

Mayor: Carmen Freeman

City Council:

Mike Day, Coralee Moser,
Matt Robinson, Craig Tischner

City Manager: Brett Wood
Asst. City Manager: Gordon Haight

Building a Brighter Future

Mayor Carmen R. Freeman

Since the announcement of a new City Hall and the adjoining five acre Community Park which will constitute our Towne Center, some have voiced deep concerns as to the timing of such a project as well as the financial obligation the city would incur. To hopefully deter any fear or anxiety our residents may feel from pursuing such a course and to provide a level of comfort and reassurance, I wish to mention a few clarifying facts regarding this undertaking.

First, our neighboring communities are on the move economically. If we are going to be a strong player in the arena of commercial growth, the Towne Center will help us to move forward in this endeavor. Currently, a running store as well as a bike shop have already committed to coming to the Towne Center. Certainly, other stores and shops will be quick to follow with the added consumer presence that the City Hall and park will provide.

You may ask yourself, why all this emphasis on commercial growth? Presently, nearly one half of our income to run the city is derived from new building permits. This source of income is unsustainable and will eventually inhibit the future growth of our city. That is why it is imperative that we pursue the pathway of commercial opportunity and growth, which will provide a more stable form of income. I believe the Towne Center with its associated economic development will place us on the pathway to financial strength and sustainability.

Second, residents will not be asked to shoulder the cost of the Towne Center through an increase in property taxes. The 15 million dollars to pay for the City Hall will be financed through a bond funded from the current sales and franchise taxes being collected. The 5 million dollar Community Park will be paid for by current city revenue and park impact fees. Through this innovative and sensitive approach to financing the Towne Center, residents can be reassured that they will not be asked to carry the financial burden of this project.

As we consider the bond that will be required to finance the city hall, it is important to note that bond rates are currently at an all-time low. By moving forward with the construction under the present bond rate, it will limit our debt liability and allow us to retire the bond in a timely manner.

Third, we have outgrown our current City Hall. Although this wonderful building has provided great service over the years to our staff and residents, we now find ourselves woefully deficient in office space and other facilities to operate the city. Some have suggested leasing additional office space or building a modular structure as an interim solution. Both of these suggestions would require a significant investment not to



Meeting Schedule

7:00 PM

City Council Meetings:

November 17, 2015

Planning Commission Meetings:

November 5, 2015

November 19, 2015

For the latest meeting schedule updates
and agendas visit:

www.herriman.org/events-calendar/

www.herriman.org/agendas-and-minutes/

City Phone Numbers:

Main Number: 801-446-5323

Park Reservations: 801-254-7667

Building Dept.: 801-446-5327

Police Dispatch: 801-743-7000

Fire Dispatch: 801-743-7200

Emergency: 911

Website: www.herriman.org

Herriman City Hall:

13011 South Pioneer Street

Herriman, UT 84096

Monday - Friday

7:30 a.m. - 5:30 p.m.



mention the added cost of computer and telephone networking. Additionally, the city organizationally would be less efficient and serviceable by trying to operate in separate facilities. Constructing a new City Hall that will meet the needs of an ever-growing population and staff certainly makes sense economically and administratively.

The construction of the Towne Center will be an opportunistic moment in our rich community history. It will be a place where we have established ourselves as a viable and distinct presence in the commercial arena, it will be a place that clearly and distinctively identifies our community vision and values and it will be a place where we can gather as a community to unify our interests and strengthen our relationships.

Please join me and the city council as we move forward together in this wonderful journey of building a brighter future.

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To Bond, Or Not To Bond... What is the Real Question?

Tami Moody, Director of Communications

With the announcement of the new City Hall and Towne Center, it appears that BOND has become the new buzz word, and by buzz, we don't mean sweet like honey! It sounds more like the sting from a bee. But the reason why it appears to sting, is more attributable to a misunderstanding of how the bond will work and the City's financial position to be able to afford the bond. With that being said, we would like to put our efforts in to explaining the bond, what the bond will include, how it will be paid, and most importantly, that it WILL NOT lead to a property tax increase.

Herriman City is growing...FAST! Like a colony of bees! And our "hive", if you will, is at maximum capacity, with no room to expand. In order to maintain a high level of service, we need to expand our facility. We knew our current facility would be temporary, which is why almost a decade ago, we had the foresight to purchase property and plan for a new facility. The new location near the library, recreation center and commercial district will not only provide a place for our community to pay their utilities, but a gathering place affording our community the option to take care of several tasks at once... encompassing the overall ideal of Live, Work, and Play. It will serve as a great amenity to our community, as well as provide an anchor for economic development in our city. With bond rates low and the city's financial position high, the time is right to take advantage of the rates. Rates are set to go up, so acting now will reduce the financial encumbrance for the project.

So why do we need to bond? The same reason that most residents take out a mortgage. It is unlawful for cities to stash away money. Cities can only acquire the money necessary to attend to current needs as laid out in the annual budget. In order to finance a large project, a bond is needed. A bond works like a loan, it funds a long-term project and has interest attached. It includes a repayment schedule and designates collateral.

The City is looking at a bond for \$30,000,000. This is a comprehensive bond composed of 3 separate projects. The first item, of course, is the new City Hall with a bond amount of \$15,000,000. The City has already paid for the land the building will reside on, so the bond will cover construction of the larger facility. This facility will also house the Unified Police Department's Herriman Precinct, as well as the Court, which will contribute to paying for the facility. We are putting more services under one building to accommodate convenience. The second item is the Herriman Parkway for \$10,000,000. This will expand the parkway to 6400 West. The expansion is \$3,000,000, and \$7,000,000 is being added due to refinance of the original project bond. The refinance will result in a significant savings of at least \$50,000/yr. The final item is the Main Street expansion. This will connect Main St. all the way to 11800 South. The cost of the project is

\$7,618,630, but by using current funds in place for the project, the bond amount will be for \$5,000,000.

So how is the bond paid for and how does it affect taxes? The good news is the bond will not amount to a tax increase. The bond is a Sales & Franchise Tax bond meaning the bondholder uses the sales and franchise tax as collateral. Sales and franchise taxes are the only asset of the City that bondholders would have a claim on. Due to our conservative fiscal practices and careful planning, Standard & Poor's rating agency has rated us at one of the highest ratings, AA-. We are also fortunate enough to be able to retain a 2 to 1 debt service ratio once the bond is executed, which ensures us to receive the lowest possible interest rate. The City has planned well. We understand the impact that this facility could potentially have on stimulating our economic growth, resulting in more commercial and business workforce opportunities, increasing the sales tax generated, adding to our already adequate financial base for securing our debt. A willingness to invest in ourselves - now that's something to buzz about.

Please refer to the enclosed insert for additional detail on revenues and bond information. Contact our Finance Dept at 801.446.5323 for any additional questions you may have.

Thanksgiving in September

Danie Bills, Events Manager

Herriman City, along with Unified Police Department, Unified Fire Authority and volunteers teamed up to provide lunch for Herriman's Seniors.

The afternoon started out with a patriotic Flag raising ceremony and Pledge of Allegiance by UPD, UFA, City staff and our seniors, followed by a Thanksgiving feast with all the trimmings.



In the Events Department we see all kinds of events, from large City events to small community events. But there are those few that we look forward to each year. The Senior Social is one of those events. It is a pleasure to spend time with these individuals, whether they grew up in Herriman or have recently moved here; they all have such wonderful stories and experiences to share. We were even lucky enough to share a birthday and sing Happy Birthday to one of our guests, as well as honor and recognize our oldest attendee who turned a 102 this year.

We are thankful for and acknowledge the contributions and sacrifices these amazing people have and continue to make for our community, and look forward to sharing many more memories.



WHAT IS A BOND?

- * A bond is a financial instrument that the City sells to raise funds for long-term projects
- * The bond establishes a schedule for repayment
- * The bond sets an interest rate
- * The bond designates what the City is offering for collateral

WHAT IS A SALES & FRANCHISE TAX BOND?

- * A sales & franchise bond means the bondholders use our sales & franchise taxes as collateral
- * Sales & franchise taxes are the only asset of the City that bondholders have claim on

WHAT PROJECTS ARE INCLUDED?

- ~ CITY HALL
\$15,000,000
- ~ HERRIMAN PKWY
\$10,000,000
- ~ MAIN ST. EXTENSION
\$ 5,000,000
- TOTAL: \$30,000,000**
- *\$7 mil of the total is a refinance of existing debt at a reduced interest rate*

WHY ISSUE A SALES & FRANCHISE TAX BOND?

- * Largest & most consistent revenue source
- * Largest revenue debt service ratio allowing for lower interest cost
- * Secure enough that bondholders won't require a reserve fund

WHAT ARE EXPECTED REVENUES PRODUCED BY THESE PROJECTS?

ANNUAL SALES TAX

~ Herriman City Commercial Center	\$ 250,000
~ Super Walmart	\$ 1,600,000
~ Other Main St. Commercial	\$ 300,000
TOTAL ANNUAL TAX:	\$ 2,150,000

Annual Interest Savings on refinanced portion \$ 50,000

HIGHWAY IMPACT FEES (1X Money)

~ Herriman Parkway	\$ 4,179,000
~ Main Street	\$ 7,000,000
TOTAL HIGHWAY IMPACT FEES	\$ 11,179,000

HOW IS THE CITY PAID SALES & FRANCHISE TAX?

- * The local portion of sales tax is 1%, the City receives 1/2 of the taxes related to local sales. The other 1/2 is distributed based on population.
- * Like all cities around us, we charge a franchise tax on electric, natural gas, telephone & cable tv. Our rate is 4% of the total charge. These dollars will pay for the bond.

More information on the flip side

WILL THIS BOND RAISE MY PROPERTY TAX?

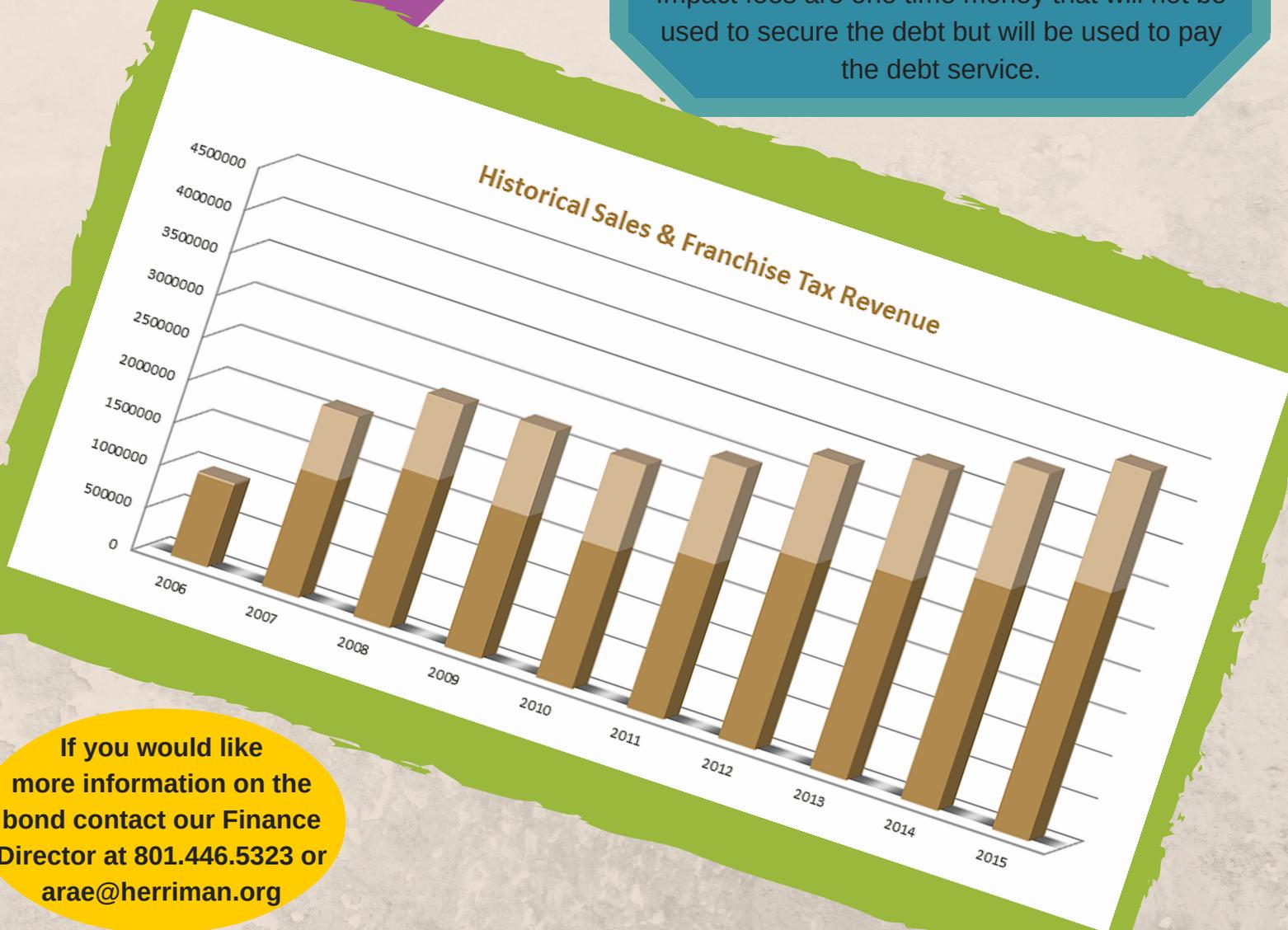
- * This bond will not raise property taxes
- * Sales & franchise taxes secure this bond
- * Impact fees from improvement areas will be used to pay the bond but will not be used as security

WHAT IS THE APPROXIMATE EXPECTED DEBT SERVICE?

- ~ ANNUAL PAYMENT \$2,250,000
- * The payment is only an estimate at this stage of the bond negotiations. We estimate that the interest rate will be less than 5% & between 20-30 years to maturity.

Sales & Franchise taxes will be the only security for the bonds. We currently have adequate tax to secure the debt even without new revenue.

Impact fees are one time money that will not be used to secure the debt but will be used to pay the debt service.

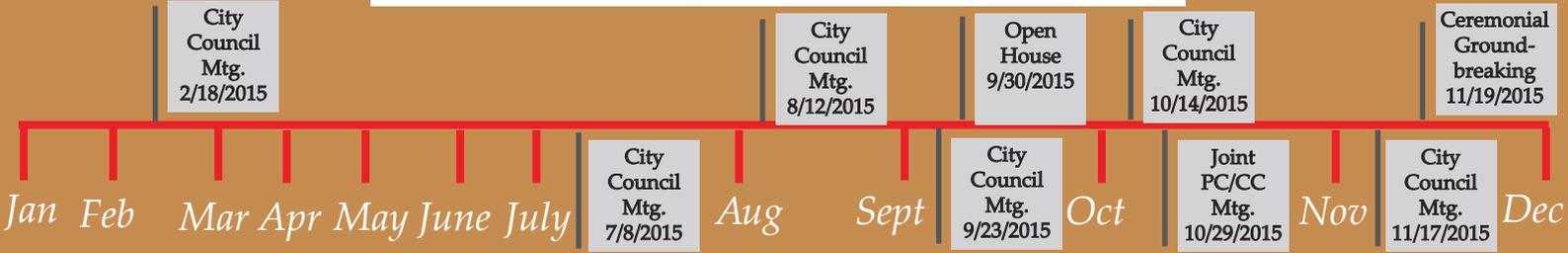


If you would like more information on the bond contact our Finance Director at 801.446.5323 or arae@herriman.org



2015 Herriman City Hall/Bonding Meeting Timeline

What has been accomplished, and what is yet to come...



Text the keyword "Alerts" to 47092 or sign up by going to www.herriman.org/alerttext/

What You Should Know About Annexation

Bryn McCarty, City Planner

Herriman City has a lot of adjacent property that is located in unincorporated Salt Lake County. This means that they receive all of their municipal services from Salt Lake County. When property owners want to build or further develop their property, they often need to become part of a City in order to provide services to their new development, such as water and snow plowing. A property owner who wants to become a part of Herriman City has to submit a petition to the City to begin the annexation process. The City does not initiate annexations, it is up to the property owner to start the process. The annexation process is dictated by state law. When a property owner submits an annexation petition, notices are sent to the surrounding property owners and public hearings have to be held. If an annexation meets all of the requirements of the state law, then the City has to accept the property. The City then amends our General Plan in order to add the newly annexed property and determine what the future development on the property should be. This is also a public process and resident input is welcome. Last year the City annexed 316 acres in on our northern boundary. We are currently reviewing a petition that would bring an additional 495 acres approximately. For a map of our current city boundary, as well as the zoning, go to:

<http://www.herriman.org/city-departments/gis/>.



Have you seen an issue that needs the City's attention? Snap a picture, send the issue, and see results with the Herriman Mobile App LocalMatters. Available Free for Android, Apple and Windows devices.

For more info go to www.herriman.org/localmatters/

Finishing Your Basement

Building Dept Permit Technicians

You are finally ready to start finishing your basement so you start talking to family, friends and neighbors to see what tips and tricks you can learn. Someone tells you that you don't need to get a building permit if you do the work yourself. So you start framing and working on it a little at a time. You have a friend who helps you wire the basement. You finally get a couple of rooms finished and the kids get to move down into their new bedrooms while you work to get a bathroom done. You finally decide to hire a plumber to get it finished and he asks you for the permit so he can call in for inspections.

You panic a little as you tell the plumber you didn't think you needed a permit because you did the work yourself. But he informs you that you do and he won't do the job without the permit. Now what do you do?

Yes, it is true, it is illegal for anyone to finish their basement without a building permit and inspections, even if you do the work yourself. Can you still get a permit even though you've finished some or all of your basement? Yes, you can and should still apply for the permit. Do you have to remove all the drywall you've put up and painted? No, we certainly won't require you to remove it all, but you may have to remove some in order for the inspector to see what he needs to inspect.

To get a permit, an application and floor plan must be submitted to the Building Department at the Herriman City Office. It takes approximately 7-10 business days for the plan review process, and when the plans are approved, you can pay for and pick up the permit (see our website at www.herriman.org/building/basement-finishes/ for the application and information and fees).

Once your permit is issued, you can schedule a consultation with a building inspector who will come see what has been done and then will let you know what areas you will need to remove drywall from for inspection. We certainly try to work with people in these situations; however, it would be much easier if residents acquired the permit in the first place. If you have any questions regarding basement permits, please feel free to contact the Herriman City Building Department at (801) 446-5327 during our office hours (Monday through Friday 7:30 am to 5:30 pm).



Home Winterization Checklist

Luke Sieverts, Water Systems Manager

Autumn brings with it crisp, cooler weather and the signs of the colder season to come. Now is the time to take measures to winterize your home against the long chilly months. Weatherproofing is a cheap way to make a big difference in the comfort of your home. A home winterization checklist provides the needed steps to prepare your home for winter.

Herriman City Municipal Water Department has a few recommendations to help prepare you for the winter. Frozen or burst water pipes can create an unpleasant emergency not to mention waste a lot of water and money. Take a few precautions to prevent frozen pipes;

- Drain garden hoses and disconnect from hose bibs to prevent freezing faucets.
- Locate your master shutoff valve and make sure it's working properly.
- Drain garden hoses and disconnect from hose bibs to prevent freezing faucets.
- Insulate plumbing pipes or faucets that are exposed or in unheated areas such as a garage or cold crawl spaces under the house. Wrap water pipes before temperatures plummet.
- Seal off access doors, air vents and cracks. Winter winds whistling through openings can quickly freeze exposed water pipes.
- Sprinklers are another important area for winterization. Each sprinkler system is installed differently but we have included a few of the major points.
- Shut off the main valve to your sprinklers (secondary or culinary).
- Turn your sprinkler clock to the off position.
- Drain all water out of your sprinkler lines, some systems can do this with drain valves but most blow it out with an air compressor. (Many landscape companies will do this for a fee.)
- Take extra precautions to prevent damage to your backflow preventer, the first frost damages many each year. It is common to remove an R.P. backflow preventer and put it in your garage etc.... to avoid damage.
- Drain swamp cooler lines.
- Please note that even if you have taken precautions, once in a while pipes still freeze. It is recommended that you call a plumber if you are not experienced with home repair work. There is a significant risk of injury or property damage from inexperienced efforts to thaw pipes.

Gutters and Roof

- Clean gutters and downspouts of leaves and debris. Install leaf guards on gutters. Inspect the roof for worn shingles. Replace if needed. Add extra insulation to the attic.

Furnace, Heating System and Fireplace

- Have an HVAC professional inspect the furnace and clean ducts. Change furnace filters monthly. Install a programmable thermostat. Cap the top of the chimney to the fireplace. Have the chimney cleaned to remove soot and creosote build-up. Stock up on firewood and store in a dry place away from the home's exterior.

Exterior, Doors and Windows

- Seal any crevice cracks and exposed areas around pipes. Replace cracked window glass. Prime and paint any newly exposed wood around windows. Apply weather stripping around exterior doors and caulk windows. Protect window wells in basements with plastic shields. Install storm windows.

Foundations

- Rake debris and vegetation away from the foundation. Seal any cracks and holes to prevent rodents from entering. Inspect the sill plate for pests or dry rot. Be sure to secure the crawlspace entrance.

Smoke and Carbon Monoxide Detectors

- Install and test smoke detectors where required in the home. Install a carbon monoxide detector near water heaters or the furnace, and test them.

Landscaping

- Trim any branches from trees that are hanging over your home or electric wires. Seal any hard-scape surfaces like driveways and wooden decks. Drain lawnmowers of gas, clean the mower deck of built-up grass, and sharpen the blades before storing for the winter. Clean and store garden equipment. Stock up on bags of sand or ice melt.

Emergency Kit

- Prepare an emergency kit that includes candles, matches or a lighter for use during power outages. Have a battery back-up for your computer and other electronic equipment. Stock up on extra bottled water and non-perishable food. Don't forget to have extra pet food. Store extra blankets and first-aid kits in a dry location that is easy to access.