

**MURRAY CITY MUNICIPAL COUNCIL
COUNCIL MEETING**

Minutes of Tuesday, June 4, 2024

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
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	Council Executive Director
G.L. Critchfield	City Attorney	Pattie Johnson	Council Administration
Brooke Smith	City Recorder	Brenda Moore	Finance Director
Isaac Zenger	IT	Joey Mittelman	Fire Chief
Craig Burnett	Police Chief	Matt Bounden	Fire Department
Lori Edmunds	Parks and Recreation	Kim Sorensen	Parks and Recreation Director
Ella Olsen	Murray Journal	Paul Dodge	Murray Resident
Allysa Sullivan	Miss Murray	Zac Smallwood	Planning Manager
Phil Markham	CED Director	David Rodgers	City Planner
Citizens			

Excused: Rosalba Dominguez District #3

Call to Order: 6:35 p.m. – Council Member Diane Turner

Approval of Minutes: Council Meeting – May 7, 2024

MOTION: Mr. Pickett moved to approve, and Ms. Cotter SECONDED the motion.
Voice vote taken, all “Ayes.” Approved 4-0

Special Recognition:

Introduction of the new Miss Murray, Allysa Sullivan. Mayor Hales introduced Miss Sullivan as the new 2024 Miss Murray. Ms. Sullivan thanked Council Members for their support, recognized her first and second attendants, introduced her family and highlighted her personal accomplishments. She discussed her values and goals, outlined her activities over the last month and spoke about her platform, Let’s Talk Suicide, which is dedicated to suicide prevention.

Citizen Comments:

Hal Luke – Murray Resident and Advisory Board Member of the Murray Senior Center

Mr. Luke spoke highly about an event held on May 21, 2024 at the Senior Recreation Center featuring CarFit and the Yellow Dot program.

Consent Agenda:

- **Confirmation of the Mayor’s appointment of Jessica Benson to the Arts Advisory Board for a term from June 2024 to February 2025.** Mayor Hales introduced Jessica Benson, spoke about her qualifications and recommended her to the Arts Advisory Board.

MOTION: Ms. Cotter moved to approve the Consent Agenda. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye

Ms. Cotter Aye
Ms. Turner Aye
Motion passed: 4-0

Public Hearings:

- An ordinance adopting the transfer of monies from Enterprise Funds to other City Funds.** Finance Director Brenda Moore said a public hearing for the annual transfers from the Enterprise Funds to the GF (General Fund) is required by State law. She reviewed the difference between the two types of transfers, explained the purpose of each transfer and pointed out that one third of the land in Murray City is not subject to property tax. The transfers would be based on a calculation of 8% of budget revenues in the Water, Wastewater and Power Funds. She outlined the Public Works Project transfer totaling \$1,012,000, and the Administrative Services transfer totaling \$10.8 million and noted that 54% of the Administrative Services allocation would be kept in the GF.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Mr. Hock moved to adopt the ordinance. Mr. Pickett SECONDED the motion.

Council Roll Call Vote:

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

- An ordinance approving and adopting compensation increases for the Executive Municipal Officers of the city for Fiscal Year 2024-2025.** Ms. Moore said that due to new State legislation this year, the City is required to hold a public hearing to discuss the raises and compensation of all City directors, their assistants or superintendents and appointed employees. She explained that all City employees and Murray City positions are on the Murray Step Plan, except for the Murray City Council, the mayor, the judge and the chief administrative officer.

Ms. Moore reviewed details and advantages of the Step Plan and noted that the proposed budget includes a 3% COLA (Cost of Living Adjustment) and the appropriate Step Plan increase. She provided information for all current City job positions with the related step status, hourly rates, annual incomes, hourly and annual rates after the implementation of the 3% COLA on July 1, 2024, and the next step date reflecting the annual increase that would occur following the next step.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Mr. Hock moved to adopt the ordinance. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

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

- Public Hearing for the proposed Fiscal Year 2024-2025 Budget.** Ms. Moore said the Fiscal Year

2024-2025 tentative budget was passed by the City Council the previous week and the presentation was for public knowledge and input. She discussed the Fund Summary page, Special Revenue, Internal Service Fund information, noted all reserve spending, purchase details and capital projects information for all Enterprise Funds. Highlights of the GF included a 5% property tax increase, a 5% increase to Personnel costs and a 6% increase to Operations. She reviewed the City's revenue sources, expenditures by function and the Budget Addendum. Ms. Moore outlined all Capital Projects Improvement projects totaling \$19,662,531.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

4. **An ordinance relating to land use; amends the Zoning Map from R-1-8 (Single Family Low Density) to R-1-6 (Single Family Low/Medium Density) for the properties located at 5991 and 6001 South Belview Avenue, Murray City.** City Planning Manager Zac Smallwood explained the request to rezone came from property owner Paul Dodge. Mr. Smallwood shared an aerial map to locate the two parcels and compared the permitted and conditional uses of the existing R-1-8 Zone to the proposed R-1-6 Zone. He noted the only difference is that the R-1-6 allows for 6,000 square foot lots. He reviewed zoning standards and the findings to explain why the Murray City Planning Commission voted 5-0 during a public hearing to recommend approval to the City Council, which is also supported by Planning Staff.

Mr. Dodge explained that he had been working on the proposal for 14 months by consulting with City staff to determine what was allowed and appropriate for his properties. As a long-time resident and business owner in Murray for over 53 years, he explained how he bought the properties to remove certain easements related to accessing the private road he lives on behind the properties. Because he planned to sell the parcels after occupants moved out, he hoped to control any future development that would occur across the street from his front yard. Plans were delayed for nine years as the tenants did not want to move. Eventually, one tenant passed away, leaving a 1,000 square-foot home vacant and functionally obsolete. After consulting with a builder friend Sterling Tholen, of Tholen Custom Homes and City staff he and his wife decided that their proposed plan was the best option for each parcel. He noted that 22 other homes in the neighborhood are currently noncompliant with the R-1-8 Zone regulations, and his hope was to improve the community despite the negativity that occurred at the Planning Commission meeting.

The public hearing was open for public comment:

Mark Lurie – Murray Resident

Mr. Lurie said he was not opposed to anyone building on their property but because he loves spending time in his backyard, which is a serene and tranquil area he opposed the rezone. He felt any new housing allowed at 30 feet tall would directly overlook his backyard and would change the view of his one rear window that faces the properties.

Joann Hansen – Murray Resident

Ms. Hansen, who has lived across the street from the subject properties for 20 years, stated that she has never seen a two-car parking lot at each home. Instead seven or more vehicles park at these properties. She expressed concern about adding two more homes to the parcels which would increase traffic on her small street, where it is already difficult for snow plows to get through. With no sidewalks in the neighborhood the street is where they walk, so adding more cars and more people would make walking the street unsafe for her children. She agreed one of Mr. Dodge's tenants was good, but the other house is run down. She felt his properties were never well maintained and Murray Police visit the renters two to

three times a week. She and neighbors feel unsafe because of his tenants, and they do not want problem renters anymore, and do want to add more surveillance cameras to ensure their safety.

Aaron Abeyta – Murray Resident

Mr. Abeyta opposed the rezone and believed the 5-0 vote at the Planning Commission meeting was not a good representation of what actually happened, as the meeting was filled with residents who were against the plan. He said as a homeowner and father of six in the neighborhood, they walk the streets regularly and do not want to see it get busier. The change would be negative and subdividing neighborhood properties was a bad move by adding two more houses, two more families with more cars and more people. He felt instead of access to Belview, a better choice was to allow these properties access onto the private road behind, where utilities, fire hydrants and needed width would accommodate four homes and added traffic.

The public hearing was closed.

MOTION: Ms. Cotter moved to adopt the ordinance. Mr. Hock SECONDED the motion.

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Nay
Ms. Cotter	Aye
Ms. Turner	Aye

Motion passed: 3-1

Mr. Hock pointed out the item was a zoning request, not an issue of code enforcement for parking problems, which was unrelated to their decision making. He noted other homes in the area are already compliant to an R-1-6, the request was well fitting. Mr. Pickett explained he was unsettled with a vote of support after reading the arguments of both sides. Because he agreed with both sides of the request, he did not feel comfortable supporting it. Ms. Cotter said after knowing Mr. Dodge for many years she was confident he would make something nice of the properties and would take care of the neighborhood. Ms. Turner understood the public concerns presented but did not want to lose sight of housing issues the City is facing.

Business Items:

1. **A resolution authorizing Murray City pick up of public safety and firefighter employee retirement contributions.** Finance Director Ms. Moore said firefighters and public safety workers on the tier-two retirement plan are required to contribute 4.73% toward their own retirement. All Utah cities have elected to pay the contribution and Murray City has elected to pay the contribution for the past few years. Ms. Moore said the cost would be approximately \$300,000 affecting 77 employees.

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

Council Roll Call Vote:

Mr. Hock	Aye
Mr. Pickett	Aye
Ms. Cotter	Aye
Ms. Turner	Aye

Motion passed: 4-0

2. **A resolution approving the Mayor's appointment of a representative and an alternate**

representative to the TransJordan Cities Board of Directors. Mayor Hales said he would like to appoint Public Works Director Russ Kakala as Murray's representative on the Board of Directors for TransJordan Cities and Public Works Stormwater Supervisor and Josh Hill as the alternate representative.

MOTION: Mr. Hock moved to approve the resolution. Ms. Cotter SECONDED the motion.

Council Roll Call Vote:

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

Mayor's Report and Questions

Mayor Hales invited Scout Troop #197 to introduce themselves to the Council. The Scout leader said the young men were working to earn their Citizenship of the Community badge, by attending a council meeting. Mayor Hales announced that Stories in the Park had started, the Murray Park outdoor pool is now open for the summer, and the Murray Park Centennial Celebration would be held on Saturday, June 15, 2024, to commemorate 100 years of Murray Park memories.

Adjournment: 8:01 p.m.

Pattie Johnson
Council Office Administrator III