



## Special Herriman City Fire Service Area Meeting Minutes

**Wednesday, August 13, 2025**  
**Approved August 27, 2025**

The following are the minutes of the Herriman City Fire Safety Area meeting. The meeting was held on **Wednesday, August 13, 2025, at 6:30 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 City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

**Presiding:** Chair Lorin Palmer

**Trustees Present:** Terrah Anderson, Jared Henderson, and Teddy Hodges

**Trustees Excused:** 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, Deputy Police Chief Cody Stromberg, UFA Division Chief Anthony Widdison, City Planner Michael Maloy, Operations Director Jonathan Bowers, City Engineer Bryce Terry, Public Utilities Engineering Manager Jonathan Bowers, and Assistant to the City Manager Trevor Ram.

**1. Call to Order - 6:30 p.m.** (or as soon as possible thereafter)

Chair Lorin Palmer called the meeting to order at 6:39 p.m. Trustee Sherrie Ohrn was excused from the meeting.

## 2. Public Hearing

### 2.1. Public hearing and consideration of a Resolution adopting a property tax rate that exceeds the Certified Tax Rate – Kyle Maurer, Finance Director

Finance Director Kyle Maurer provided a detailed presentation on the proposed property tax rate increase for the Herriman City Fire Service Area (HCFSA). He began by explaining the basics of property tax in Utah, noting that the county auditor calculated a certified tax rate designed to generate the same revenue as the previous year plus new growth, making it revenue-neutral overall.

Director Maurer presented a six-year history of the Unified Fire Authority (UFA) assessment, showing that the amount had increased from approximately \$4.2 million in 2021 to nearly \$5.7 million in the recently adopted budget. The average yearly increase was about \$204,000, with the highest percentage increase (9.13%) occurring in fiscal year 2023. The recent increase for Herriman was 2.74%.

Director Maurer addressed the question of whether remaining in the Unified Fire Service Area (UFSA) would have been more economical. He displayed data showing that in 2021, Herriman residents were paying \$956,000 more to Unified Fire than they were receiving back in services. With the most recent rate increase, that difference would have been approximately \$1.9 million in 2026, effectively meaning Herriman residents would be subsidizing fire service to other entities.

Regarding fund balance, Director Maurer reported unaudited figures of approximately \$9 million at the end of 2025. He noted that \$8.3 million of those funds would be used to rebuild Fire Station 103, which was on the City Council agenda for approval that evening. The long-range model anticipated the need for additional fire stations in 2029 and 2033, with operating costs increasing by \$600,000-\$730,000 per station. While Station 103 could be paid for in cash, future stations would require partial or full bonding.

For context, Director Maurer explained that the Fire Service Area represented approximately 12% of a homeowner's overall property tax bill. He noted that the certified tax rate would generate an additional \$382,000 strictly due to growth, and the average home tax amount was \$468. Staff recommended increasing the tax rate to cover the \$147,766 assessment increase from Unified Fire, which would represent a 1.7% increase and cost the average homeowner an additional \$8 per year.

Director Maurer concluded by outlining future steps, including updating the long-term financial models and bringing them back to the Board to discuss fiscal sustainability. He suggested developing policies on whether to implement small incremental increases or larger

periodic increases and potentially establishing specific financial policies for contracted services.

Trustee Teddy Hodges thanked Director Maurer for the presentation, particularly the comparison showing the financial benefits of having left the UFSA.

Mayor Palmer opened the public hearing.

There were no comments offered.

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

Trustee Jared Henderson provided an extensive explanation of the Fire Service Area for public understanding, elaborating on the division and operation of property taxes in Herriman. He began by clarifying how property taxes work, emphasizing that the rate itself is not what matters; rather, it is the calculation based on the current value of properties that determines the dollar amount the City could collect. He further elaborated that as property values increase, the tax rate effectively decreases to maintain the same dollar amount collected, illustrating this with his personal experience; since moving to Herriman in 2009, while his home's value has tripled, the tax amount billed to Herriman City increased minimally from \$99 to \$119, due to this equalization formula.

Trustee Henderson explained Herriman's decision to separate from the Unified Fire Service Area (UFSA), where Herriman had only 1 vote out of 18, highlighting their lack of influence over decisions on fund allocations and service levels. By creating its own taxing district for fire services, Herriman gained control over where to allocate its funds and how to manage service levels. He noted that Herriman residents were essentially subsidizing other areas under the UFSA arrangement, contributing more to taxes than the services received in return.

Trustee Henderson outlined that the Herriman City Fire Service Area (HCFSA) now owned the land and buildings while contracting with Unified Fire Authority (UFA) for trucks, equipment, and personnel. By being on the Unified Fire Authority Finance Committee as Chair, he noted that they had significantly worked to curtail cost increases, reducing them from the typically \$300,000-\$500,000 a year down to about \$150,000, mainly due to controlling inflationary costs such as wages and benefits.

The strategic separation from UFSA and prudent financial management have permitted Herriman to save enough money to cash fund the rebuilding of Station 103. In discussing future plans, Trustee Henderson pointed out the importance of developing commercial areas

to generate sales tax revenue. Such revenue can help offset property taxes, offering relief particularly for public safety costs, which are crucial for maintaining service levels as the City grows.

Trustee Hodges emphasized that while a 1.7% tax increase might seem minor, the Board recognizes the significant impact on citizens. He assured that any tax increase is only by the minimum necessary to maintain required service levels and noted that through financial responsibility and strategic management, they've avoided implementing much larger tax increases. Trustee Hodges acknowledged the importance of being responsive to residents' financial burdens while ensuring adequate city services, emphasizing the Board's commitment to transparency and fiscal responsibility in managing taxpayer money.

*Trustee Henderson moved to approve Resolution R02-25 adopting the rate of tax of 0.001352 and levying taxes upon all real and personal property within the Herriman City Fire Service Are. Trustee Hodges seconded the motion.*

*The vote was recorded as follows:*

|                                |               |
|--------------------------------|---------------|
| <i>Trustee Terrah Anderson</i> | <i>Aye</i>    |
| <i>Trustee Jared Henderson</i> | <i>Aye</i>    |
| <i>Trustee Teddy Hodges</i>    | <i>Aye</i>    |
| <i>Trustee Sherrie Ohrn</i>    | <i>Absent</i> |
| <i>Chair Lorin Palmer</i>      | <i>Aye</i>    |

*The motion passed unanimously with Trustee Sherrie Ohrn being absent.*

**3. Adjournment**

*Trustee Hodges moved to adjourn the Herriman City Fire Service Area meeting at 7:05 p.m. Trustee Henderson seconded the motion, and all voted aye.*

*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 August 13, 2025. This document constitutes the official minutes for the Herriman City Fire Service Area Meeting.*

Jackie Nostrom, MMC  
City Recorder