



CITY COUNCIL MINUTES

Wednesday, August 27, 2025

Approved September 24, 2025

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, August 27, 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, 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, Police Chief Troy Carr, City Engineer Bryce Terry, Operations Director Monte Johnson, City Planner Michael Maloy, Building Official Cathryn Nelson, UFA Assistant Chief Anthony Widdison, Assistant to the City Manager Trevor Ram, and Public Utilities Engineering Manager Jonathan Bowers.

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

1. Council Business

Mayor Palmer called the meeting to order at 5:32 p.m.

1.1. Review of this Evening's Agenda

Council and staff briefly reviewed the agenda.

1.2. Future Agenda Items

Councilmember Terrah Anderson raised a concern about the City's ordinance amendment fee structure. She questioned whether residents should be able to pay a fee to petition for ordinance changes or if such requests should only come through City Council members. Councilmember Anderson noted that the City had recently received two paid requests for ordinance amendments that didn't seem to have broad support beyond the petitioner, and she expressed concern about the staff time required to process these requests.

Councilmember Jared Henderson asked about the current process, wondering what procedures exist for ordinance change requests. City Manager Nathan Cherpeski observed that Herriman is the only place he's worked where individuals can pay to request an ordinance change, noting that in other jurisdictions, residents typically approach their council representative or staff identifies needed changes. He pointed out that while zoning requests are different as they involve property owners, the ability to pay for general code changes seems unusual.

The Council discussed that currently there are three avenues for requesting ordinance changes: approaching a Council member, paying the fee, or working with staff who identify broken code sections. City Manager Cherpeski expressed concern that requiring payment could prevent legitimate requests from residents who lack financial means.

City Planner Michael Maloy informed the Council that staff is reviewing the fee structure and may propose a substantial increase based on actual staff time costs. Currently, the fee amendment process is available to property owners or their agents and applies to any code section, not just land use codes. City Manager Cherpeski agreed to bring back information about how often this process is used and explore the issue further at a future work meeting.

Councilmember Hodges requested a future discussion about Blackridge, specifically addressing what happened recently and what precautionary measures or use changes might be needed going forward. He acknowledged that staff has likely discussed the matter internally. It was confirmed this would be addressed during the annual parks update, which typically occurs around Labor Day when staff compiles annual statistics.

1.3. Council discussion of future citizen recognitions

There were no future citizen recognitions discussed.

2. Administrative Reports

2.1. Quarterly Report on Capital Projects – Bryce Terry, City Engineer

City Engineer Bryce Terry provided a brief overview of current capital projects. He highlighted the planter bed project in front of City Hall, which is retrofitting drainage from

the roof and parking lot to infiltrate water into the ground before sending excess to the storm drain. This project, largely funded by the state, serves as an educational showcase for Low Impact Development practices mandated for retrofitting older storm drain infrastructure. The project is expected to be completed by mid-September.

Engineer Terry also reported on the median project out front, funded by a grant to convert sod to water-efficient landscaping. This project would look to save water and protect pavement from sprinkler system damage, with work continuing through the end of the year and possibly into spring.

Additional roadway projects include 7300 West off Main Street being filled, and 6400 West north of Herriman Boulevard, which was paved last week. The road will extend from Herriman Boulevard north to Midas Creek, with the bridge over Midas Creek and the next phase to 11800 South to follow.

Engineer Terry announced that Mountain Ridge Park's ribbon cutting is scheduled for next week, making it available to the public, and the White Hollow Trailhead groundbreaking will occur the same week.

Councilmember Henderson inquired about Miller Crossing subdivision, where trench settlement over sewer and water lines installed 6-7 years ago has caused road sinking and protruding manholes. Engineer Terry explained that the project is on the consent agenda for final approval, with the sewer district covering sewer trench repair costs and the city covering water trench repairs, followed by a mill and overlay of the road surface.

When asked about warranties, Engineer Terry explained that the Public Works Association standard for Utah cities is a one-year construction warranty. The likely cause is improper compaction during backfilling, though this is unusual as it affects the entire subdivision rather than isolated areas. Camera inspection confirmed the issue isn't from leaking pipes. Engineer Terry noted that while contractors use approved materials and undergo testing, the widespread nature suggests a compaction issue.

Councilmember Henderson expressed concern about the costs, with the city's portion at approximately \$100,000 and the sewer district's at \$200,000-\$250,000. When asked about prevention measures, Engineer Terry assured the council that the City now has better material specifications, more trained inspectors, and third-party testing agencies, though he acknowledged that inspection coverage requires balancing resources across multiple job sites. The city maintains records of contractor performance and could potentially blacklist contractors who repeatedly cause problems, though the contractor responsible for Miller Crossing hasn't had previous issues of this magnitude.

2.2. Consideration of a Policy regarding Sponsorships, Donations and Naming Rights
– Wendy Thomas, Assistant City Manager

Assistant City Manager Wendy Thomas presented an early draft framework for how the city accepts donations. She highlighted that the policy includes a \$50,000 threshold and donations above this amount would require City Council approval, while those below would be approved by the City Manager. Assistant City Manager Thomas acknowledged this was an arbitrary figure and sought Council input.

The Council discussed the threshold in context of other city policies. City Manager Cherpeski noted that the purchasing policy uses \$250,000 as a threshold for budgeted items requiring Council approval, while change orders are reported at \$50,000 or when cumulative changes reach that amount. Councilmember Anderson suggested the policy needs additional language regarding naming rights, questioning whether they should be folded into sponsorships. The Council discussed various scenarios, including arena naming rights where sponsors might pay \$50,000 annually for 10 years. Assistant City Manager Thomas clarified this would still be considered a sponsorship that includes naming rights.

The Council expressed concern about naming roads after individuals, the Council agreed this could become controversial. They also discussed the practical difficulties of changing street names, citing the confusion with facilities like the Delta Center's multiple name changes and the addressing nightmares created when Herriman Street became four different addresses. Council consensus was to focus the policy on events, parks, and gathering places rather than roads.

2.3. Discussion regarding a property use agreement with Utah Soccer Federation to construct a park at approximately 14002 S Sentinel Ridge Blvd. – Wendy Thomas, Assistant City Manager

Assistant City Manager Thomas explained that negotiations with Utah Soccer Federation have been ongoing, with the most recent discussions occurring 6-8 weeks ago. The Federation was requesting that the City pay for bathroom improvements and landscape improvements around the park and park strips on all four sides of the property. The Federation was asking for 24 weeks per year of preferred use.

Councilmember Henderson questioned the financial arrangement, noting the City was contributing land worth \$2.5-3 million. He expressed concern that the Utah Soccer Federation was seeking near-exclusive use of the fields for a significant portion of the year, while the City would remain responsible for ongoing maintenance. The Analysis showed that during the prime season from mid-May to mid-September, only 19 days would be available for general public use. The City would maintain the facility year-round, including mowing the 5-acre site.

The Council reached consensus that while it is reasonable for the City to fund park strip landscaping for aesthetic purposes, it should not fund the construction of the restroom facility, as the Utah Soccer Federation would be unable to utilize the fields during their 20+ weeks of use without restrooms in place. The proposed prefabricated restroom facility would be consistent with others previously installed by the City. Assistant City Manager Thomas agreed to continue negotiations with this direction from the Council.

2.4. Request from Camp Williams for the FY 26 REPI Challenge Funding – Wendy Thomas, Assistant City Manager

Assistant City Manager Thomas presented a request related to Herriman's participation in two sentinel landscapes: the Great Salt Lake Sentinel Landscape and the West Traverse Sentinel Landscape. As the only agency able to accept Department of Defense funds due to the Joint Land Use Study (JLUS) agreement, the City would serve as a pass-through for grant money.

The funds would support a website portal for landowners to learn about available conservation programs and assistance. Assistant City Manager Thomas emphasized that the only City involvement would be her and Finance Director Kyle Maurer's time for invoicing and transferring funds to the agencies.

Councilmember Henderson confirmed there would be no cost recovery for staff time, as this is a straight pass-through arrangement similar to previous assistance provided to Saratoga Springs for their cemetery. The council expressed support for continuing the partnership with Camp Williams, recognizing benefits for community landowners.

Councilmember Ohrn moved to temporarily recess the City Council work meeting to convene in a closed session to discuss pending, or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 5:56 p.m. Councilmember Hodges 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 with Councilmember Ohrn being absent.

The Council reconvened the Council meeting at 6:37 p.m.

3. Adjournment

Councilmember Ohrn moved to adjourn the Council work meeting at 6:37 p.m. Councilmember Henderson seconded the motion, and all present voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

7:02 p.m. Mayor Palmer called the meeting to order at 7:02 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

City Planner Michael Maloy led the audience in the Pledge of Allegiance. Mayor Palmer asked for a moment of silence to honor the recently fallen Tremonton-Garland Police Department officers who were killed in the line of duty.

4.2. City Council Comments and Recognitions

There were no comments or recognitions offered.

5. Public Comment

David Civello addressed the Council regarding the Lifetime facility. He noted he lived in one of the houses directly adjacent to the proposed development and expressed concerns about the Master Development Agreement. He stated that the planned vinyl fence separating residential properties from the development was inadequate, given the proximity of homes to the facility. He emphasized that many neighboring residents shared his concerns and believed that, at a minimum, a precast wall should be constructed to provide appropriate privacy and separation from the gym, sports courts, and pool area.

Councilmember Henderson clarified that the item had not been approved yet and explained the two options that would be considered: one with a precast wall and minimum 20-foot setback for a two-story building, or the alternative proposal with a 50-foot setback, landscaped berm, and vegetation. He noted that Councilmember Hodges had suggested to close off the rear area with wrought iron fencing to prevent public access and potential vandalism.

6. City Council Reports

6.1. Councilmember Jared Henderson

There was no report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on behalf of the Jordan Basin Improvement District board and highlighted a recent site visit to another state's facilities to get a close-up view of an expanded site as the District makes plan to expand their facility.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn informed the Council of the Wasatch Front Waste and Recycling District General Manager Pam Roberts upcoming retirement.

She also talked about a ribbon cutting for the new Trans-Jordan Cities transfer station located in Sandy City that will soon be open to residents to dispose of garbage.

6.4. Councilmember Terrah Anderson

Councilmember Anderson stated she had nothing to report.

7. Mayor Report

Mayor Palmer reported on the recent League of Utah Cities and Towns board meeting, where consensus was reached on allowing the state to mandate that all cities have an external ADU policy.

The Mayor also attended Jake Burns' retirement reception, congratulating him on a phenomenal 20-year career in law enforcement and wished him luck as he was planning on entering the financial advisor field.

At the Council of Mayors meeting, discussions continued about interactions between law enforcement and jails. Mayor Palmer announced this topic would become a session at the October League conference.

8. Reports, Presentations and Appointments**8.1. Wasatch Front Waste and Recycling District Report – Pam Roberts, Wasatch Front Waste and Recycling District General Manager**

Wasatch Front Waste and Recycling District General Manager Pam Roberts began by acknowledging this was bittersweet as her final presentation before retirement and introduced Evan Tyrell as her successor, who had been officially appointed by the Board of Trustees the previous Monday.

Mr. Evan Tyrell introduced himself and shared his background, including dual graduate degrees in public affairs and environmental science from Indiana University. His relevant experience included serving as Executive Director for the Grand County Utah Solid Waste Special Service District for approximately four years, managing two landfills, a transfer

station, collection, hauling, recycling, and waste diversion initiatives. More recently, he served as solid waste and fleet services director for the City of Flagstaff, Arizona.

Manager Roberts presented on WFWRD services and recent developments. She emphasized the \$26 monthly fee covered weekly curbside garbage and recycling collection, seasonal container programs providing at least 60 containers per day, can repair/replacement within 5-7 business days, in-house customer service, seasonal services including central leaf bag and curbside Christmas tree collection, landfill vouchers, and a central glass recycling site at the old fire station.

Addressing the 40% fee increase implemented in 2024, Manager Roberts explained the necessity due to salary market adjustments, wage increases for driver recruitment and retention, and implementation of a driver apprentice program. She noted there was a five-year gap between fee increases from 2018 to 2023, and in hindsight, acknowledged that the delay was too long, and the increase was insufficient.

Manager Roberts detailed cost-saving measures including:

- Light duty truck adjustments saving \$136,000 this year and \$7,000 ongoing
- Missed can verification program using dash cams, revealing 46% of missed can reports were false, saving \$47,000 so far
- Switching from CNG to diesel trucks for 8 replacement vehicles, saving \$400,000
- Personnel changes including reduction of training coordinator position and not replacing a retired veteran supervisor

Total cost savings amounted to \$903,000 for 2025 and \$327,000 ongoing.

Regarding recycling programs, Manager Roberts reported Herriman maintained a 19% recycling rate from January through June, slightly decreased from 2024 but above the district's 18% goal. She highlighted that Herriman had over 1,800 green waste subscribers, the second highest in the district. The contamination rate in recycling bins was about 20%, better than the national average of 25%.

For the seasonal container program, Manager Roberts explained the shift from street delivery to driveway placement due to CDL driver shortages. Despite starting with 10 seasonal drivers and ending with only 7, the district delivered 909 containers in Herriman out of just over 1,000 requested, collecting and hauling 512 tons of material at \$21,000 in tipping fees alone.

Councilmember Hodges praised the dumpster program, noting how it fostered community cooperation when neighbors shared containers. He inquired about the cost analysis between CNG and diesel vehicles. Manager Roberts explained that while CNG trucks initially saved

money through tax credits and lower fuel costs, the gap between CNG and diesel prices had narrowed, and diesel trucks maintained better resale value. The board chose diesel to save \$400,000 on 8 replacement trucks, with plans to test emissions going forward.

Councilmember Ohrn emphasized that the withdrawal feasibility study was a due diligence process that she felt like it was necessary to make sure that we are offering residents the best service at the best price possible. She expressed appreciation for Manager Roberts' leadership and the professionalism of the WFWRD team.

Manager Roberts concluded by addressing the drivers serving Herriman, emphasizing that the City's decisions are driven by a need for long-term efficiency and cost effectiveness, and were not a reflection on individual driver performance. She noted that Herriman residents regularly submit recognition awards for the drivers, with each of the five to seven drivers serving the area having earned at least \$500 in recognitions so far this year.

Mayor Palmer thanked Manager Roberts for her service to the community, wishing her well in retirement and expressing appreciation for her friendship to the city. Manager Roberts responded emotionally, noting she had served Herriman since its early days and watched it double in size since she started in 2007.

9. Public Hearing

9.1. Public hearing and consideration of a Resolution amending the City of Herriman budget for fiscal year 2026 – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented three requested budget amendments:

1. Fire Service Area: Allocation of approximately \$4.3 million for the fire station rebuild. A portion of the project is impact fee eligible, though current impact fee balances were insufficient to cover the full amount. A year-end analysis identified an additional \$583,000 available beyond the original budget.
2. Development Services: Request for \$750,000 to procure new community development software. The City's previous vendor was acquired by a company phasing out custom programming. Staff recommended transitioning to a packaged solution with minimal customization. The RFP process is ongoing, and final costs may vary. Funding would come from permit and building fees, with sufficient reserves to maintain policy thresholds.
3. Capital Projects Fund: Amendments included approximately \$2.6 million in corridor preservation awards for the Herriman Boulevard widening and bike lane projects, to be reimbursed by the County upon completion. Additionally, Fire Station 103 replacement was being budgeted within the Capital Projects Fund.

Mayor Palmer opened the public hearing.

No public comments were offered.

Councilmember Hodges moved to close the public hearing. Councilmember Henderson seconded the motion, and all present voted aye.

Councilmember Ohrn moved to approve Resolution No. R47-2025 amending the Fiscal Year 2026 Herriman City Budget. 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>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.

10. Consent Agenda

- 10.1. Approval for staff to negotiate with Waste Management to provide solid waste services
- 10.2. Approval of a Local Consent for an off-premises beer retailer license for Su Casa Market, LLC, to be issued and regulated by the Utah Department of Alcoholic Beverage Services – Sandra Llewellyn, Economic Development Coordinator
- 10.3. Approval of a Resolution to grant Local Consent for a Restaurant Limited-Service License for Adelphi Brunch and Tea Salon located at 5139 Miller Crossing Dr to be issued and regulated by the Utah Department of Alcoholic Beverage Services
- 10.4. Consideration to Approve Construction Contract for Miller Crossing Pod 1 Trench Repair Project – Bryce Terry, City Engineer

Councilmember Hodges moved to approve the consent agenda as written. 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.

11. Discussion and Action Items

11.1. Discussion and Consideration of a Master Development Agreement with LTF Real Estate Company, Inc. for a Commercial Development Located at 4684 West 12600 South – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented the Master Development Agreement for a Lifetime Fitness facility at the northeast corner of Mountain View Corridor and Herriman Boulevard. The Planning Commission had recommended approval on August 6, 2025. The project included two lots: 12.6 acres for the Lifetime center and 0.96 acres reserved for future development. The proposed facility would be 102,000 square foot, world-class athletic club and fitness center.

The Master Development Agreement (MDA) for the Lifetime Fitness project included four key requests:

1. Fencing: Lifetime proposed a 50-foot setback from the property line with enhanced landscaping and a berm, in lieu of the required precast fence with minimum setbacks for buildings over 35 feet tall. Staff supported the change, considering it an overall improvement. Wrought iron fencing would be installed around the pool area and building to restrict public access to rear property lines.
2. Signage: A request was made for a major corridor sign, typically allowed on lots of 20 acres or more, though the project site is 13.6 acres. The sign would include digital displays facing 12600 South and Mountain View Corridor, with a static Lifetime logo to conceal mechanical components.
3. Building Materials: Based on Council feedback, the design was updated to include darker tones around signage and additional color variation. The request sought an exception to standard code, allowing deviation from the 60% brick and stone requirement for large commercial buildings over 40,000 square feet, and to permit use of more than 20% stucco materials.
4. Transportation Impact Fees: Lifetime requested a reduction in transportation impact fees from approximately \$1.6 million to \$350,000, citing the expected jurisdictional transfer of 12600 South to UDOT upon completion of the U-111 realignment. As the city would no longer be responsible for related improvements (totaling \$3.975 million), Lifetime proposed instead to construct an 8-foot asphalt trail, install required street lighting, and provide rock mulch or native seed mix along the frontage.

Councilmember Henderson invited resident Civello up to the podium to inform him, that if he lived adjacent to this project, he would prefer to maximize the setback to reduce the incline, incorporating a berm with trees for added screening, and ensure the area was secure to prevent children from accessing or tampering with the gate or fence. Mr. Civello responded that he was not previously aware of the berm details and acknowledged the increased setback with landscaping may be a preferable alternative.

Applicant Dan Beavers from Lifetime clarified that the drive lane behind the building was a hammerhead turnaround for fire and trash vehicles, and the gravel area was for stormwater conveyance. The Council discussed safety concerns about parking areas near residential properties. Director Thomas showed photos of the site, explaining that a high-pressure gas line prevented landscaping or precast installation in certain areas. He noted there were 13 homes along the site from the Liberty Villages subdivision, with the park providing 307 feet of buffer before homes began. Councilmember Ohrn expressed satisfaction that residents' concerns were addressed, noting that precast walls wouldn't provide additional privacy over 6-foot vinyl fencing but that the increased setback and landscaping would help with noise from pickleball courts and the pool.

Councilmember Henderson moved to approve Ordinance No. 18-2025 approving a Master Development Agreement with Lifetime Fitness for a commercial development located at 4684 West 112600 South. Councilmember Hodges 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.

11.2. Adoption of the International Property Maintenance Code (IPMC) – Todd Sheeran, City Attorney

City Attorney Todd Sheeran presented the adoption of the International Property Maintenance Code to complement existing adoptions of international building and fire codes. He explained that the purpose of the provision was to establish a process for addressing properties in disrepair. By adopting the code section by reference, the City would gain a tool to take action on issues such as deteriorating or unsafe structures.

Councilmember Ohrn inquired about potential drawbacks. Attorney Sheeran responded that the main challenge would be becoming familiar with implementing new code through code enforcement. He noted that if issues arose, the City could return with amendments to specific provisions as needed. Councilmember Hodges asked about readability and interpretation. Attorney Sheeran confirmed that the code section was relatively readable compared to more complex statutory language.

Councilmember Ohrn moved to approve Ordinance No. 19-2025 adopting the International Property Maintenance Code. 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.

11.3. Consideration to Approve a Reduction in the Scope of Work for the Old Town Waterline Project to Provide Adequate Owner's Contingency – Jonathan Bowers, Engineering Manager of Public Utilities

Public Utilities Engineering Manager Jonathan Bowers presented the need to adjust the Old Town waterline project scope due to budget constraints. The project, designed in 2018 to upsize undersized lines and replace aging infrastructure, received EPA funding in 2023 allowing consolidation of multiple smaller projects. Construction began in January 2025.

The project budget of just over \$4 million included an original contract of \$3.5 million. Prior approved change orders totaled \$183,000, with proposed additional change orders of \$103,435, leaving only \$12,000 in contingency if approved. Manager Bowers displayed a map showing completed and incomplete sections and proposed to remove the section along 13400 South from the project scope to bolster the owner's contingency for unforeseen items.

City Manager Nathan Cherpeski provided context for the overruns, explaining that the 10% contingency was insufficient for work in older areas. He noted that when working in older parts of town and replacing existing utility lines, unforeseen issues often arise. In hindsight, some areas may have benefitted from larger lines, and in similar situations, the City typically installs 15-20 inch lines to accommodate aging infrastructure.

Specific challenges included: A pipe documented as 10-inch was actually 12-inch, requiring \$31,000 in changes, Additional asphalt depth in older streets costing \$112,000 more, Unexpected connections not shown on any plans, Poor quality as-built drawings from before the city's incorporation, and EPA approval delays extending from the typical 30-60 days to over 6 months.

Manager Bowers explained the economic rationale for removing the 13400 South section: the waterline widening project scheduled for 2031 would require removing the asphalt anyway, making it a sunk cost. The aging infrastructure in the blue sections was older than the 13400 South line, which only needed upsizing to meet standards rather than replacement.

Councilmember Anderson asked about prioritization to which Manager Bowers confirmed there were sections prioritized due to older infrastructure, while the 13400 South line, though undersized, was hydraulically adequate for current needs.

Councilmember Ohrn moved to approve a reduction in the scope of work for the olde town waterline project to allow for adequate owner's contingency to finish the project as outlined in option 1. 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.

11.4. Discussion and consideration of a property use agreement with Utah Soccer Federation to construct a park at approximately 14002 S Sentinel Ridge Blvd. – Wendy Thomas, Assistant City Manager

Assistant City Manager Wendy Thomas presented the ongoing proposal with the Utah Soccer Federation's (USF) Legacy Program to fund multi-sport soccer fields. The original agreement involved USF constructing the park in exchange for preferred use, reserving 12 weeks each in spring and fall, with remaining time allocated for city use or rental.

She highlighted recent discussions revealed USF's request for the City to cover approximately \$1 million in additional costs for landscaping, park strips, and restroom facilities, which are not currently budgeted through park impact fees or the general fund. Assistant City Manager Thomas proposed cost-sharing alternatives, including splitting

restroom facility expenses based on usage percentages, with USF paying their proportional share.

Mayor Palmer suggested the City cover park strip costs as standard landscaping, while USF would fund the restroom facility. Councilmember Ohrn supported the suggestion. Councilmember Hodges expressed openness to usage-based cost sharing but highlighted challenges in calculating fair percentages. Councilmember Henderson emphasized the high value of land, noting it as the most significant cost factor in such arrangements. Councilmember Hodges added that the land value was approximately \$3 million, indicating the City's overall benefit in the agreement. Council consensus was that USF would provide the fields and restrooms, while the City would contribute land and landscaping costs through reimbursement.

Assistant City Manager Thomas agreed to return with a finalized agreement for formal approval at a future meeting, deferring action at this time.

12. Future Meetings

12.1. Next Planning Meeting: September 3, 2025

12.2. Next City Council Meeting: September 10, 2025

13. Events

13.1. Hungry Herriman Food Truck Roundup: Monday Evenings @ Crane Park 5:00 p.m.

14. 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 meeting to convene in a closed session to discuss pending, or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 8:30 p.m. 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>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>

Mayor Lorin Palmer

Aye

The motion passed unanimously.

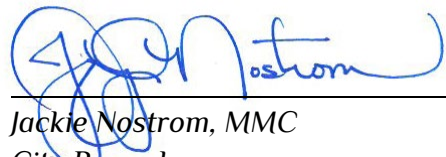
The Council reconvened the Council meeting at 9:36 p.m.

15. Adjournment

Councilmember Ohrn moved to adjourn the Council work meeting at 9:36 p.m. Councilmember Hodges seconded the motion, and all present voted aye.

16. 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 August 27, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder