

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

Work Session Minutes of Tuesday, February 3, 2026
Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2
Clark Bullen	District #3 – Arrived 4:01
Diane Turner	District #4 – Council Vice Chair
Adam Hock	District #5 – Council Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Kim Sorensen	Chief Administrative Officer	Pattie Johnson	Council Administrator
GL Critchfield	City Attorney	Joey Mittelman	Fire Chief
Brooke Smith	City Recorder	Chad Wilkinson	Community and Economic Dev. Director
Jeff Martin	Parks Director	Zac Smallwood	Planning Manager
Brenda Moore	Finance Director	Ryan Madsen	IT Supervisor
Greg Bellon	Power Director	Russ Kakala	Public Works Director
Matt Youngs	Assistant Power Director	Katie Lindquist	Theater Operations Manager
Isaac Zenger	IT Support	Citizens	

Conducting: Council Chair Hock – Call to Order 4:00 p.m.

Approval of Minutes: Committee of the Whole, January 6, 2026. Ms. Cotter noted one spelling correction. Ms. Turner moved to approve as amended, seconded by Mr. Hock. All in favor 4-0

Discussion Items:

- **Power Department Report.** Power Director Greg Bellon reported that reserves were approximately \$14 million and recapped the loss of \$12.2 million in reserves in 2022, which resulted in a final reserves balance of \$9 million by August 2025. He noted that a steady climb in reserves occurred since that loss and he believed reserves would continue to grow, as current power costs remain low and peak demands would be met this summer by using natural gas turbines. He outlined the bond construction account activity to confirm that from the \$19 million bond, \$8.3 million was drawn to fund natural gas turbine upgrades and \$11.2 million was allocated for the Central Substation construction project. Available bond money sits at approximately \$9.7 million and with other planned future projects that will reduce to \$2.8 million. Mr. Bellon said Utah Associated Municipal Power Systems representatives would give a presentation at the March 17, 2026 Committee of the Whole meeting, the new Master Plan would be ready in April 2026 and a new Rate Study and Cost of Service analysis would be completed early this summer.
- **Short term rental update.** Planning Manager Zac Smallwood discussed how the STR (Short-Term Rental) ordinance was working since implemented in December of 2024. He recapped about the three types of STRs to confirm that the City had chosen the Hosted-Sharing option requiring a homeowner to be present during a guests stay. Mr. Smallwood reported all that had been accomplished, highlighting that currently 42 owners registered as non-conforming and nine owners opted out of the program. Of the 42 registered owners, 90% obtained a new business license, three new STRs have registered under the new standard and only four complaints were received about STRs in 2025. Staff would continue to evaluate STRs and make adjustments where needed for continued compliance.
- **Murray Theater and Armory rental fees.** Mr. Hock stated that it was the responsibility of the Council to

set some of the various fees implemented by the City, noting that since both the theater and armory have opened, there was nothing within City Code to specify how each entity would operate. The Council would decide for each venue what fees the Council should set and which fees should be delegated to the Mayor.

Council Members analyzed the Armory and there was consensus that they would set the rental fee parameters.

Chief Administrative Officer Kim Sorensen pointed out that current rental rates did not reflect deposit fees or how much of a deposit was kept. He explained that the original \$500 deposit was quickly found to be insufficient to cover extra costs, so additional fees were not included in the base fee. Mr. Sorensen clarified they are still learning all the variables for each type of event held at the Armory, so additional fees have been charged to provide additional staff, other services and audiovisual services. Parks Director Jeff Martin agreed additional fees need to be easily manipulated to meet the needs of a specific event. Council Members agreed to oversee the rental fee only.

Mr. Hock asked Council Members if rental fees needed to be adjusted. Mr. Bullen suggested keeping the current rate for at least one full year since the Armory just opened in July 2024. Mr. Sorensen noted that current rental amounts cover operations and maintenance only. Mayor Hales agreed fees would not contribute to the overall renovation cost of \$6 million. Parks Director Jeff Martin confirmed the Armory was booked multiple times per week and each event had different needs. There was consensus that additional fee amounts would be decided by the Mayor, the Council would have current rates codified and they would reevaluate rental costs again in one year.

Council Members discussed Murray Theater fees and there was consensus to delegate concessions and ticket prices to the Mayor and have the Council set the overall rental fee. Mr. Pickett expressed concern about fees that varied between rehearsal days and performance days, noting each type could be scheduled as either full or half days. He felt there was lost revenue when the theater sat unused and questioned why back-to-back events were not scheduled more frequently.

Theater Operations Manager Katie Lindquist stated that she preferred not to schedule back to back events. Mr. Martin explained that many events require a stage setup that prevents other performers from renting the theater the day or night before. He believed this was why one single flat-rate would hand tie Ms. Lindquist from being able to decide how to rent the theater. Mr. Bullen noted how tech rehearsals could also affect renting the theater on the previous night of a scheduled event. Ms. Lindquist said she would choose not to rent the theater on days when the City has a sponsored event scheduled because it was more demanding on the staff. She clarified that renting the theater daily would require more employees.

Mr. Sorensen felt waiting a full year to adjust rental fees would give Ms. Lindquist more time to make recommendations, as she continued to manage various schedules including how to charge non-profit groups. He believed in time they would know whether the theater should accommodate more City-sponsored events, or focus on generating revenue, while understanding various types of entertainment.

Mr. Martin pointed out that rental fees were established by comparison to other theaters in the State and asked if the Council wanted to undertake more research. Council Members acknowledged additional costs related to daily cleaning after each event and various fees related to renting City owned sound and musical equipment. There was consensus that additional fees would be decided by the Mayor and that the Council would reevaluate Murray Theater base rental fees in January of 2027.

- **Open and Public Meetings Act and Harassment Training.** City Attorney G.L. Critchfield conducted harassment training by thoroughly reviewing the City's Anti-Harassment Policy and all relevant laws and

procedures. Mr. Critchfield then conducted the Open and Public Meetings Act training by reviewing all guidelines related to public observation requirements, government transparency and acting and deliberating openly. He emphasized that having a quorum was prohibited, which was when three or more members act together outside a meeting in a concerted and deliberate way to predetermine an action to be taken in a City Council meeting. Mr. Critchfield reviewed the purpose of public comments, the Council's decision-making process and procedural guidelines for conducting meetings.

- **Legislative update.** Ms. Turner outlined various bills currently evaluated by the Utah League of Cities and Towns. Highlighted bills were related to property tax bill amendments, amending the Utah Constitution property tax modifications, reducing fund balance limits and Truth in Taxation amendments.

Adjournment: 6:03 p.m.

Pattie Johnson
Council Administrator III