

# MURRAY CITY MUNICIPAL COUNCIL

## COMMITTEE OF THE WHOLE

Work Session Minutes of Tuesday, April 7, 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  
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	Kathy White	Murray Chamber of Commerce
Sheri Van Bibber	Murray Coalition	Chad Wilkinson	Community and Economic Dev. Director
Craig Burnett	Police Chief	Elvon Farrell	Economic Development Specialist
Joey Mittelman	Fire Chief	Nick Haskin	Battalion Chief
Brenda Moore	Finance Director	Brooke Smith	City Recorder
Greg Bellon	Power Director	Zachary Smallwood	Planning Manager
Cory Kowalski	Power Resource Manager	Chris Niemann	Power Department
Eric Bracewell	Power Operations Manager	Cory Kowalski	Power Department
Josh Oakeson	Resolut Group	Ryan Madsen	IT Supervisor
Daren Oakeson	Resolut Group	Ben Gray	IT Support
Sid Endrakanti	Resolut Group	Russ Kakala	Public Works Director
Aron Frisk	Water Superintendent	Clyde Daines	Murray Rotary
Citizens & Guests		Telecom - Andrew McKinnon - Bowen Collins & Associates	

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

**Approval of Minutes:** Committee of the Whole, March 3, 2026 and Committee of the Whole, March 17, 2026. Ms. Turner moved to approve both sets of minutes. Mr. Bullen seconded the motion. All in favor 5-0.

### Discussion Items:

- **Murray Coalition Presentation.** Prevention Specialist Sierra Marsh with the Murray City School District, reviewed the 2026 Murray P4P (Partners 4 Prevention) Community Report, noting that P4P followed the framework of CTC (Communities That Care), which is a program that promotes healthy youth development. Ms. Marsh outlined the results of the 2025 Student Health and Risk Prevention survey taken by students in grades sixth through twelve throughout the State of Utah, which identified strengths and challenges, key risk factors, protective factors and priority behaviors within these age group communities. P4P plans to complete Phase III of the CTC process which is to create a Community Action Plan by September of this year.
- **A resolution waiving fees for the use of the Murray Armory by the Murray Rotary Club on May 18, 2026, for a banquet honoring Murray High School outstanding scholars.** Council Executive Director Jennifer Kennedy confirmed that the Murray Armory rental fee for one evening would normally be \$600 and introduced Murray Rotary Club Member Clyde Daines who made the request to have the fee waived. Mr. Daines stated that for many years the Murray Rotary hosted the annual event in the commons area of Murray High but a different venue was needed for this year's event.

- **Presentation of the Power Departments Five Year Plan.** Power Director Greg Bellon introduced Resolut Representatives Josh and Daren Oakeson and Sid Endrakanti, as well as Andrew McKinnon with Bowen Collins & Associates, who created the Master Plan.

Josh Oakeson outlined the plan guiding the Power Department in meeting energy needs through 2065, including growth requirements, system deficiencies, replacement needs, recommended capital projects, and a funding plan with impact fees. He highlighted anticipated growth and key challenges, including E.V. (electric vehicle) demand, the 2028 Intermountain Medical Center expansion, retirement of the Hunter Coal Plant, the need to rebuild the Central Substation, and capacity limits at the Vine and Grandview Substations. Council Members reviewed maps, graphs, and charts showing existing resources, future peak and normal demand, substation and transformer capacities, distribution improvements, and system connectivity.

Mr. Oakeson noted that Murray's growth and population projections align with the City's Transportation and Water Master Plans, which anticipate increases of 11,000 residents and 7,600 jobs by 2065. Infrastructure needs will be evaluated every five years from 2025 to 2065 using a model of the existing distribution system under normal conditions. The model included analysis of substations, transformers, circuits, wires, and compared historical demands to projected power demands.

Mr. Oakeson stated that the system is currently in very good condition with no major concerns; however, future large customer expansions and increased E.V. use should be monitored, as both could create significant energy demand challenges for the City.

Mr. Oakeson reviewed cost estimates for rehabilitation and replacement projects involving the Cottonwood Hydroelectric facility, natural gas turbines, distribution connectivity for Van Winkle and Murray Bluffs neighborhoods, and the Central and Grandview substations. Findings were included for the Mall and Vine Street Substations. Council Members analyzed a complete list of all proposed projects. Mr. Oakeson noted that the total cost to complete all projects in the plan was \$32.2 million, with approximately \$4 million projected to be spent annually over 15 years.

Mr. Hock asked how many of the proposed CIP (Capital Improvement Program) projects were already covered by recent bond proceeds totaling \$20 million. Mr. Bellon confirmed the Penstock relining, Sandy Siphon relining, Central Substation repairs and upgrades, IMC Feeder, Van Winkle Loop, Murray Bluffs Loop, Automated Metering Infrastructure, and the Covered Vehicle Storage building were covered by the loan, while all other projects were not. The Grandview and Vine Street substation expansion projects could possibly be delayed.

Mr. Hock calculated a \$26 million shortfall to complete the remaining projects and asked whether the unfunded projects could be completed at the current power rate, noting that \$4 million per year over 15 years would not provide sufficient funding. Mr. Bellon reported that a rate study was underway, based on the Five-Year plan so that determination was not made yet. He also mentioned that a request would be made during the mid-year budget review process, to allocate \$2 million annually to the Power Department's CIP fund to help pay for the upgrades.

Mr. Hock stated that the CIP request should be increased from \$2 million per year to \$4 million per year to keep up with the Five-Year Plan. Mr. Bellon agreed, stating that projects could be considered separately, with hope that the Grandview expansion could be delayed, however funding would eventually be required. Mr. Hock clarified that the annual cost should be \$4 million, plus the current

bond payment. Mr. Bellon agreed and confirmed that power rates would attribute to project costs.

Mr. Bullon asked if timeline cost estimates were conservative, or worse case scenarios. Mr. Oakeson stated estimates were conservative and projected timelines could be adjusted to when issues arise.

Mr. Pickett expressed concern that project costs must eventually be budgeted, regardless of delays, and emphasized the need for the Power Department to plan and set aside realistic funding now to address future needs that may occur in 2038 or 2045.

Power Engineering Manager Chris Niemann confirmed that the Vine and Mall Substations were in great condition, they were never pushed to capacity and should last another 50–60 years. He also confirmed that the Vine and Grandview Substations were tested weekly and also in excellent condition. Mr. Oakeson noted the Central Substation upgrade would increase future capacity.

Mr. Oakeson recommended adoption of the Master Plan, noting it requires an update every five years or upon major City changes. He also recommended initiating the impact fee process and implementing a time-of-use or demand rate to manage potential E.V. peak loads.

**Presentation on the Murray City Comprehensive Emergency Management Plan.** Battalion Chief Nick Haskin stated that the CEMP (Comprehensive Emergency Management Plan) is a guiding document for the City during disasters or emergencies, intended to ensure that the MFD (Murray Fire Department) is not caught off guard. He explained that the CEMP guides the MFD in managing all hazards through activation, response, recovery, and preparedness, and emphasized that its adoption is important because it establishes authority, ensures accountability and organization, and is required of all cities and towns by the State. He noted that the CEMP works in conjunction with the Salt Lake County Multi-Jurisdictional HMP (Hazard Mitigation Plan), and that both plans must be approved and adopted by the City. He clarified that the CEMP would be adopted by Mayor Hales through an Executive Order, while the HMP would be considered by the City Council at a council meeting.

- **Presentation on the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan Volumes 1 and 2.** Chief Haskin stated that the HMP aims to reduce disaster impacts and increase resilience by identifying and assessing hazards affecting the City. He noted that hazards may include human-caused incidents, information technology issues, terrorism, or natural disasters such as earthquakes, snowstorms, and floods. He explained that the HMP planning process occurs at the County level, with Murray participating alongside 23 cities, two school districts, and Salt Lake Community College. The Chief described Volume 1 as the main County-wide plan written by Salt Lake County, and Volume 2 as containing each city's specific annexes. He emphasized that adoption of the HMP is required under the Disaster Mitigation Act to maintain eligibility for funding from agencies such as FEMA that support mitigation projects, and that its adoption also helps ensure the City is better prepared for safety during and after hazardous or disaster situations.
- **An ordinance amending sections 17.48.140 and 17.48.180 of the Murray City Municipal Code related to awning and canopy signs.** Planning Manager Zac Smallwood stated that an applicant requested the Code change to allow signage above awnings and canopies. The proposed amendment would also reduce the minimum height requirement for projecting signs located above landscaping. Mr. Smallwood reviewed the proposed revised Code, explained that current City Code only permits signage on the awning itself and provided example photos illustrating signage above awnings and canopies. He also reviewed the findings that led the Planning Commission to unanimously recommend approval to the City

Council and confirmed that staff supported the amendment.

- **A resolution of the Murray City Municipal Council Finding that a detention basin to be constructed at 4580 South Cherry Street in Murray, Utah benefits the Cherry Street neighborhood development project area.** Community and Economic Director Chad Wilkinson stated that the Cherry Street RDA (Redevelopment Agency) area was adopted in 1991 for the purpose of improving Cherry Street, which was well accomplished. Collection started in 2009 and ended in 2023 and although a small fund balance remained, the RDA had not collected funds from this area for the last few years. Construction of a detention basin had been planned for many years, which the State would allowed, so remaining funds could be used to pay for it. If approved, the RDA would reimburse the City for actual costs incurred by the City's Stormwater Division, which would construct the detention basin.
- **An ordinance dissolving the Cherry Street Neighborhood Development Project Area.** Mr. Wilkinson explained that the Cherry Street RDA project area must be dissolved because it was no longer collecting the tax increment, and that the proposed ordinance was required by State law to formally terminate it.

**Adjournment:** 5:28 p.m.

**Pattie Johnson  
Council Administrator III**