



CITY COUNCIL MINUTES

Wednesday, April 10, 2024

Approved April 24, 2024

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, April 10, 2024, at 5:30 p.m.** in the Herriman City 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 Lorin Palmer

Councilmembers Present: Jared Henderson, Teddy Hodges, Sherrie Ohrn, Steven Shields

Staff Present: City Manager Nathan Cherpeski, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Manager Jonathan LaFollette, City Planner Michael Maloy, Unified Fire Authority Assistant Chief Anthony Widdison, City Engineer Bryce Terry, Building Official Cathryn Nelson, Public Works Director Justun Edwards, Community Development Director Blake Thomas, Operations Director Monte Johnson, Police Chief Troy Carr, Deputy Director of Parks, Recreation and Events Anthony Teuscher, and Events Manager Lorren Mitchell.

5:30 PM – WORK MEETING: (Fort Herriman Conference Room)
Mayor Lorin Palmer called the meeting to order at 5:30 p.m.

2. Closed Session

The Herriman City Council may temporarily recess the City Council 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 Shields moved to temporarily recess the City Council work 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 at 5:30 p.m. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

The Council reconvened the work session at 6:32 p.m.

1. Council Business

1.1. Review of this Evening’s Agenda

Council and staff briefly reviewed the agenda. Councilmember Steven Shields requested the Arbor Day Proclamation be removed from the Consent Agenda.

1.2. Future Agenda Items

Councilmember Jared Henderson requested the Chamber of Commerce discussion be scheduled for a future meeting. City Manager Nathan Cherpeski responded he had anticipated discussing that as part of the budget discussion. Councilmember Henderson supported the discussion as a part of the budget process.

Mayor Palmer requested to adopt a policy regarding solicitors. He noted City Attorney Todd Sheeran had drafted a policy for another community to offer a baseline of a draft policy. Councilmember Teddy Hodges concurred. City Attorney Sheeran noted the City currently has an ordinance; however, it had not been revisited to address some issues. He explained there are some prohibitions in federal law on individuals who could not be restricted, but a permitting process could be put in place that also outlines consequences for those not following the process.

1.3. Council discussion of future citizen recognitions

The Council highlighted future citizen recognitions including scholarship recipients.

3. Administrative Reports

3.1. Discussion of the Fiscal Year 2025/2026 requested budgets for Parks, Recreation and Events, and Cemetery – Kyle Maurer, Finance Director

Finance Director Kyle Maurer outlined the budget structure for the Parks Department, which included personnel requests and operating fund projections. He highlighted the Parks and

Recreation fee covering approximately 30-percent of the department’s operating costs as well as a projected decreased in operating funds due to updates in water usage evaluations. Councilmember Ohrn raised questions about the cost-effectiveness in contracting mowing services versus handling them in-house, to which Deputy Director of Parks, Recreation and Events Anthony Teuscher explained the current contracted rates were significantly lower than the market average.

Director Maurer continued onto the Cemetery Department budget allocations which involved sharing personnel costs with the Parks Department based on usage hours. He emphasized the need for budget corrections to account for increased expenses and shared costs, including those related to the operation of events. City Manager Cherpeski expressed concerns about long-term funding for cemetery maintenance and noted other communities do utilize a perpetual care fund if that option was something the Council would like to entertain, otherwise the maintenance would be allocated from the General Fund.

Director Maurer continued with the Events Department and presented an overview of the budget and the proposed allocations for events including Fort Herriman Towne Days and the PRCA Rodeo. A significant portion of the proposed budget increase was attributed to the rodeo; however, a substantial portion of the increase was anticipated to be covered by revenue generated from ticket sales. Director Maurer highlighted the composition of the department and informed the Council of the separation of Blackridge and the Ice Ribbon financials in an effort to enhance cost tracking. The Council expressed appreciation for the separation of the budget for those amenities as it would help give better context to each facility at a more granular level. Director Maurer observed limitations of the current accounting system, and the details relied heavily on manual processes and spreadsheet-based tracking. He also noted staff had been working on creating a reserve fund as chillers would eventually need to be replaced.

Councilmember Shields moved to temporarily recess the City Council work meeting at 7:01 p.m. Councilmember Ohrn seconded the motion, and all voted aye.

The Council reconvened the work meeting at 9:05 p.m.

3.2. City Council Round Table Discussion

3.2.1. Potential written policy on Proclamations

City Manager Cherpeski clarified the nature of proclamations and policies, emphasizing that proclamations are non-binding statements while policies provide staff with guidance. He acknowledged this discussion came to fruition due to the requested Arbor Day proclamation. City Manager Cherpeski highlighted the benefits the City received from past Arbor Day grants. Councilmember Shields expressed his view on the need for a consistent framework for issuing proclamation. Councilmember Henderson stressed the importance of considering whether an issue falls within the City’s purview and whether there would be a tangible benefit to the City. He touched on past instances where the Council had to navigate politically

charged issues and stated there was a need for clear guidelines to filter these types of requests. Councilmember Shields expressed concern over inconsistent application of the decisions.

City Manager Cherpeski proposed drafting a policy to guide proclamation decisions and avoid lengthy presentations. The Council agreed to further the conversation when the policy to guide future proclamations had been drafted.

3.2.2. Challenges and opportunities facing the City in the next 10 years

City Manager Cherpeski initiated the conversation for the Council to start talking about challenges facing the City over the next decade. He encouraged an open dialogue among the Council and emphasized the importance of capturing various perspectives and refraining from proposing solutions.

The Council raised concerns about the following: Long term financial sustainability, revenue sources, relationships, transportation infrastructure (in and out), connectivity, public works, east-west transportation, public safety, water, water infrastructure, road maintenance, parks, impacts from federal policies on immigration, federal regulations, staying in our lane, duplicating efforts, annexation, competition between cities, staff retention/staff transition, disconnect between residents and government, access to data, engagement, infrastructure transition, historical information, staffing for needs, employment needs, providing services, office space, setting aside properties for future, business ecosystem, code enforcement, City identity, further partnerships, creating a destination, monetize recreation, Camp Williams, ACUB, trail access, parking, and convenience.

City Manager Cherpeski suggested further discussion to delve deeper into the identified challenges and potential solutions. The Council expressed interest in involving staff in future discussions to ensure comprehensive problem-solving.

4. Adjournment

Councilmember Ohrn moved to adjourn the City Council work meeting at 10:01 p.m. Councilmember Hodges seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

5. Call to Order

Mayor Palmer called the meeting to order at 7:09 p.m.

5.1. Invocation/Thought/Reading and Pledge of Allegiance

Deputy Police Chief Cody Stromberg led the audience in the Pledge of Allegiance.

5.2. City Council Comments and Recognitions

Councilmember Hodges highlighted the employee tenure awards event and relayed his excitement to see employee dedication to the community.

6. Public Comment

Steve Slessinger expressed concerns about a rezoning proposal being considered tonight, item 11.3. He noted the proposal involved building 11 residences on small lots surrounded by larger acre lots. Mr. Slessinger suggested extending the lot sizes to comparable sizes as the surrounding neighborhood to improve visual harmony. He acknowledged the development might not seem significant individually, it could contribute to a larger trend of changing the area's character over time. Mr. Slessinger emphasized the importance of considering the visual impact and integration of new developments into existing neighborhoods.

Jerry Guevara, Jesus Guevara, and Jose Yoara addressed the Council to propose a kite festival in one of the City parks on June 9, International Children's Day. They expressed gratitude to the Mayor for support of immigrants and proposed the event as a celebration of family unity, fun and recreation for children. They assured the Council of their commitment to implementing safety measures and requested City support for the event. Mayor Palmer invited the group to speak with City Manager Cherpeski.

7. City Council Reports

7.1. Councilmember Jared Henderson

Councilmember Jared Henderson reported on the Unified Fire Authority budgeting process and noted the member fees were anticipated to increase approximately five percent, a reduction from initial expectations.

7.2. Councilmember Teddy Hodges

Councilmember Teddy Hodges noted recent interviews for the Thomas Butterfield Scholarship program had been conducted and will be awarded in the near future.

7.3. Councilmember Sherrie Ohrn

Councilmember Sherrie Ohrn did not have a report.

7.4. Councilmember Steven Shields

Councilmember Steven Shields reported on the Mosquito Abatement District Board noting the District anticipated a heavy mosquito year with the abundant precipitation received. He informed the audience that standing bodies of water attracted mosquitos and encouraged people to be cognizant in having them removed. The District ordered extra materials for abatement service requests made by residents.

8. Mayor Report

Mayor Lorin Palmer reported on a recent meeting about transit in the southwest park of Salt Lake County to try to set a vision for the future based on needs. He noted several meetings would need to be conducted to establish a cohesive plan for transit.

9. Reports, Presentations and Appointments

9.1. HPD Badge Presentation – Troy Carr, Police Chief

Police Chief Troy Carr and Deputy Chief Cody Stromberg recognized new members of the Herriman Police Department force as well as those who had been promoted. Those individuals welcomed included: Police Records Technician Kaylie Riley, Police Records Technician Whitney Bowles, Court Services Officer Rashelle Jessup, Detective Michael Hayes, Officer Kyle Fowler, Detective Quinten Schroemges. Those who received promotions were Sergeant Alex Felsing, Sergeant Matthew Clark, Sergeant Jared Goulding.

City Recorder Jackie Nostrom conducted the Oath of Office Ceremony.

10. Consent Agenda

10.1. Accounting of Recently Approved Change Orders – Bryce Terry, City Engineer

10.2. Approval of the 2024 Arbor Day Proclamation

Councilmember Shields moved to approve agenda Item 10.1 and continue agenda item 10.2 to the next City Council meeting. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

- Councilmember Jared Henderson* Yes
- Councilmember Teddy Hodges* Yes
- Councilmember Sherrie Ohrn* Yes
- Councilmember Steven Shields* Yes
- Mayor Lorin Palmer* Yes

The motion passed unanimously.

11. Discussion and Action Items

11.1. Discussion and consideration of Stillman Well rehabilitation contract – Justun Edwards, Public Works Director

Public Works Director Justun Edwards explained the Stillman Well experienced reduced production and cloudy water due to air entrainment and circulation issues. Causes included mineral scale buildup and biomass fouling from iron-reducing bacteria, which is not harmful to human health. The first phase of the rehabilitation project would involve removing mineral scale using a steel wire brush and bailing debris. The second phase would commence fall of 2024 and would include the acid treatment and development of the well to address iron bacteria and scale buildup, with pump testing to assess specific capacity. He recommended awarding the contract to Widdison Well Services and utilizing unused funds budgeted for projects in fiscal year 2024.

Councilmember Ohrn moved to approve the Stillman Well rehabilitation contract to Widdison Well Services in the amount of \$808,605. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

11.2. Consideration to Approve a Work Directive to Construct an Asphalt Trail

Connector – Bryce Terry, City Engineer

City Engineer Bryce Terry highlighted he had been working with Lyndon Jones Construction to convert Sentinel Ridge Park Pond and Park House Pond to a detention pond from retention ponds. This would include connecting them to the existing piped system which discharged into Rose Creek. A suggestion came from a resident to connect the existing trail system adjacent to Welby Jacob’s canal to a nearby cul-de-sac trail access corridor. The addition would represent about 13-percent of the project’s current contract amount and City Engineer Terry recommended the trail connection be added as the total project cost was under its current budget allocation.

Councilmember Henderson moved to approve a proposed trail connection as part of the Park House Pond Improvements project. Councilmember Shields seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

11.3. Review and consider an ordinance to amend the Herriman City Zoning Map for ±6.93 acres of property located at 13347, 13357, and 13363 S Rose Canyon Road from A-1-43 Agricultural Single Family to A-1-10 Agricultural Single Family and R-1-10 Residential Single Family (City File No. Z2023-149) – Michael Maloy, City Planner

City Planner Michael Maloy oriented the Council to the proposed zoning map amendment. He offered a brief overview of the project, explaining the proposal involved changing zoning on three parcels to allow for potential development of eleven residential lots. He emphasized the need for harmony with existing development and the potential impact on adjacent properties. City Planner Maloy clarified the current general plan and zoning were consistent with the proposed changes, but there were requests for split zoning to accommodate agricultural property rights for one property owner. He relayed that the Planning Commission had reviewed the proposal, finding it consistent with objectives and recommended approval.

Councilmember Henderson expressed concerns about the conceptual nature of the proposal and its potential impact on the character of the neighborhood. He questioned the rationale behind split zoning and the preservation of larger lot sizes.

The applicant, Alan Prince, representing Monterey Properties, addressed the Council, providing context for the proposed changes. Applicant Prince outlined efforts to address concerns, including improving access for existing properties and negotiating with homeowners. He emphasized the efforts to exceed City requirements and maintain larger lot sizes compared to neighboring developments to the west. The Council raised questions about specific parcels and expressed reservations about changing the zoning without clear conditions to protect the character of the neighborhood.

Applicant Prince reiterated the detailed negotiations with property owners and the efforts to improve access and lot sizes. He highlighted the benefits of the proposed changes for existing homeowners and the broader community. Applicant Prince urged the Council to approve the zoning changes based on the unanimous recommendation of the Planning Commission.

Councilmember Henderson reiterated his concern about the necessity of rezoning the particular parcel abutting Rose Canyon Road. Applicant Prince explained the area in question was traded with another resident to expand his holding and that it would be conforming for future subdivision. Councilmember Henderson expressed opposition to rezoning the parcel to R-1-10 due to concerns about potential unrestricted development. The Council concurred.

Councilmember Ohrn expressed concern about the impact on neighboring residents and sought clarification on road access and potential subdivision restrictions. Applicant Prince addressed these concerns, highlighting agreements with property owners and drainage engineering plans. Councilmember Shields emphasized the Council's responsibility in

approving zoning requests and the need for thorough examination to prevent unintended consequences.

The Council deliberated about zoning conditions, lot restrictions, and legal conformity. The property owners in attendance expressed willingness to maintain their current zoning, indicating their preference for residential use and their long-term plans for the property. Ultimately, Council consensus was to exclude the large parcel which abutted Rose Canyon Road from the R-1-10 zoning proposal and maintaining it as A-1-43 to preserve the property owner's animal rights and avoid potential future complications.

Councilmember Henderson moved to approve Ordinance No. 2024-07 amending the official Herriman City Zoning Map for property located at approximately 13350 S Rose Canyon Road from A-1-43 (Agricultural Single-family zone) to R-1-10 (Residential single-family zone) with a Zoning Condition of 11 lots and a minimum lot size of 12,500 sq. feet. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

Councilmember Jared Henderson Yes
Councilmember Teddy Hodges Yes
Councilmember Sherrie Ohrn Yes
Councilmember Steven Shields Yes
Mayor Lorin Palmer Yes

The motion passed unanimously.

12. Future Meetings

- 12.1. Next Planning Meeting: April 17, 2024
- 12.2. Next City Council Meeting: April 24, 2024

13. Events

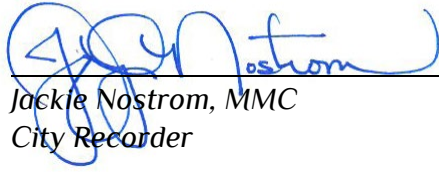
- 13.1. Hungry Herriman: April 22, 2024; Crane Park @ 5:00 p.m.
- 13.2. Senior's Paint Class: April 18, 2024; Herriman City Hall 10:00 a.m. RSVP Required

14. Adjournment

Councilmember Henderson moved to adjourn the City Council meeting at 8:54 p.m. Councilmember Shields seconded the motion, and all voted aye.

15. Recommence to Work Meeting (If Needed)

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 April 10, 2024. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder