

MURRAY CITY-SCHOOL COORDINATING COUNCIL MINUTES

The Murray City-School Coordinating Council met on Wednesday October 9, 2019 at 5:00 p.m. at Murray City Hall, 5025 South State Street, Conference Room #107, Murray, Utah.

Board Members Present:

Murray City

Dale Cox – Chair
Diane Turner
Brett Hales
Dave Nicponski

Others:

Blair Camp – Mayor
Jennifer Heaps – Mayor’s Office
Doug Hill – Mayor’s Office
Chief Burnett – Murray Police
Melinda Greenwood – CED Director
Janet Lopez – Council Director

Excused:

Jim Brass

School Board

Elizabeth Payne
Jaren Cooper
Kami Andersson
Belinda Johnson
Glo Merrill

Others:

Jennifer Covington
Richard Reese
D. Wright

Welcome - Mr. Cox called the CSCC (City-School Coordinating Council) meeting to order at 5:00 p.m. and welcomed everyone in attendance.

Approval of Minutes - Mr. Cox called for approval of the minutes from the April 10, 2019 CSCC meeting. Mayor Camp noted one correction to be made on page one; the words ‘building permit’ would be replaced with the words ‘demolition permit.’ The correction was noted. Ms. Covington made a motion to approve the minutes as amended. Ms. Turner seconded the motion. All were in favor.

Business Items

Economic Development Report – Ms. Greenwood reported building permits were issued for the new Abbington Senior Assisted Living facility, located at the old Hillcrest Junior High School property on State Street. Building permits for the new hotel were previously issued, and overall construction at the site is expected to begin soon.

Ms. Merrill noted the existing LDS seminary building at the site was recently sold. Ms. Covington confirmed, according to her most recent report, the property was sold to a different developer; she was not certain of details but would look into it.

Ms. Greenwood provided the following updates:

- Murray Crossings, located on Vine Street received certificate of occupancy for one phase of 300 units currently under construction; a total of 150 units are leasable at this time, and 30 leases are in place.
- Murray Depot, located in Fireclay is still under construction; this is affordable housing, consisting of 92 units. Completion is expected in one year.
- Riverpark Town Homes across from ASIU is still under construction. Forty units will be offered.
- Calloway on Winchester Street at 850 West – the subdivision of 11 lots, consists of single-family homes.
- Ivory Homes on 1300 West – the subdivision has few lots left for sale.
- Garbett Homes - 12 units are under construction; a total of 127 units will be available.
- Granton Square, developed by Hamlet Homes, is under construction. Located north of the new fire station on 4800 South. Sixty-one townhomes will be offered for approximately \$360,000 each.
- Neighbor Works purchased property on Tripp Lane to construct a subdivision. The project offers nine single-family homes. Only a couple of them will be affordable housing. A brief discussion occurred about the definition of affordable housing.
- Winchester Estates Mobile Home Park is expanding – 40 new units will be offered. Ms. Greenwood commented Murray is fortunate to have this quality mobile park, as most mobile home parks across the country are being removed.

Other developments:

- The K-Mart site on 900 East was rezoned for mixed use. An application for high density residential and commercial space is expected, but the site is not located within the Murray School District boundaries.
- The M CCD (Murray City Center District) ordinance will be revised to help property rights and achieve a more workable zone.
- Block One remains inactive. Located between 4800 South and 5th Avenue; and between State Street and Poplar Street, new development is expected to begin next year.

A brief discussion occurred about possible developments at Block One. Ms. Johnson reviewed past ideas and shared her concern about increased density and more apartments. Ms. Greenwood agreed the City's hands are tied legislatively with meeting requirements for providing affordable housing. Ms. Johnson wondered if the City could avoid the requirement altogether, like Holladay City; she thought Murray had done more than its fair share to accommodate affordable housing elements. Ms. Greenwood confirmed the State increased requirements on cities. Mr. Cox noted significant penalties if Murray did not comply legislatively. Ms. Johnson acknowledged that but hoped somehow the distribution of affordable housing and mega establishments could be more evenly spread out to include other quadrants of the City. She noted most are located near Horizon and Parkside Elementary schools.

Ms. Merrill asked about the status of the Ore Sampling Mill property near Interstate-15. Ms. Greenwood stated plans were stagnant. She met with a developer and encouraged a project at the location. She confirmed the site is a challenge with uranium in the soil; the cost to remediate the problem is costly.

Mr. Hales noted approximately \$1 million was previously spent by another prospective developer. Ms. Johnson confirmed great progress was made during the first big clean-up at the site. Ms. Greenwood thought a developer with the right vision and leverage for capital to conduct a final cleanup could create a great project at some point in the future.

Large vacant commercial buildings were noted on State Street; for example, the old Shopko building. A brief discussion occurred about lack of prospects. Ms. Greenwood facilitated communication between owners and developers to see if interest was there, but nothing resulted. However, plan reviews were submitted for the old Toys-R-Us building, and the hope was to see a new large furniture retail store in the facility next year. In addition, the old Sports Authority Building on 900 East will become a gym. Ms. Greenwood said large facilities are tough to sell, due to the changing face of retail, and online sales.

Mr. Nicponski and Mr. Hales explained a brief discussion they experienced with the Shopko owners, during their last ISCS (International Council of Shopping Centers) Convention in Las Vegas; non-interest to redevelop the Murray building was confirmed at that time.

Police Report - Chief Burnett reported the following:

- Traffic issues were good this year because of new traffic lights installed near Hillcrest Junior High.
- Cell phones and vaping remain to be big challenges.
- Vaping occurs in all restrooms at Murray High School, and often openly in classrooms. Lack of support from parents continues to aid the problem. A discussion occurred about immediate health dangers, deaths, unknown side-effects of THC, due to vaping; and, the black market producing these products.
- Concerns at Fireclay, and Parkside Elementary – The Chief said it was not fair to say that all affordable housing on the north end of the city was bad for the City, due to apartment living. He said there are many nice neighborhoods in that area. According to resource officers, so far this year, Riverview Junior High School experienced 3 fights; and over ten fights occurred at Hillcrest Junior High School; one happened at the parking terrace near Carl Junior’s restaurant.
- Brickgate Apartments at Fireclay did not see huge issues this year, considering the population in that area is 5,000 to 6,000 people. The Chief explained calls are similar to those they receive from citizens living in single family homes neighborhoods, which are just more spread out.

Chief Burnett reported increased issues did occur at apartments located west of the TRAX lines, where a portion of the complex is subsidized housing. Most complex tenants are refugees, from Somalia, and Sudan, and the two nationalities do not get along, so significant fighting has resulted on school buses, and at schools. Chief Burnett reported the United States provides resources, therefore, arrests cannot be made. Meetings occurred with sponsors, as well as, social services to remedy the ongoing problem, in the meantime, teachers and police officers are riding buses, and meeting students at bus stops to help prevent fighting and educate about cross cultural differences. Ms. Johnson confirmed Parkside Elementary school is full to capacity already, exhausting all resources; so, with more kids coming in with social and cultural differences, increased friction resulted.

Ms. Covington attended meetings with Granite and Salt Lake City Superintendents, to review refugee data. Salt Lake City has a refugee population of 11%; Granite 13%, and Murray 10%. She confirmed contention between refugees, where parents and children are fighting, affecting all grade levels. She appreciated Murray police involvement and explained even complex owners fear fighting outbreaks during a suggested meet and greet event arranged for keeping the peace. Other ideas, such as, working with their religious leaders, and holding friendly events at religious facilities to help bring about good relationships were noted, as well as, possibly breaking up the apartment complex school boundary, by sending students to separate schools.

Ms. Turner asked about cultural tolerance education programs for students and parents. Ms. Covington confirmed, it was difficult to get refugee parents to engage at all with anything at schools; poverty, and language barriers exist, as well as, the lack of understanding that student involvement should be priority. Chief Burnett noted parent involvement was high with regard to the D.A.R.E graduation programs. The suggestion was made that a positive outreach event might be more effective if held during functions like D.A.R.E, and the Halloween parade.

Ms. Covington said there are wonderful families and solid students in the apartment complex; it was heartbreaking to know they were getting lumped together in the challenges of others. She said all students should be able to attend school in a safe, and positive environment. Ms. Johnson agreed, however, the perception of what is happening caused many students to leave Parkside and attend other schools to avoid great conflict.

Mayor's Report – Mayor Camp provided the following updates:

- Architects, GSBS, and contractor, Layton Construction are meeting weekly with Murray's Facilities Manager, Mr. Martin to finalize construction bid documents for the new city hall building; bids should be in by December 31, 2019. The hope is to begin construction early in 2020. The cell tower still needs to be relocated, and two parcels must be attained for a new road.
- The unfinalized 2013 property agreement between the City and the Murray City School District, for conveying the library property back to the Murray School District, is underway. The process will be completed soon.
- Agreements related to ownership of the pedestrian bridge have not been located; no agreements seem to exist. All entities are working together to decide whether to renovate or demolish the bridge, but financial participation has not been realized. In response to a comment that many citizens desire to see the bridge remain as an iconic part of Murray, Mayor Camp said the bridge does not meet ADA standards and the bridge is crumbling, so it remains closed. The cost is \$150,000 to demolish it, approximately \$500,000 to renovate, and \$2.6 million to replace it. Chief Burnett noted students were utilizing crosswalks at traffic lights to safely cross State Street. Ms. Covington confirmed. Mayor Camp said it was assumed that the City owns the bridge, which is located over a road owned by UDOT, and connecting and landing on Murray School District properties. It was noted that major reconstruction on the bridge was paid for by UDOT in 2008. The hope is to have the bridge demolished for safety reasons.

School District Report – Superintendent Jennifer Covington expressed appreciation for overall cooperation to resolve issues at Fireclay, and the situation with the pedestrian bridge. Her announcements included:

- McMillian Elementary was recognized as a Blue-Ribbon School; they are top in nation.
- Vaping continues to be overly concerning. With lack of legislation to resolve the problem, the Association of Superintendents hopes to lobby this year for new laws because confiscation is not working. Vape detectors have been placed in other schools; however, the result requires full-time administrators and police officers to handle the number abuses. The major health crisis needs to be addressed and providing education will be key, by including the consequences in curriculum.
- The face of Murray City is changing as new facilities are constructed. Ms. Covington asked the council to consider approving more space for parks and recreation activities, as they oversee approving new developments. She explained sharing facilities has created great difficulty in scheduling events and programs, for basketball and volleyball, as existing courts are limited.
- Excitement for a new Shake Shack restaurant on State Street near Fashion Place Mall.
- Great appreciation was expressed for the Murray Police Department, due to quick responses.

Other Items from School Board or City Council Members

Mr. Cox encouraged the Murray School District to invest in sprinkler WIFI systems at schools to benefit in saving water. He thought the cost would pay for itself compared to the waste of water. It was his experience to find sprinklers running at Murray schools during significant rainstorms. He said the City is already operating this way, and since citizens are asked to conserve water, public buildings should practice the same. By using existing school WIFI, sprinklers automatically shut off when rainfall starts.

Internal Business Items

- Elections - Mr. Cox opened nominations for the 2020 Chair position. Ms. Johnson nominated Jared Cooper. Mr. Hales seconded the motion. All were favor. Vice-Chair elections would be held on January 8, 2020.
- Next Meeting Date – January 8, 2020.

Adjournment – 6:04 pm

Pattie Johnson
Council Office Administrator II