

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

Work Session Minutes of Tuesday, November 19 2024

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

**Attendance:**

Council Members:

|              |                                  |
|--------------|----------------------------------|
| Pam Cotter   | District #2 – Council Chair      |
| 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 Administration          |
| G.L. Critchfield | City Attorney                        | Joey Mittelman   | Fire Chief                      |
| Phil Markham     | Community and Economic Dev. Director | Kim Sorensen     | Parks and Recreation Director   |
| Zac Smallwood    | Planning Manager                     | John Pearson     | Golf Course                     |
| Elvon Farrell    | Economic Development Specialist      | Brenda Moore     | Finance Director                |
| David Rodgers    | Senior Planner                       | Robert Wood      | Auditor - HBME                  |
| Rob White        | IT Director                          | Emily Barton     | Finance                         |
| Ben Gray         | IT                                   | Scott Wells      | Finance                         |
| Kim Sorensen     | Parks and Recreation Director        | Bailey Chism     | City Journals                   |
| Dave Carr        | Citizen                              | Mark Semone      | NeighborWorks                   |

**Excused:** Paul Pickett – District #1  
Rosalba Dominguez – District #3

**Conducting:** Council Vice Chair Hock called the meeting to order at 3:45 p.m.

**Discussion Items:**

- **Presentation of the independent audit for Fiscal Year 2023-2024.** Certified Public Accountant Robert Wood with HBME, LLC said the City's finance department did an excellent job in financial record-keeping to ensure that all accounts were accurate and reported properly. Everything presented within the report was fairly stated and there were no material exceptions known, which resulted in an unmodified or clean opinion. He said this is the very best opinion he could give as an independent auditor, there were no significant issues, only minor mathematical errors, corrected entries, and only a few reclassifications.

Mr. Wood pointed out positive results in all other governmental funds and noted a slight loss of \$23,642 in the Redevelopment Agency Fund this year. Ms. Moore said the reduction was anticipated for the Smelter Site where money was spent and transferred and debts were all paid off.

Mr. Wood said the Municipal Building Authority Fund ended with \$19.5 million which was a transfer-in of bond money that was unspent this year. Funds would be used next year on the new public works facility. In conclusion he said the City was operating financially well, there were no findings to report and all budgetary schedules stayed within budget on all funds. He anticipated that the City would again receive the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting award which would be the 44th consecutive year.

- **Wasatch Front Waste and Recycling District update.** General Manager Pam Roberts said that Utah House Bill 107 – Recycling Facility Transparency Amendments would require them to publicly share all recycling data on their website. The bill also requires them to report to Murray twice a year its diversion rate, which is the actual amount of curbside waste and recycling materials taken from the landfill for recycling. Their goal each year is to reach a district-wide diversion rate of 18%. Ms. Roberts said the highest recorded

diversion rate this year was in Murray at 32%. She said 336 tons of Seasonal Container Reservation Program waste was collected in Murray from 246 requests which was equivalent to \$9,000 in disposal fees. In conclusion she reported that a fee increase would begin in June 2025 due to rising costs associated with maintenance, dumping fees, recycling, fuel, truck purchases, wages and overtime expenses.

- **An ordinance amending Sections 12.28.030 and 12.28.040 of the Murray City Municipal Code related to golf course fees.** Parks and Recreation Director Kim Sorensen and Head Golf Professional John Pearson discussed the need to increase green fees by approximately 11%. A regular 9-hole game would increase \$2 and 18-holes of golf would go up \$4. The shotgun tournament fee per player would be increased to \$15. Mr. Pearson said that even with the increase the Murray course would still be considered one of the least expensive courses comparatively.
- **An ordinance enacting Section 17.76.190 of the Murray City Municipal Code relating to residential short-term rentals and amending Sections 17.76.020 and 17.84.060 of the Murray City Municipal Code relating to the determination of permitted and conditional uses.** Planning Manager Zach Smallwood said the draft ordinance had not changed since a previous Committee of the Whole discussion in September. Mr. Smallwood recapped that the July 23, 2024 moratorium would expire on January 20, 2025, Council Members held a STR (Short-Term Rental) workshop August 26, 2024, a draft ordinance was presented to the Council on September 17, 2024 and the Planning Commission reviewed the text amendment in October 2024. He reviewed the proposed ordinance that included details about the hosted sharing option, parking, enforcement and the process to operate short term rentals. He discussed findings to confirm why staff supported the ordinance and noted that the Planning Commission voted 4-3 on October 17, 2024 to forward a positive recommendation to adopt the ordinance.

Ms. Cotter expressed concern about not having fire alarms, carbon monoxide detectors and escape route inspections included in the STR inspection process. Mr. Smallwood said all business type fire inspections fall under the Murray City Fire Department. Fire Chief Mittelman confirmed STR fire inspections would be similar to the standards for hotels and daycare businesses which are not required annually. He said the usual \$75 fire inspection fee could be reduced for STRs. Mr. Smallwood said STR owners could confirm fire safety compliance by signature during the annual license renewal process and that fire inspections should remain outside the STR ordinance since the Fire Department already had a process in place.

Mr. Hock asked about additional software and staffing for monitoring STRs. Mr. Smallwood said it was prudent to delay those needs because existing staff would work with Granicus whose software identifies all STR properties in the City. Staff will reevaluate STR operations in one year and report back all progress to the City Council at that time.

- **Adjournment:** 5:25 p.m.

**Pattie Johnson**  
**Council Administrator III**