



CITY COUNCIL MINUTES

Wednesday, May 28, 2025
Approved July 9, 2025

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, May 28, 2025, 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: Terrah Anderson, Teddy Hodges, Sherrie Ohrn

Councilmembers Present: Jared Henderson

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Manager Jonathan LaFollette, Community Development Director Blake Thomas, City Engineer Bryce Terry, Management Analyst Trevor Ram, Public Works Director Justun Edwards, Building Official Cathryn Nelson, Deputy Police Chief Cody Stromberg, Operations Director Monte Johnson, and UFA Assistant Chief Riley Pilgrim.

5:30 PM – WORK MEETING: (Fort Herriman Conference Room)

1. Council Business

Mayor Palmer called the meeting to order at 5:33 p.m. and excused Councilmember Jared Henderson from the meeting. He also welcomed Councilmember Terrah Anderson and congratulated her on her appointment.

1.1. Review of this Evening's Agenda

Council and staff briefly reviewed the agenda.

1.2. Future Agenda Items

Councilmember Sherrie Ohrn expressed a desire to discuss external ADUs, noting that legislation was likely coming anyway. City Manager Nathan Cherpeski agreed, mentioning they had been discussing this for about 2 years. Community Development Director Blake Thomas suggested bringing some general ideas to the Council for clear direction on boundaries, including rental types, architecture, location, lot sizes, utility connections, and potential fees.

Mayor Palmer requested information from other cities with good practices. Director Thomas mentioned Farmington allowed ADUs to be sold, though he wasn't sure about going that far. Councilmember Teddy Hodges mentioned knowing someone going through the process in Riverton, which could provide insights.

1.3. Council discussion of future citizen recognitions

There were no future citizen recognitions discussed.

2. Administrative Reports**2.1. Solid Waste RFP Update – Trevor Ram, Management Analyst**

Management Analyst Trevor Ram presented an update on the solid waste RFP, outlining two main issues needing Council feedback: whether the Council wanted to continue exploring an exit from Wasatch Front Waste and Recycling District (WFWRD) and if the Council would authorize staff to negotiate with RFP respondents. He provided background on recent events, noting that in January, the council directed staff to explore a WFWRD exit and prepare a solid waste RFP. On April 21st, a proposal was received from TransJordan cities to buy in as a member. The RFP window closed shortly after, with two proposals received, and preliminary reviews indicated both were viable alternatives to WFWRD service.

It was mentioned that Councilmember Sherrie Ohrn had informed the WFWRD board on May 19th that Herriman was looking to exit. City Manager Cherpeski noted that legal counsel was examining the exit process, which would likely require formal action from both Herriman's Council and WFWRD, recommending a resolution for a future meeting. Regarding the timeline, he estimated that both RFP proposals would need time to ramp up while WFWRD would need time to ramp down, taking potentially a year or 18 months. Councilmember Ohrn inquired about potential complications, to which City Manager Cherpeski responded that if WFWRD allowed Herriman to leave, they could figure out the process, but if not, they would need to look at alternative methods of exiting the contract.

Analyst Ram sought authorization to negotiate with RFP respondents, mentioning that both ACE and Waste Management had responded and appeared viable. Councilmember Hodges requested information about the respondents' ramp-up periods to ensure alignment with the WFWRD exit timeline, and City Manager Cherpeski acknowledged this was an important consideration. The council reached a consensus to prepare a resolution to exit WFWRD and to authorize staff to negotiate with RFP respondents.

2.2. Discussion on Truth in Taxation hearing for Herriman City, Herriman City Safety Enforcement Area, and Herriman City Fire Service Area – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented information on potential Truth in Taxation hearings related to Herriman City's general property tax, the Herriman City Safety Enforcement Area (HCSEA) for police services, and the Herriman City Fire Service Area (HCFSA). For the general property tax, Director Maurer reported that there had been no increase since Herriman was incorporated in 1999, and the current levy generated about \$1 million annually. Staff recommended a 2.89% increase based on the 2024 Consumer Price Index (CPI), which would generate an additional \$30,800. Regarding the HCSEA, Director Maurer noted it was created in tax year 2018, and a tax increase had already been approved for FY24 to fund new officers, vehicle replacement, and a mental health specialist. Staff recommended a 5.36% increase to cover FY25 inflation of \$473,000 and projected FY26 inflation of \$504,000. For the HCFSA, established in FY23, with its funds used as savings for station rebuilds and future stations. Staff advised an increase in rate to align with the 2.09% hike in the Unified Fire contract. Director Maurer stressed that holding these hearings did not obligate the Council to implement increases but rather set a cap for consideration.

Council consensus determined to proceed with the hearings to preserve options. They highlighted the necessity to balance fiscal responsibility while upholding service levels and infrastructure, and they requested more comprehensive estimates on individual household impacts before any final decisions were made. Concerns were also raised about the percentage increases for HCSEA, with the Council questioning if the percentage of budget impact these figures represented was necessary and sustainable.

2.3. Discussion of a City Council Policy regarding City Sponsorships and Donations – Wendy Thomas, Assistant City Manager

Assistant City Manager Wendy Thomas presented a draft policy on city sponsorships and donations. She noted it was difficult to write as most policies cover cities accepting donations, not giving them.

The Council had concerns about the policy being vague and potentially putting a burden on staff to make decisions. They suggested adding more specific criteria and hard rules for what the city won't do.

City Manager Nathan Cherpeski mentioned the policy arose from situations like crossing guards putting out domestic violence awareness pinwheels, which raised questions about City sponsorship without Council approval.

The Council discussed the challenges of balancing community engagement with setting clear boundaries. They requested staff rework the policy to focus on things the city won't do, while allowing some discretion for other requests.

Assistant City Manager Thomas also asked if the Council wanted a policy on receiving sponsorships or donations, mentioning examples like Friends of Herriman potentially donating items. The Council expressed interest.

2.4. City Council Board and Committee Assignments – Nathan Cherpeski, City Manager
City Manager Nathan Cherpeski presented vacancies on various boards and committees due to Councilmember Shields' resignation:

- Association of Municipal Councils: Councilmember Anderson expressed interest
- South Salt Lake Mosquito Abatement District: Councilmember Anderson agreed to serve
- Utah League of Cities and Towns Legislative Policy Committee: Councilmember Anderson would fill the vacancy.
- Audit Committee: Vacancy remains
- Traffic and Transportation Committee: Council discussed whether to keep a councilmember on this technical committee

The Council agreed to formalize these assignments at the next meeting through a resolution for the Mosquito Abatement District appointment.

City Manager Cherpeski also mentioned the need to discuss Youth Council advisors, with Councilmembers Ohrn and Anderson potentially sharing responsibilities.

3. Adjournment

Councilmember Hodges moved to adjourn the City Council work meeting at 7:00 p.m. Councilmember Ohrn seconded the motion, and all voted aye

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:10 p.m. excused Councilmember Henderson and welcomed Councilmember Anderson.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Mr. Hunter Opheinkis led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Hodges thanked staff for their efforts in maintaining the cemetery.

Councilmember Ohrn thanked various departments for the successful events over Memorial Day.

Mayor Palmer highlighted the Herriman High School Rugby team, as they finished the runners up at the national level.

5. Public Comment

Jillian DeMars addressed the Council with a strong concern about the safety of Gina Road, describing it as outright dangerous. She emphasized that traffic on the road had increased significantly in the spring, with many drivers engaging in reckless behavior such as drifting for thrill, which had already led to two accidents in just two weeks. Ms. DeMars expressed deep worry for her children, who walk along the unpaved dirt road to and from school each day, citing the danger posed by loose rocks and the unsafe conditions. She warned that if action wasn't taken soon, the next time the issue came to the Council's attention, it could be due to a serious injury or worse. In addition to safety concerns, she voiced the community's frustration over the continued delay in paving the road.

Dallas Hamilton expressed his ongoing frustration with the City's inaction regarding a long-standing infrastructure issue. Having lived in his home for 15 years, he recalled attending multiple meeting, including one in September 2019, where the City had expressed optimism about moving forward using eminent domain-style processes to acquire the necessary land. Despite that momentum, he noted that six years had passed with no visible progress. Mr. Hamilton criticized the city's repeated excuses about budgeting and land ownership repeated over the years. He suggested the issue was not financial or logistical but rather a lack of motivated leadership within the City. He urged the Council to prioritize basic infrastructure over less essential spending and stressed that resolving this matter required genuine effort and attention.

Tyler DeMars voiced deep concern about the safety of a local street, emphasizing that numerous children, including his own, walk along it daily. He referenced a recent accident involving teenagers and described being one of the first on the scene, recounting the injured teen's repeated expressions of gratitude for surviving. Mr. DeMars stressed that the situation could have been much worse and urged the City not to wait for a tragedy before taking meaningful action. He respectfully asked for clarity on next steps, including what specific roadblocks were preventing progress. Mr. DeMars expressed frustration over learning that a previously scheduled improvement project had been delayed by five years, from 2027 to 2032. Acknowledging the broader demands on the City's budget and resources, he pleaded with the Council not to let their area be deprioritized or dismissed. His final request was for the council to reconsider the five-year extension and to ensure the project does not continue to be pushed back.

Zach Gordon addressed the Council with concerns about Gina Road's safety, particularly given that his three sons and other neighborhood children walk it daily. He explained that he had previously developed Blue Sage Lane and had been assured that improvements to Gina Road would follow the completion of work on 7300 West. However, while 7300 had since been redone, no progress had been made on Gina. Mr. Gordon shared his frustration, noting that he had even offered to personally fund a sidewalk from his home to the main road, but was denied by Public Works due to the land now being city property. He mentioned paying a \$24,000 fee in lieu when he deeded the land to the city and had also facilitated other neighbors in transferring their land for city use. While acknowledging a few remaining property holdouts, Mr. Gordon believed solutions were possible. He described the road as so dangerous that even 25 mph is too fast, prompting him to install his own 15 mph sign to control speeding. He urged the city to take the issue seriously and consider increased police presence during school commute times to protect children. Mr. Gordon emphasized his willingness to work with the City and reiterated his personal commitment to funding safety improvements if needed.

John Bushey expressed frustration and dissatisfaction with the ongoing lack of action regarding the road's safety and condition. He stated that his attorney had already been in contact with the City, indicating potential legal steps if the situation remained unresolved. Mr. Bushey relayed that when he spoke with police, they claimed they could not issue citations on Gina Road because it is considered private property. In response, Mr. Bushey threatened to close off his section of the road entirely, effectively blocking access, out of exasperation over the persistent speeding, illegal vehicle activity, and general neglect. His comments underscored the mounting tension among residents and their growing demand for immediate intervention.

Tom Barnes voiced his frustration over the condition of Gina Road, emphasizing that despite living in the area for 30 years, little progress had been made. He mentioned a recent rollover accident that impacted a Council Member's daughter's home, highlighting the urgency of the issue. Mr. Barnes questioned why Gina Road remained the only gravel road in the City and argued that property ownership concerns should be addressed by simply purchasing the needed land at appraised value. He downplayed the immediate need for sidewalks, insisting that pavement was the priority. Mr. Barnes proposed installing temporary rubber speed bumps as a quick fix to slow traffic and prevent accidents. Citing other areas in Herriman that lack sidewalks but have asphalt, he stressed that Gina Road deserved the same basic infrastructure.

Beth Moss expressed deep concern over the dangerous conditions on Gina Road, sharing that a car recently came within six feet of her neighbor's home and her own block wall. She supported Tom Barnes's earlier suggestion that the City should purchase the needed land, adding that the common excuse of one holdout property owner should no longer be a barrier. According to Ms. Moss, the individual in question has not been offered a fair price and has been told they would have to give up essential resources like a well and water rights, which she argued was unreasonable, particularly for a senior citizen. Ms. Moss emphasized the financial burden of maintaining her own well and stated that affected residents should be able to retain utilities and receive fair compensation. She also highlighted persistent issues like lack of lighting, absence of sidewalks, potholes, and road damage that have led to vehicle wear and muddy, unsafe conditions for children walking home.

Adam Orme spoke about both safety and environmental concerns in his neighborhood. He shared a personal incident in which his daughter was involved in a minor car accident caused by another teen attempting to pass her while drifting, an activity that, according to the teen, is common among local high school students on that street. Mr. Orme emphasized that accidents can occur even when drivers are not exceeding the speed limit due to the road's dangerous conditions. Additionally, he raised environmental health concerns, noting the high levels of dust in his home and the presence of asthma in his family. He called on the city to conduct dust testing to determine whether there are contaminants in the air, especially since crushed asphalt and possible remnants from the nearby Kennecott mine could pose health risks. Mr. Orme urged the city to take responsibility for ensuring the safety and cleanliness of the air residents are breathing.

The Council addressed concerns from residents about the dangerous and deteriorating conditions of Gina Road. Councilmember Ohrn acknowledged that every issue raised had been discussed previously and expressed deep frustration that the project had repeatedly been delayed. She emphasized the need to prioritize basic infrastructure and public safety. Mayor Palmer admitted the city had "missed the mark" and apologized for the lack of

progress, calling the situation an eye-opener. He pledged to make Gina Road a top legislative priority and planned to discuss it with the governor. City Manager Nathan Cherpeski explained that the total project cost was approximately \$3.5 million, with \$2.9 million allocated for paving and improvements, \$300,000 for right-of-way acquisition, and \$600,000 for a water line. He confirmed the road had already been designed and that the city would now begin formal efforts to acquire the necessary land, abandoning the previous approach of requesting donations. City staff also committed to exploring state and federal grants, though most funding sources were programmed several years out. The Council discussed the importance of acting quickly, with Mayor Palmer stating the goal was to complete the project within one to two years. Additionally, the City agreed to resume applying magnesium chloride for dust control on the public portions of the road. The issue was scheduled to be added to an upcoming City Council agenda for further discussion and planning. The Council expressed appreciation for the professionalism and persistence of the residents and acknowledged that recent accidents had made the urgency of the issue impossible to ignore.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson was excused from the meeting.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on the Jordan Basin Improvement District meeting, mentioning positive updates but no rate changes to report.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn discussed the Wasatch Front Waste and Recycling District board meeting, where she informed the board of Herriman's interest in withdrawing from the district. She also mentioned the scrap program postcards residents should receive for seasonal container service.

6.4. Councilmember Terrah Anderson

There was no report.

7. Mayor Report

There was no report.

8. Reports, Presentations and Appointments

8.1. Jordan Valley Water increase update – Andy Pierucci, Riverton City Council

Riverton Councilmember Andy Pierucci provided an update on the Jordan Valley Water Conservancy District's budget, highlighting a potential property tax increase. Herriman was

set to receive a 1.5% overall reduction in water rates, while residents faced a likely property tax increase.

Representative Pierucci, who was the sole dissenting vote on the budget proposal, noted that the district achieved cost savings by removing fluoride, which helped reduce the property tax increase by \$700,000. The new property tax rate was established at 0.000345, still below the maximum permitted rate. Herriman was to benefit from capital projects, including enhancements to the Southwest Aqueduct and Rosecrest Road transmission capacity. Representative Pierucci voiced concerns about the disparity between property tax revenue and the public benefit of water services, advocating for a realignment of structure costs with usage. The Council discussed the potential impacts and emphasized the need for legislative action to address the imbalance between property tax revenue and public benefit, appreciating Representative Pierucci's efforts to promote accountability and fairness in the budget process.

8.2. Youth Council Legacy Project Presentation

Several Youth Council members presented their legacy projects:

1. Liam Opheikens and Hayden Opheikens: Scanned and organized cemetery records and water shares for the city's posterity.
2. Violet Anderson: Volunteered at the Columbus Center daycare, helping with kids while parents attended classes.
3. Nyah Krapsicher and Sydney Bennett: Collected donations for the Herriman Animal Shelter, including towels, beds, and toys. They also coordinated with the South Jordan Rotary Club to make dog and cat beds.
4. Sadie Miles and Kennedy Haymond: Created "The Disconnect Effect" project to address cell phone usage in schools. They conducted surveys, organized events, and raised awareness about the impacts of excessive phone use on teenagers.

The Council praised the Youth Council members for their efforts and leadership. Mayor Palmer mentioned the "Real Day" initiative, encouraging people to put down their phones on the first day of each month, and suggested the Youth Council could help promote this idea in the future.

8.3. 2024 Review of the South Valley Chamber – Jay Francis, South Valley Chamber President

South Valley Chamber of Commerce President Jay Francis gave an overview of the South Valley Chamber's 2024 activities, focusing on four main initiatives: connect, educate, advocate, and grow. He detailed various programs and events such as Women in Business, the Business Institute, Leadership South Valley, and business boot camps. Networking events, executive forums, and committee activities were also part of their agenda. The

Chamber welcomed 196 new members, including 15 from Herriman, and noted that 90-100 Herriman businesses participated in their events. The Council appreciated the Chamber's efforts and recognized the benefits it brought to Herriman's business community.

9. Consent Agenda

9.1. Review and approval of the April 2025 monthly financial summary – Kyle Maurer, Director of Finance and Administrative Services

Councilmember Hodges moved to approve the Consent Agenda as written. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Absent</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously with Councilmember Henderson being absent.

10. Discussion and Action Items

10.1. Consideration of an Interlocal Agreement with Salt Lake County to receive \$57,000 for the purchase of right-of-way near Sentinel Ridge Boulevard and 13800 South – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented an interlocal agreement with Salt Lake County regarding the acquisition of right-of-way on 13800 South, located between the Mountain View Corridor and the Riverton/Bluffdale border. This agreement was in continuation of a reimbursement agreement previously approved by the council in late 2024. The property had been acquired from a developer and the Council authorized a reimbursement according to that agreement. It was noted that the county council had recently approved the resolution for corridor preservation funds, a process that took approximately five years. These funds were intended to replenish the capital projects fund used for reimbursing the developer. Councilmember Ohrn inquired about the discrepancy in land costs compared to a recent purchase, to which Director Thomas clarified that the appraisal for this property was conducted in 2020, assessing the land at \$300,000 per acre, which was notably lower than current values.

Councilmember Ohrn moved to approve Resolution No. R30-2025 approving the execution of an interlocal cooperation agreement with Salt Lake County Providing for the transfer of \$57,000 of Salt Lake County Corridor Preservation funds to be used to acquire certain property for transportation purposes. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	Aye
Councilmember Jared Henderson	Absent
Councilmember Teddy Hodges	Aye
Councilmember Sherrie Ohrn	Aye
Mayor Lorin Palmer	Aye

The motion passed unanimously with Councilmember Henderson being absent.

11. Future Meetings

- 11.1. Next Planning Meeting: June 4, 2025
- 11.2. Next City Council Meeting: June 11, 2025

12. Events

- 12.1. Fort Herriman PRCA Rodeo: May 29-31, 2025; W&M Butterfield Park 7:00 p.m.
- 12.2. Hungry Herriman Food Truck Roundup: June 2, 2025 & June 9, 2025 @ Crane Park 5:00 p.m.
- 12.3. Declaration of Candidacy Period: June 2, 2025 – June 6, 2025; Herriman City Hall
- 12.4. Tarzan – The Musical: June 6 – 16, 2025; W&M Butterfield Park 8:00 p.m.

13. 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 Hodges 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, as provided by Utah Code Annotated §52-4-205 at 8:45 p.m. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	Aye
Councilmember Jared Henderson	Absent
Councilmember Teddy Hodges	Aye
Councilmember Sherrie Ohrn	Aye
Mayor Lorin Palmer	Aye

The motion passed unanimously with Councilmember Henderson being absent.

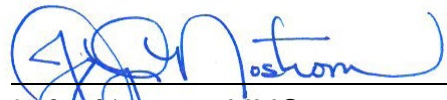
The Council reconvened the City Council meeting at 10:07 p.m.

14. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 10:07 p.m. Councilmember Ohrn 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 May 28, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder