

MURRAY CITY MUNICIPAL COUNCIL

COUNCIL MEETING

Minutes of Tuesday, April 1, 2025

Murray City Hall, 10 East 4800 South, Council Chambers, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Scott Goodman	District #3
Diane Turner	District #4

Via Telecom:

Adam Hock	District #5 – Council Vice-Chair
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Others:

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
Craig Burnett	Police Chief	Joey Mittelman	Fire Chief
Chad Wilkinson	CED Director	Rob White	IT Director
Ben Ford	Wastewater Superintendent	Ben Gray	IT
Kim Sorensen	Parks and Recreation Director	Bruce Holyoak	Parks Superintendent
Greg Bellon	Power Director	Adam Davis	Rockworth Companies
Citizens & Guests		Serra Lakomski	Rockworth Companies

Call to Order: 6:30 p.m. – Council Member Turner

Approval of Minutes: Council Meeting, March 4, 2025.

MOTION: Mr. Pickett moved to approve, and Mr. Goodman SECONDED the motion. Voice vote taken, all “Ayes.” Approved 5-0

Citizen Comments:

Rosane Coleman – Murray Resident

Murray Senior Center Advisory Board Member Rosane Coleman said the Murray Senior Center had a positive impact on her life due to classes she has taken, which improved her life and helped her form new friendships.

Special Recognition:

1. **Consider a Joint Resolution of the Mayor and the Municipal Council of Murray City, Utah, in support of the Murray Exchange Club by recognizing and declaring April 2025 as Child Abuse Prevention Month.**
Mayor Hales introduced members of the Murray Exchange Club and invited Sheri VanBibber to read the joint resolution.

MOTION: Ms. Cotter moved to approve the joint resolution. Mr. Goodman SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Motion passed:	5-0

2. **Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah, declaring Thursday, May 1st 2025 as Murray Arbor Day.** Mayor Hales read the joint resolution after he introduced

Power Director Greg Bellon and the Shade Tree Committee members.

MOTION: Mr. Pickett moved to approve the joint resolution. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Motion passed:	5-0

Consent Agenda:

1. **Consider confirmation of the Mayor's appointment of Sonja Jensen to the Public Safety Advisory Board for a term beginning March 1, 2025 through March 1, 2028.** Mayor Hales introduced Sonja Jensen.

MOTION: Mr. Goodman moved to confirm the Mayor's appointment. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Motion passed:	5-0

Public Hearings:

1. **Consider an ordinance relating to land use; amends the General Plan from Low Density Residential to Residential Business and 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 said Post Investments made the request for the rezone. Mr. Smallwood shared and aerial map to point out the parcel and explained why the R-N-B zone was the preferred zone for the site. He compared requirements of the low density residential zone to those of the residential business zone and compared zoning standards. The findings were outlined to confirm why the Planning Commission and staff favored the proposal and to confirm a recommendation of approval.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Ms. Cotter moved to approve the ordinance. Mr. Scott Goodman SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Motion passed:	5-0

2. **Consider a resolution approving the 2024 Municipal Wastewater Planning Program Report.** Wastewater Superintendent Ben Ford gave a brief review of the report noting that it must be submitted annually upon Council approval. Mr. Ford confirmed that the report provides an overview of the wastewater system, highlights three lift stations that provide direct flow to the Central Valley Water Reclamation Facility and includes a financial section. Financial information would reflect whether the City's Wastewater Fund is

stable enough to support capital projects, maintenance, and operations, while implementing appropriate fee increases. Mr. Ford noted that with current funding now approved, Wastewater revenue will now cover the expenses. Other financial information mentioned was that last year the average monthly user charge was \$55.58, the last impact fee study was completed in 2023 and that resulted in last year's impact fee of \$12.02.

Mr. Ford said the report also requires information about maintenance and preventing SSOs (sanitary service overflows). Only one Class 2 SSO occurred, 8,818 feet of service line was treated for killing tree roots and Murray crews cleaned 194.25 miles of the system and inspected 46.82 miles of sewer pipe. Staffing information, updates to the Sanitary Sewer Management Plan and modifications to the Capacity Assurance plan were also outlined in the report.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Mr. Pickett moved to approve the resolution. Mr. Goodman SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Motion passed:	5-0

Business Items:

1. **Consider 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 the Murray City Cemetery would like to raise fees to match those of other public cemeteries in the Salt Lake Valley. The cost for standard and monument lots remained unchanged due to lack of availability, but the price for an infant-size lot increased to \$400 for residents and \$600 for non-residents. For standard opening and closing of graves the cost would rise to \$700 for a resident and to \$900 for non-residents. Disinterment fees would raise to \$2,000 and for digging a double depth grave site the cost would rise to \$3,500. For cremains, niche engraving would increase to \$250. Also proposed was to increase fees for weekday services after 3:00 p.m. to \$300 per hour and for services on weekends to \$150 per hour. Service times would be limited to 3-hours.

Mr. Goodman noted that increases were not intended to increase revenue. Mr. Holyoak agreed the Cemetery does not make money but is there to provide a service.

MOTION: Mr. Goodman moved to approve the ordinance. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye
Motion passed:	5-0

2. **Consider 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.** Chief Administrative

Officer Doug Hill said that the Metro Fire Agency Board of Trustees recently voted to approve two minor changes to the existing interlocal agreement. The first was to remove a requirement that the Operations Committee of Metro Fire follow open and public meeting laws, since they are not subject to them anyway; and second was to remove the annual budget requirement, since the agency does not collect revenue or create an annual budget.

MOTION: Mr. Pickett moved to approve the resolution. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye

Motion passed: 5-0

3. **Consider a resolution authorizing and ratifying the execution of an Interlocal Cooperation agreement between the City and Salt Lake County to provide election services to assist the City in conducting the City's 2025 Municipal Election.** City Recorder Brooke Smith recapped about the scope of work needed for the City to run municipal elections. She noted that major changes to the agreement were thoroughly explained in a previous work session with Council Members.

MOTION: Ms. Cotter moved to approve the resolution. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Mr. Goodman	Aye
Ms. Turner	Aye

Motion passed: 5-0

4. **Consider a resolution authorizing Murray City to enter into a Development Agreement with the Redevelopment Agency of Murray City and Rockworth Companies for the Redevelopment of property owned by Murray City and the Redevelopment Agency of Murray City Beginning at 48 East 4800 South and including a substantial portion of the property referred to as Block One, located in Murray City, Salt Lake County, Utah.** Community and Economic Development Director Chad Wilkinson discussed a proposal to develop Block One in downtown Murray. Mr. Wilkinson displayed conceptual renderings, noted that a more thorough presentation occurred during the previous April 1, 2025 RDA (Redevelopment Agency) meeting and explained that if approved by the City Council, the Downtown Development Agreement would form the backbone of four more agreements.

Additional agreements include two Disposition Agreements, which are for the transfer of City and RDA property for the Rockworth project. A Participation Agreement, which is the RDA's portion of the agreement and is the amount of tax increment dollars to be spent on constructing a parking structure and relocating a gas line. Lastly, a Parking Agreement. Mr. Wilkinson explained how all parties would contribute to the project, as outlined in the development agreement.

Mr. Wilkinson said Rockworth would construct 150 residential apartments, approximately 50,000 square feet of retail office space, provide both surface and underground parking and contribute the DAR property that they are currently trying to purchase from the Brown family. Rockworth estimated that the capital expense to build the project would be approximately \$63 million and they expect annual increases in sales and property tax revenue totaling about half a million dollars. In addition, Rockworth agreed to build at a

lower density than what is allowed in the current code, they would design to meet a form based code that is under negotiations; and they would give the City 32 structured parking spaces for City Hall use.

Mr. Wilkinson said the RDA would give 2.34 acres of land-valued at \$3.69 million, give \$3 million toward a parking structure to be paid as completed; and provide up to \$1.5 million to relocate a gas line. The cost to relocate the gas line could change if Enbridge Gas Company would move the gas line themselves. Mr. Wilkinson confirmed that the RDA Board approved the Downtown Development Agreement in the previous RDA meeting.

Mr. Wilkinson said the City's obligation would be to donate approximately three quarters of an acre of land, located east of City Hall and valued at \$1.21 million.

Mr. Wilkinson explained additional terms saying that the developer would be given a feasibility period of 120 days to perform due diligence, to ensure no other environmental issues or incumbrances exist on the property. If an issue was found making the proposed project unfeasible, the developer can return to the RDA Board and City Council to ask for additional RDA funding, which would be completely at the discretion of the RDA Board.

Should the RDA deny additional funding, the developer may terminate the project or complete the work on their own. Should the agreement be terminated, the RDA agrees as part of the adoption of the agreement to purchase the DAR property back at the developer's cost. The project would begin as soon as possible or into the fourth quarter of 2025.

Mr. Wilkinson displayed the site plan to highlight the underground parking area, noting that 32 spaces would be designated for City use.

He said green space was important to the downtown and pointed out the south west corner of Block One. He shared conceptual drawings to explain how the City already started to develop a public plaza by the Murray Mansion and the Townsend House that included the street between them to 5th Avenue. Mr. Wilkinson said the proposed Rockworth project was just one piece of the puzzle for developing and revitalizing Murray's downtown and requested approval of the Rockworth Downtown Development Agreement.

Ms. Turner expressed appreciation for having her questions answered prior to the presentation and hard work to complete the agreement.

Ms. Cotter summarized that the City would give Rockworth \$3 million for constructing a parking structure, the City Hall employee parking lot valued at \$1.21 million and give Block One property to Rockworth valued at \$3.69 million. Mr. Wilkinson agreed. Ms. Cotter mentioned it was possible that more than one gas line would need to be moved and there was no existing contract with Enbridge Gas Company to move any gas lines. Mr. Wilkinson agreed.

Ms. Cotter asked if the Murray RDA would be obligated to purchase the DAR building from Rockworth at an undetermined cost, if Rockworth were to withdraw from the project. Mr. Wilkinson agreed. Adam Davis with Rockworth Companies confirmed he could not disclose the cost of DAR parcel, the due diligence period on the DAR property would expire on April 11, 2025 and the contract to purchase the DAR parcel would close by April 30, 2025.

Ms. Cotter asked the balance of the RDA Fund and if Triumph Design Build had paid the City for the old

city hall parcel. Mr. Wilkinson said the RDA Fund balance was little over \$8 million; and no, the City had not closed on a transaction with Triumph at this time. Ms. Cotter asked whether funds received from Triumph would eventually return to the RDA Fund. Mr. Wilkinson confirmed.

Ms. Cotter said Rockworth received a copy of the Block One survey that resulted in numerous public comments opposing the inclusion of apartments or housing at a Block One project. Mr. Wilkinson agreed.

Ms. Cotter said she was told that apartments belong downtown and that maybe the City made some mistakes. She might accept the Rockworth proposal had the City not allowed so many other apartment complexes to be built all over the City. While she agreed that something needed to be developed at Block One, she felt a development should not include 150 more apartment units noting that 450 apartment units would be constructed soon to the west on Berger Lane. She pointed out high density apartments like the Murray Crossings and the Current, to the west of City Hall and mentioned the unknown housing plans that could be developed at the Fun Dome parcel. She felt that restaurants such as Wingers, Ice House, Club 48, Tea Rose, and the Desert Star Playhouse were already thriving in downtown Murray without the need for additional housing.

MOTION: Mr. Goodman moved to approve the resolution. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

Mr. Hock Aye

Mr. Pickett Aye

Ms. Cotter Nay

Mr. Goodman Aye

Ms. Turner Aye

Motion passed: 4-1

Mayor's Report and Questions: Mayor Hales said an open house would be held for the Murray Mansion on May 2, 2025, the Murray Armory would have an open house on June 2, 2025, the restoration of the Murray Theater was almost complete and with Council approval they hoped to restore the Townsend Home next.

Adjournment: 7:34 p.m.

Pattie Johnson
Council Office Administrator III