



## COUNCIL MINUTES

#1 AMENDED\*

Thursday, January 23, 2014  
Approved February 13, 2014

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### 5:00 PM ~ WORK MEETING:

**Attendance:**

Mayor, Carmen Freeman

**Council Members Present:**

Mike Day, Matt Robinson, Coralee Wessman-Moser and Craig B. Tischner

**Staff Present:**

John Brems, City Attorney  
Cindy Quick, Deputy City Recorder  
Brett geo. Wood, City Manager  
Gordon M. Haight II, Asst. City Manager  
Shauna DeKorver, Finance Director  
Monte Johnson, Operation Director  
Bryn McCarty, Planning Supervisor  
Danie Bills, City Events Director  
Cathryn Nelson, Building Inspector  
Justun Edwards, Water Director

Review of tonight's agenda ~ *Mayor, Carmen Freeman*

Mayor, Carmen Freeman called the Herriman City Work Meeting to order at [5:09:34 PM](#) and welcomed those in attendance. Mayor briefly asks Council Members if they have questions on tonight's agenda and briefly reviews the agenda.

Additional:

▪ Planning Updates ~ *Bryn McCarty, Planner* [5:09:49 PM](#)

Bryn explained to council that she will be updating the entire Zoning Ordinance and she would like to set up a committee for that purpose. She requested having a couple council members on that committee. The meeting will be in the afternoon on Thursday before council meetings. Coralee volunteered and suggested that if they hold the meeting at 4:00 pm then Mike could be there too. Matt asked that the information from those meetings be sent to everyone for comments from the council. Mayor Freeman asked about the Mascaro item on planning commission last week and if they continued it. Bryn explained that the commission heard information from their attorney Bruce Baird and now they will have a closed session about it, they will issue a written decision. They've asked an attorney (third party/neutral) to write the decision. She explained that the next Planning Commission meeting on Feb. 6 could be a lengthy one. On the north side of Mirabella and Rosecrest the church has submitted to build a church building there. A request has been submitted for a Residential Facility for Persons with Disabilities in an existing home in Herriman Heights. It is a permitted use, so if they meet all the requirements, it will go in. Midas Creek Annexation needs to submit their actual annexation petition which we should be receiving soon. Within 14 days of receiving that petition we need to hold a formal meeting to accept it. We would like to hold that meeting on February 6, 2014 right before City Council Work Meeting. Bryn addressed the Parks Master Plan. We are contracting with Landmark to do that plan. They are great to work with. They gave us three separate prices (listed on the handout which is provided with these minutes). Council reviewed the prices and discussed each option. Council determined they like the option for an internet survey only. The council recommended having the city do a mailing in the water bill or in the next newsletter. Zion's' will be doing the Impact Fee Analysis which would be an amendment to the

budget of \$10,000, this is for parks, trails and open space. Mike Day asks for a timeline of when this is going to start. Bryn responded that it will go forward tomorrow. This needs to be completed by July 1<sup>st</sup>. Brett gave a correction that it will go forward after the budget amendment. Bryn responded affirmatively.

[5:34:07 PM](#) Mayor Freeman took a moment to review the agenda. He also emphasized that the council would recommence to the work meeting after the general meeting to discuss the Employee Service Award Agenda. Craig Tischner mentions that Madeline will not be here tonight, due to a family vacation. Cassidy has been here for four years. He requests that the Mayor say a few words to the council. The Mayor thanks Craig for his efforts with the Youth Council and turns the time over to Justun.

▪ **Culinary and Secondary Water Rates** ~ *Justun Edwards, Water Director* [5:37:10 PM](#)

Justun excuses Matt (Matt Millis with Zion's Bank) from the meeting; he's at an engineer's conference in St. George. He explains that it's been two years since the last time water rates changed. Mayor Freeman takes a moment to thank Justun and gave him kind compliments. Justun thanks the Mayor. Overall, the city is looking for a 5% increase. He presents the proposed increase in a PowerPoint presentation (attached to these minutes). Reasons for the increase are: Rocky Mountain Power bills are increasing this year by 3% which is our third largest item it's about \$250,000/year; Jordan Valley Water Conservancy District contract expenses are increasing 4-5%. Mike Day asked why the spread of 4-5%. Justun explains that there are actually three different rates (winter, summer and Bingham Canyon water treatment plant) and each one is a little bit different. If you add them together it's about 4.7%. Mike comments that residents might want to know we are purchasing about 55% of our water from Jordan Valley Water. That provides understanding to water rates increasing. The increase will help maintain good bond ratings. Justun discusses the city's projections and the 45/55 split in bond and cash funding.

Mayor Freeman asks if there has been any discussion regarding the water that comes out of Butterfield Canyon and using that like a black ridge for secondary water. Justun responds yes, that we currently own about 20% of water shares but the water is being used by another irrigation company. We use a small amount for the community garden and the rest we lease to stock holders.

Matt Robinson asks about the wells on 6000 West and the Walker well. Justun explains that they are on the plan to put them in but right now its timing and infrastructure. Matt asks if they are part of the secondary water reservoir plan. Justun describes an issue with the plume for the majority of the wells on the north-west end of town.

[5:51:53 PM](#) Revenue Requirements - Coverage Ratios. Justun explains that these slides will show the coverage ratios that are important to our bond holders. When the chart takes a dip down it is showing increased costs (to the city) to pay back the bond. We have to cover our operating expenses plus 10%. Mayor Freeman asked about how the demand of water affects this chart and a discussion ensued between council and staff.

The Mayor asks if it would help if the city wants to pay the bond off quicker than 20 years. Justun explains that it will cut it back by a few years but our expenditures would increase. A discussion between the Mayor and staff developed.

A discussion between staff and council took place regarding raising rates and studies the city has done for raising rates.

[6:07:05 PM](#) Consumption Rates – Comparison of Residential Rates Justun shows comparisons for the different residential rates (culinary without secondary access, culinary only with secondary access and culinary with secondary).

Mike Day asked if over time those comparisons will not be so close. Gordon commented that will happen as the system grows. Mike Day divulged that it's the biggest critique he receives from residents how they just aren't seeing the savings. Mike questioned what is the best explanation? Is it just that you see a benefit long term for the entire organization? Brett suggested that the city is using our water resources wisely. Mayor Freeman advised that the city is also reducing tax payer dollars by using secondary water to water our parks and fields. Justun explains that during the summer months a resident can save about 20% if you are using secondary water.

[6:11:17 PM](#) Culinary Only User Without Access to Secondary – Current Rates this slide is to show the current rates for those who have culinary water without access to secondary. Justun briefly explains the tiered rate fees.

[6:13:03 PM](#) Culinary Only User Without Access to Secondary – Proposed Rates this slide shows the proposed rates. About 95% of our residents fall within this rate table and so the city was conservative with an overall 5% proposal. Mike expresses concern that 5% will be enough to avoid dipping below revenue requirements. Coralee Wessman-Moser expressed that we could raise it today but what if we don't need it. Mike Day concurs but reminds council that the graph on slide 5 showing revenue requirements includes an increase. Justun communicated that he'll have Matt Millis prepare a graph that does not include an increase and bring it to the council on February 6. Last increase was in 2012. Matt Robinson noted that we are raising rates for water but as a city we've never raised rates for city services.

[6:18:20 PM](#) Culinary Water With Access to Secondary Water – Current Culinary Rates shows current rates for residents with secondary access. For these residents they also pay a base rate of \$10.50 for that secondary access.

[6:19:05 PM](#) Culinary Water With Access to Secondary Water – Proposed Culinary Rates Justun expresses that the city acknowledges that the first 10,000 gallons of water is basically what it takes for people to live during the winter months.

Therefore the city kept the first two tiers at a conservative increase. They spread the increase over the higher tiers to encourage conservation.

[6:21:22 PM Culinary Water With Access to Secondary Water vs. Culinary Only](#) this slide compares the residential rates for those customers who have access to secondary water but choose not to use it and those customers who have culinary water only without access to secondary.

[6:21:47 PM Culinary Water With Access to Secondary Water vs. Secondary](#) this slide compares the residential rates for customers who have access to secondary but choose not to use it and those customers who have secondary water and use it. Those customers who use secondary water are saving about 20%. There is a fee of \$425 to install a meter at each connection but, as an incentive, the city has chosen to waive that fee because the majority of residents have to upgrade their sprinkler system (at a cost of \$500-\$1,000) in order to connect to secondary water.

[6:22:53 PM Culinary Water With Access to Secondary Water – Current Secondary Rates](#) reviews current rates for residents with culinary water and access to secondary water.

[6:24:40 PM Culinary Water With Access to Secondary Water – Proposed Secondary Rates](#) reviews proposed rates. Increased the base rate fees just by .50 cents but left the tier rates the same because our projections were in line with what our operating costs were and it's a great incentive to use the secondary water system. A discussion between council and staff took place regarding the rates to these residents and other tier rate structures.

[6:34:04 PM Current Non-Residential/Multi-Family MM](#) reviews current rates for commercial buildings and master meter for apartments and town homes with one meter. One rate tier because they can't control their consumption.

[6:35:31 PM Proposed Non-Residential/Multi-Family MM](#) the proposed rates are about a 5% increase with a flat rate structure.

Justun responds affirmatively to questions from council regarding the rate increase proposed being sufficient to cover our revenue requirements until 2016. Gordon explains to council he'd like to get this information out to the residents. Justun will bring rates to council on February 6<sup>th</sup>.

[6:44:15 PM](#) Mayor Freeman gives a brief moment to Danie for upcoming events. Danie passes out calendars to council so they are aware about upcoming events.

- **Top 5 Updates** ~ *Brett geo. Wood, City Manager*  
(Mayor postponed the Top 5 Updates due to time constraints)
- **Comments from Council Members** [6:46:29 PM](#)  
Mayor Freeman explains that this will be part of the general meeting and wants council to be ready for council assignments. Coralee Wessman-Moser comments that schedules need to be coordinated for council to be available for their committee meetings as well as planning commission meetings. She also asks about the status of the volunteer application. Gordon and John respond that it's being reviewed.
- **Other**  
Brett offers congratulations to council regarding Eagle Mountain modelling their city after our city's Be Ready Herriman.

Work meeting adjourned at [6:49:42 PM](#)

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## 7:00 PM ~ GENERAL MEETING:

**Attendance:**

Mayor, Carmen Freeman

**Council Members Present:**

Mike Day, Coralee Wessman-Moser, Matt Robinson and Craig B. Tischner

**Staff Present:**

John Brems, City Attorney  
Cindy Quick, Deputy Recorder  
Brett geo. Wood, City Manager

Gordon M. Haight II, Asst. City Manager  
Shauna DeKorver, Finance Director  
Bryn McCarty, Planning Supervisor  
Blake Thomas, City Engineer  
Cathryn Nelson, Building Official  
Tami Moody, Executive Administrative Manager/PIO

## 1. Welcome-

Mayor, Carmen Freeman called the Herriman City Council meeting to order at [7:00:50 PM](#) and welcomed those in attendance.

- 1.1. [7:01:25 PM](#) Invocation: David Thurston offered the invocation
- 1.2. [7:01:31 PM](#) Flag Ceremony: Herriman Hills Troop 1425 & Jackson Roberts led the audience in the pledge of allegiance.
- 1.3. [7:03:01 PM](#) Roll Call: Mayor, Carmen Freeman asks for the minutes to reflect all members of the City Council are present at tonight's meeting
- 1.4. [7:03:06 PM](#) Recognitions: Council Member Coralee Wessman-Moser gives kind comments about Planning Commissioner Dave Burrows and explains that he has recently resigned and wanted to let him know how much we appreciate his service

Council Member Matt Robinson gives kind recognition to Cindy Quick, Herriman City's Deputy Recorder and thanks her for her great work.

Mayor Carmen Freeman recognizes and gives kind compliments regarding Jim Burch, Principal at Herriman High School who's been name Principal of The Year for the State of Utah.

- 1.5. Citizen Comments: *(A time for citizens to address the council with issues that are NOT listed on tonight's agenda)*

[7:05:22 PM](#) Mayor, Carmen Freeman opens the citizen comments portion of the agenda. He calls for any person(s) who wish to speak to the council to come to the podium, state their name and address and to speak about issues that are not listed on tonight's city agenda.

Being none, Mayor, Carmen Freeman declared the citizen comments closed at [7:05:33 PM](#)

## 2. CONSENT AGENDA:

- 2.1. [7:05:41 PM](#) Electronic/Paper Minutes: December 12 & 19, 2013 and January 9, 2014

Council Member Coralee Wessman-Moser **MOVED** to approve the January 9, 2014 minutes.

Council Member Mike Day **SECONDED** the motion.

Mayor, Carmen Freeman asked if there are any questions on the motion.

Being none, he calls for a roll call vote.

Councilman Mike Day	Yes
Councilman Matt Robinson	Yes
Councilman Craig B. Tischner	Yes
Councilwoman Coralee Wessman-Moser	Yes
Mayor, Carmen Freeman	Yes

This motion carried.

Council Member Coralee Wessman-Moser **MOVED** to approve December 12, 2013 minutes.

Council Member Matt Robinson **SECONDED** the motion.

Mayor, Carmen Freeman asked if there are any questions on the motion.

Being none, he calls for a roll call vote.  
Councilman Mike Day Yes  
Councilman Matt Robinson Yes  
Councilman Craig B. Tischner No  
Councilwoman Coralee Wessman-Moser Yes  
Mayor, Carmen Freeman Yes  
This motion carried.

Craig Tischner wants to make some changes and mentions he's been working with Cindy and would like to meet with Mayor Freeman regarding the minutes and would like to offer an amendment.

Council Member Matt Robinson **MOVED** to continue December 12, 2013 minutes to February 13, 2014.  
Council Member Mike Day **SECONDED** the motion.

Mayor, Carmen Freeman asked if there are any questions on the motion.  
Being none, he calls for a roll call vote.

Councilman Mike Day Yes  
Councilman Matt Robinson Yes  
Councilman Craig B. Tischner Yes  
Councilwoman Coralee Wessman-Moser Yes  
Mayor, Carmen Freeman Yes  
This motion carried.

Council Member Matt Robinson **MOVED** to approve minutes for December 19, 2013.  
Council Member Coralee Wessman-Moser **SECONDED** the motion.

Mayor, Carmen Freeman asked if there are any questions on the motion.  
Being none, he calls for a roll call vote.

Councilman Mike Day Yes  
Councilman Matt Robinson Yes  
Councilman Craig B. Tischner Yes  
Councilwoman Coralee Wessman-Moser Yes  
Mayor, Carmen Freeman Yes  
This motion carried.

### 3. APPOINTMENTS:

#### 3.1. [7:08:52 PM](#)

Swearing In Herriman City Treasurer ~ *Cindy Quick, Deputy City Recorder*

Mayor Carmen Freeman turns the time over to Cindy Quick to administer the oath of office for Herriman City Treasurer to Alice Winberg.

Mayor Carmen Freeman makes kind comments about Alice and thanks her for all that she does.

Mayor Carmen Freeman comments that we are waiting for a member of our youth council who is running a little bit late and asks to move to item 4.1 and turns time over to Gordon Haight.

### 4. INTRODUCTIONS:

#### 4.1 [7:11:14 PM](#)

Introduction of Herriman City Building Official ~ *Gordon Haight, Assistant City Manager*

Gordon Haight introduces Cathryn Nelson and presents her to the council and residents as Herriman City Building Official. He briefly explains the process the city took to interview for this position and comments that Cathryn did a fantastic job through this process. He is excited that the process allows for an employee to advance to a higher position. Gordon compliments Cathryn with his confidence that she will do an excellent job and turns time over to her.

Cathryn Nelson goes through a brief history of her time with the city. She expresses appreciation to the city to allow her this opportunity. She looks forward to anticipated growth but also joining the team that has lead this city in such a positive direction. Cathryn pledges to do her best.

Council Member Matt Robinson asks Cathryn to give us the 30 second version of her job.

Cathryn gives a brief synopsis of her responsibilities as the Building Official.

Council Member Coralee Wessman-Moser expresses that she is impressed with Cathryn's credentials. She is credentialed for commercial buildings and residential buildings and then there's the four-way.

Coralee asks Cathryn to describe the four-way and what that means. Cathryn explains that there is a residential and commercial four-way and gives an explanation of what that entails. Mayor says this appointment comes because Herriman is growing and offers thanks for her being here.

4.1. [7:15:07 PM](#) **Appointment of Youth Council for 2014** ~ *Craig B. Tischner, Council Member*

Turns time over to Council Member Craig B. Tischner to present the youth council to the city council and to the residents of Herriman. Craig describes the process that he went through to interview these council members. He explains that six members have been chosen for the year 2014 and six members are continuing on for the year 2014. Cassidy Barlow is entering her fourth year as a youth council member for Herriman City. Riley Elder he is entering his second year. Sarah Hale is in her second year. Marina McNeill is in her third year. Ashton Talcott is in his second year. Madeline Thelin is in her second year (absent tonight due to a family vacation). New members for youth council this year are: Kennady Bekmezian, Kyler Alm, Tanner Stallings, Rachel Hale, Kaitlin Braithwaite and Tanner Vasica. Welcomes Youth Council of 2014.

[7:15:07 PM](#) Craig turns time over to Cindy Quick to administer the oath of office to youth council members.

Craig gives his thanks to parents and the families of the youth council. Craig suggests three priorities to stress to the new youth council this year; family, faith and school and looks forward to working with the youth council this year.

Mayor Freeman offers his impressions of the council and asks parents to support the youth. The youth will fill rolls comparative to those the council currently occupy. January 29<sup>th</sup> they will be attending a day at the Capitol. Brett Wood briefly describes the agenda for that day and explains that he looks forward to being there with them that day.

Mayor Freeman thanks the youth and parents for their participation in the council and feels this will be a great opportunity.

## 5. DISCUSSION /ACTION MATTERS:

5.1. [7:26:20 PM](#) Discussions and consideration of **Ordinance No. 14-05** Text Change to Title 5 Chapter 1, Animal Control, regarding dog tethering and dog breeding ~ *Brett geo. Wood, City Manager / Jim Butterfield, Animal Control Officer*

Mayor Carmen Freeman turns the time over to Brett Wood (Jim wasn't able to attend tonight due to an illness). This ordinance came about in part from requests from council and concerned residents. The city would like to be in-line with Salt Lake County ordinances because they service Herriman City. Brett recommends to the council to follow the Salt Lake County tethering ordinance verbatim. He briefly describes the ordinance. The ordinance will not allow the tethering of an animal longer than 10 hours. The animal may not have a choke collar or pinch collar. It makes sure that the animal is off the tether or chain or every 10 hours. It will be interesting to enforce but feels it will address this issue. Brett supports the way it's written.

Council Member Mike Day anticipates that if this passes it will be enforced upon complaint he wants the residents to know that this will be enforced upon complaint and will most likely be issued a warning first.

Council Member Matt Robinson comments on a section on breeders and asks for further explanation on that section.

Brett Wood responds that there are different requirements for breeders. It's a bit stricter for them and it requires more inspections from animal control. Matt thanks Brett for his explanation and states for the record that an accidental breeding situation is not what this ordinance is referring to. This is for those who have formally entered into the business of breeding.

Council Member Craig B. Tischner asks if the council has an option to lower it to a Class C misdemeanor. Craig is in full support of the ordinance as written with the exception of the Class B misdemeanor he would suggest to council to include verbiage that if it happens again the charges could be enhanced.

Mayor Carmen Freeman suggests that each circumstance could be different and that's to the officer's discretion.

Mayor Carmen Freeman opens citizen comment on this matter [7:32:50 PM](#) and Council Member Matt Robinson asks that during this period Chief Dwayne Anjewierden provides clarification regarding the officer's flexibility on penalizing.

Chief Dwayne Anjewierden explains that if this ordinance is written as a class B misdemeanor, the officer doesn't have the leeway to change that. That misdemeanor will go into the court and then a judge can look at the severity, but the officer doesn't have the leeway to do that.

Council Member Mike Day asks for the definition of a Class C misdemeanor.

Chief Dwayne Anjewierden explains that a municipal court can handle class B misdemeanor, class C misdemeanor and an infraction. Each violation can have a different penalty, fine or jail sentence that can be associated with the charge.

Mike Day thanks Chief Dwayne Anjewierden.

Craig Tischner comments to John Brems that the prosecutor would have the option, if it was a class C, he can narrow it down to an infraction, so there's still that option there. John Brems states that Salt Lake County treats these as a class B misdemeanor so that would be consistent with the county. Council Member Matt Robinson likes the consistency with the county. Not that they set precedent for the city, but there has been a lot of consideration and discussion into what that setting has been. Brett Wood comments that there has been a lot of dialogue with Salt Lake County and we don't want to just slap a resident with a fine. Chief Anjewierden concurs with Brett's comments.

Cristi Rifleman (13638 S Grand Trotter Way), not sure what the penalty is on this but she sees this ordinance as a big red flag. People should have the opportunity to breed dogs in their home. Cristi comments that her dog is micro chipped and the dog catcher has picked up her dog three times now. One time her dog was in her yard but the officer fined her because the dog wasn't leashed. She requested the council think of the people's rights more.

Mary Steudtel, 6902 W Ivie Farms Drive. The family that just recently moved in behind her, two doors down and they have a dog on a chain. The dog barks all the time and saw the water bucket frozen. The dog whines and barks. She was enjoying living here until this situation started. She's in favour of this law. She feels like something needs to be done. She's an animal lover and she's very concerned and wanted to make her feelings known.

Mayor Carmen Freeman declared the citizen comments closed [7:39:50 PM](#) and comments that he's grateful for citizens making their feelings known.

Council Member Coralee Wessman-Moser makes a comment for an individual who wasn't able to come tonight how this resident has been in a public area and has had a dog, that's on a chain, however is too close to the public space, lunge at her. Coralee suggests that we craft something to also consider that the dog doesn't encroach in the public areas.

Council Member Mike Day comments that he wants to take care of both viewpoints heard tonight and wants to cooperate. He's had a resident comment to him about a dog where the dish had frozen water and it broke her heart to see this animal in this condition and the family was gone. It's a tough one to work through. We see both sides.

Craig Tischner thinks there's an ordinance already about neglecting pets and wonders if that statute is already in place. Brett Wood responds that he believes there is something there already in place. He knows that's in place for horses and he believes it applies to dogs and cats as well.

Council Member Coralee Wessman-Moser **MOVED** to continue this item and request that staff put the proposed ordinance on the city website and Facebook page to get additional public comment and continue this to the February 13<sup>th</sup> meeting at which point we can again consider and take into account all the public comment that we have received in that time.

Council Member Craig Tischner **SECONDED** the motion.

Mayor, Carmen Freeman asked if there are any questions on the motion.

Being none, he calls for a roll call vote.

Councilman Mike Day Yes

Councilman Matt Robinson Yes

Councilman Craig B. Tischner	Yes
Councilwoman Coralee Wessman-Moser	Yes
Mayor, Carmen Freeman	Yes
This motion carried.	

## 6. COMMENTS FROM COUNCIL MEMBERS: [7:43:46 PM](#)

Mayor explains that this section is new to allow comments from our council members and turns the time over to Council Member Mike Day responds takes this opportunity to report on the board he is involved with. Valley Emergency Communications Center (VECC). Mike give a brief description of this board and explains that they are working on streamlining VECC to serve the public better. He also is a member on the South Valley Sewer Board. He wants to public to know the board is working well and money is being spent well. He tries to represent you the best he can.

Council Member Coralee Wessman-Moser takes this opportunity to report on the committees she's involved with Wasatch Front Waste and Recycling District (WFWRD). Green Waste is a new program coming out and it's a subscription only plan. The resident will pay for the increase of the green waste bin which won't be subsidized by other rate payers. We've been asked to implement this plan because of all the green waste they see at the landfill. By diverting that, it will reduce the overall cost of our waste. Something neat is that the can is vented. Additionally we have a glass recycling on the south east corner of Fire station 103, please take that opportunity. This saves \$31/ton by recycling it. She also serves on Camp Williams Joint Land Use Study Committee. This committee is there to protect Camp Williams and let them continue training the soldiers and protects our residents so that Camp Williams doesn't infringe on us like a fire over the mountain. An example would be to not put apartment buildings on the border of the city. This year Camp Williams will celebrate their 100<sup>th</sup> anniversary with an open house on base. There will also be a recreational opportunity to participate in the Iron Will Race a bicycle race through the surrounding communities and a mountain bike race right on the camp and also a half marathon, 10K and 5K right on their base. For more information about the Iron Will Event go to: [www.IronWillRace.com](http://www.IronWillRace.com). The event will be on May 17, 2014.

Council Member Craig B. Tischner quickly reports on Youth Council again and thanks the council members and their families.

Council Member Matt Robinson takes this opportunity to report on the Unified Fire Authority Board Meeting he will forward the call volume report to each of the council members and Mayor Freeman. There is some discussion regarding the system that is being used by Salt Lake County, Unified Police Department (UPD) and Unified Fire Authority (UFA) for emergency calls. There was a situation where a call was miss-routed call and caused a delay in emergency services needed. This situation highlighted a need for the other communities to be a part of this system. Because we have four new Mayors' in the valley that joined the UFA board, we confirmed board appointments and subcommittee appointments and Matt continues to work on the finance committee of the UFA and serves as the Vice Chair of the UFA.

Mayor Carmen Freeman expresses his appreciate to our wonderful Herriman City employees and how dedicated they are and he appreciates how well they perform. He conveys appreciation to the City Council and all the good work they do. Reports on a meeting with the UTA and explains that they are working on getting a Trax line to the Towne Center. It's his understanding that we're number one, in terms of federal funding needed. Expresses excitement for the boost to economic growth this will bring. Mayor Freeman is grateful for the iron will and challenges the council to enter this race. Mayor Freeman has signed up for the 60 mile bike ride. He also encourages residents to participate as well. Camp Williams is a good neighbour.

## 7. UPCOMING EVENTS IN THE CITY:

Valentines Cabaret  
Herriman Live Talent Show, Fort Herriman Middle School

Friday & Saturday, February 7 & 8, 2014  
Saturday, March 1, 2014

## 8. FUTURE MEETINGS:

Next Regular Planning Commission Meeting:  
Next Regular City Council Work Meeting:  
Next Regular City Council Meeting:

Thursday, February 6, 2014 @ 7:00pm  
Thursday, February 6, 2014 @ 5:00-6:50pm  
Thursday, February 13, 2014 @ 7:00pm

## 9. ADJOURNMENT:

Mayor asks for motion to adjourn to a work meeting at [7:55:02 PM](#).  
Council Member Coralee Wessman-Moser **MOVED** to adjourn this meeting  
Council Member Matt Robinson **SECONDED** the motion.

**\*10. RECOMMENCE TO WORK MEETING: 8:08:29 PM**

**Review of Employee Service Award Agenda**

Brett asks direction from council regarding animal services ordinance. Mike wants to stand by the county put it to a class B then complete it to a class C. Mayor Freeman responds that we will continue it to February 13 on the agenda for vote.

Mayor Freeman turns time over to Council Member Coralee Wessman-Moser to review the agenda for the Service Award Agenda for tomorrow evening. Coralee asks council to be there by 5:30pm and outlines the events planned for the agenda and assigns council members to different items on the agenda with input from the council.

Work meeting adjourned at 8:41:25 PM

**11. SOCIAL GATHERING: *(Social if time allows)***

Will take place at McDonald's 13400 South 5018 West, Herriman, Utah

*I, Cindy M. Quick, do hereby certify that I am the duly appointed, qualified, and acting Deputy Recorder for Herriman City, of Salt Lake County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on this date of January 23, 2014.*



Cindy Quick, Deputy Recorder

# Herriman Culinary and Secondary Water Rates

Presented by:

Matt Millis

Zions Bank Public Finance

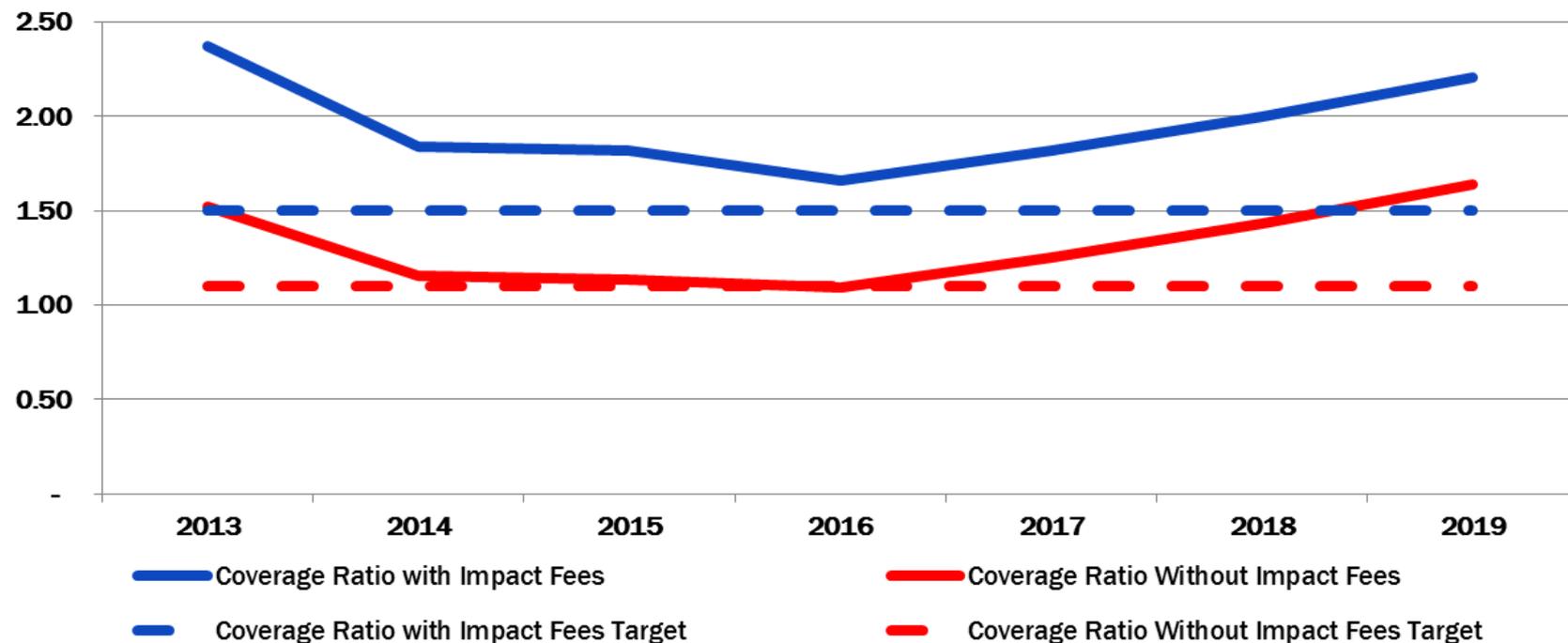


- In 2012 a rate analysis was performed to determine fair and adequate user rates for culinary water and new secondary water users
- The analysis for discussion is an update given the operating costs of the secondary water system, and metered demand information
- Recommended that these rates be adopted for the 2014 and 2015 calendar years

- Calendar year water system revenue targets
  - 2013 \$5.6M
  - 2014 \$5.8M
  - 2015 \$6.4M
- Water system costs have increased
  - Rocky Mountain Power bills increased 3%
  - JWCD contract expenses increased 4% - 5%
- Recommending a 5% increase in culinary and secondary rates
- Total revenue growth will exceed 5% due to new connections plus rate increases
- Increases in total revenues above 5% are necessary to maintain coverage ratios, cash balances, and City's bond ratings

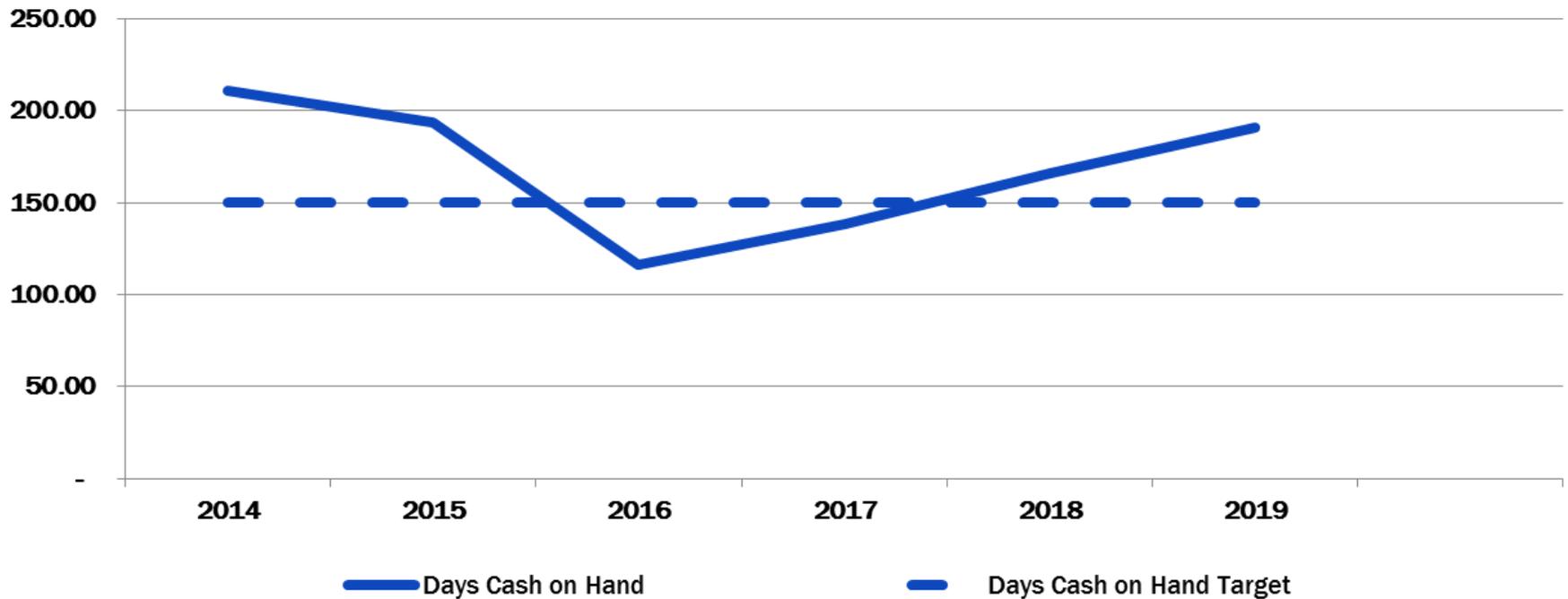
- Cash on hand and debt service coverage ratios are important metrics to maintain good bond ratings
- Cannot look at one figure alone, both must be considered
- Method of funding capital projects has a large impact on ratios
  - Coverage ratios can be inflated to maintain minimal cash when there are many cash-funded capital projects
  - Coverage ratios can be strained when projects are largely bond funded while cash on hand is high due to less cash-funded projects
- The City's projections shows a 45/55 split in bond and cash funding which is a good balance

## Debt Service Coverage Ratios and Targets

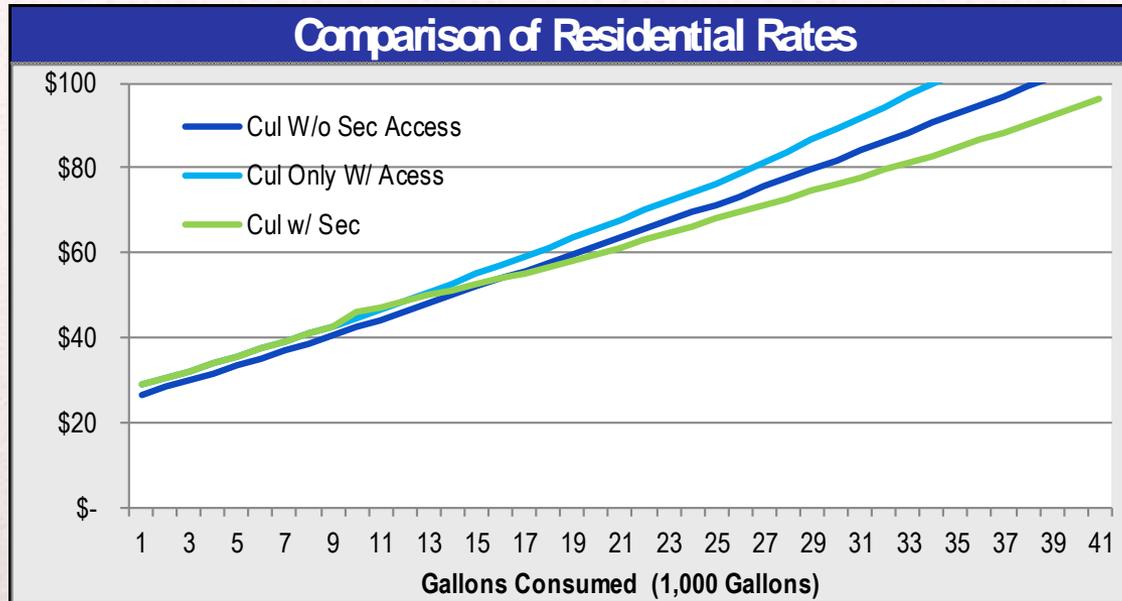


- Coverage Ratio with Impact Fees Target: 1.50
- Coverage Ratio without Impact Fees Target: 1.10

## Days Cash on Hand and Targets



- Day Cash on Hand Target: 150 Days of Operations Expense



- The secondary water user (green) pays a base monthly fee for both culinary and secondary which is slightly more than the cost of a user with no access to secondary (dark blue).
- The savings in the water bill to a user connected to secondary water in comparison with a user with only culinary water increases as consumption increases as shown in the divergence of the light blue and green lines.

- Two broad residential user culinary categories
  - Residential without Secondary access
  - Residential with Secondary access
- Cost savings are achieved for residences using secondary water over residences with access to secondary water but not connected
- In summer months the savings will be approximately 20% for an average user at 42,000 gallons if connected to secondary water
- The resulting net annual savings of summer watering savings plus the slight additional cost in the winter months is anticipated to be about 3.5% for a secondary water user.

- Many culinary water users will not have access to secondary water for several years or may never have access due to elevation or smaller lot sizes

Culinary Residential 3/4" & 1" Zone 1-4 Wo Secondary					Current
Minimum	Maximum	Price per 1Kgal	Table No.		Base Fee
-	5,000	\$ 1.65	111	Residential 3/4" & 1" Zone 1-4 Wo Secondary	\$ 25.50
5,001	10,000	\$ 1.75			
10,001	25,000	\$ 1.85			
25,001	40,000	\$ 1.95			
40,001	80,000	\$ 2.50			
80,001	above	\$ 3.20			

## Culinary Only User Without Access to Secondary – Current Rates

- The intent of these rates is to provide a fair cost of water and not penalize a user for not connecting to secondary water when it is unavailable

Culinary Residential 3/4" & 1" Zone 1-4 Wo Secondary					Proposed
Mnimum	Maximum	Price per 1Kgal	Table No.		Base Fee
-	5,000	\$ 1.70	111	Residential 3/4" & 1" Zone 1-4 Wo Secondary	\$ 26.60
5,001	10,000	1.80			
10,001	25,000	1.95			
25,001	40,000	2.15			
40,001	80,000	2.50			
80,001	above	3.30			

# Culinary Only User Without Access to Secondary – Proposed Rates

- Users located in an area with secondary water access are currently charged the proposed culinary water base fee of \$17.00 plus the secondary water base fee of \$10.50 each month.
- If a user with secondary water access available chooses not to connect then that user will continue to pay the base fees for both systems and all culinary consumption will be charged according to the following schedule:

Culinary		Residential 3/4" & 1" Zone 1-4 W Secondary			Current
Mnimum	Maximum	Price per 1Kgal	Table No.		Base Fee
-	5,000	\$ 1.65	114	Residential 3/4" & 1" Zone 1-4 W Secondary	\$ 17.00
5,001	10,000	1.75			
10,001	25,000	2.00			
25,001	40,000	2.50			
40,001	80,000	2.75			
80,001	above	3.30			

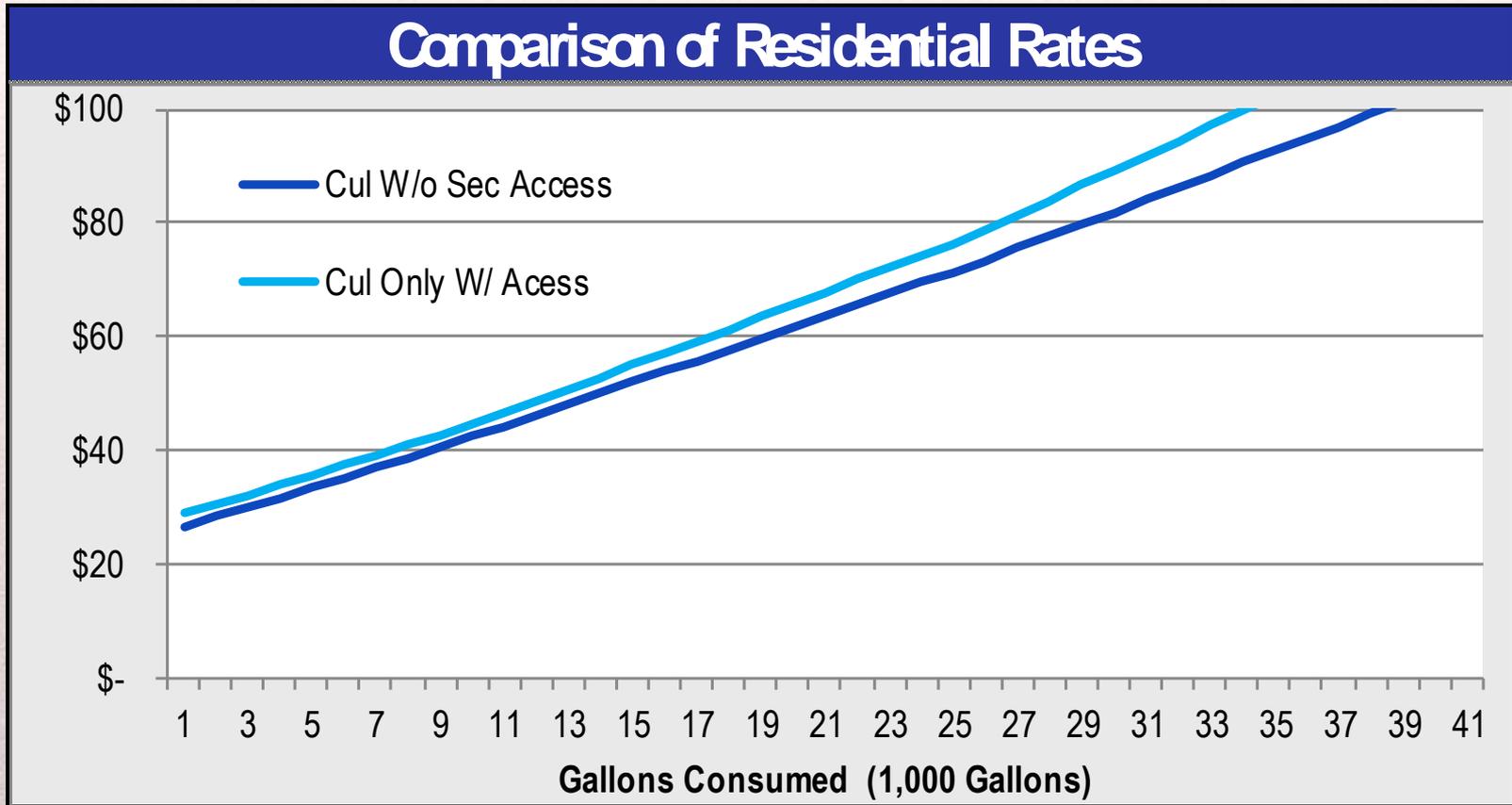
## **Culinary Water With Access to Secondary Water – Current Culinary Rates**

- The proposed culinary water base fee of \$17.80 plus the secondary water base fee of \$11.00 each month totaling \$28.80
- Culinary water users that have access to secondary water available will be charged a higher cost for outdoor water use as an incentive to connect to secondary water

Culinary		Residential 3/4" & 1" Zone 1-4 W Secondary			Proposed
Mnimum	Maximum	Price per 1Kgal	Table No.		Base Fee
-	5,000	1.70	114	Residential 3/4" & 1" Zone 1-4 W Secondary	\$ 17.80
5,001	10,000	1.80			
10,001	25,000	2.15			
25,001	40,000	2.65			
40,001	80,000	2.90			
80,001	above	3.90			

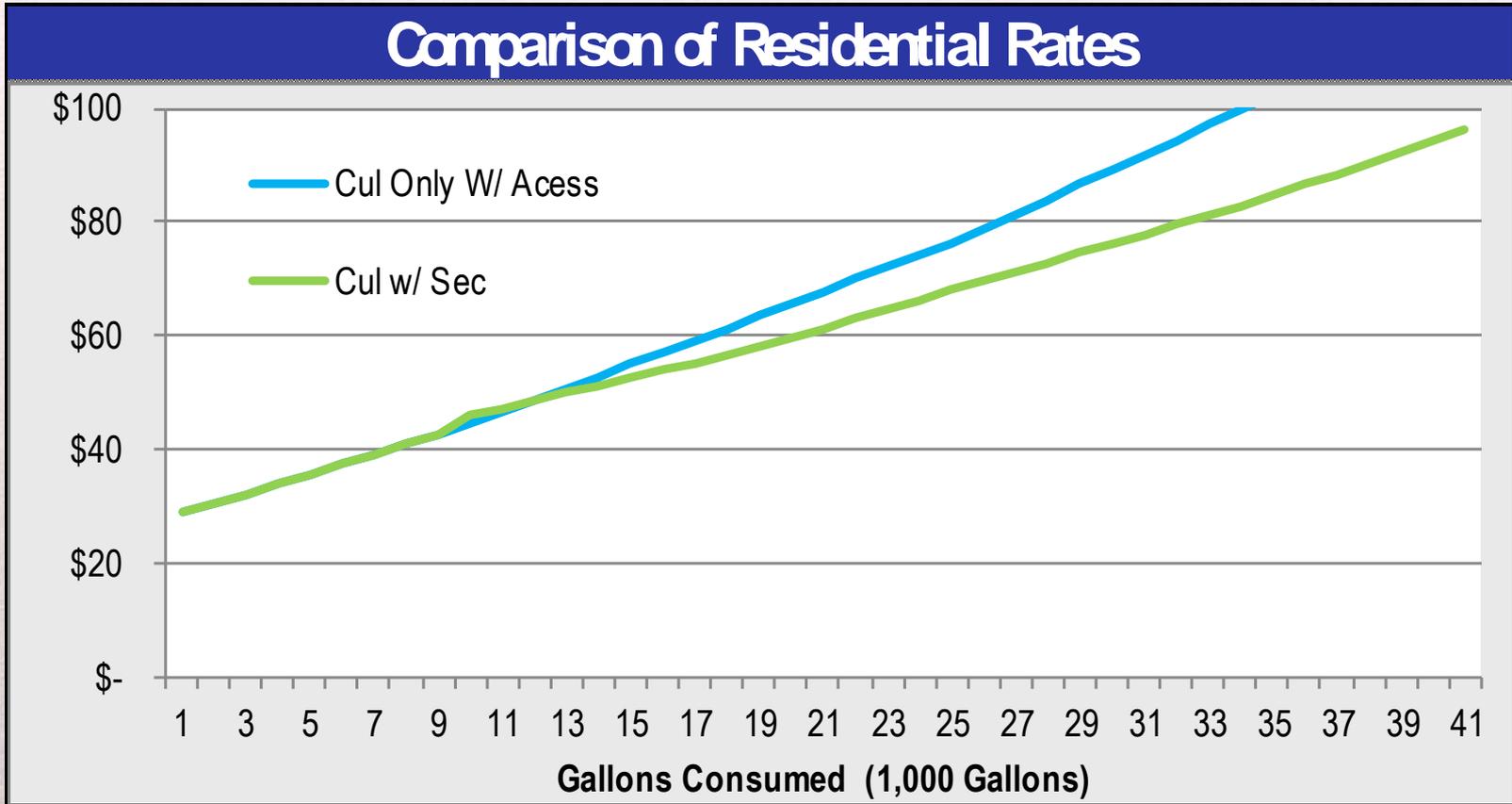
## **Culinary Water With Access to Secondary Water – Proposed Culinary Rates**

- The cost of water for a user with access that chooses not to connect to secondary will be higher than the water bill for a culinary only user



**Culinary Water With Access to Secondary  
Water vs Culinary Only**

- The cost of water for a user with access that chooses not to connect to secondary will be even higher than the water bill for a secondary user



**Culinary Water With Access to Secondary  
Water vs Secondary**

- A user that chooses to connect to the secondary water system will be charged for outdoor secondary water consumption according to the secondary water fee schedule found on the next slide and all culinary (indoor) consumption according to the schedule on the previous slide.
- The City will continue to waive the \$425 secondary water connection fee for all that connect.
- The user will be required to make all upgrades and changes to the sprinkler system on their property.

## **Culinary Water With Access to Secondary Water**

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- Secondary water will only be available in Zones 1 through 4 and A through D
- Current monthly base fee for secondary water is \$10.50
- Consumption is assessed according to tiered fees to promote conservation

Secondary 200 - Residential 3/4" & 1" Zone 1 - 4 Access to Secondary						
Mnimum	Maximum	Price per 1Kga Table Nb.			Base Fee	
-	10,000	\$	1.35	200	Residential 1"	\$ 10.50
10,001	25,000	\$	1.65			
25,001	40,000	\$	1.90			
40,001	70,000	\$	2.40			
70,001	above	\$	2.80			

## **Culinary Water With Access to Secondary Water - Current Secondary Rates**

- \$11.00 monthly base fee will be assessed plus tiered consumption fees to promote conservation
- Non-residential users will pay a monthly fee according to meter size and a tiered fee structure

<b>Secondary 200 - Residential 3/4" &amp; 1" Zone 1 - 4 Access to Secondary</b>						<b>Proposed</b>	
<b>Mnimum</b>	<b>Maximum</b>	<b>Price per 1Kga</b>		<b>Table No.</b>		<b>Base Fee</b>	
-	10,000	1.35	200	Residential 1"	\$	11.00	
10,001	25,000	1.65					
25,001	40,000	1.90					
40,001	70,000	2.40					
70,001	above	2.80					

## **Culinary Water With Access to Secondary Water - Proposed Secondary Rates**

- Non-residential and multi-family master meter (mm) connections will continue to be assessed a base monthly fee graduated according to meter size
- Non-residential and multi-family consumption will be charged a flat price per 1,000 gallons according to pressure zones (1-4, 5-6,7-9)

Non-Residential Zones 1-4					Current	
Mnimum	Maximum	Price per 1Kgal	Table No.		Base Fee	
-	above	\$ 1.85	122	MM+Nbn Res 3/4" & 1" Zone 1-4	\$	25.50
			125	MM+Nbn Res 1 1/2" Zone 1-4		35.06
			130	MM+Nbn Res 2" Zone 1-4		51.00
			133	MM+Nbn Res 3" Zone 1-4		171.06
			136	MM+Nbn Res 4" Zone 1-4		215.69
			139	MM+Nbn Res 6" Zone 1-4		319.81
			142	MM+Nbn Res 8" Zone 1-4		438.81
			145	MM+Nbn Res 10" Zone 1-4		695.94

- Non-residential and multi-family master meter (mm) connections will continue to be assessed a base monthly fee graduated according to meter size
- Non-residential and multi-family consumption will be charged a flat price per 1,000 gallons according to pressure zones (1-4, 5-6,7-9)

Culinary Non-Residential Zones 1-4					Proposed
Minimum	Maximum	Price per 1Kgal	Table No.		Base Fee
-	above	\$ 1.94	122	MM+Non Res 3/4" & 1" Zone 1-4	\$ 26.78
			125	MM+Non Res 1 1/2" Zone 1-4	36.82
			130	MM+Non Res 2" Zone 1-4	53.55
			133	MM+Non Res 3" Zone 1-4	179.62
			136	MM+Non Res 4" Zone 1-4	226.47
			139	MM+Non Res 6" Zone 1-4	335.80
			142	MM+Non Res 8" Zone 1-4	460.75
			145	MM+Non Res 10" Zone 1-4	730.73

# Proposed Non-Residential/ Multi-Family MM <sup>19</sup>