

**MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE**

Work Session Minutes of Tuesday, March 5, 2024

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

Attendance:

Council Members:

Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Excused: Paul Pickett District #1

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Brenda Moore	Finance Director	Travis Bodtcher	Murray Fire Department
Kim Sorensen	Parks and Recreation Director	Brooke Smith	City Recorder
Lori Edmunds	Cultural Arts Director	Ben Ford	Wastewater Superintendent
Jeff Martin	Building Maintenance Director	Brandon Richards	Public Works
Kathie Lindquist	Arts Division	Rob White	IT Director
Ben Gray	IT	Russ Kakala	Public Works Director
Ridley Griggs	Hansen, Allen & Luce, Inc.	Citizens	

Conducting: Council Chair Ms. Cotter called the meeting to order at 5:15 pm.

Approval of Minutes: Committee of the Whole – February 6, 2024

Mr. Hock moved to approve, and Ms. Dominguez seconded the motion. All in favor 4-0.

Discussion Items:

- **Presentation of the Murray Theater and Murray Park Amphitheater Feasibility Study.**

Parks and Recreation Director Kim Sorensen, Cultural Arts Director Lori Edmunds, and Kate Ingram and Kyle Marinshaw with Create Today presented the feasibility study. Mr. Sorensen said the feasibility study was suggested to understand the market demand for programming the Murray Theater. Create Today was hired because of their expertise and known accomplishments. The outdoor amphitheater was included in the study because they felt input from existing artists, arts organizations, audience members, stakeholders and local residents involved with the amphitheater would have valuable insight. Ms. Turner asked the cost of the study. Mr. Sorenson replied the study was \$40,000.

Mr. Marinshaw outlined three phases involved in carrying out the study. First was listening, as they engaged with the community, collected data from the past and interviewed expert theater consultants and stakeholders. Next was learning, from feedback of local residents and neighboring cities, and from surveys sent to Murray communities and those who have used Murray facilities. Last

was planning, as they conducted focus groups consisting of local residents who were utilized to test out some of the programming ideas gleaned from the survey. All of this led to a final vision.

Ms. Ingram explained the Vision of Success involving three high level areas which are Programming, Accessibility and Sustainability. She discussed the overall findings and reviewed all recommendations within each key area. One noted recommendation was having a programming policy that balances community access, profit, and the diverse interests of the broader Murray audience. There would be multiple price points and opportunities for the City to subsidize programming, and exploring additional funding opportunities would ensure the theater is accessible, viable and sustainable for the long term.

Ms. Turner noted the recommendation to attain sponsorships, grants and individual contributions. She expressed concern about not having specific ideas for funding the project and noted that finding a funding source had not been successful.

Mayor Hales said the City was delayed in getting sponsorships because there was no policy in place to do so, however now that City Attorney Mr. Critchfield was creating that policy, the City would be able to seek out those sponsorships. Mr. Sorenson agreed the City had not considered such a policy until now and explained there was no success with Pathways who was originally hired to do fundraising for the theater. The pandemic halted their process, leading to an extension of the agreement, however significant prospects lost interest upon learning that the City had provided funding for the theater. He said the City received a few small grants and other funding contributions totaling over \$4 million and he was hopeful the City would continue to get more funding in the future. The hope is to implement a preservation fund that will help with long term operations and maintenance.

Ms. Dominguez favored partnerships and said it was not uncommon to utilize them. Ms. Turner agreed individual contributions would connect the City to the community. Ms. Dominguez asked about programming details related to survey results. Ms. Edmunds said they are preparing the theater to be a multiuse facility and renting the facility would also be an option. During down-times movies would be offered, but because the audio-visual package is extensive the facility would work for many diverse groups. Mr. Hock asked if a booking agent would be used or would programming be done by staff. Ms. Edmunds said a marketer would be used to seek out artists or booking agents. Ms. Turner noted the importance of having good advertising to enhance community relations.

- **Presentation of the Wastewater Impact Fee Study and discussion on an ordinance amending Section 3.14.110 of the Murray City Municipal Code relating to wastewater system impact fees.**

Ben Ford, the Wastewater Superintendent highlighted that there were two aspects of the impact fee study. The Impact Fee Facilities Plan, which Ridley Griggs with Hansen, Allen & Luce, Inc. created, and the Impact Fee Analysis steered by Zions Public Finance, Inc.

Mr. Griggs gave an overview of the Impact Fee Facilities Plan and clarified that the study focused only on the Murray City Collection System.

Mr. Griggs said fees were last updated in 2011. He reviewed the purpose of the study and explained that impact fees are intended to compensate the City for the financial impact it costs to serve new wastewater connections and developments. He explained how fees are balanced with existing

customers, how they ensure that the City stays ahead of growth and how the City is paid back for the cost fronted by developers.

Mr. Ford said the impact fee covers a ten-year growth period and calculations were based on the 2021 Master Plan, which is a 30-year outlook. Mr. Griggs agreed but said to be more cost-efficient the analysis was based on a 40 to 50-year outlook. This helped them to determine the maximum pipe infrastructure needed for accommodating wastewater that will be generated in the future. He discussed the level of service which is the proper design of the system whether for new residential or commercial business projects. Currently, the existing level of service for one ERU (equivalent residential unit) is 175 gallons per day, per year. Mr. Griggs projected that in the next 10 years approximately 3,400 additional ERUs would be coming to Murray. Mr. Ford said the Murray system is in good shape and the master plan would be updated again in 2026 to reexamine flows and projections with the planning division.

Mr. Griggs said the study considered the timing of when the City would receive reimbursements for project expenses already incurred and also addresses financial planning to accommodate near-term projects. Projects already installed were noted; and four future pipeline projects were identified to provide future capacity. Regarding the Central Valley Water Reclamation Facility rebuild, the City is responsible for 7.2% of the \$311,000,000 cost, which would also affect the impact fee. He discussed the Impact Fee Analysis aspect conducted by Zions Finance, noting that the law requires the impact fee to be proportionate and related to the actual cost of new infrastructure. He explained that the proportionate cost assigned to future development was calculated by combining the total cost needed for future infrastructure with outstanding bond totals.

Mr. Ford said the overall impact fee would actually be reduced from what it currently is, then it would increase incrementally each year, returning to the current level in four years. He noted language in the proposed ordinance reflecting how the impact fee would decrease from \$1,372 to \$1,202 on a standard one-inch meter per household or ERU; and that the new sewer rate would be effective April 1, 2024. He noted this calculation is based on the meter size or the amount of plumbing fixtures in a building. For apartments or hotels, 15 plumbing fixtures equals one ERU. He noted there were no changes to the impact fee in 2018 when it was last reviewed, so to ensure capacity is in line with growth predictions they would conduct a review every four years.

- **Legislative Update.**

Ms. Cotter reported that SB (Senate Bill) 185 – Residential Building Inspection Amendments was approved and requires that a specific list of inspectors must be utilized. As for SB 161 - [Energy Security Amendments](#), Ms. Cotter looked forward to a future legislative report by the City's lobbyist who would be able to explain the impact to Murray City.

Adjournment: 6:23 p.m.

Pattie Johnson
Council Office Administrator III