



SPECIAL CITY COUNCIL MINUTES

Wednesday, March 16, 2016
Amended March 15, 2016 @ 9:00 a.m.
Approved June 8, 2016

The following are the minutes of the Special City Council Work Meeting of the Herriman City Council. The meeting was held on **Wednesday, March 16, 2016 at 5:00 p.m.** in the Herriman City Community Center Front Conference Room, 13011 South Pioneer Street (6000 West), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding:

Mayor Carmen Freeman

Council Members Present:

Jared Henderson, Nicole Martin, Craig B. Tischner and Coralee Wessman-Moser

Staff Present:

Brett geo. Wood, City Manager
Gordon Haight, Assistant City Manager
Tami Moody, Director of Administration and Communication
Jackie Nostrom, City Recorder
John Brems, City Attorney
Alan Rae, Finance Director
Dwayne Anjewierden, Chief of Police
Clint Smith, EMS Bureau Chief

5:00 PM - WORK MEETING: *(Front Conference Room)*

5:02:52 PM COUNCIL BUSINESS

Mayor freeman called the meeting to order.

A. Visioning Session

1. **5:03:01 PM** Soccer Training Facility and Academy Building Elevation Discussion – Craig Martin

Assistant City Manager Gordon Haight introduced REAL General Manager & VP of Stadium Operations Craig Martin and indicated that the purpose of the meeting would be to discuss the commercial elevation criteria that would require 60-percent of the facade in brick or stone. The Planning Commission approved a conditional use permit for the soccer academy on February 4, 2016. One of the conditions of approval was that the building

elevations would need to be reviewed and approved by the Planning Commission. The elevations will need to meet the Commercial Design Criteria. The applicant submitted elevations for review and to determine if the Council would consider granting an exception based on the iconic branding nature of the project.

VP Martin displayed the building elevations and explained that the design is based on the work of Artist Piet Mondrian, who believed that art reflected the underlying spirituality of nature. He simplified the subjects of his painting down to the basic elements to reveal the mystical energy in the balance of forces that governed nature and the universe. Mondrian used primary colors to create abstract paintings. VP Martin further discussed the offices and support buildings including the food services, cafeteria and the charter school building adjacent to the facility. He explained the stringent academic curriculum of science, engineering and math. VP Martin reiterated that this location would be the iconic training facility in all of North America, and would like to incorporate a unique look to have its own attractive identity.

VP Martin observed the generous parking, and the additional landscaping that was incorporated into the design. Councilmember Martin commended VP Martin on the extensive nature of the landscaping and that the parking does not detract from the building. The Council agreed. Councilmember Henderson asked about the building materials, and if it would deteriorate over time. VP Martin responded that the shell of the building would be a UV coated metal of exceptional quality. Assistant City Manager Haight informed the Council that this unique project may be something they would like to consider an exception. Councilmember Moser recommended that the project should adhere to some percentage to the ordinance rather than nothing. VP Martin suggested that the small buildings could have textured block and be harmonious to the project while still adhering to some level of the development standards. The Council agreed.

2. [5:32:44 PM](#) Discussion regarding Salt Lake Valley Law Enforcement Service Area (SLVLESA) – Dwayne Anjewierden, Unified Police Department Chief

Unified Police Department Finance Director Andrew Keddington offered an overview of the Salt Lake Valley Law Enforcement Service Area (SLVLESA) sources including revenue allocations, expenditure allocations, partner sources, and highlighted the property tax formula and values. The SLVLESA property tax value is reconciled with each partner's property tax values to the District as a whole. Real property taxable value is 100-percent of its fair market value, less any exemptions that may be permitted. Primary residential exemption is 45-percent of property tax valuation; however, rental properties are eligible for the exemption, where secondary homes and businesses are not eligible. Centrally assessed property includes airlines, railroads, utilities, natural resource properties, geothermal fluids and other geothermal resources.

Director Keddington reviewed direct revenue compared with indirect revenue. Direct revenue is comprised of the law enforcement fees and the fund balance contributions. Indirect revenue allocations are based on the partner's percentage share of taxable value from property tax, fee-in-lieu, and interest. He displayed the revenue allocations from incorporation of the District to present. Director Keddington continued with the expenditure

allocations. Direct expenditure allocations include the Unified Police Department (UPD) contract and the building bond payments. Indirect expenditure allocations are based on partner's percentage share of UPD contract including professional fees and interest. He displayed the expenditure allocations from incorporation to present.

Director Keddington further discussed the partner sources and uses, and based on growth the property tax values are increasing. He reassured the Council that Herriman is building a fund balance and not receiving tangible assets, but is not funding resources for Kearns. Councilmember Moser asked for clarification to Centrally Assessed directly relating to Herriman and expressed her frustration that the Council was told for several years that the City would benefit from being a partner in the District because of Centrally Assessed.. Mayor Freeman agreed, and added that Herriman is not receiving revenue from Centrally Assessed. Director Keddington confirmed, and added that new growth money would be used to fund new growth. Director Keddington also verified that property taxes get the same dollar value annually; however, the percentage rate would decrease as home values increased. Property taxes would be the direct benefit, but no member entity could pay the contract bill with property tax.

Councilmember Coralee Wessman-Moser was excused.

Mayor Freeman agreed that a tax increase would need to be implemented to be more proactive, and for the District to become more financially stable. Councilmember Henderson questioned the outcome if there is no new growth to the Centrally Assessed. Director Keddington acknowledged that may happen, but would have to review historical data to determine the outcome. Mayor Freeman suggested that a mechanism should be put in place to look at future needs that could automatically allocate resources as needed. Director Keddington agreed. Councilmember Henderson asked about the key objective of the SLVLESA meeting that is scheduled for March 17, 2016. Director Keddington responded that the District is looking for direction for a tax increase and future resource allocations outlined in the five-year plan.

Councilmember Tischner asked why other communities are part of the UPD organization but not SLVLESA. City Manager Wood explained that cities want to maintain control in the officer resources. Councilmember Henderson noted that the capital facility should be reviewed on a case by case basis, and not based off a "blanket policy". He expressed his support of the future resource allocation plan. Director Keddington reviewed the board approval process and that new growth would drive the conversation. Councilmember Henderson relayed his concern of approving the five-year plan. Approving the plan ultimately means that the Council would approve a tax increase. He indicated that an increase is inevitable, and would be in favor of supporting something small. Director Keddington offered the UPD recommendation of an 11-percent up front increase with smaller increments for maintenance. He offered scenarios of what smaller tax increases would mean for the District. Mayor Freeman indicated that the situation is catering to the County, and requested to look at our appropriated balance.

B. 6:27:20 PM Closed Session

1. *The Herriman City Council may temporarily recess the City Council work meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

COUNCILMEMBER MARTIN MOVED TO TEMPORARILY RECESS THE CITY COUNCIL WORK MEETING TO CONVENE IN A CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, AND THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, AS PROVIDED BY UTAH CODE ANNOTATED §52-4-205. COUNCILMEMBER TISCHNER SECONDED THE MOTION.

The vote was recorded as follows:

Councilmember Jared Henderson	Aye
Councilmember Coralee Wessman-Moser	Absent
Councilmember Craig B. Tischner	Aye
Councilmember Nicole Martin	Aye
Mayor Carmen Freeman	Aye

The motion passed unanimously.

The Council reconvened to the City Council work meeting by consensus at 8:21 p.m.

3. 8:22:44 PM Additional Items

Councilmember Coralee Wessman-Moser arrived

Director of Administration and Communications Tami Moody offered a brief overview of the Blackridge Reservoir neighborhood public hearing that has been scheduled for March 30, 2016. Mayor Freeman relayed his concern that the City would be investing a substantial amount of money into a project that may not be the correct solution. Councilmember Moser suggested that the City should be proactive based on comments received. Councilmember Tischner expressed his position of not charging for parking at the reservoir, and the City should look at more of a phased approach. Councilmember Henderson agreed, and reiterated alternative solutions to the overcrowding. Councilmember Moser responded that the solution is to place a value on the amenity.

C. Adjournment

COUNCILMEMBER MOSER MOVED TO ADJOURN THE CITY COUNCIL WORK MEETING AT 8:28 P.M. COUNCILMEMBER MARTIN SECONDED THE MOTION, AND ALL VOTED AYE.

*This document constitutes the official minutes for the
Special Herriman City Council Work Meeting held on Wednesday, March 16, 2016*

I, Jackie Nostrom, the duly appointed, qualified, and acting City Recorder for Herriman City, Salt Lake County, State of Utah, do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Wednesday, March 16, 2016.


Jackie Nostrom, City Recorder