Marketing Specialist Erica Brown said the

Love Murray campaign was underway to ensure success and community engagement at the Murray Museum, the Murray Armory and Murray Theater. Ms. Brown shared three newly designed logos for each facility and noted community partners who assisted with creating campaign ideas. She discussed in detail the visual identity of each Murray facility, shared a draft rental brochure for the Armory that would hold a ribbon cutting on June 2, 2025 and noted the tentative date as July 3, 2025 for opening the Murray Theater. A draft landmark map was reviewed that highlights Murray's waterways, historical areas and city businesses, meant for encouraging residents to visit all Murray amenities. Mr. Pickett suggested adding the Jordan River Trail and the Murray Nature Center to the landmark map. Photos were shared to explain how students engaged in brainstorming to create other campaign ideas. Mr. Hock asked why art pieces would only be temporary and if participating artists would be compensated. Ms. Brown confirmed the Love Murray campaign was intended for promoting three restored historical buildings in Murray, which did not include installing permanent art pieces.

- **Bond Parameters Resolution for the Power Department.** Finance Director Brenda Moore said the reason the Murray Power Department requested a bond was to fund system upgrades and maintenance projects. She provided a list of proposed projects totaling \$18.7 million, noted they must be completed within three years and compared funding reserves with bond money to the projected cash flow without bond money.

Ms. Moore said without a bond, projected cash flow would be depleted by February 2027, which would happen if all proposed projects were completed in combination with a projected growth rate of 2.5% or fee increase. This scenario would also place Power Fund reserves below the City's ordinance requirement.

She explained another concern without a bond by reviewing the crisis in 2023 when an extra \$12 million was spent within two months to purchase natural gas from the energy market. Ms. Moore said if this were to happen again, the City would have to turn to rate payers to cover the entirety of the crisis because now there would be no cash to cover it.

Ms. Moore said that with bond funding the same projects could be completed with the same 2.5% growth rate or fee increase, but Power Fund reserves could be kept above the required amount until 2032. She said the debt service calculation would be included in cash flow projections allowing time to get all projects completed by 2032 when projections indicate a dip in cash. The Power Department would work to complete a master plan that would help with decisions to avoid going negative again by 2032. Ms. Moore said bond proceeds would just be providing cash.

Ms. Moore discussed the phases of the financing process. She presented the bond parameters which are for a maximum par amount of \$25 million, a maximum interest rate of 6.50%, a maximum term of 30-years, a maximum discount of 2%, and designated the officers as the mayor, mayor pro tem and finance director.

Ms. Cotter asked why the penstock had to be relined again and if all upgrade projects were needed immediately and what was the Sandy Siphon project. Ms. Moore said the penstock was relined incorrectly the last time it was done and delaying projects could present negative consequences like exposing machinery to elements if the \$1.5 million building wasn't constructed. If 30 year-old transformers at the Central substation are not replaced, damage and power outages could result due to shifting ground beneath them.

Power Manager Greg Bellon said all proposed projects were necessary. The power department has tried to be conservative in budget spending and bond funding would provide investment well into the

future. He agreed the requested amount was substantial but funding would also keep cash flow going forward for conducting proper, preventative and proactive maintenance. He explained that the Sandy Siphon was the way water from Cottonwood Creek is distributed to Sandy City as per their water rights. The current contract requires Murray to handle all maintenance, because Murray City has access to the water. Currently the pipe is failing due to rust and holes, so it needs to be re-sleeved.

Mr. Pickett asked Mr. Bellon to explain why a bond was needed for maintenance repair issues, explain how things would change in the future to avoid further bonding and explain problems that would be fixed. Mr. Bellon said control system for three natural gas turbines are outdated because there were never updated causing turbines to function incorrectly. One turbine eventually failed and last summer only one turbine was operating to meet summer peak loads. If the control system was updated a better determination could be made as to what was causing continued failure. He estimated that all three turbines could be up and running by July 1, 2025 if bonding was approved and proper training could be provided to ensure correct operation. Bonding would also ensure that scheduled maintenance is kept current with the manufacturer.

Mr. Pickett asked Mr. Bellon to clarify how the budget would be handled differently to avoid future bonding again in 10-15 years. Mr. Bellon said budgeting was key and making a commitment going forward with a scheduled maintenance process. They would evaluate how the gas turbines would operate with an updated control system, however at a certain point all three turbines would need to be rebuilt. They would include that expense into budget planning moving forward, however he could not guarantee that future bonding would not be necessary but they would continue to plan conservatively.

Mr. Bellon said the sinking of the City's central substation was analyzed eight years ago but a rebuild was not considered. One transformer was recently removed for failing an oil test but was later reinstalled following analysis and a satisfactory oil test. He believed a complete rebuild of the central substation was necessary because it was the only substation in the system that never had a major upgrade. He agreed the bond amount was significant but they were committed to not getting in this situation again.

Ms. Moore said a rate study would be conducted after the Power Department Master Plan is completed which would determine how often rate increases would occur. Mr. Bellon said the City went many years without a power rate increase.

- **An ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low-Density) to R-N-B (Residential Neighborhood Business) for the property located at 1300 East 6500 South, Murray City.** Planning Manager Zac Smallwood shared an aerial map to explain the rezone request made by Post Investments. The applicant would like to open an art studio business by repurposing an existing structure located on the site. Mr. Smallwood noted that previous requests for single family residential projects on the existing R-1-8 parcel have never worked out. He reviewed the guidelines of the low density residential zone and compared them with those of the residential business zone. Zoning standards were compared and findings were noted.
- **A resolution approving amendments to an Interlocal Cooperation Agreement among Murray City ("City"), Bluffdale City, Draper City, Sandy City, South Jordan City, South Salt Lake City, West Jordan City, and West Valley City relating to the operations of the Metro Fire Agency.** City Attorney G.L. Critchfield said the City has been part of the Metro Fire Agency for many years. He said changes were needed to the agreement with Metro Fire because the Metro Fire Board of Trustees decided that the OAC (Operations Advisory Committee) within the board was not really a public body because the OAC

did not oversee financial budget matters of the agency. Mr. Critchfield explained that the proposed resolution would remove the OAC as a public body since it never functioned as one and eliminate the budget requirement since those individuals were never involved in the budget.

Adjournment: 6:03 p.m.

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