

MURRAY CITY MUNICIPAL COUNCIL

COMMITTEE OF THE WHOLE

Work Session Minutes of Tuesday, October 21, 2025

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

Attendance:

Council Members:

Paul Pickett -	District #1 - Telecom
Pam Cotter	District #2 – Council Chair
Scott Goodman	District #3 – Arrived at 4:47 p.m.
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 Administrator
Kim Sorensen	Parks Director	Hal Luke	Senior Center
GL Critchfield	City Attorney	Emily Barton	Controller - Finance
Brenda Moore	Finance Director	Robert Wood	HBME, LLC
Brooke Smith	City Recorder	Rowan Coats	Museum Curator
Matt Hastings	Fire Department	Jeff Pulls	Fire Marshall
Greg Bellon	Power Director	Jackie Coombs	Utah Association of Power Systems
Matt Youngs	Assistant Power Director	Isaac Zenger	IT Support
Jenn Kikel-Lynn	Down Town City District	Chelsea Gauthier	Utah Main Street
Citizens and Guests			

Conducting: Council Chair Cotter called the meeting to order at 4:06 p.m.

Approval of Minutes: Committee of the Whole, September 16, 2025. Ms. Turner moved to approve and Mr. Hock seconded the motion. All in favor 3-0.

Discussion Items:

- **Murray Senior Recreation Center Report.** Senior Center Board Member Hal Luke shared about the September Domino Tournament and the Tis the Season Boutique held on October 13, 2025.
- **Presentation of the independent audit for Fiscal Year 2024-2025.** Finance Director Brenda Moore provided the Fiscal Year 2024-2025 Annual CFR (Comprehensive Financial Report) and Certified Public Accountant Robert Wood with HBME, LLC confirmed that an unmodified, or clean opinion was given in the Independent Auditor's Report. Mr. Wood said this was the highest opinion an independent auditor could provide as there were no significant issues and the CFR was fairly presented in accordance with accounting principles. Based on information the City received after the audit began in mid-September, only a few minor corrections were made by adjusting various journal entries, which were reconciled in a timely manner.
- **Partnering with the Murray City Downtown District.** Murray City Downtown District Executive Director Jenn Kikel-Lynn introduced Chelsea Gauthier, with UMS (Utah Main Street) to help in answering questions about her request to advance Murray City to a Tier-3 community within the MSA (Main Street America) program.

Mr. Hock asked Ms. Gauthier to review the focus of MSA and explain how other municipalities support their programs. Ms. Gauthier described in detail each four-point approach that aims to deploy economic vitality, design, promotion and organization to help preserve historic areas in downtown districts and small business areas. She stated that many MSA cities hire a part-time paid employee to oversee the

program, but like other Tier-3 communities the City would need to hire a full-time paid position to achieve the fully accredited Tier-3 Level, which is what Ms. Kikel-Lynn was requesting.

Ms. Gauthier noted Ms. Kikel-Lynn's completed work in advancing Murray from a Tier-1 to a Tier-2 community within just one year, stating that all requirements were successfully completed so Murray was now recognized by the national organization as a Tier-2 community.

Ms. Turner asked how long most municipalities remain at Tier-1. Ms. Gauthier said usually three years and outlined Tier-2 benefits like having on-site technical assistance, having access to an onsite historic preservation architect and grant funding opportunities to help reach Tier-3. She pointed out that Ms. Kikel-Lynn had already met with many downtown business owners, introduced the architect to many of them and wrote a grant for the Tea Rose Diner that received \$35,000 through Utah Revive & Reside. Ms. Kikel-Lynn agreed, noted a report card provided by MSA reflecting her work and pointed out that she was halfway to reaching Tier-3 status.

Ms. Turner asked if there was a time requirement or urgency to achieve Tier-3. Ms. Gauthier said to reach Tier-3 accreditation, a full-time paid executive director position was required and six additional standards must be met. Ms. Gauthier said the additional standards would be strictly followed to ensure that Ms. Kikel-Lynn was working closely with the City and the community and not on her own.

Ms. Turner was unsure about where MSA would fit in at this time, stating that the City was currently in a transition period working to develop old city hall property and Block One. Mr. Goodman thought the organization would be following Mayor Hales downtown vision. Ms. Gauthier believed Ms. Kikel-Lynn was already supporting the City with her existing community involvement.

Ms. Cotter stated that the City would follow the new FBC (Form Base Code) in areas of downtown Murray already including the design of historic characteristics. Mr. Hock agreed the Council supported the FBC, the Block One area plan and expected an area plan for the east side of downtown Murray. Ms. Kikel-Lynn agreed everyone should be on the same page collectively but felt she had met the requirements to move the City up to Tier-3.

Council members discussed whether to fund the required executive director position to become a Tier-3 community. When asked if she would hire someone for the position, Ms. Kikel-Lynn stated that based on the time she had invested in pursuing the program, she would like to fill the position herself.

Mr. Hock asked what safe guards were in place to ensure that the City would not end up funding an empty position, should she lose her momentum or no longer be able to work full time. Ms. Gauthier explained to ensure accountability Ms. Kikel-Lynn must attend monthly meetings, submit statements and reports quarterly to MSA and undergo regular reviews with MSA. Council Members requested more information on the 22 other cities in the MSA program regarding how the executive director position was funded and how MSA measured its success.

- **A resolution authorizing the Fremont Solar PPA Project transaction schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems, and related matters.** Power Director Greg Bellon, Assistant Power Director Matt Youngs and UAMPS (Utah Associated Municipal Power Systems) Representatives Jackie Coombs and Matt Hastings discussed a proposal about Murray City purchasing solar energy that included battery storage. Mr. Hasting stated that UAMPS entered into a 25-year PPA (Power Purchase Agreement) that would not be effective until all UAMPS member cities

passed a related resolution in support.

He noted the proposed location for the solar project was north of Paragona, Utah, discussed the proposed interconnecting transmission lines and stated that the cost would be \$35.45 per MWh (megawatt hour) and \$49.50 MWh for battery capacity. The combined cost would range between \$69 and \$74 MWhs depending on contractual terms. Murray Power would participate in using 7.9% of project capacity and own all the Renewable Energy Credits.

Mr. Hastings said the resource was unique with its wider range of hour use, and the City would be able to shift solar energy use to a specific time of need, as well as to when generation was most needed. Mr. Bellon agreed the resource would aide in meeting peak hours of need, it is the first of its kind with battery storage and would be less costly than the City's landfill resources. He confirmed that although the City would take 7.862% of generation, the proposed resolution allowed up to 15% if it becomes available.

- **A resolution approving an agreement between Murray City and Utah Transit Authority ("UTA") relating to procurement, installation, ownership and maintenance of artwork on UTA owned Midvalley Express (MVX) Stations.** Museum Curator Rowan Coates said UTA received funding last year to construct a new bus line that included four new stops in Murray. Since UTA funding did not include art or beautification at any bus stops, staff proposed that the City provide funding to help make Murray bus stations more representative of the City. Ms. Coates shared four proposed art pieces, created by artist Paul Heath which were approved by the City's Arts Advisory Board to hopefully be installed at the new Murray bus stops. Ms. Coates confirmed the artist was paid \$20,000 by the City from last fiscal year's budget, which was \$5,000 per bay. If approved, Murray would now pay approximately \$4,000 for fabrication costs. UTA would pay installation costs for all four bays, where the art would be installed next year as vinyl on glass, as well as ongoing maintenance on the art.
- **Remaining City Council meetings for calendar year 2025.** City Council Director Jennife Mr. Kennedy said there were four council meetings left this year and it was possible that the December 16, 2025 meeting might be cancelled after consulting with the administration, Council Chair, and Vice Chair. December meetings are currently scheduled for December 9 and December 16, 2025, but historically the City Council has held only one meeting in December. There was consensus to cancel the December 16 meeting.
- **Adjournment: 5:40**

Pattie Johnson
Council Administrator III