The following are the minutes of the Special Herriman City Council/Staff Work Meeting. The meeting was held on Friday, November 9, 2018 at 8:00 a.m. in the Herriman City Hall Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City’s website, and delivered to members of the Council, media, and interested citizens.

Presiding: Mayor David Watts

Councilmembers Present: Jared Henderson, Nicole Martin, Sherrie Ohrn, Clint Smith

Staff Present: City Manager Brett Wood, Director of Administration and Communications Tami Moody, Police Chief Troy Carr, Communications Specialist Mitch Davis, Parks and Recreation Director Wendy Thomas, City Planner Michael Maloy, Finance Director Alan Rae, City Engineer Blake Thomas, Public Works Director Justrin Edwards, Engineer Blake Thomas, City Recorder Jackie Nostrom, and City Attorney John Brems.

8:00 AM - SPECIAL MEETING:

1. Council Business

Mayor Watts called the meeting to order at 8:04 a.m.

1.1. The Herriman City Council may temporarily recess the Special City Council meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

Councilmember Smith moved to temporarily recess the City Council meeting to convene in closed session to discuss the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 8:31 p.m. Councilmember Martin seconded the motion.

The vote was recorded as follows:

- Councilmember Jared Henderson: Aye
- Councilmember Nicole Martin: Aye
- Councilmember Sherrie Ohrn: Aye
- Councilmember Clint Smith: Aye
- Mayor David Watts: Aye

The motion passed unanimously.
2. Discussion and Action Items

2.1. Discussion and Council Direction to Staff to purchase 55.454 acres of real Property Located at or near 12120 South 5100 West, Herriman with the intent to Develop Commercial Property – Brett Wood, City Manager

City Manager Brett Wood informed the Council of a 55 acre project and turned the time over to City Attorney John Brems to review the specifics of the property purchase. Attorney Brems indicated the purchase would consist of purchasing approximately 55 acres for $15 Million that would be acquired using part cash and a partial note. The note would be a $4 million nonrecourse note. The closing of the property would be done with two separate closings. He asked if there were any questions.

City Manager Wood added this transaction would help grow retail businesses in the City and would provide for job creation and a sales tax base. The project would also eliminate 438 housing units. He further explained the property would be rezoned during the December Council meeting to be used commercially. Councilmember Henderson indicated the Council has the opportunity to preserve commercial land, which has been a priority for the Council. Mayor Watts mentioned the important factor to remove the high-density housing in the area, which would follow the desire of the community. The Council agreed. Councilmember Smith suggested this area would be a prime location for commercial development and thanked City Management for their dedication to allow the City to be in the position to take advantage of opportunities like the one presented. Councilmember Ohrn asked if the City received any resident feedback due to having a special meeting. City Recorder Jackie Nostrom responded in the negative.

Councilmember Henderson moved to approve Item 2.1 providing direction to staff to purchase 55.454 acres of real property located at or near 12120 South 5100 West, Herriman with the intent to develop commercial property. The purchase would be paid partially by cash and a nonrecourse note. Councilmember Smith seconded the motion.

The vote was recorded as follows:
Councilmember Jared Henderson       Aye
Councilmember Nicole Martin         Aye
Councilmember Sherrie Ohrn         Aye
Councilmember Clint Smith          Aye
Mayor David Watts                   Aye
The motion passed unanimously.

3. Adjournment

Councilmember Smith moved to adjourn the Special City Council meeting at 8:53 a.m. Councilmember Henderson seconded the motion, and all voted aye.
I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on November 9, 2018. This document constitutes the official minutes for the Special Herriman City Council Meeting.

Jackie Nostrom, MMC
City Recorder