



## CITY COUNCIL MINUTES

**Wednesday, July 09, 2025**

**\*Amended July 7, 2025 @ 9:30 a.m.**

**Approved August 13, 2025**

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, July 9, 2025, at 6:00 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, Jared Henderson, Teddy Hodges, Sherrie Ohrn

**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, Public Works Director Justun Edwards, Deputy Police Chief Cody Stromberg, City Engineer Bryce Terry, Operations Director Monte Johnson, City Planning Manager Clint Spencer, and HPD Operations Commander Brent Adamson.

**\*6:00 PM – WORK MEETING:** (Fort Herriman Conference Room)

**1. \*Council Business**

Mayor Lorin Palmer called the meeting to order at 6:00 p.m.

**2. \*Administrative Reports**

**2.1. \*Reverse 911 and emergency notifications – Nathan Cherpeski, City Manager**

City Manager Nathan Cherpeski initiated the discussion on the topic of reverse 911 and emergency notifications, pointing out that while the system worked effectively with landlines,

it faced challenges with mobile phones, particularly in regards to reach and reliability. He detailed various systems involved in emergency notifications. The first was the Wireless Emergency Alerts (WEA) or IPAWS system, which can override “do not disturb” settings similar to Amber Alerts but exhibits inconsistencies based on cell tower connections. He clarified that the Salt Lake County Reverse 911 was managed by the Salt Lake Valley Emergency Communications Center (VECC). City Manager Cherpeski also highlighted the City's opt-in system, Everbridge, which currently involves around 12-15% of households. Additionally, updates and notifications are sent through the City's website and social media platforms.

City Manager Cherpeski recounted a recent incident involving a crash near the Riverton-Herriman border. This incident was complicated by a notification sent out under Herriman City's name, although it was initiated by Riverton Police Department, resulting in confusion. He explained that although Herriman was indicated as the source of the alert, jurisdiction actually belonged to Riverton Police Department since the incident's initial address was on their side of the boundary between the two cities. This situation required a collaborative multi-agency response involving officials from Herriman, Riverton, South Jordan, and Draper.

HPD Deputy Chief Cody Stromberg provided further details, reiterating that the address of the crash was initially given as being on the Riverton side, making it Riverton Police Department's jurisdiction. Despite the geographic origin of the incident, a coordinated response was necessary, involving a multi-agency task force to conduct the investigation. Deputy Chief Stromberg addressed several operational challenges in the evacuation alert, especially regarding the broad scope of initial alerts managed by Riverton. This pointed to existing operational deficiencies that required rectification in coordination with the VECC. Deputy Chief Stromberg described the unrealistic demand placed on frontline officers and dispatchers who were expected to accurately gauge the necessary evacuation alert levels in rapidly evolving situations. He emphasized that initial alerts often cover a larger than necessary area, which can lead to confusion among residents.

Deputy Chief Stromberg stressed the importance of residents opting into alert systems to ensure they receive timely notifications. He advocated for enrollment in both the VECC system and Everbridge for the most comprehensive coverage and timely local updates. Councilmember Teddy Hodges conveyed appreciation for the efforts of first responders, acknowledging that over sixty different firefighters and numerous police officers were involved in managing the situation. Councilmember Jared Henderson delved into concerns about public expectations for immediate information dissemination, which was often exacerbated by the spread of misinformation on social media platforms. He pointed out the difficulties in meeting these expectations while maintaining operational focus on managing emergency situations.

Councilmember Ohrn expressed concern that the Council was unprepared and unclear about their role during emergencies and questioned if there were training opportunities. She emphasized the need for clearer protocols and baseline training for the Council to ensure they could effectively support emergency personnel without interfering. HPD Deputy Chief Stromberg and other officials confirmed that emergency management protocols had recently been overhauled, and that staff training was underway, with plans to share that information with elected officials. He also mentioned FEMA training for elected and appointed officials as a resource.

Councilmember Henderson stressed that while emergency response should remain the priority, there must be better communication among departments and with the public. City Manager Cherpeski acknowledged that real-time information was limited during the incident and emphasized the importance of structured updates, such as regular briefings.

City Manager Cherpeski recounted his experience during the event, noting confusion from inconsistent information and the absence of a clear evacuation plan. He advocated for a more formal structure during emergencies, including designated roles for elected officials and centralized information distribution. The Council agreed that elected officials shouldn't interfere with emergency response, they should be trained to serve as effective communicators and community representatives during crises. City Manager Cherpeski indicated he has challenged staff to improve emergency preparedness through tabletop exercises, standardized communication protocols, and wanted to look into available FEMA training to ensure future incidents are managed smoothly.

### **3. \*Adjournment**

*Councilmember Ohrn moved to adjourn the City Council work meeting at 6:50 p.m. Councilmember Hodges seconded the motion, and all voted aye.*

#### **7:00 PM – GENERAL MEETING:**

##### **1. Call to Order**

Mayor Palmer called the meeting to order at 7:07 p.m.

##### **1.1. Invocation/Thought/Reading and Pledge of Allegiance**

Youth Council Member Summer Gunderson offered the invocation. Youth Council Member Gabriel Jimenez led the audience in the Pledge of Allegiance.

##### **1.2. City Council Comments and Recognitions**

Councilmember Hodges took a moment to express gratitude to the first responders for their actions during the emergency incident on Saturday night. He thanked Riverton Police

Department, South Jordan Fire, UFA Fire, local utilities, and city employees who responded late that evening. Mayor Palmer echoed these sentiments, noting the overwhelming support and appreciation received from the community. He emphasized how miraculous it was that there were no fatalities and praised both the emergency responders and the individuals, such as the staff at Jimmy John's, who acted quickly. The Council acknowledged that while the community was fortunate, the dedication of those who serve made a significant difference in the outcome.

## 2. Public Comment

Jonathan Whitwerth addressed the council regarding housing affordability and inaccessibility in Herriman for first-time home buyers and renters. He referenced the city's general plan amendment and quoted City Manager Nathan Cherpeski regarding housing goals.

Ezra Crane continued the statement, discussing abandoned construction projects and their impact on the community. He emphasized the need for action to address housing issues.

Dominic Holmes spoke about the systemic nature of the housing problem and proposed a land value tax as a solution, citing historical support from founding fathers.

Blythe Gallegos discussed the effectiveness of land value tax in other parts of the country, particularly in Pennsylvania.

Simon Done explained how the proposed land value tax could be used to create a dividend for homebuyers and benefit small businesses in Herriman.

Daniel Quintana concluded the group's statement, urging the council to consider implementing a land value tax to address Herriman's housing issues.

## 3. City Council Reports

### 3.1. Councilmember Jared Henderson

Councilmember Henderson reported on the UFA budget season and mentioned ongoing discussions regarding Salt Lake County's contribution to UFA operations for responses to dedicated Canyon Recreation Areas. He expected to receive a full report on the first mediation meeting next week during the board meeting.

### 3.2. Councilmember Teddy Hodges

Councilmember Hodges did not have anything to report.

### 3.3. Councilmember Sherrie Ohrn

Councilmember Ohrn reported on her first meeting with the Association of Municipal Councils. She mentioned an interesting policy from West Jordan regarding trees in park strips, noting that they were moving away from planting trees due to the substantial cost of sidewalk repairs as trees mature. She suggested that Herriman should consider looking into this issue, given the number of flowering pear trees in the City.

### 3.4. Councilmember Terrah Anderson

Councilmember Anderson had nothing to report.

## 4. Mayor Report

Mayor Palmer had nothing to report

## 5. Reports, Presentations and Appointments

### 5.1. Report by Jordan Valley Water Conservancy District on a proposed property tax increase for water service purposes

Andy Pierucci, Herriman's representative on the Jordan Valley Water Conservancy District Board of Trustees, introduced the topic. He expressed his appreciation for the collaboration between different governmental entities during the recent emergency incident. Representative Pierucci reiterated his perspective on the proposed property tax increase, stating that he was the only member of the board who voted against the budget. He felt there were more opportunities to make cuts without asking residents to pay more.

CFO and Treasurer of Jordan Valley Water Conservancy District Dave Martin presented the details of the proposed property tax increase. He explained that the increase was part of the district's budget for the 2025-2026 fiscal year and was needed to fund capital projects and debt service. The proposed increase was \$3.1 million, which represented an 11% tax increase. For an average home valued at \$630,000, this would result in an annual increase of \$11.78.

Councilmember Ohrn inquired about the connection between the public benefit of the water provided and the amount collected through property taxes. She voiced her concern that the District might become dependent on this financial stream, which the legislature could potentially revoke in the future. Councilmember Henderson raised questions about the use of property taxes for both operations and debt service, arguing that property tax should be reserved solely for covering debt service and bonding, while usage fees should handle operational costs. Meanwhile, Councilmember Hodges questioned how water conservation efforts would influence user rates and impact long-term budgeting. Collectively, the Council discussed potential legislation that might limit the district's ability to collect property taxes beyond the public benefit threshold.

Mr. Martin and Representative Pierucci addressed these concerns, sharing insights into the district's long-term financial planning and the challenges involved in balancing conservation efforts with the ongoing need for revenue. Mr. Martin explained that the proposed property tax increase was part of the district's budgetary plans to support capital projects, particularly those looking at expanding and improving the water infrastructure to meet the growing demands of the region. He emphasized the importance of the property tax as a stable revenue source that complements the district's water rate increases, thereby supporting the District's fiscal strategies while maintaining its AA+ bond rating, which is crucial for keeping interest rates low on bonds used to finance large-scale projects.

Representative Pierucci, representing the board's perspective, articulated his opposition to the property tax increase, arguing that while the staff's financial projections were sound, there should be further scrutiny and efforts to tighten the district's budget. He believed that, without such adjustments, the reliance on property tax increases could become perennial, which undercuts the interests of residents already facing multiple tax burdens.

Additionally, they discussed the public benefit study which highlighted a \$20 million benefit from the District's investments that the property taxes would cover. However, the current levy surpasses this amount by \$13 million, raising questions about the need for operational reforms and fiscal responsibility to align the district's expenses with the demonstrated public benefit.

The Council recognized that such financial planning must thoughtfully consider both immediate and long-term impacts on constituents, including how conservation policies and resource management are factored into the pricing models which dictate operational funding beyond taxpayer contributions. They acknowledged the pressure to adapt financial strategies that maintain equilibrium between necessary infrastructure development and the equitable distribution of fiscal responsibilities among ratepayers, mindful of the overarching goal to ensure sustainable and efficient delivery of water services amid evolving environmental and economic conditions. Representative Pierucci assured that as a board member, he would continue to champion these critical dialogues, advocating for transparency and due diligence in all fiscal endeavors.

The Council expressed appreciation for their presentation and insights.

## **5.2. Youth Council Legacy Projects Presentation**

Youth Council members presented their legacy project called "For the Fathers." The project involved providing babysitting services for families on Father's Day weekend. The team members included Khulan, Cassidy, Gabriel, Sofia and Summer.



They explained their process of developing the project idea, which looked to support families, children, and mental health in the community. The group faced challenges in coordinating schedules but ultimately decided on a one-day event.

### 5.3. 2025-2026 Youth Council Oath of Office

City Recorder Jackie Nostrom conducted the Oath of Office for the 2025-2026 Youth Council.

## 6. Public Hearing

### 6.1. Proposal to Vacate a Portion of a Public Street, Right-of-Way, Near the Terminus of Juniper Crest Road at Approximately 15250 South 3750 West – Blake Thomas,

Community Development Director Blake Thomas presented the proposal to vacate a portion of the public street right-of-way near the terminus of Juniper Crest Road. He explained that the right-of-way was dedicated to Herriman City by plat over 12 years ago, but the original 90-degree bend design was found to be impractical and expensive to build. A curved alignment was preferred.

Director Thomas showed exhibits illustrating the proposed changes, with the new curved alignment marked in green and the old alignment in red. He mentioned that the master developer proposed the curved alignment, and they had been working with the Mountain View Corridor team on the design.

He indicated public notices were sent out to property owners within 300 feet of the affected area. Thomas recommended holding the public hearing but continuing the item until after agenda item 8.2 had been addressed.

Mayor Palmer opened the public hearing.

There were no comments offered.

*Councilmember Hodges moved to close the public hearing. Councilmember Anderson seconded the motion and all voted aye.*

*Councilmember Henderson moved to continue item 6.2 until after item 8.2 has been considered. Councilmember Ohrn seconded the motion and all voted aye.*

Mayor Palmer reopened the item for consideration.

*Councilmember Ohrn moved to approve Ordinance No. 2025-16 vacating a portion of a public street right of way located at approximately 15250 South 3750 West. Councilmember*

*Henderson seconded the motion. (This ordinance was renumbered from 2025-15 to maintain sequential numbering)*

*The vote was recorded as follows:*

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

The motion passed unanimously.

## 7. Consent Agenda

**7.1. Approval of the May 14, 2025, May 28, 2025, June 11, 2025, and June 25, 2025, City Council meeting minutes**

**7.2. Approval of a Single Event Local Consent Permit for Levy Restaurants**

**7.3. Review and approval of the May 2025 financial summary**

**7.4. Resolution to re-appoint three residents as members of the Herriman City Planning Commission for an additional three-year term of service – Michael Maloy, City Planner**

*Councilmember Hodges moved to approve the consent agenda as written. Councilmember Ohrn seconded the motion.*

*The vote was recorded as follows:*

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

The motion passed unanimously.

## 8. Discussion and Action Items

**8.1. Consideration to Award to Construction Contract for the Wide Hollow Trailhead Project – Bryce Terry, City Engineer**

City Engineer Bryce Terry presented the Wide Hollow Trailhead project, outlining its history and the results of recent bids. The project involved approximately 70 parking stalls, space for



trailer parking, and a staircase challenge featuring 258 timber steps. Initially, the project was redesigned to be more cost-efficient after previous bids exceeded budget expectations. To further reduce costs, the parking lot was slated to use recycled asphalt millings rather than new pavement. The total budget for the project was slightly over \$1,600,000, supported by a TRCC program grant and park impact fees. The lowest bid was from Strong Solutions at \$1,047,710.50, which allowed for a healthy contingency budget. City Engineer Terry recommended awarding the contract to Strong Solutions and proposed additional measures such as future-proofing the trailhead by stubbing utilities and preparing a pad for a future restroom, as well as installing an 8-inch water main to enhance system redundancy from the Cove to East Ridge.

*Councilmember Ohrn moved to approve to award the contract for the Wide Hollow Trailhead project to Strong Solutions. Councilmember Henderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</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.

## **8.2. Discussion and Consideration of an Amendment to the Panorama Master Development Agreement Regarding Naming of the Dog Park Portion of Panorama Park – Blake Thomas, Community Development Director**

Director Thomas presented the amendment to the Panorama Master Development Agreement, which was intended to give Innovative Excavating and Construction LLC, a property owner, the right to name the dog park portion of Panorama Park. This amendment was connected to the earlier discussed Juniper Crest right-of-way vacation. Director Thomas outlined the proposed language that stated the City Council would have the sole discretion to approve or reject the suggested name. Legal Counsel Chase Andrizzi, representing the master developer, provided additional details including the timing and necessity of the amendment, which followed closely on the heels of the original agreement, and the potential precedent it might set for naming public facilities without requiring any charitable contributions.

Director Thomas expressed concern about the potential impact on the Juniper Crest Road project if the amendment failed to pass, and the need for a City policy governing the naming of public facilities. The Council expressed varied perspectives: Councilmember Henderson

strongly opposed the possible precedent, and the lack of charitable contributions tied to the naming rights, Councilmember Hodges found the landowner's aspiration to leave a legacy understandable, and Mayor Palmer highlighted the importance of progressing with the Juniper Crest project to support local businesses. Councilmembers Ohrn and Anderson voiced apprehensions over the amendment's timing and necessity.

*Councilmember Hodges moved to approve the first administrative modification to the Panorama Master Development Agreement. 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>Nay</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Nay</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed with a vote 3:2.

**8.3. Assign two City Councilors to review and approve the final changes made to the South Hills Amended and Restated Master Development Agreement per the full Council motion from November 13, 2024 - Nathan Cherpeski, City Manager**

City Manager Cherpeski explained that the South Hills Amended and Restated Master Development Agreement, approved in November 2024, required final review and approval of changes by the City Attorney, City Manager, and two appointed councilors. He noted that the changes primarily involved updating and clarifying language, particularly in the technical and design guidelines.

City Manager Cherpeski and City Attorney Todd Sheeran had already reviewed the changes and found them satisfactory. The council needed to appoint two members to complete the final review.

*Councilmember Hodges moved to nominate Councilmember Ohrn and Councilmember Henderson to review the South Hills Amended and Restated Master Development Agreement. Councilmember Henderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</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.

## 9. Future Meetings

9.1. Next Planning Meeting: July 16, 2025

9.2. Next City Council Meeting: August 13, 2025

## 10. Events

10.1. Hungry Herriman and Farmer's Market: July 14, 2025, July 21, 2025, and July 28, 2025; Crane Park 5:00 p.m.

10.2. Yeti's Foam Party: July 21, 2025; Crane Park @ 6:00 p.m.

10.3. Pioneer Day: July 24, 2025, Herriman City Offices Closed

## 11. 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

There was no closed session.

## 12. Adjournment

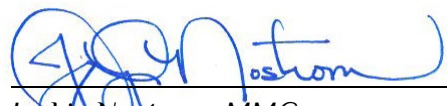
**Action:** Motion to adjourn the City Council meeting; second and vote

*Councilmember Henderson moved to adjourn the City Council meeting at 9:05 p.m.*

*Councilmember Hodges seconded the motion and all voted aye.*

## 13. 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 July 9, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.*

  
\_\_\_\_\_  
Jackie Nostrom, MMC  
City Recorder