



MURRAY
CITY COUNCIL

Council Meeting August 5, 2025



Murray City Municipal Council

City Council Meeting Notice

August 5, 2025

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a City Council meeting beginning at 6:30 p.m. on Tuesday, August 5, 2025 in the Murray City Council Chambers located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Council Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda

6:30 p.m. **Council Meeting** – Council Chambers
Scott Goodman conducting.

Opening Ceremonies

Call to Order
Pledge of Allegiance

Approval of Minutes

Council Meeting – July 1, 2025

Citizen Comments

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

Special Recognition

None scheduled.

Consent Agenda

None scheduled.

Public Hearings

Staff, sponsor presentations and public comment will be given prior to Council action on the following matters.

1. Consider an ordinance adopting the transfer of monies from Enterprise Funds to other city funds. Emily Barton presenting.
2. Consider 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. Chad Wilkinson and Elvon Farrell presenting.
3. Consider a resolution waiving police and fire protection fees for the Murray Chamber of Commerce for an event known as the Murray Area Chamber of Commerce Hot Air Balloon Palooza, beginning September 19, 2025 and running through September 21, 2025, to be held at

the Cottonwood High School. Jennifer Kennedy presenting.

4. Consider a resolution waiving golf cart fees for the Murray Education Foundation on August 22, 2025 at the Murray Parkway Golf Course for a charity golf tournament. Jennifer Kennedy presenting.

Business Items

1. Consider a resolution in support of America250 Utah and recognizing and approving the Murray City-Utah 250 Community Committee. Rowan Coates presenting.

Mayor's Report and Questions

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at 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 Council Chambers will be able to hear all discussions.

On Friday, August 1, 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 Center, 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 and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Call to Order

Pledge of Allegiance



MURRAY
CITY COUNCIL

Council Meeting Minutes

**MURRAY CITY MUNICIPAL COUNCIL
COUNCIL MEETING**

Minutes of Tuesday, July 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
Diane Turner District #4
Scott Goodman District #3 – Telecom

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Doug Hill	Chief Administrative Officer	Chad Wilkinson	Community and Economic Dev. Director
Rob White	IT Director	Brooke Smith	City Recorder
Ben Gray	IT Support	Kim Sorensen	Parks Director
Jaren Scott	Trans-Jordan Cities	Russ KaKala	Public Works Director
Chris Harding	Salt Lake County Auditor	Greg Bellon	Power Director
Citizens			

Excused: Adam Hock – District #5 – Council Vice Chair

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

Citizen Comments:

Catherine Burton – Murray Resident

Ms. Burton spoke positively about joining the Murray Senior Recreation Center two years ago. She mentioned classes that have enriched her life, delicious meals, various activities and new friends she made since becoming a volunteer. Ms. Burton said the Center was a vital part of the community.

Chris Harding – Salt Lake County

Mr. Harding introduced himself as the new Salt Lake County Auditor and informed the Council that a Notice of Evaluation would soon be going out to all County residents. The notice for educational purposes will include information about property taxes, property values, property tax increases, an on-line appeal system and access to a new fraud hotline. A QR code would be included for an electronic version of the information.

LeAnn Parker-Reed – Murray Resident

Ms. Reed expressed gratitude for the successful Meet the Candidates event, thanked citizens for attending, noted she is running for District #3 and reminded Murray citizens to vote in the primary election on August 12, 2025. She asked whether City staff could assist in resolving a UTOPIA service issue more quickly for residents near 4800 South, as they had not had quick results from UTOPIA.

Robyn Simper – Murray Resident

Ms. Simper reported a disturbing encounter with Doug Bench, a Murray City contractor, who nearly hit her with his vehicle, stating he would run her down if she did not get out of his way. She requested that his contract with the City be cancelled due to his behavior and he should not represent the City she grew up in.

Mike Hlavaty – Murray Resident.

Mr. Hlavaty noted that Mayor Hales and the City Council were already aware of escalating issues near Hidden Village Park linked to a specific house in his neighborhood. He thanked the City for investigating serious concerns where felons now reside which were reported like drug use, stalking, sexual assault, trespassing, and threatening behavior toward his wife. He mentioned that a convicted kidnapper, William Clyde Shepherd was seen in the area at the park and soccer field. Mr. Hlavaty has reported incidents to the police and will continue to urge his neighbors to do the same and is organizing community efforts to address the ongoing problems.

Business Items:

1. **Consider an ordinance amending Chapter 2.68 of the Murray City Municipal Code changing the name of the MCCD Review Committee to the Form Based Code Architectural Review Committee and making minor adjustments to the review committee's duties.** Community Economic Development Director Chad Wilkinson recapped about the recent adoption of the new FBC (Form Base Code) and clarified that this proposed ordinance would amend a different section of Code not related to Land Use but to the organization. The amendment would update Code language by changing the text MCCD and Murray City Center District Review Committee to FBC Architectural Review Committee. Mr. Wilkinson also confirmed there was no cost to the City for having the volunteer committee.

MOTION: Mr. Pickett moved to approve the ordinance. Ms. Turner **SECONDED** the motion.

Council Roll Call Vote:

Mr. Goodman Aye
Ms. Turner Aye
Mr. Pickett Aye
Ms. Cotter Aye
Motion passed: 4-0

2. **Consider a resolution authorizing the approval of an amendment to the second amended and restated interlocal agreement creating Trans-Jordan Cities dated December 1, 1995.** Public Works Director Russ Kakala recapped about the proposal to amend the original agreement of Trans-Jordan Cities to add Herriman City. With a thorough presentation in the previous Committee of the Whole meeting, Mr. Kakala confirmed that Council Members had no further questions.

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

Council Roll Call Vote:

Mr. Goodman Aye
Ms. Turner Aye
Mr. Pickett Aye
Ms. Cotter Aye
Motion passed: 4-0

Mayor's Report and Questions: Mayor Hales reported that construction at 700 West and Winchester Street would improve traffic flow and traffic calming measures on 4800 South and Atwood Boulevard were helping to make street crossing easier. He noted that the Murray Armory had hosted dozens of events since its grand opening on June 2, 2025. He expressed excitement about the new Love, Murray campaign, saying it was milestone, mentioned tours at the Murray Mansion had slowed slightly and that work on the Murray Theater was ongoing with its grand opening scheduled for September 27, 2025.

Adjournment: 6:57 p.m.

Pattie Johnson
Council Office Administrator III



MURRAY
CITY COUNCIL

Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1



MURRAY


Department/Agency Finance & Administration

Transfer Property from Storm Water Fund to CIP Fund

Council Action Request

Council Meeting

Meeting Date: August 26, 2025

Department Director Brenda Moore Phone # 801-264-2513 Presenters Emily Barton	Purpose of Proposal Transfer property from Storm Water Fund to the CIP Fund Action Requested Public hearing and consideration Attachments Copy of ordinance Budget Impact None Description of this Item In order to facilitate the purchase of property to be used as parking for the Murray Theater, a surplus piece of property needs to be transferred to the CIP Fund (General Fund) from the Storm Water Fund. State law requires that whenever a transfer of money (property) takes place from an enterprise fund to a general government fund that a public hearing be held, and appropriate notices be given. This is the same process which happens during the fiscal year budget preparation. After the public hearing the attached resolution needs to be considered.
Required Time for Presentation 5 Minutes Is This Time Sensitive No Mayor's Approval  Date July 10, 2025	

Murray City Corporation

REVISED 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. Additionally, the public works department will provide in-kind demolition services by demolishing a storage building located at the real property at the City's sole cost. Estimated amounts to be transferred from the stormwater utility enterprise fund to the general fund are 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; in-kind demolition services with an approximate value of \$20,000.00; 7.19 % of fund expenditures.

The Murray City Council will hold a public enterprise fund hearing on August 5, 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 8th day of July 2025.



MURRAY CITY CORPORATION

A handwritten signature in black ink, appearing to read "Brooke Smith", written over a horizontal line.

Brooke Smith City Recorder

DATE OF PUBLICATION: July 28, 2025

PH25-34

Original published July 2, 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 and the proposed transfer of in-kind demolition services. At this hearing, the City explained the proposed transfer of enterprise fund real property to the CIP fund and the proposed transfer of in-kind demolition services, 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 and the transfer of in-kind demolition services.

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

Pam Cotter, Chair

ATTEST:

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.

Brett A. Hales, Mayor

ATTEST:

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.

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Public Hearing #2



MURRAY


Community and Economic Development

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

Council Action Request

Council Meeting

Meeting Date: August 5, 2025

Department Director Chad Wilkinson Phone # 801-270-2427 Presenters Chad Wilkinson and Elvon Farrell Required Time for Presentation 10 Minutes Is This Time Sensitive Yes Mayor's Approval  Date July 1, 2025	Purpose of Proposal Provide a brief overview of the 10-8-1-2 process and preliminary findings for the potential surplus of 440 W Jensen Lane. Action Requested Consideration of the surplus designation for 440 W Jensen Lane at the City Council meeting on August 5, 2025. Attachments Jensen Lane Property Map Budget Impact The surplus and disposal of the property may have financial implications based on the findings of the 10-8-2 analysis. Description of this Item Murray City is considering the designation of city-owned property at 440 W Jensen Lane as surplus as part of a property transaction. 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.
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Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 5th 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:

A parcel of land located in the Southwest Quarter of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Murray City, Utah, more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Jensen Lane located 1632.67 feet North and 786.67 feet West from the South Quarter Corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base & Meridian, said South Quarter corner located South 45°01'15" West 3736.08 feet from the East Quarter Corner of said Section 1 (Basis of Bearing being North 00°06'34" West 2650.33 feet measured between said East Quarter Corner and the Northeast Corner of said Section 1), and running thence along said northerly right-of-way line West 99.10 feet; thence North 110.63 feet to the southerly line of property described in that certain Quit-Claim Deed recorded as Entry No. 5634467 in Book 6780 at Page 2201 in the Office of the Salt Lake County Recorder; thence along said southerly line the following two (2) courses: 1) North 89°28'26" East 80.34 feet; thence 2) North 88°57'28" East 36.36 feet; thence South 109.73 feet to said northerly right-of-way line and a point on a 230.00 foot radius non-tangent curve to the right; thence westerly 17.75 feet along the arc of said curve through a central angle of 04°25'15" (chord bears South 82°33'00" West 17.74 feet) to the POINT OF BEGINNING.

Contains 12,961 square feet or 0.298 acres, more or less.

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 3rd day of July 2025.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith", written over a horizontal line.

Brooke Smith
City Recorder

Date of Posting/Publication: July 21, 2025 (at least 14 days before Public Hearing)
PH 25-35

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

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder

EXHIBIT A

LEGAL DESCRIPTION



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.

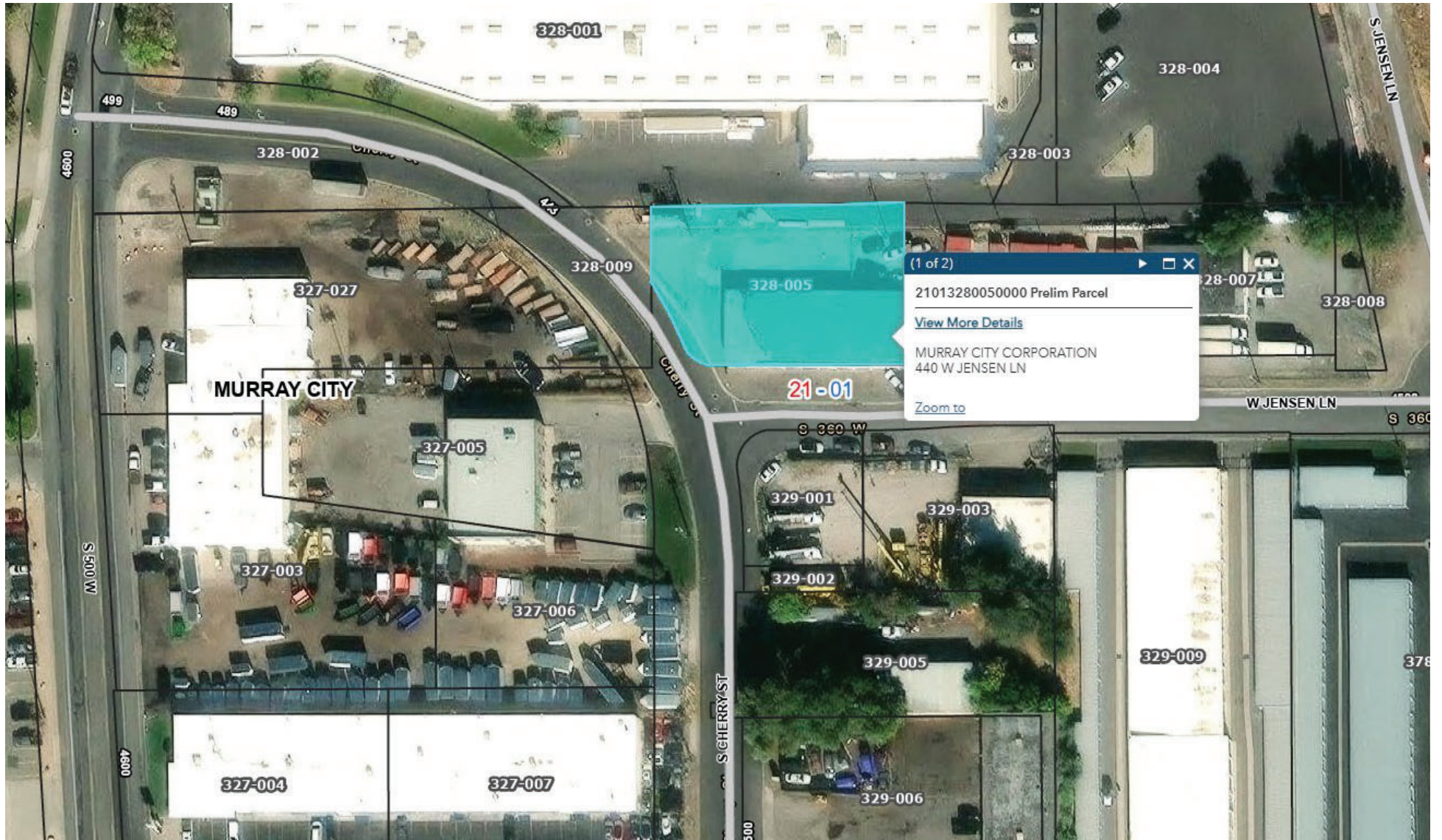
- The conveyance directly aligns with the City's Downtown Strategic Plan, which identifies the Theater as a cultural anchor and prioritizes public infrastructure to support downtown revitalization and stimulate downtown economic activity.
- The action facilitates job retention and addresses a development 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

Public Hearing #3



MURRAY

City Council

Non-Monetary Fee Waiver - Murray Area Chamber

Council Action Request

Council Meeting

Meeting Date: August 5, 2025

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Jennifer Kennedy	Purpose of Proposal Consider approving a fee waiver for the Murray Area Chamber of Commerce Action Requested Approve Resolution Attachments PH Notice, Resolution, and Fee Waiver Application Budget Impact Police estimate: \$3,758 in-kind donation Fire estimate: between \$2,000 and \$4,000 in-kind donation Description of this Item The Murray Area Chamber of Commerce has requested Murray City donate police and fire services for their Hot Air Balloon Palooza that will be held at Cottonwood Hight School September 19-21, 2025
Required Time for Presentation Is This Time Sensitive Yes Mayor's Approval Date July 18, 2025	

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 5th day of August 2025, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Hall, 10 East 4800 South, Room 150, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing to receive public comment concerning a proposed resolution which would authorize the City to waive certain police and fire protection fees for the Murray Area Chamber of Commerce Hot Air Balloon Palooza, a three-day Special Event.

DATED this 18th day of July 2025.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith", written over a horizontal line.

Brooke Smith
City Recorder

Date of Publication: July 21, 2025
PH25-37

1. in at least one public location within the City;
2. on the Utah Public Notice Website; and
3. on the City's Website.

RESOLUTION NO. R25-

A RESOLUTION WAIVING POLICE AND FIRE PROTECTION FEES FOR THE MURRAY CHAMBER OF COMMERCE FOR AN EVENT KNOWN AS THE MURRAY AREA CHAMBER OF COMMERCE HOT AIR BALLOON PALOOZA, BEGINNING SEPTEMBER 19, 2025 AND RUNNING THROUGH SEPTEMBER 21, 2025, TO BE HELD AT THE COTTONWOOD HIGH SCHOOL.

WHEREAS, Section 10-8-2 of the Utah Code authorizes, after first holding a public hearing, municipal services or other nonmonetary assistance to be provided to or waive fees required to be paid by a nonprofit entity, whether or not the City receives consideration in return; and

WHEREAS, the Murray Area Chamber of Commerce plans to hold a Special Event at Cottonwood High School called the 2025 Hot Air Balloon Palooza, from September 19, 2025 through September 21, 2025; and

WHEREAS, subsection 12.34.060(C) of the Murray City Municipal Code requires an organizer of a special event to provide police and fire protection as determined by the Police Chief and Fire Chief at the sole expense of the event organizer; and

WHEREAS, the City has received a request from the Murray Area Chamber of Commerce ("Chamber") to waive police and fire protection fees for the duration of the Special Event; and

WHEREAS, the City wants to provide reasonable support through fee waivers to local nonprofit entities that provide a benefit to the residents of the community; and

WHEREAS, pursuant to proper notice, and Section 10-8-2 of the Utah Code, a hearing was held on August 5, 2025 to allow the public an opportunity to comment on the donation and to allow the Chamber to address the City Council.

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

Pursuant to Section 10-8-2 of the Utah Code, the City Council does hereby authorize and approve waiving police and fire protection fees for the Murray Area Chamber of Commerce 2025 Hot Air Balloon Palooza running from September 19, 2025 through September 21, 2025 at Cottonwood High School.

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

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder



NONMONETARY ASSISTANCE AND FEE WAIVER APPLICATION

This application is for events being held from July 1, 2025 through June 30, 2026.
Applications must be received in the Council Office by April 30, 2025.

Organization Name: Murray Area Chamber of Commerce

Contact Name: Kathy White

Phone Number: 801-680-5877

Organization Address: 141 East 5600 South Ste 315 Murray, UT 84107

Email: boardchair@themurraychamber.com

Type of 501(c) Organization: 501c6

Name and Purpose of Activity, Event:

Name: Hot Air Balloon Palooza.

Purpose of Activity: Bring the community together with a unique event and have fun. It will also generate revenue for the city with increased spend during the palooza.

NONMONETARY ASSISTANCE

Date of Event: 9/20/25 Assistance Requested: Police & Fire

FEE WAIVER

Type and Amount of Fees requested to be waived:

We need police and fire at the Hot Air Balloon Palooza. Last year we had Granite police department but it would be nice if Murray police & Murray Fire were at the event to assist with crowd control and safety.

If possible, have an EMT on site for Friday (9/19/25) and Saturday all day (9/20/25).

The big event is Saturday night for the glow.

Describe the public value and benefits to the Murray community:

The Hot Air Balloon Palooza is a unique event that brings magic in the sky and community together on the ground. People love hot air balloons as they bring a sense of magic with them. The community has asked that we do this event again and I suspect that it will become a staple event each year.

All nonprofit requests must include a copy of the IRS exempt status approval letter.

Signature: Kathy White Date: 4/30/25

City Use Only:

Date Received: _____

Approved: yes no

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

MURRAY AREA CHAMBER OF COMMERCE

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☒ Other (see instructions) ►

NON-PROFIT CORPORATION 501(c)(6)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

141 EAST 5600 SOUTH, SUITE 300

6 City, state, and ZIP code

MURRAY, UTAH 84107

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				
--	--	--	---	--	--	---	--	--	--	--

or

Employer identification number

8	7	-	0	2	3	5	9	6	4
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ► 06/06/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Jennifer Kennedy

From: Kathy White <boardchair@themurraychamber.com>
Sent: Monday, July 14, 2025 9:16 AM
To: Jennifer Kennedy
Subject: [EXTERNAL]Re: [EXTERNAL]Update

Hey Jennifer,

I apologize for the delay. I was waiting to hear back from the team and they were confirming what they did in Springville for their balloon festival. I am not sure if you already chatted with the Mayor's Office.

Here is what we were thinking.

Friday Morning: Fire/EMT - 1 or 2 Fire/EMT from 7 am to 10 am

Friday Morning: Police - 1 or 2 Police from 7 am to 10 am

Saturday Morning: Fire/EMT - 2 Fire/EMT from 7 am to 10 am

Saturday Morning: Fire/EMT - 2 Police from 7 am to 10 am

Saturday Afternoon/Evening: Fire/EMT - 2 Fire/EMT from 4 pm to 9 or 10 pm

Saturday Afternoon/Evening: Fire/EMT - 2 Officer from 4 pm to 9 or 10 pm (possibly 4 depending on the size of the crowd)

Sunday Morning: Fire/EMT - 1 or 2 Fire/EMT from 7 am to 10 am

Sunday Morning: Police - 1 or 2 Police from 7 am to 10 am

Please let me know if you have any questions.

Thanks again for your help,

Kathy



MURRAY
CITY COUNCIL

Public Hearing # 4



MURRAY

City Council

Non-Monetary Fee Waiver - Murray Education Foundation

Council Action Request

Council Meeting

Meeting Date: August 5, 2025

Department Director Jennifer Kennedy Phone # 801-264-2622 Presenters Jennifer Kennedy Required Time for Presentation Is This Time Sensitive Yes Mayor's Approval Date July 18, 2025	Purpose of Proposal Consider approving a fee waiver for the Murray Education Foundation Action Requested Approve Resolution Attachments PH Notice, Resolution, and Fee Waiver Application Budget Impact Description of this Item The Murray Education Foundation has requested Murray City donate golf carts for their golf tournament that will be held on August 22, 2025 at the Murray Parkway Golf Course.
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Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 5th day of August 2025, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Hall, 10 East 4800 South, Room 150, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing to receive public comment concerning a proposed resolution which would authorize the City to waive golf cart fees at the Murray Parkway Golf Course for the Murray Education Foundation.

DATED this 18th day of July 2025.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "B. Smith", written over a horizontal line.

Brooke Smith
City Recorder

Date of Publication: July 21, 2025
PH25-36

1. in at least one public location within the City;
2. on the Utah Public Notice Website; and
3. on the City's Website.

RESOLUTION NO. R25-

A RESOLUTION WAIVING GOLF CART FEES FOR THE MURRAY EDUCATION FOUNDATION ON AUGUST 22, 2025 AT THE MURRAY PARKWAY GOLF COURSE FOR A CHARITY GOLF TOURNAMENT.

WHEREAS, Section 10-8-2 of the Utah Code authorizes, after first holding a public hearing, municipal services or other nonmonetary assistance to be provided to or waive fees required to be paid by a nonprofit entity, whether or not the City receives consideration in return; and

WHEREAS, the City has received a request from the Murray Education Foundation ("MEF") to waive certain golf cart fees at the Murray Parkway Golf Course for a charity event to be held on August 22, 2025; and

WHEREAS, the City wants to provide reasonable support through fee waivers to local nonprofit entities that provide a benefit to the residents of the community; and

WHEREAS, pursuant to proper notice, and Section 10-8-2 of the Utah Code, a hearing was held on August 5, 2025, to allow the public an opportunity to comment on the donation and to allow the MEF to address the City Council.

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

Pursuant to Section 10-8-2 of the Utah Code, the City Council does hereby authorize and approve waiving golf cart fees for the Murray Education Foundation on August 22, 2025 at the Murray Parkway Golf Course.

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

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder



NONMONETARY ASSISTANCE AND FEE WAIVER APPLICATION

This application is for events being held from July 1, 2025 through June 30, 2026.
Applications must be received in the Council Office by April 30, 2025.

Organization Name: Murray Education Foundation

Contact Name: Doug Perry Phone Number: 801-808-2414

Organization Address: 5102 S. Commerce Drive

Email: dperry@murrayschools.org

Type of 501(c) Organization: Tax-Exempt / Non-Profit

Name and Purpose of Activity, Event: Murray Education Foundation

27th Annual Golf Tournament. 100% of net proceeds fund

Murray Classroom grants for learning innovation & experiences

NONMONETARY ASSISTANCE

Date of Event: Aug. 22, 2025 Assistance Requested: Golf Cart fee waiver

FEE WAIVER

Type and Amount of Fees requested to be waived: Golf Cart fees

Describe the public value and benefits to the Murray community:

This waiver represents a reduction in our operating costs
that will result in more students supported through
classroom materials & experiences (impacting thousands of students).

All nonprofit requests must include a copy of the IRS exempt status approval letter.

Signature: [Signature] Date: April 30, 2025

City Use Only:

Date Received: 5/5/25

Approved: yes no



MURRAY
CITY COUNCIL

Business Item



MURRAY


Parks and Recreation Cultural Arts Division

American250Utah

Council Action Request

Council Meeting

Meeting Date: August 5, 2025

Department Director Kim Sorensen	Purpose of Proposal Discuss support of Murray's involvement in Americas250Utah celebration
Phone # 801-264-2614	Action Requested Support of program
Presenters Rowan Coates	Attachments Resolution
	Budget Impact No impact
Required Time for Presentation 15 Minutes	Description of this Item Partnership between Murray City and America250Utah to celebrate the country's 250 anniversary.
Is This Time Sensitive No	
Mayor's Approval 	
Date July 15, 2025	

RESOLUTION NO. _____

A RESOLUTION IN SUPPORT OF **AMERICA250 UTAH** AND RECOGNIZING
AND APPROVING THE MURRAY CITY- UTAH 250 COMMUNITY
COMMITTEE.

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

WHEREAS, the mission of America250 Utah is to commemorate, celebrate, and reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state; and

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and

WHEREAS, a partnership between Murray City and America250 Utah will be formed by creating a local committee called the "**Murray City - Utah250 Community Committee**"; and

WHEREAS, the *Murray City - Utah250 Community Committee* will focus on important events, people, and places within Murray to commemorate and celebrate Murray's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

NOW, THEREFORE BE IT RESOLVED, by the Murray City Municipal Council that Murray City:

1. Will partner with America250 Utah.
2. Hereby recognizes the Murray City - Utah250 Community Committee as its official committee.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the Murray City - Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in Murray.

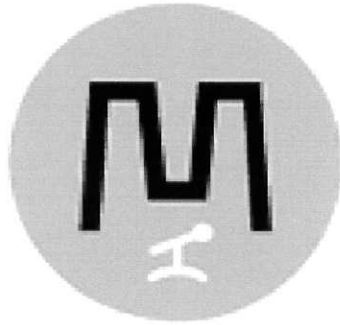
PASSED AND APPROVED this ____ day of _____, 2025

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith, City Recorder



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment