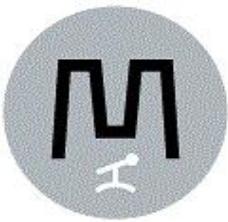




**MURRAY**  
CITY COUNCIL

# Committee of the Whole Meeting

**July 15, 2025**



# Murray City Municipal Council

## Committee of the Whole

### Meeting Notice

July 15, 2025

**PUBLIC NOTICE IS HEREBY GIVEN** that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 5:30 p.m. on Tuesday, July 15, 2025 in the Poplar Meeting Room #151 located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Committee of the Whole Meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>.

#### Meeting Agenda

**5:30 p.m.**      **Committee of the Whole** – Poplar Meeting Room #151  
Pam Cotter conducting.

#### **Approval of Minutes**

Committee of the Whole – June 17, 2025

#### **Discussion Items**

1. Murray Senior Recreation Center Report. Hal Luke presenting. (10 minutes)
2. Reports from Interlocal Boards and Committees (5 minutes per report unless an exception is specified).
  - a. Wasatch Front Waste and Recycling District (10 minutes) – Pam Roberts
  - b. Association of Municipal Councils – Diane Turner
  - c. TransJordan Landfill – Russ Kakala
  - d. Neighborworks and Murray Chamber of Commerce – Elvon Farrell
  - e. Jordan River Commission – Bruce Holyoak
  - f. Central Valley Water – Ben Ford
3. Discussion on a resolution declaring the property located at approximately 440 W Jensen Ln, as surplus and approving the conveyance of said property for less than appraised value based on findings pursuant to Section 10-8-2 of the Utah Code and an ordinance adopting the transfer of monies from Enterprise Funds to other City Funds. Chad Wilkinson and Elvon Farrell presenting. (10 minutes)

#### **Adjournment**

#### **NOTICE**

Supporting materials are available for inspection on the Murray City website at [www.murray.utah.gov](http://www.murray.utah.gov).

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Poplar Meeting Room will be able to hear all discussions.

On Friday, July 11, 2025, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Hall, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy

of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov), and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council



MURRAY  
CITY COUNCIL

# Committee of the Whole Minutes

## MURRAY CITY MUNICIPAL COUNCIL

### COMMITTEE OF THE WHOLE

Work Session Minutes of Tuesday, June 17, 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
Diane Turner	District #4
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	Brooke Smith	City Recorder
Matt Youngs	Assistant Power Director	Cory Plant	Senior Center Director
Rob White	IT Director	Brenda Moore	Finance Director
Elvon Farrell	Economic Development Specialist	Kim Sorenson	Parks Director
Isaac Zenger	IT Support	Zac Smallwood	Planning Manager
Citizens		Jenn Kikel-Lynn	Murray City Downtown District

**Conducting:** Council Chair Cotter called the meeting to order at 5:00 pm.

#### Discussion Items:

- **Murray Senior Recreation Center Report.** Murray Senior Center Board Member Hal Luke shared a slide show to share about the popularity of pickleball at the Senior Center.
- **An ordinance amending Chapter 2.68 of the Murray City Municipal Code changing the name of the MCCD Review Committee to the FBC (Form Based Code) Architectural Review Committee and making minor adjustments to the review committee's duties.** Planning Manager Zac Smallwood said that with the proposed adoption of the Form Based Code, the next step moving forward would be to update all related language. He proposed changing the name of the MCCD (Murray City Center District) Review Committee to the FBC Architectural Review Committee along with other minor modifications and a requirement for the meeting to be held quarterly instead of monthly.
- **Adjournment:** 5:13 p.m.

**Pattie Johnson  
Council Administrator III**



MURRAY  
CITY COUNCIL

# Discussion Items



MURRAY  
CITY COUNCIL

# Discussion Item #1



**MURRAY**

# Murray City Council

## Murray Senior Recreation Center Report

### Council Action Request

**Committee of the Whole**

Meeting Date: July 15, 2025

<b>Department Director</b> Jennifer Kennedy	<b>Purpose of Proposal</b> Murray Senior Recreation Center Report
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Information only.
<b>Presenters</b> Hal Luke	<b>Attachments</b>
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> None
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Hal Luke will provide an update on the Murray Senior Recreation Center.
<b>Mayor's Approval</b>	
<b>Date</b> July 17, 2025	



MURRAY  
CITY COUNCIL

# Discussion Item #2



**MURRAY**

## **Council Action Request**

# **City Council and Administration**

## **Interlocal Boards and Committee Reports**

### **Committee of the Whole**

Meeting Date: July 15, 2025

<b>Department Director</b> Jennifer Kennedy	<b>Purpose of Proposal</b> Reports from Murray City representatives who serve on interlocal boards, committees and commissions.
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Informational only.
<b>Presenters</b> As Listed	<b>Attachments</b> None
<b>Required Time for Presentation</b> 40 Minutes	<b>Budget Impact</b> N/A
<b>Is This Time Sensitive</b> No	<b>Description of this Item</b> Reports from City representatives who serve on Interlocal Boards and Commissions  a. Wasatch Front Waste and Recycling District - Pam Roberts (10 minutes) b. Association of Municipal Councils (AMC) - Diane Turner (5 minutes) c. TransJordan Landfill - Russ Kakala (5 minutes) d. NeighborWorks and Murray Chamber of Commerce - Elvon Farrell (10 minutes) e. Jordan River Commission - Bruce Holyoak (5 minutes) f. Central Valley Water - Ben Ford (5 minutes)
<b>Mayor's Approval</b>	
<b>Date</b> June 17, 2025	



MURRAY  
CITY COUNCIL

# Discussion Item #3



**MURRAY**

## **Council Action Request**

# **Community and Economic Development**

## **10-8-1-2 Process & Surplus Consideration – 440 W Jensen Lane**

### **Committee of the Whole**

Meeting Date: July 15, 2025

<b>Department Director</b> Chad Wilkinson	<b>Purpose of Proposal</b> Provide a brief overview of the 10-8-1-2 process and preliminary findings for the potential surplus of 440 W Jensen Lane.
<b>Phone #</b> 801-270-2427	<b>Action Requested</b> Consideration of the surplus designation for 440 W Jensen Lane at the City Council meeting on August 5, 2025.
<b>Presenters</b> Chad Wilkinson and Elvon Farrell	<b>Attachments</b> Jensen Lane Property Map
<b>Required Time for Presentation</b> 10 Minutes	<b>Budget Impact</b> The surplus and disposal of the property may have financial implications based on the findings of the 10-8-2 analysis.
<b>Is This Time Sensitive</b> Yes	<b>Description of this Item</b> Murray City is considering the designation of city-owned property at 440 W Jensen Lane as surplus as part of a property transaction.
<b>Mayor's Approval</b>   <b>Date</b> July 1, 2025	  <b>Description of this Item</b> This presentation will provide an overview of the statutory requirements for surplus property disposal and preliminary findings received to date. While no decision is being made at this meeting, this discussion will ensure that City Council remains informed ahead of the formal surplus consideration on August 5, 2025.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 5<sup>th</sup> day of August 2025, at the hour of 6:30 p.m. in the Council Chambers of the Murray City Hall, 10 East 4800 South, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing pertaining to

(1) the designation as surplus, a 0.3-acre parcel of real property owned by Murray City located at 440 West Jensen Lane, Murray City, Salt Lake County, State of Utah ("Property"), and more particularly described as

[Legal Description]

and

(2) the conveyance of the Property for below-market value.

The purpose of this hearing is to receive public comment concerning the proposed designation of the Property as surplus and concerning the conveyance of the Property for below-market value as required by Section 10-8-2 of the Utah Code.

A study has been prepared by staff reflecting the net benefit received by Murray City for the grant and conveyance of the Property. A copy of this study is available for public inspection at the Murray City Hall located at 10 East 4800 South, Murray, Utah, in the Recorder's Office, Room 155 and in the Community and Economic Development Department Office, Room 260, during normal business hours.

This notice is being given in satisfaction of requirements of Section 3,10.650(A) of the Murray City Municipal Code and Section 10-8-2 of the Utah Code.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MURRAY CITY CORPORATION

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Brooke Smith  
City Recorder

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MURRAY CITY CORPORATION

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Brooke Smith  
City Recorder

Date of Posting/Publication: July 21, 2025 (at least 14 days before Public Hearing)

1. Utah Public Notice Website
2. City's Official Website
3. City Hall
4. In a newspaper of general circulation (before 11:00 am if the Deseret News, before 3:00 pm if the Tribune)
5. Mailed to Adjacent Property Owners

RESOLUTION NO. R25-

A RESOLUTION DECLARING THE PROPERTY LOCATED AT APPROXIMATELY 440 WEST JENSEN LANE, MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH, AS SURPLUS; AND APPROVING THE CONVEYANCE OF SAID PROPERTY FOR LESS THAN APPRAISED VALUE BASED ON FINDINGS PURSUANT TO SECTION 10-8-2 OF THE UTAH CODE.

WHEREAS, the City wants to exchange approximately 0.3 acres of real property located at 440 West Jensen Lane, Murray City, Salt Lake County, State of Utah (the "City Property") for an approximate 0.15-acre parcel of privately owned real property located at 120 East Vine Street, Murray City, Salt Lake County, State of Utah ("the Vine Street Property"); and

WHEREAS, the real property exchange would facilitate the relocation of a business currently located at the Vine Street Property to the City Property and would benefit the City by facilitating the provision of more off-street parking for the newly renovated Murray Theater (the "Theater"); and

WHEREAS, the City Property is part of a larger parcel being used for storage and for other Stormwater Division purposes; and

WHEREAS, the City has no further need for the City Property; and

WHEREAS, the City wants to declare the City Property as surplus and to exchange the City Property as part of the consideration for the Vine Street Property; and

WHEREAS, under Section 10-8-2 of the Utah Code an appropriation of public resources must be supported by adequate consideration; and

WHEREAS, since the City will not be receiving the appraised value of the City Property, it must comply with Section 10-8-2 of the Utah Code to ensure the net value received for the contribution of the City Property is adequate consideration; and

WHEREAS, according to Section 10-8-2 of the Utah Code, the Murray City Municipal Council (the "Council") must determine the net value received for any resources appropriated and establish the criteria for the determination; and

WHEREAS, prior to the notice of a public hearing to discuss the appropriation of public resources, a study shall be performed setting forth analysis and demonstrating the purpose for the appropriation and considering (a) what identified benefit the City will receive in return for any resources appropriated; (b) the City's purpose for the

appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City; (c) whether the appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of the City in the area of economic development, job creation, affordable housing, blight elimination, job preservation, and any other public purpose; and

WHEREAS, a study was performed pursuant to Section 10-8-2 of the Utah Code (the "Study") to determine the estimated net value to be received by the City for the contribution of the City Property; and

WHEREAS, the Study was available for public inspection at least 14 days before the public hearing; and

WHEREAS, pursuant to Section 10-8-2 of the Utah Code, a public hearing was held on August 5, 2025, before the Council to consider the exchange and conveyance of the City Property for less than the appraised value; and

WHEREAS, after receiving public input, reviewing the Study and considering other factors, the Council wants to make a determination regarding the contribution and conveyance of the City Property for less than appraised value.

NOW, THEREFORE, be it resolved by the Murray City Municipal Council as follows:

1. That the property located at approximately 440 West Jensen Lane, Murray, Salt Lake County, Utah, and more particularly described in Exhibit A, attached hereto, be and the same is hereby declared as surplus.
2. The Study is accepted in its entirety and incorporated as part of the record.
3. The Council finds that the following are legitimate public purposes the City wants to accomplish by conveying the City Property:
  - a. Facilitate the development and redevelopment of downtown Murray City.
  - b. Reduce or eliminate blight, provide parking infrastructure.
  - c. Allow for the assemblage of large lots, rather than small, piecemeal development; provide funds for parking.
  - d. Encourage development of vacant and underutilized parcels.

- e. Encourage a higher volume of extended-hour human activity, resulting in safer neighborhoods and communities.
- f. Create an attractive urban environment with diverse and complementary uses including promoting the arts to enrich the lives of Murray's residents.

4. The Council finds that there is net value received for the contribution of the City Property for less than appraised value including the following:

- a. Support the revitalization of historic Murray Theater.
- b. Positive impact to the City's economy.
- c. Provide cultural enrichment by increasing opportunities for enjoying the arts and entertainment.
- d. Construction of parking stalls to support the Theater.
- e. Enhanced vibrancy in Murray's downtown area.
- f. Providing a space for shared experiences and fostering community.

5. Based on its findings, the Council approves the exchange and conveyance of the City Property for less than appraised value and determines that the requirements of Section 10-8-2 of the Utah Code have been met.

6. That the Council finds it to be in the City's best interest and in the best interest of the community to convey the City Property in exchange for the Vine Street Property.

7. The Mayor is hereby authorized to execute any and all documents necessary to effectuate this Resolution and to contribute and convey the City Property in exchange for the Vine Street Property.

DATED this day of August 2025.

MURRAY CITY MUNICIPAL COUNCIL

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Pam Cotter, Chair

ATTEST:

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Brooke Smith, City Recorder

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

## **Murray City Corporation**

### **NOTICE OF PUBLIC HEARING**

#### **NOTICE OF INTENT TO TRANSFER ENTERPRISE FUNDS, PURSUANT TO TITLE 10 CHAPTER 6 OF THE UTAH CODE, AND NOTICE OF ENTERPRISE FUND HEARING.**

Murray City Corporation intends to transfer real property from the stormwater utility enterprise fund to the general fund as part of the Fiscal Year 2025-2026 budget (July 1, 2025 – June 30, 2026). This transfer will be used in supplementing City services.

Estimated amounts to be transferred from the stormwater utility enterprise fund to the general fund is as follows: approximately 0.3-acre parcel of real property located at 440 West Jensen Lane, Murray, Utah, with a book value of \$ 171,099.00, 6.98 % of fund expenditures.

The Murray City Council will hold a public enterprise fund hearing on August 5, 2025, 2025, at 6:30 p.m. in the Council Chambers at 10 East 4800 South, Room 150, Murray, Utah 84107, to receive public comment on the proposed enterprise fund transfers and to comment on enterprise fund accounting data. Interested parties are invited to attend and make comment.

Dated this \_\_\_\_ day of 2025.

**MURRAY CITY CORPORATION**

**Brooke Smith City Recorder**

DATE OF PUBLICATION: July 28, 2025

At least seven days before enterprise fund hearing:

1. post notice on **Utah Public Notice Website**
2. post notice on **City's website** (prominently)
3. post at **City Hall** (in a public location within the City that is reasonably likely to be seen by residents)
4. post on social media (recommended)

ORDINANCE NO. 25—

AN ORDINANCE ADOPTING THE TRANSFER OF MONIES FROM  
ENTERPRISE FUNDS TO OTHER CITY FUNDS

PREAMBLE

Section 10-6-135.5 of the Utah Code requires the City to provide notice of the proposed transfers, to hold an “enterprise fund hearing”, and to provide “enterprise fund accounting data” to the public. Further, section 10-6-135.5 of the Utah Code requires certain notices to be provided after the City adopts a budget which includes the transfer of enterprise funds to other City funds.

The City provided notice that included an explanation of the proposed transfer of enterprise funds to other City funds; the specific enterprise fund information, as defined in the Utah Code, the date, time, and place of the enterprise fund hearing, and the purpose of the enterprise fund hearing. On or before July 28, 2025, the notice was posted on the Utah Public Notice Website, published on the City’s website, and posted at City Hall. The date, time, place, and purpose of the enterprise fund hearing was also published on the City’s social media platform for at least seven (7) days prior to the enterprise fund hearing.

On August 5, 2025, the City held an “enterprise fund hearing” regarding the proposed transfer of enterprise fund real property to the Capital Improvement (“CIP”) fund. At this hearing, the City explained the proposed transfer of enterprise fund real property to the CIP fund, provided to the public the enterprise fund accounting data, as defined in the Utah Code, and received and considered any public input regarding both the proposed transfers and the enterprise fund accounting data.

THEREFORE, BE IT ORDAINED by the Murray City Municipal Council as follows:

*Section 1. Enactment.*

The City hereby adopts the transfer of stormwater enterprise fund real property to the CIP fund.

*Section 2. Effective Date.*

This Ordinance shall take effect immediately.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this day of August 2025.

MURRAY CITY MUNICIPAL COUNCIL

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Pam Cotter, Chair

ATTEST:

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Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

MAYOR'S ACTION: Approved

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Brett A. Hales, Mayor

ATTEST:

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Brooke Smith, City Recorder

#### CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according  
to law on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Brooke Smith, City Recorder



## 10-8-2 Public Benefit Study: Proposed Conveyance of 440 W Jensen Lane

### Purpose of the Proposed Appropriation

Murray City is proposing to convey approximately 0.298 acres of city-owned property located at 440 W Jensen Lane to the owner of 120 E Vine Street at no cost. This proposed conveyance is part of an effort to acquire 120 E Vine Street and assemble land directly behind the historic Murray Theater to develop needed parking to support the theater's revitalization, public use, and long-term viability.

The property at 120 E Vine Street is a mid-parcel between two properties already acquired by the City (118 E and 150 E Vine Street), and its acquisition completes a contiguous site suitable for the development of public parking. Without this parcel, any interim surface parking would potentially be disjointed, inefficient, and may not meet future design needs or functional standards for the site.

### Public Benefits to Murray City

This study is prepared to evaluate the proposed appropriation of land and whether the exchange advances the following public purposes as outlined in Utah Code §10-8-2(3)(e)(iii):

#### (A) Identified Benefit to the Municipality

- **Enhanced Public Use of the Murray Theater:** The Murray Theater is a publicly owned cultural asset with 300 seats and without any adjacent or designated off-street parking. Acquiring 120 E Vine will enable the construction of needed surface parking, directly supporting public access, attendance, and the long-term viability of the venue.
- **Increased Efficiency of City Investment:** The City's prior acquisitions of 118 E and 150 E Vine would not achieve the full intended value without the integration of the 120 E Vine parcel. With 120 E Vine Street included, the parking layout could be designed in a cohesive manner and would more closely align with the required off-street parking minimums outlined in the recently adopted Form Based Code Chapter 8.0, Table 8.3. The additional parking that would result from the conveyance of 440 W Jensen Lane allows for a cohesive parking layout that more closely aligns with recommended parking ratios and improves functionality and circulation without requiring additional City capital.
- **Support for Local Business Retention:** The property owner at 120 E Vine operates a small plumbing business and has indicated a willingness to relocate if a suitable replacement property is identified. Providing 440 W Jensen Lane enables a like-kind relocation within city boundaries, preserving business activity and jobs.

## **(B) Municipal Purpose and Enhancement of Community Well-being**

Murray City originally purchased 440 W Jensen Lane to construct a stormwater detention basin. Once this public infrastructure is completed, the remaining 0.298 acres will no longer be needed and is considered surplus land. Rather than attempt to market and sell this property, the City proposes to use it to facilitate acquisition of a more critical parcel for public use.

The conveyance supports:

- **Prosperity:** By enabling the redevelopment of a functional parking lot that supports a cultural and economic anchor downtown.
- **Convenience and Safety:** Providing theater patrons and downtown visitors accessible parking directly adjacent to the venue.
- **Order and Comfort:** Resolving long-standing access and logistical issues related to the Theater's lack of parking, which could potentially deter certain uses and events.

## **(C) Appropriateness and Alignment with City Goals**

The property owner at 120 E Vine operates a small plumbing business and is willing to sell and relocate if a suitable replacement is available. The current median asking price for industrial properties in Salt Lake County between 0.1 and 0.5 acres is approximately \$1,300,000 according to Commercial Real Estate Exchange, Inc. (CREXI). Recent sales data indicates comparable properties selling for between \$1,050,000 and \$1,700,000. In contrast, Murray City is offering \$600,000 in cash plus the conveyance of the remaining 0.298 acres of 440 W Jensen Lane (appraised at \$390,000), totaling an offer of \$990,000. This will allow the City to acquire the land below the cost it would take to acquire the property at replacement value.

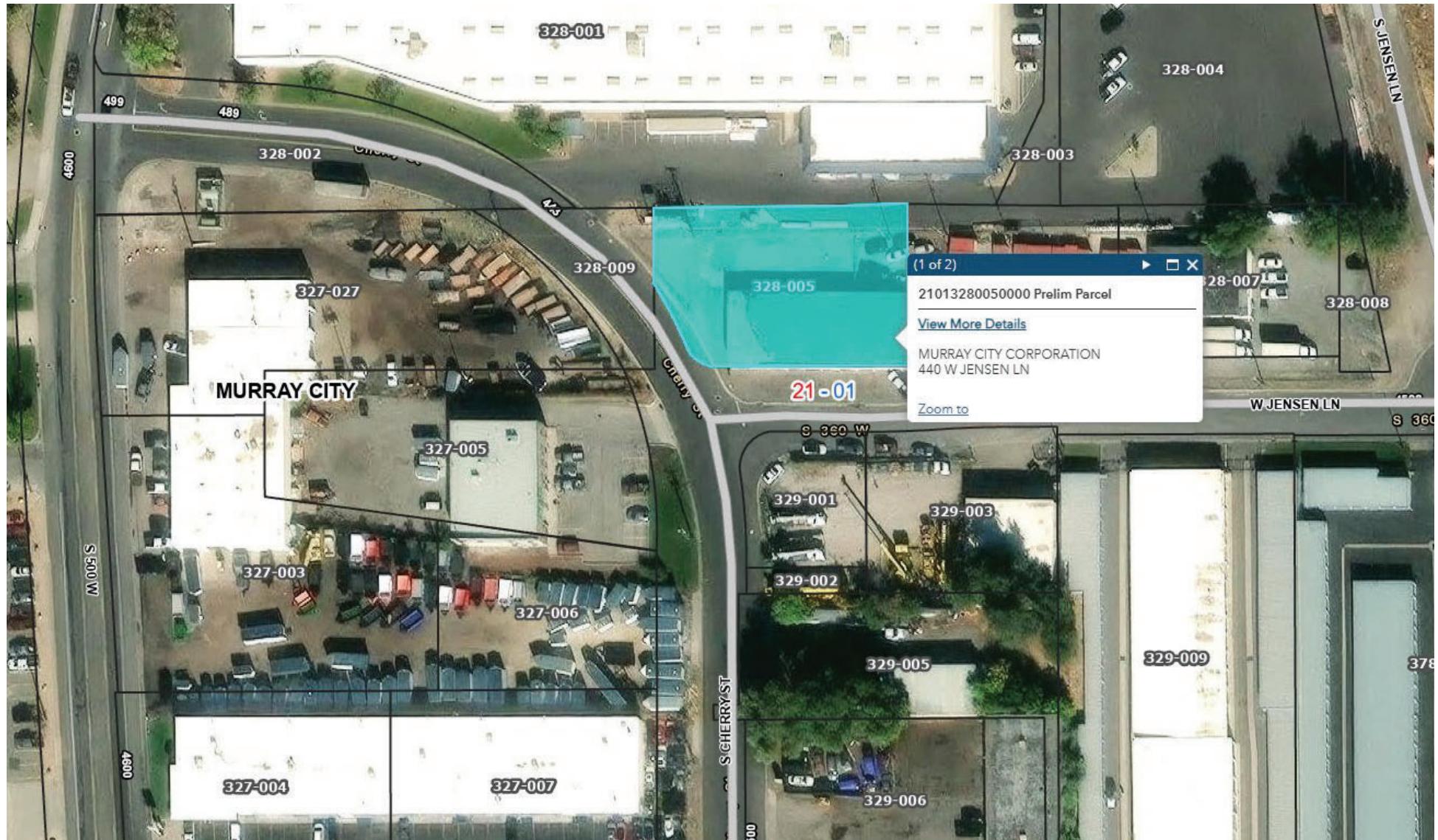
- The conveyance directly aligns with the City's Downtown Strategic Plan, which identifies the Theater as a cultural anchor and prioritizes public infrastructure to support downtown revitalization and stimulate downtown economic activity.
- The action facilitates job retention and addresses a development impediment by enabling site assembly without displacing an existing business from the city.
- The Theater and its surrounding district have received significant public investment. This action reinforces that investment by improving usability and public return.

## **Summary of Proposed Exchange**

- Murray City will offer \$600,000 in cash to the owner of 120 E Vine Street.
- Murray City will convey 0.298 acres at 440 W Jensen Lane at no cost to assist the property owner in relocating.
- 440 W Jensen Lane has been appraised at \$390,000 (as vacant land).
- The proposed exchange is contingent on the successful acquisition of 120 E Vine and intended for use as business relocation.

## **Conclusion**

This proposed conveyance is appropriate and justified under Utah Code §10-8-2. It offers measurable and intangible public benefits, supports downtown revitalization, leverages prior City investments, and avoids overpaying in a competitive industrial real estate market. The conveyance is contingent on the successful acquisition of 120 E Vine Street and enables development that will serve residents, visitors, and local businesses alike. The determination of net value received, including intangible public benefits, complies with §10-8-2(3)(a), (b), and (c).





**MURRAY**  
CITY COUNCIL

# Adjournment