

# **Murray City Municipal Council**

## **Chambers**

## **Murray City, Utah**

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The Municipal Council of Murray City, Utah, met on Tuesday, the 11<sup>th</sup> day of July, 2017 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The meeting was conducted by Dave Nicponski

**Council Members Present:**

Dave Nicponski, Council District 1  
Blair Camp, Council District 2  
Jim Brass, Council District 3  
Diane Turner, Council District 4/Council Chair  
Brett Hales, Council District 5

**City Staff Present:**

Ted Eyre, Mayor  
Jennifer Kennedy, City Recorder  
Frank Nakamura, City Attorney  
Janet Lopez, Council Administrator  
Janet Towers, Executive Assistant to the Mayor  
Craig Burnett, Police Chief  
Steve Sanderson, Police Sergeant  
Brandon LaCagnina, Police Officer  
Gil Rodriguez, Fire Chief  
Steve Ellefson, Fire Engineer  
Tim Tingey, Administrative and Development Services Director

**Others in Attendance:**

Aimee Winder Newton, Salt Lake County Council Member  
Citizens

Mr. Nicponski called the meeting to order at 6:30 p.m.

**7. Opening Ceremonies**

**7.1 Pledge of Allegiance**

The Pledge of Allegiance was led by Kathleen Stanford.

**7.2 Approval of Minutes**

**7.2.1 Council Meeting – June 20, 2017**

MOTION: Mr. Brass moved to approve the minutes. The motion was SECONDED by Ms. Turner. Voice vote taken, all “ayes.”

**7.3 Special Recognition**

**7.3.1 Swearing-In new Murray City Police Sergeant Steve Sanderson and Police Officer Brandon LaCagnina.**

Staff Presentation: Craig Burnett, Police Chief

Chief Burnett said spoke about Mr. Sanderson’s career with Murray City. He also introduced Mr. LaCagnina who was just recently hired.

The Swearing-In Ceremony was conducted by Jennifer Kennedy.

Mr. Sanderson and Mr. LaCagnina introduced their families.

Mr. Nicponski recognized Aimee Winder Newton, Salt Lake County Councilmember, who was in attendance at the meeting.

**8. Citizen Comments (Comments are limited to 3 minutes unless otherwise approved by the Council.)**

Briant Stringham – Murray City, Utah

See Attachment #1 for Mr. Stringham’s comments.

Janice Strobell – Murray City, Utah

Ms. Strobell stated her home was built in 1908 and she has feelings for what is held onto as part of our history. July is a month of heritage. We honor our nation and our pioneers that settled this valley. It has only been 3 ½ months since Ms. Strobell first learned of the desired development for Mount Vernon Academy and the surrounding property on Vine Street and Jones Court.

During this time, Ms. Strobell has discovered a lot about historic preservation and each day she understands more and more about the value of historical landmarks and the immense vibrancy they can add to our community as we do our part to protect and preserve our landmarks. These landmarks are meant to be a living, vital part of our city if they do not become run down and eventually get demolished. If we allow our landmarks to be thrown away, we lose what makes Murray, Murray.

The MCCD was created six years ago and its purpose was to draw businesses to the city's historic downtown and restore vibrancy. Sadly, the MCCD does not adequately address how to encourage wanted development to incorporate the amazing historical buildings into new developments. Offering tax incentives is just one powerful way we can let developers know we do care about our historical landmarks.

Kathleen Stanford – Murray City, Utah

Ms. Stanford read the rest of Ms. Strobell's comments stating, *"It is hard to see where the city is now and find that one of the most iconic and unique buildings left in downtown Murray is part of the first development since the MCCD has been in place. The MCCD needs to be reworked, especially in regards to the preservation and restoration of historical landmarks, before it is too late and we find afterwards that we have destroyed the character and charm of our city."*

*There are exorbitant costs to demolition. Building green is a huge push today. The city has LEED Certification (Leadership in Energy and Environmental Design) requirements for their own buildings and to encourage developers to build LEED Certified buildings as well. We can play a big part in building green when we encourage preservation and find ways to bring older buildings into a richer life. She feels encouraged knowing what the future brings. She knows that the citizens, Murray City, developers and landowners can come together to create what will be of lasting value to our community. She asked for a chance to preserve Murray and incorporate our heritage in what will serve our community for the next 110 years and beyond."*

See Attachment #2 for Ms. Stanford's comments.

Scott Bainbridge – Murray City, Utah

See Attachment #3 for Mr. Bainbridge's comments.

**9. Consent Agenda**

**9.1 None scheduled.**

**10. Public Hearings**

**10.1 None scheduled.**

**11. Unfinished Business**

**11.1 None scheduled.**

**12. New Business**

**12.1 Consider a resolution adopting an addendum to the Metro Fire Agency ("Agency") Interlocal Cooperation agreement between the City, Bluffdale City, Sandy City, South Jordan City, South Salt Lake City, West Jordan City, and West Valley City (the "2012 Agreement").**

Mr. Nicponski stated the Interlocal Cooperation agreement related to the Metro Fire

Agency must be revised. Therefore, this item will be pulled from tonight's agenda.

Mr. Nakamura added that another member city is drafting the agreement and notified the city two days ago that they are going to present a new Interlocal Agreement. Because of that, there is no purpose in enacting this addendum. This item will come before the Council once the Metro Fire Agency has their Board meeting and the new agreement has been drafted.

**12.2 Consider an ordinance amending Titles 8, 9, and 10 of the Murray City Municipal Code relating to Public Health, Public Safety and Welfare, and Vehicles and Traffic.**

Staff presentation: Frank Nakamura, City Attorney

Mr. Nakamura said this item was discussed in a previous Committee of the Whole meeting and is part of the city's effort to update the city code. He explained the substantive changes being proposed that relate to: noise control, smoking regulations, products that are harmful to minors, unlawful acts in or about schools, parking regulations and railroads. He added that most of the changes being proposed are technical.

MOTION: Mr. Ms. Brass moved to adopt the resolution. The motion was SECONDED by Mr. Hales.

Council roll call vote:

Mr. Camp	Aye
Mr. Brass	Aye
Ms. Turner	Aye
Mr. Hales	Aye
Mr. Nicponski	Aye

Motion passed 5-0

**13. Mayor**

**13.1 Report**

Mayor Eyre said there are two new facilities available in Murray Park; a new outdoor exercise area with about 15 different exercise stations and six new Pickleball courts. He also noted that this Friday will be the last movie in the park which will be held at the outdoor swimming pool.

Mayor Eyre said the Murray Chamber will be holding its honorary membership luncheon on August 3, 2017 at the Cottonwood Club. They will be honoring Jim and Jennifer Brass as well as Sheri Vanbibber. Mr. Brass added that Mayor Eyre will be recognized at the luncheon also.

**13.2 Questions for the Mayor**

**14. Adjournment**

The meeting was adjourned at 6:58 p.m.

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Jennifer Kennedy, City Recorder

# Attachment 1

July 11, 2017

**OPEN LETTER TO THE MURRAY CITY COUNCIL**  
**Subject: Delay demolition of historic structures in Murray**

Dear Murray City Council:

As a Murray resident, businessman and believer in the public process, I wish to share my thoughts about the proposed demolition of four historic buildings in Murray's historic downtown. I ask you to delay your decision until the property owner, residents, developer, and others who care about this iconic property can come together, explore options and make the right decision for Murray's future.

First, I would like to compliment you and your staff for your public service. I appreciate your time, devotion and effort. This preservation issue, like so many issues that come across your desks, is not easy. To a person, you deserve our admiration and respect.

I also want to make clear that the decision about whether to preserve or tear down these structures is not the people's decision. We delegated that authority to you, our elected representatives. The Murray City Council has the power and authority; the residents don't. All we can do is let you know what we value and hope you will be responsive to our requests.

Third, a confession. Many of us, including myself, are Johnny-come-latelies to this conversation. We failed to participate in the initial public process. Life gets busy. Forgive us for not being better informed and acting sooner.

More than anything else, I want to affirm that, with a little effort, we can preserve our past. But it takes vision, creativity, collaboration, sacrifice, and, most of all, good will. I ask that you embrace this good will and bring a citizen's group together to harness the power of our collective efforts and create a better future for the Mount Vernon Academy property.

The preservation of Wheeler Farm is a great example of a time when our community came together to preserve a remarkable place. I served on the county recreation board at the time. The vision to set aside and preserve 75 acres, the barn, an ice pond, chicken house, work shed and other buildings was controversial. After all this was prime real estate in the center of the rapidly growing Salt Lake Valley. The property was in disrepair. I recall the Salt Lake County Commission being negative about the idea. Today, the farm stands as one of the few remaining 19<sup>th</sup> century farmsteads in the valley. We are all beneficiaries of the vision, collaboration and sacrifice of the people who made this vision happen.

We have Wheeler Farm today because people took the time to care. We need to take this same time and care with historic properties in Murray.

In any community, businesses come and go. There are hundreds of businesses that are part of Murray's history that nobody even remembers. But people remember their heritage. They remember their experiences. We value our city's architectural inheritance.

July 11, 2017

I've asked myself the question, "What should we do with this property?" The honest answer is I don't know. I do know that because we care, with more time and effort, we can figure that out.

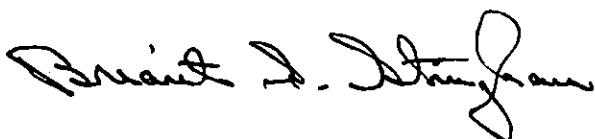
Murray has several things going for it. We have money. The economy is in its eighth year of expansion. Motor vehicle sales have been brisk. The Fashion Place Mall continues to be the highest grossing mall in the state. I'm confident we can find the money for the things we value.

We have an engaged citizenry. People of good will are raising their hands and saying, "Let us be part of the solution." We are ready to help create the vision, find answers to the financing, and to help honor our past.

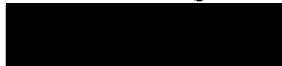
So, I respectfully ask you to delay this decision until we come together as a community and put our best thinking forward on how to proceed. I ask that you form a citizens group to work with the property owner and developer to consider a better path forward. I ask that you give us the time to show how much we care and help you make the right decision.

We get one chance to get this right. Let's harness the good will in our community and find a way to preserve our past *and* develop a prosperous future.

Sincerely,



Briant S. Stringham



# Attachment 2

Studies have shown that test scores of students in rooms illuminated by natural light are 18-26% higher than test scores of students in rooms illuminated by artificial light.

Recent studies at the University of Illinois show that employees had poorer scores on sleep quality and overall health if they worked in an environment without natural light.

Studies with patients in Assisted Living Centers have shown that exposure to natural light during the day results in better sleep, less depression and improvements in symptoms of dementia. Light therapy has been shown to be an excellent non-pharmaceutical option for elder adults who are prone to sleep problems, depression and alzheimers.

A couple of weeks ago, I attended a service at First Presbyterian Church in down town Salt Lake City. I loved sitting in the Sanctuary while sunlight streamed in the stained glass windows in that beautiful space.

The proposed assisted living facility could have the same kind of beautiful space. We believe that restoring the Murray First Ward/Mount Vernon Academy as part of the proposed assisted living facility could be a win/win situation for everyone: the developer, the city, the Lambsons, but especially the 120 residents, average age 86, who could have access to a large, beautiful windowed space full of natural light where they could spend their leisure time.

# Attachment 3

I stand proudly and declare I live in Murray Utah. I may be relatively new to Murray but it didn't take long for me to understand why we stand tall and declare proudly that we are from Murray Utah. We have an identity. We are the small town in the middle of the city and we refuse to blend in. We are independent but also reliant upon each other. We, along with our town, are unique. The recent proposal to demolish the Vine street church and replace it with an assisted living facility is changing that. If the citizens and city of Murray step aside and allow this to happen then shame on us. The reasons we're using to justify it feel hollow and derived.

If we use the reason that the assisted living facility is a perfect fit, that is flawed. A facility meant to provide care and security to its residents by carefully controlling their access to the outside world cannot comply with our code and city plan to provide public access to the bottom floor. This is an enormous oversight and a safety risk for the assisted living residents.

If we use the reason that a new building will be more efficient and environmentally responsible, that is flawed. Most studies find that the materials in older buildings can frequently outperform modern buildings when they are combined with new technology. Most place the time for a new, green rated building to take around 65 years to become carbon neutral. Most studies that I have found agree that the best environmental option is to not deposit good building materials into our landfills and destroy more precious resources in creating a new structure.

If we use the reason that this action will increase revenue, that is flawed. With the trending increase of property values, the city is missing a great opportunity to purchase a property that could generate steady income. If given the opportunity this community could provide additional funds to save this building, then Murray could provide incentives to businesses that would renovate and keep the structure or have a city sponsored building that could have multiple types of businesses generating income.

We can come up with more flawed reasons to support the destruction of this unique Murray building but it will never cover the real reason that it is easier to destroy than to renovate or discover alternate solutions. I have found in my life that the easy way is rarely the right way. Those that came before and built this beautiful town with their hard work would probably agree. If we continue down the path of destroying our landmarks that make us unique we will find ourselves in the near future with no right or privilege to sincerely say that we love our town. We will not have the privilege of standing proudly and declaring we live in Murray Utah but will be seated in our common and sterile town stating that we live in the Salt Lake valley. The options that could generate higher income to the city are abundant if we take the time and effort to explore them. We need to take the time to explore the options and determine the solution that will save this historic landmark, provide needed income and help preserve our unique identity.