



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, December 9, 2014, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Council Members in Attendance:

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| Brett Hales, Chair | District #5 |
| Dave Nicponski | District #1 |
| D. Blair Camp | District #2 |
| Jim Brass | District #3 |
| Diane Turner | District #4 |

Others in Attendance:

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| Ted Eyre | Mayor | Janet Towers | Exec. Asst. to the Mayor |
| Janet M. Lopez | Council Administrator | Justin Zollinger | Finance Director |
| Jennifer Kennedy | Recorder | Blaine Haacke | Power General Manager |
| Jan Wells | Chief Administrative Officer | Kellie Challburg | Council Office |
| Craig Burnett | Police Chief | Jennifer Brass | Resident |
| Scott Wilkinson | Think Architecture | Jim Allred | Think Architecture |
| Ryan Allred | Think Architecture | Stan Hoffman | Woodbury Corp. |
| Frank Nakamura | City Attorney | | |

Chairman Hales called the Committee of the Whole meeting to order and welcomed those in attendance.

Business Item #1

Presentation and discussion of the proposed New City Hall floor plans- Jim Allred & Scott Wilkinson- Think Architecture

Chairman Hales introduced Scott Wilkinson, Jim Allred and Ryan Allred with Think Architecture.

Mr. Jim Allred stated that he appreciated the opportunity to update the Council on the progress that had been made, and information gathered on the site selection, as well as information gathered from the Department Heads regarding the needs of the departments. He noted that everything shown is a work in progress and is subject to

change. They would like additional direction given to ensure that this is a facility to be proud of. Mr. Allred noted that he is a Murray resident along with others in the office. He stated that this may be the most important City Hall he had ever been a part of.

Mr. Allred showed the site evaluation. He was aware that the City Hall needed to be completed as soon as possible for public safety reasons. The seismic quality of the existing building would not be acceptable in the event of an earthquake.

Issues that need to be considered when deciding the location of the New City Hall:

- Public Safety- the building needs to be safe and sturdy.
- Budget- the building needs to be fiscally responsible to the community.
- Unification of City Departments- there are various City buildings within the community that could be consolidated in a common location for energy savings, costs savings and better productivity.
- Economic Development- including utilization of parking structures and upgrading neighborhoods.
- Prominent location- City Hall is a destination and it is paramount that it is easy to get to for the citizens.

Mr. Allred stated that Think Architecture was hired in late 1979 or early 1980 to do a renovation of the buildings located on State Street. An economic development study was done and they started working with the City. They were also hired to do a study for the location of the new Performing Arts Center. They proposed a 500 seat theater located within Murray Park to utilize the parking, etc. There were different renderings and elevations provided. He added that currently the location proposed is on 4800 South and State Street.

Many master plans for the community have been done by various firms, he stated. One rendering shows the City Hall located with the Performing Arts Center located behind it. Another study shows the Performing Arts Center adjacent to City Hall. He stated that they were asked to study 4800 South and State Street as a possible site. He added that the City has done an incredible job assembling the pieces of property, with the exception on one small piece. He asked Mr. Brass how long they had been working on acquiring the property. Mr. Brass replied it had been about seven years.

He said they looked at the 4800 South location for the Performing Arts Center with a parking structure and possibly a City Hall. He noted that it would probably require the acquisition of the one small property to make it feasible. Chairman Hales asked if the one property needed was the Wright place. Mr. Brass replied that it was an auto upholstery business.

Mayor Eyre asked how many levels the parking structure would be. Mr. Wilkinson said he believed it was three levels with about 500 parking spaces. He said they also tried to locate City Hall on State Street with a common parking structure between it and the Performing Arts Center. He said it is an idea that could potentially work. They also thought about pushing City Hall back and putting shops on the side and retail along the front of State Street. Things really need to be pushed tightly together because there is a small amount of property there, he stated. Mr. Nicponski asked where the parking was

located. He replied that in this scenario the parking was underground, which is a costly proposition. He stated that he believes there are ways to make it work.

The current City Hall site was also evaluated, he stated. He recommended that the new facility be built behind the existing building so the City could continue to operate in the current building. He noted that there is a grade change in this location at the end of the building. He said it would be ideal for the Police Department to have their sally port there and be able to drive right into the building.

He said that in the site comparison study, all the issues are being evaluated, such as budget, public safety and department unification, etc. He added that some people may prioritize the list differently than others but they chose to make public safety the top priority, followed closely by budget limitations. He showed a representation of the building to show the approximate square footage.

In the budget, it shows both locations at approximately \$15 million. Property would need to be purchased in the 4800 South location which could be more than \$1 million. A parking structure would be needed on 4800 South but possibly at both locations for economic development sake. Mr. Allred said the existing City Hall site could be built without a parking structure and still have adequate parking, particularly if the Post Office were to relocate. He showed a slide and said if the City were to pick up the property that the School District owned and put a parking structure there, it would be a very attractive facility out in front of the parking structure.

He added that if the post office was removed, a parking structure could be located there and another parking structure could be built back behind the post office property.

Mr. Allred showed a 3-D version from the air. Mr. Nicponski asked if there would still be parking available for the post office employees. Mr. Allred replied probably not because the available parking would be needed for City employees. He showed another rendering with retail in front on State Street, and a parking structure behind on the school district property.

Mr. Allred said there is a lot of potential on the current City Hall site and he sees real opportunities for development and for the community. Mr. Camp asked if an analysis had been done regarding available parking and parking needs. Mr. Allred replied that there is parking available but it will be reviewed more closely as the process continues. He was first looking for input on the square footage of the building and the location of the building. Mr. Nicponski asked for clarification on the word "park" on the site plan and if that was referring to parking spaces.

Mr. Wilkinson mentioned a piece of property that he believes the City should try and acquire. It is a house that connects to Murray Park and is currently on the market. He noted that he was excited about that possible acquisition but probably shouldn't be as involved. Mr. Nakamura concurred.

Mr. Wilkinson showed the proposed layout and site plan of the building. The intent was to minimize the construction around existing City Hall and also to minimize how many parking stalls would be eliminated. He said that there would not be that many parking

spots eliminated and feels confident that the surface parking left would be adequate for City Hall employees.

The building is a three level building, and with the natural slope of the site, the second level of the building becomes the main entrance. The Police Department would be located on the lower level of the building on the south end. That provides the Police with an exterior entrance of their own and also access to their sally port.

The main level would be for the departments accessed most often by the public, such as the Court, utility payments, Council Chambers, and the Recorders office. There would be a nice public lobby open to both floors, with a curved wall connecting the three elements of the Council: Council Chambers, Council conference room and the Council offices. The curved wall would be made of glass, symbolizing government transparency, as well as the benefit of seeing into the Chamber if you were out in the overflow section. There are folding walls proposed so that the Council conference room can open up directly into the Council Chambers to allow for another 50 chairs. This would bring the capacity to a total of 250 seats in the Council Chambers. There would also be another folding wall that would be able to cut the Chambers in half in the event of a small crowd to create a more intimate feel. The council conference room would hold 40 seats, instead of the current 18 seat capacity.

Mr. Nicponski asked where Kellie Challburg would be located in the proposed Council offices. Ms. Lopez replied that Ms. Challburg would be located at the entrance of the offices but believes the distance between her office and Ms. Challburg's desk may be too much, for communication needs. Mr. Allred asked if Ms. Lopez would like her office located closer to the front. Mr. Camp also noted that Ms. Challburg has part time hours and Ms. Lopez would need to cover the front office at times. Ms. Lopez suggested moving some of the Council offices around to remedy that situation. Ms. Lopez noted that more storage space may be needed also.

Mr. Camp asked about the proposed information desk in the lobby and if it would be staffed with a person. If so, could that person work in a multi-tasking capacity, he asked. Mr. Allred said that issue has been discussed and Sandy City Hall had an information desk that is no longer used and a different counter is used for that same reason, so the employees could work while also greeting the public. Chairman Hales said that if the information desk is there then the public will go there looking for a person. Mr. Allred noted that the utility billing area is close by and could serve in that information/greeting capacity also.

Mayor Eyre asked a question about the Council offices and the storage area used by the Recorder's office. Ms. Kennedy replied that the storage area contains every document that goes through the City. Mayor Eyre asked if there was any portion of those stored documents that were different from the rest and could be stored separately. He suggested moving Ms. Lopez office into that storage area behind Ms. Challburg's desk, and locating the storage area elsewhere. Ms. Lopez noted that Ms. Kennedy would have to go through the Council Offices to access her storage. Ms. Kennedy said there might be some stored documents that are not accessed often and it was a possibility.

Mr. Allred discussed the beneficial location of the Court directly above the Police Station. There will be a secure elevator and staircase located directly off of the sally port. It is only slightly larger than the existing courthouse, but would be much more efficient. He

pointed out the Judge's chambers located at the back of the court room. He noted that the prisoners can come up the secure stairs from the holding cells and directly into the courtroom. There is a ramp for the Judge's stand which is required by code to be eighteen inches above the floor, and the witness stand is required to be twelve inches above the floor.

Mr. Allred discussed the second floor which is open to below with a bridge connecting the two sides of City Hall. The planning and building department is on the right with a large public counter and three conference rooms. There would be room to grow, with four future workstations and a future office. On the other side of the bridge is the Mayor's area, finance offices, human resources, the legal department, and the IT (Information Technology) department. The IT department had requested to be moved out of the original location which was in the basement, due to possible flooding or other things that might affect the servers.

Mr. Allred discussed the Mayor's offices, which included a conference room. The conference room could be accessed by two doors, one within the Mayor's offices and one open to the public, so it could be used by other departments also.

Mr. Allred discussed the bottom level that would house the Police Department with its own public entry, adjacent to the sally port. The Police would take up two thirds of the lower level. There would also be an employee locker room in the basement, and a very large unfinished area that could be used for storage. Mr. Brass asked if the exercise room and employee locker room could be accessible to all the employees. It would be nice to have it as an amenity for the whole building, he noted.

Mr. Allred said his team would continue to make changes and adjustments to this proposed master plan. He would begin working on the appearance and façade of the exterior of the building.

Ms. Turner asked if a mock-up has been created for the other proposed location on 4800 South. He replied that his team is working on that and close to completing a building for review.

Mayor Eyre said depending on the acquisition of the Performing Arts Center, the amount of property at the location could change. He asked if this footprint would fit on that property if the Performing Arts Center wasn't there; including adding a basement to have the sally port for the Police Department. Mr. Allred said that was correct and possibly a parking structure might be needed. Mayor Eyre commented that even if few parking spots were lost on State Street, a parking structure might still be needed for economic development in the downtown area. Mr. Allred said it could help, depending on the area of desired development. He added that typically people want to park and walk about ten feet.

Mr. Allred noted that his firm designed the Pointe at 5300 South development and the parking is all used in front of the building but the parking structure behind the building is empty. He said the developer didn't want an opening so the parking structure isn't visible from the front of the building. Parking structures need to be developed so that they are accessible, so you need to be careful that the structure isn't too far away and isolated

from the development. There needs to be an office tower or other buildings built near the structure.

Mr. Nicponski asked how many levels of parking would be needed at the 4800 South location. Mr. Wilkinson replied it would be five or six levels. Mr. Nicponski commented that it would be similar to Fisherman's Wharf in San Francisco, which seems to work out well.

Mr. Camp asked if the proposed building would meet the minimum height requirement for the MCCD (Murray City Center District) on the west side of State Street. Mr. Brass said it is the same requirement for the existing location. Mr. Allred commented that the portion of the building that was three stories would meet the MCCD height requirement. It was discussed whether the height requirement was 40 feet or four floors.

Mr. Nakamura clarified that the City would seek a RFQ (Request for Qualifications) for a development team to ultimately develop the downtown area including the City Hall. He noted that these are concepts designed to determine the best location for a City Hall. The next step is going out for a RFQ and allowing development teams to bid on the project. He wanted to make everyone aware of the procurement process. Mr. Allred asked if the development of City Hall is tied to the development of other projects in the downtown area. Mr. Nakamura said the City anticipates that the RFQ would include City Hall in the downtown development area. He added that currently the decision is on a site location, but ultimately the developer chosen would be involved in the construction of City Hall as well as other downtown construction.

Ms. Turner asked if the developer would provide information on square footage needed and other items. Mr. Nakamura stated that is what has been done here. The next step would be much larger and include all of the downtown area. The RFQ would include City Hall and all of the other City owned property, as well as private property.

Chairman Hales asked if there were any questions and thanked the team from Think Architecture for their presentation.

Mr. Nicponski commented that the new road adjacent to the Chick-Fil-A and Best Buy was a great addition. Mayor Eyre noted that the local Best Buy wanted the road but had to get the corporate offices to agree.

Ms. Lopez announced that there was cake for everyone to celebrate Mr. Nicponski's birthday.

The meeting was adjourned.

Council Office Administrator II
Kellie Challburg