



## SPECIAL CITY COUNCIL MEETING MINUTES

**Tuesday, September 16, 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 **Tuesday, September 16, 2025, at 3:00 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 Specialist Mitch Davis, Community Development Director Blake Thomas, Police Chief Troy Carr.

### **3:00 PM:**

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

Mayor Lorin Palmer called the meeting to order at 3:00 p.m.

#### **2. Discussion and Action Items**

- 2.1. Discussion and consideration of a resolution releasing city interest in a property approximately located at 12225 South Herriman Main Street – Todd Sheeran, City Attorney**

*Councilmember Hodges moved to temporarily recess the City Council meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 3:01 p.m. Councilmember Ohrn 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.

The Council reconvened the Council meeting at 3:38 p.m.

City Attorney Todd Sheeran provided background on the property interest issue. He explained that at the previous council meeting, the Council approved a land transfer agreement related to property the city has interest in, with the goal of getting a facility built on the site. The agreement required any investors to sign an acknowledgment stating they had read and agreed to the terms.

City Attorney Sheeran reported that after the agreement was signed and recorded against the property, the acknowledgment was sent to the future investor who declined to sign it. Subsequently, Ray Brown, the mortgage broker between MLM and the investor, reached out to inquire if selling the property was an option. City Attorney Sheeran noted that the investor's timeline required a decision by Wednesday, which prompted the need for this special meeting. The proposal involved buying the property at a discount with some timeline to develop the property according to the concept plan in the revised land transfer agreement, but without the detailed timelines that were in the original agreement.

Councilmember Teddy Hodges stated that the Council had discussed various options but felt they were missing significant information needed to make the best decision. He expressed concern about the pressure of a special meeting and time constraints, suggesting it didn't serve citizens well. Councilmember Jared Henderson added that the purchase offer was "nowhere near the amount that would serve the public's needs." He noted that the size and scope of the project had been reduced to a much smaller footprint, and the public improvements and partnership were not the same as originally discussed. Councilmember Henderson expressed frustration that after agreeing to terms at the last meeting, the investor had declined and then requested an emergency decision. He agreed with Councilmember

Hodges that making last-minute decisions was inadvisable and that the Council should take time to explore all available options.

*Councilmember Hodges moved to continue the resolution releasing Herriman City interest in property located at 12225 South Herriman Main Street to the September 24, 2025, meeting. 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.*

### **3. Adjournment**

*Councilmember Henderson moved to adjourn the City Council meeting at 3:42 p.m. Councilmember Ohrn 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 September 16, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.*



Jackie Nostrom, MMC  
City Recorder