



CITY COUNCIL MINUTES

Wednesday, November 12, 2025
Approved December 10, 2025

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, November 12, 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, Chief of Police Troy Carr, Deputy Police Chief Cody Stromberg, Community Development Director Blake Thomas, City Engineer Bryce Terry, Assistant to the City Manager Trevor Ram, City Planner Michael Maloy, Public Works Director Justun Edwards, Events Manager Lorren Mitchell, Economic Development Coordinator Sandra Llewellyn, and Building Official Cathryn Nelson.

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

1. Council Business

Mayor Palmer called the meeting to order at 5:30 p.m. and announced that the City would no longer stream meetings through Facebook Live due to technical issues with the stream dropping after a few minutes. He explained that the City would use YouTube Live going forward, with a link posted on Facebook directing viewers to the YouTube stream.

1.1. Review of this Evening's Agenda

Mayor and Council briefly reviewed the agenda. Item 2.2 First Home Investment Zones (FHIZ) Discussion was moved to a future meeting. Councilmember Jared Henderson suggested staff provide an overview of what a FHIZ would entail prior to the developer presenting a proposal.

1.2. Future Agenda Items

Councilmember Henderson discussed ongoing concerns related to the Extra Space Storage facility and its impact on the surrounding neighborhood. He stated the Council had the intention of protecting the community through the Master Development Agreement; however, it has not functioned as expected. He stressed the need for the Council to consider what reasonable actions the City could take to support affected residents. Councilmember Sherrie Ohrn voiced agreement and requested the discussion be held in December. She explained she had been deeply involved in the original negotiations and wanted the opportunity to help identify a path forward. She expressed concern that the current conditions bore little resemblance to what had been envisioned at the time of approval.

Councilmember Henderson acknowledged that the situation had developed over several years and remarked that he and Councilmember Ohrn were the current members of Council who had been involved throughout the entire process. He clarified that although final approval had occurred only a few years prior, discussions had begun long before. Mayor Palmer asked whether the concerns pertained to the crash gate issue, which Councilmember Henderson confirmed was one component of broader issues involving sidewalk access and other expectations previously communicated to residents. Councilmember Henderson explained that the City had assured the neighborhood that there would be no access from the storage facility into their area and that various impacts such as building size and lighting would be sufficiently mitigated. He believed it was necessary to begin discussing key concerns and potential remedies. Councilmember Ohrn reiterated her concern after seeing recent photographs, emphasizing that the existing conditions deviated significantly from the original intent. Councilmember Henderson agreed and stated that the developer should be held accountable and the City had a responsibility to revisit the situation when residents had been given certain assurances.

Councilmember Teddy Hodges requested to discuss auxiliary dwelling units. He anticipated that the state legislature would likely act on ADUs during the next session

1.3. Council discussion of future citizen recognitions

Mayor Palmer suggested recognizing the Blackridge Reservoir crew for their recent award. The Council agreed.

Mayor Palmer noted a nomination for Herriman athletes representing Team USA at the WKU World Kickboxing and Karate Championship in Germany. He asked staff to follow-up to invite them to a future meeting to be recognized.

2. Administrative Reports

2.1. 2025 Blackridge Reservoir Review – Wendy Thomas, Assistant City Manager, Anthony Teuscher, Deputy Director of Parks, Recreation and Events, and Lorren Mitchell, Events Manager

Events Manager Lorren Mitchell presented a comprehensive review of the 2025 Blackridge Reservoir season. She began by showing the location of the reservoir for any unfamiliar attendees and then dove into the operational details.

Manager Mitchell reported that the parking program implemented in 2024 continued successfully into 2025, operating on weekends and holidays only. She was pleased to note they hadn't missed any holidays during the season. The resident parking program that had been modified in 2024 showed continued improvement, with an increased number of permits being issued to neighborhood residents, which she viewed as a positive trend.

The pavilion rental program saw a slight decrease in 2025, with nine rentals compared to fourteen the previous year. Manager Mitchell explained that three additional rentals had been scheduled but were cancelled due to August closures. When Councilmember Ohrn inquired about the reason for the decrease, Manager Mitchell highlighted the increase in the pavilion rental fees and limited the number of parking passes available with rentals, which likely impacted demand.

Police Chief Troy Carr presented the law enforcement statistics, showing that calls for service in the Blackridge permit area were significantly lower than in previous years. He characterized 2025 as much calmer than past seasons. Most animal-related calls were for dogs off-leash or dogs on the beach, which was a consistent violation pattern. The ticketing data showed a dramatic decrease, which Chief Carr noted was impressive and reflected the overall calmer season. He also explained that the slight increase in police staffing costs from 2024 to 2025 was likely due to several factors: holidays falling on different days requiring coverage, officers receiving raises, and all coverages being at time-and-half overtime rates. The previous year had seen longer closures due to algae blooms, which reduced the need for police coverage during those periods.

Manager Mitchell detailed the closure dates for 2025, with August being particularly significant due to an extended algae bloom that covered two weekends and five paid parking days. There was also a brief closure for an HPD investigation. A second algae bloom occurred after the paid parking season ended, so it didn't affect revenue.

The resident survey results were encouraging, with 10 responses from the 120 surveys sent to neighborhood households. Nine out of ten respondents rated the year's operations as either good or very good compared to past years. Positive comments focused on reduced traffic and improved parking lot operations. The main concern from residents remained traffic and speeding on Ashland Ridge, though Chief Carr noted that speed surveys showed an average of 28 mph, which was within reasonable limits. He had scheduled another traffic count for the coming summer season to get more accurate data during peak usage times.

Councilmember Ohrn noted that while the city subsidized operations slightly since parking fees didn't cover all expenses, the subsidy was less than \$4,000, which was a significant improvement. She also confirmed with staff that water treatment costs remained the same whether people swam or not, as the reservoir was treated as a secondary water system regardless of recreational use.

The discussion then turned to safety measures following the tragic drowning that occurred during the season. Councilmember Hodges suggested exploring options like a buoy system to segregate areas for different uses or create shallow water zones closer to shore. He expressed openness to examining various safety options. Councilmember Henderson advocated for increased signage warning about the dangers of open water swimming. He suggested signs should explicitly state that it's an open body of water with known contaminants and all associated risks. He maintained his long-standing position that swimming should not be allowed, proposing a buoy line system that would restrict access beyond a certain point while still allowing wading in shallow areas.

Councilmember Terrah Anderson expressed concern about restricting paddle boarding and other water sports, noting these activities were popular with teenagers and families with older children in an area that already had limited recreational amenities. She worried about enforcement challenges and the loss of a valued community amenity. Councilmember Hodges suggested to add push notifications through the parking app to warn users about swimming risks. The Council agreed.

Mayor Palmer directed staff to get pricing for a buoy system so the Council could evaluate options based on cost. The council agreed that enhanced signage should be the minimum action taken, with other safety measures to be evaluated based on cost and feasibility.

2.2. First Home Investment Zones (FHI) Discussion – Nathan Cherpeski, City Manager; Wendy Thomas, Assistant City Manager; Blake Thomas, Community Development Director

This item was continued to a future meeting at the request of the developer.

2.3. City Status Report for October 2025 – Trevor Ram, Assistant to the City Manager
Assistant to the City Manager Trevor Ram presented the October status report. He began by highlighting the new residential units, showing a spread of different housing unit types across the city. He noted that ADU reporting numbers might be revised going forward as staff worked to standardize when in the development process these units were reported.

Councilmember Ohrn pointed out the significant increase in commercial development, with 15 permits issued in 2025 compared to only 2 in the previous year, calling it a noteworthy achievement for the city's commercial growth. Assistant to the City Manager Ram also mentioned that the city was entering a higher sales tax generation period and that staff would monitor these numbers closely through the end of the year and into 2026.

2.4. Quarterly Economic Development Update – Sandra Llewellyn, Economic Development Coordinator

Economic Development Coordinator Sandra Llewellyn presented the quarterly economic development update and reported that home occupation licenses had grown to 1,130 (with seven added since the October report) and the city had 235 commercial business licenses, not including alcohol licenses.

Economic Development Coordinator Llewellyn provided detailed updates on each commercial center:

Academy Village: She announced that Iceberg would be opening in Q1 2026, with construction completion targeted for end of March and an April 1st opening. Crave Cookies was nearing completion for a year-end opening, Salt City Tacos was getting close, and both 7-11 and Quick Quack had gone through design review.

Rose Creek: The new Starbucks and Rose Creek Animal Clinic had opened. Discussions were ongoing about the hotel moving forward. The apartments in the area looked great according to staff observations.

Anthem: The new hotel building was progressing well. Chartway Credit Union was visible in the development, Dolly's Soup and Salad (from the same group as Nothing Bundt Cakes) was working on tenant improvements, Hippo Vet's building was visible, Game Haven was nearing completion with impressive social media posts showing the interior, and the Enchanted Event Center would have its ribbon cutting the following Tuesday. The Council expressed excitement about finally having a proper event center in the city.

Copper View Plaza: The developer had experienced some delays due to funding issues, but construction continued. Confirmed tenants included an Indian restaurant, soda shop, Thai restaurant, sushi restaurant, nail salon, and shipping retailer. Already open were Kinetic Pilates, Live Well Animal Hospital, Chubby's, Nothing Bundt Cakes. Adelphi (a French brunch restaurant) would occupy the corner plaza space. Hammer and Nails (a men's salon) and Plunge were in the final improvement stages.

Herriman Boulevard Commercial: Located by 7-11, this area would soon have a carnitas restaurant and Su Casa Market. Recently opened businesses included Galaxy of Games, Hot Yoga, and Warner Dental.

Herriman Towne Center: The walls were up on the new Trader Joe's, with Target visible in the corner. Zupas and Cheddar's were confirmed tenants. Buildings A and B were progressing with walls and stem walls respectively. Community Development Director Blake Thomas confirmed that Target's plans were approved and construction would likely begin in Q1.

Midas Crossing: This large area included multiple developments including Zions Bank and Discount Tire at Shops on Main, with four retail buildings planned. Black Clover was developing the crescent piece. The auto mall would have Maserati's Utah and Tuscany Homes, plus a three-tenant shell building. The developer was in discussions with a Mexican restaurant for one of the remaining pads.

Rockwell Landing: The large Axia building would house B&T Tactical LLC, a firearms and ammunition manufacturer from Florida taking up about 100,000 square feet. Other tenants included Main Street Meats, Colonial Flag, and SL Excavating. Living Ink, previously a home-based business, had opened a retail location. The development also included storage units and planned office buildings.

Teton Commercial: Haven Event Center was joined by buildings planned for medical and dental services, personal services, fast-casual dining, and discussions were underway for a new gas station/convenience store on the corner.

Coordinator Llewellyn concluded by noting she had 45 businesses in various stages of development on her board. She announced upcoming openings: Crave Cookies (November 17th, taking over the former Carl's Jr. building), Thirst (opening November 21st with a ribbon cutting on the 24th), and the Enchanted Event Center (November 18th ribbon cutting). She thanked those who attended ribbon cuttings, noting that businesses greatly appreciated the city's support even though these events occurred during work hours.

Councilmember Henderson raised an important point about analyzing property tax impacts from commercial development, not just sales tax. He emphasized that while sales tax was important, property tax from commercial buildings helped offset public safety costs. He noted that some developments, like Target, required giving up half the sales tax but still generated valuable property tax revenue. This illustrated the importance of balanced land use like service-oriented businesses might not generate retail sales tax but contributed property tax while supporting retail businesses. He requested a more thorough analysis of these impacts for budget planning over the next 5-10 years. Councilmember Ohrn agreed this analysis could help address concerns about growth not keeping pace with public safety needs by better understanding revenue streams.

City Manager Cherpeski acknowledged that Herriman's commercial property share was very low compared to neighboring cities, being predominantly residential. He noted that different commercial buildings had different values, with multi-story office buildings generating more value per square foot than gas stations. He agreed to compile a report showing property values before and after development, though many current developments were in CDA districts where property tax increment was going to pay off bonds, limiting near-term benefit to the city's general fund.

2.5. Capital Projects Quarterly Update – Bryce Terry, City Engineer

City Engineer Bryce Terry presented the quarterly capital projects update. He highlighted a new addition to the report showing external funding sources for projects, crediting council, staff, and development partners for securing federal, state, county, and other grants. This collaborative effort allowed the city to maintain an extensive project list.

Wide Hollow Trailhead: Construction was well underway with grading substantially complete. The staircase challenge going up the mountain was taking shape and was visible from below when passing by the area.

7300 West (north from Herriman Main Street): This project extending to where Herriman Boulevard and U-111 realign was graded to subgrade. Due to significant fill added (up to 20 feet in some locations), settlement plates were installed to monitor compaction over several months. Paving was scheduled for spring 2026, along with traffic signal installation at Herriman Main Street and 7300 West.

6400 West (north of Herriman Boulevard to Midas Creek): This project was nearly complete with paving done and trails being installed. Only the traffic signal and minor intersection improvements remained.

6000 West Phase 1 (Herriman Boulevard to Silver Sky): Design was being finalized, all rights-of-way had been acquired, and permits to enter and construct were secured. The plan was to bid the project in winter for spring construction start.

When Councilmember Ohrn inquired about the timeline for Gina Road improvements, which she said she was asked about almost daily, Engineer Terry explained there had been delays. While design and right-of-way documents were completed 3-4 years ago, several properties had changed ownership requiring resurveying and verification. This process took longer than anticipated but was now complete. The right-of-way agent contract was going through approval between legal teams. Engineer Terry hoped right-of-way acquisition could occur over winter with bidding in spring, though the timeline depended on negotiation success.

Councilmember Anderson asked about the Main Street project completion timeline. Engineer Terry explained that while work would continue through winter, final completion requiring irrigation testing and plant growth verification would wait until spring. Regarding Juniper Crest Road, which Councilmember Anderson noted was the number one question she received from residents, Engineer Terry reported they were working on the city's portion (traffic signal and road widening from Altavista to Mountain View) with a target completion of summer 2026, though fall was more realistic. DAI, the developer responsible for building Juniper Crest, was targeting July for their portion. City Attorney Todd Sheeran confirmed DAI had resolved deed and plat recording issues, ordered the large box culvert needed for drainage, and everything was on schedule for July opening.

City Manager Cherpeski added that the biggest challenge had been resolving right-of-way issues with multiple property owners and complex historical deed problems, which took longer than expected. Some entities had also changed their requirements during negotiations, requiring additional time to resolve.

2.6. Public Works Facility Needs Assessment Review – Justun Edwards, Public Works Director

Public Works Director Justun Edwards presented the needs assessment for the Public Works facility expansion at Butterfield Park. He expressed excitement about bringing this project back to Council after the initial programming and schematic design work was approved in February-March.

Director Edwards explained that Galloway Consultants had been hired to develop the assessment, using the 2020-2021 GSBGS study as a baseline but making significant modifications based on current needs. The team included city management and all public works department managers.

The assessment process included touring comparable facilities at Sandy City (their public works administration building, yard, and new fleet building under construction) and Bluffdale City (which had recently completed a Galloway-designed facility). These tours provided valuable insights on best practices and pitfalls to avoid. Unlike the previous design that included events and public safety components, this iteration focused solely on public works departments to control costs while meeting essential needs. The project was divided into two sequences: Sequence 1 would include the administration building, fleet building, and necessary site improvements; Sequence 2 would add the vehicle wash bay, Vector station, evidence yard relocation, expanded fuel island, and other support facilities.

Director Edwards highlighted significant size reductions from the previous design based on City Manager Cherpeski's advice to plan for 15-20 years rather than full buildout. The administration building was reduced from 30,000 to 18,000 square feet (40% reduction), and the fleet building from 15,000-16,000 to 10,000 square feet (approximately 35% reduction). The total construction cost for Sequence 1 was estimated at \$13 million, but with contingencies for design completion, construction inflation (projecting several years out), and construction contingencies, the total rose to approximately \$17 million. Including soft costs (architectural and engineering services, furnishings, fixtures, and testing), the complete Sequence 1 budget was \$18.4 million.

Sequence 2 construction was estimated at \$10 million, with total costs including contingencies and soft costs reaching approximately \$15 million, using an inflation factor projecting to 2030.

Director Edwards presented detailed space allocations for each department, distinguishing between office space and other uses (storage, shop space). He showed examples of different workspace types: touchdown spaces for field employees, small cubicles for coordinators, workstations for foremen, private offices for managers and directors, and conference rooms of various sizes.

The site plan for Sequence 1 showed buildings positioned on the lower portion of Butterfield Park. Due to the steep slope, significant grading would be required, with the administration building's back wall designed as a retaining wall. This approach maximized usable space while providing stair access from the upper level and maintaining drive access between levels.

Councilmember Ohrn appreciated the cost-efficiency of building the retaining wall into the structure. Director Edwards confirmed that retaining walls would likely be needed regardless of building placement to avoid losing space to slopes.

The design included visitor parking near the building with overflow capability in the existing lot, a new access road aligned with the subdivision road across 6400 West for safer truck access, and fence installation around the storage area to prevent vandalism and theft. When discussing efficiencies gained from Sequence 1, Director Edwards explained that building the new fleet facility would free up 4-5 bays in the existing building (including a full bay currently used as a break room), allowing departments to expand over the next 10-15 years. The improved traffic flow and additional parking would significantly enhance site usability and safety, particularly for salt deliveries.

The administration building's lower level housed common spaces including the lobby, large conference room, training room, public counter for business transactions, restrooms, secured access to upper levels, storage for construction meters, locker rooms with showers, break room, and mechanical/electrical rooms. A mud room at the facility entrance would help maintain cleanliness. The upper level contained offices arranged with managers and directors on the perimeter with natural light, conference rooms, and an open central area configurable for workstations and cubicles. Director Edwards noted they had included three extra offices and more touchdown spaces than immediately needed to accommodate 15-year growth projections.

When Councilmember Ohrn asked about the cost-effectiveness of building the full upper floor footprint immediately versus later expansion, Director Edwards explained that at \$380 per square foot, they had carefully balanced current needs with future growth. He noted that technology changes were reducing the need for touchdown spaces as more employees worked from their trucks. If additional space was needed in 20 years, it might be better located elsewhere in the city.

The building renderings showed a modern design with structural steel frame, concrete floors on both levels, stud framing with exterior veneer (CMU, brick, or similar), and horizontal metal paneling on the upper level. Director Edwards noted these materials represented current cost-effective options that might change by construction time.

The fleet building design featured two 80-foot-wide drive-through bays accommodating four vehicles each, plus a heavy-duty bay with planned overhead crane capacity for major repairs. The building included offices for fleet management staff, locker rooms, laundry facilities, and storage mezzanine with compressor equipment. CMU construction with a flat roof was currently most cost-effective for this building size, though the larger administration building could accommodate a pitched roof to avoid long-term flat roof maintenance issues.

Councilmember Anderson requested a tour of current facilities to better understand space constraints. Director Edwards indicated he would schedule a time for Councilmember Anderson to tour the current facility. He also confirmed the current situation involved daily vehicle shuffling, with employees having to coordinate extensively just to access equipment. The council expressed strong support for the project. Councilmember Ohrn particularly praised the methodical approach and focus on needs versus wants, commending staff for creating a reasonable proposal that better utilized city-owned property. She noted much of the current site was underutilized due to poor layout and grading.

Director Edwards looked forward to working with finance staff to incorporate the project into the Capital Improvement Plan at an appropriate time.

2.7. 2026 Legislative Priorities – City Council Roundtable

City Manager Nathan Cherpeski explained this would become a standing agenda item as the legislative session approached. He noted that many bill requests had already been filed. City Manager Cherpeski mentioned that staff had begun meeting internally to prepare for the session and were scheduling meetings with legislative leadership to visit Herriman. These

visits would help counter the misconception that Herriman consisted only of five-acre ranchettes and had never allowed density.

City Attorney Todd Sheeran identified detached ADUs as likely the biggest land use issue for the upcoming session. While there might be consensus that detached ADUs weren't inherently bad if properly planned, the key issues would be infrastructure impact fees and lot size requirements. He reported that the land use task force had met with developers and proposed concepts the cities felt comfortable with, but developers wanted significantly more. This lack of agreement typically meant an extreme bill would be filed to start negotiations.

City Manager Cherpeski added an interesting observation that while ADUs were promoted for affordable housing, homes with ADUs were selling for more because sellers marketed the income potential, creating a mismatch between state housing goals.

The Council briefly discussed water and transportation infrastructure concerns related to increased density. Councilmember Hodges mentioned that the sewer district board had calculated water usage assumptions for the new state prison site. Councilmember Henderson emphasized that infrastructure limitations weren't just a Wasatch Front issue, reminding everyone that it was the State of Utah, not just the State of the Wasatch Front.

Mayor Palmer noted the League of Utah Cities and Towns would strongly oppose the governor's push for eight units per acre, which would face resistance from cities across the state. Councilmember Henderson suggested that before any developer presented a FHLZ application to the council, staff should first provide a presentation explaining what FHLZs are, what the legislation looks like, and what they're intended to accomplish. This would give Council a baseline understanding before evaluating specific proposals.

3. Adjournment

Councilmember Hodges moved to adjourn the City Council work meeting at 7:02 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 7:11 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Mr. Matt Basham led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Teddy Hodges recognized the Southwest Chamber for organizing an exceptional event the previous evening for Mountain West. He explained it was the Mountain West Chamber's Night of Heroes event where they celebrated local heroes including police, fire, first responders, business representatives, and community members. Councilmember Hodges expressed gratitude to Economic Development Coordinator Sandra Llewellyn, acknowledging her role in helping organize the event.

5. Public Comment

Tyler Demars provided an electronic comment stating he would like to hear an update on Gina Rd Project. He reviewed the city council minutes back through June 2025 and saw in June 25th the approval of the 2026 budget change towards the Gina Rd Project. His understanding from past meetings is that the land would be purchased this fall from residents along Gina Rd and plans set in place for construction to start Spring 2026.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson did not have anything to report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on the Jordan Basin Improvement District, noting that budget season had arrived. He explained they had held their meeting the previous morning to review the tentative budget. Key points from his report included an evening public hearing scheduled for the 25th of the month, which would be a Tuesday evening at 6:00 PM at the Jordan Basin Improvement Headquarters in Bluffdale, located on the Riverton-Bluffdale border. Councilmember Hodges mentioned he would provide the exact address and noted the budget book was available online with detailed line-item information. He reported they were proposing a \$2 increase in the sewer connection fee, raising it from \$33 to \$35.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn reported on budget matters for the Wasatch Front Waste and Recycling Board, announcing their public hearing for their budget would be held November 17th, the following Monday at 6:00 PM at 604 West 6960 South at the district offices. She extended an invitation for anyone interested to participate or attend.

Councilmember Ohrn also shared positive news about two Herriman participants in the South Valley Chamber's leadership training program. She explained that Assistant to the City Manager Trevor Rem and Economic Development Coordinator Sandra Llewellyn had participated in the leadership training and graduated that day. Councilmember Ohrn expressed enthusiasm about attending the graduation celebration, noting that the program

was instrumental in developing leadership skills through service activities, networking training, and other professional development opportunities. She expressed gratitude for the opportunity these staff members had and for their efforts in making the city great.

6.4. Councilmember Terrah Anderson

6.4.1. Notice from the South Salt Lake Valley Mosquito Abatement District regarding a proposed property tax increase

Councilmember Anderson provided an update on the Mosquito Abatement District's proposed tax increase, having been asked to address this topic once more. She reported that a public hearing was scheduled for December 8th at 6:00 PM. The estimated average increase for homeowners would be .77 per year, which she wanted to ensure was on the record.

7. Mayor Report

Mayor Palmer reported on his participation in a call with FIFA regarding team base camps for the World Cup. He explained they would know in January which teams might select their location determining which regions teams would go to, with final decisions expected in January or February. Mayor Palmer explained that teams would begin touring sites to make their selections, with the top-ranked team getting first choice. He expressed optimism that Salt Lake, specifically Herriman, would be an attractive option for teams due to the altitude and local arrangements, believing they would rank highly among the choices.

8. Reports, Presentations and Appointments

8.1. Presentation of Herriman City's First Graduate of the FBI National Academy – Deputy Chief Cody Stromberg

Chief Troy Carr presented an honor recognizing Deputy Chief Cody Stromberg as Herriman City's first graduate of the FBI National Academy. He noted that this accomplishment reflected the highest levels of leadership and professional development in law enforcement. After a brief light-hearted moment, Chief Carr introduced FBI Special Agent in Charge Robert Bowles to explain the significance of the achievement.

Special Agent Bowles described the prestige of graduating from the Academy, noting that Deputy Chief Stromberg was part of Session 293 and that only a very small percentage of law enforcement officers worldwide are accepted. He reviewed the Academy's history, explaining that it was created in 1935 to improve cooperation and professionalism among local, state, and federal agencies. He emphasized that the program remains highly selective, admitting only the top 1% of officers and requiring strong character, leadership, physical fitness, and years of waiting before acceptance.

Special Agent Bowles also described the 10-week program, which includes accredited academic courses, intensive physical training, and opportunities to build national and international professional networks. He noted that even after selection, graduation is not guaranteed due to the program's demanding standards.

He then presented Deputy Chief Stromberg with his graduation certificate and commemorative plaque, acknowledging his successful completion of the 11-week session ending March 13, 2025. Special Agent Bowles expressed hope that this milestone would be the first of many for Herriman City's officers.

City Manager Nathan Cherpeski concluded by emphasizing the importance of this achievement, noting his past experience sending leaders to the Academy and expressing pride in Deputy Chief Stromberg's accomplishment and the value it brings to the City's police leadership.

9. Public Hearing

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

Finance Director Kyle Maurer presented several proposed budget amendments. He began by explaining the general reasons for doing a budget amendment at this time: primarily to carry over projects started in the prior fiscal year, to budget grants the city had received, and to address miscellaneous items that had come up since the last budget amendment a couple months prior.

Director Maurer explained that the presentation would focus on the larger items, with more detail available in the email he had sent out late that afternoon. He systematically went through each fund:

General and Public Safety Funds: He detailed \$649,000 in general fund carryovers, mainly for pavement management funds used to rehabilitate and maintain city streets. The city would receive reimbursement of \$270,000 from the sewer district for a Miller trench repair. They were reducing debt service since they hadn't issued a capital lease due to unfavorable interest rates the previous year, having paid cash for vehicles instead. The public works director requested moving half the cost to rehabilitate Rose Crest Road (approximately \$3.2 million total project) to be split over two years, with \$1.6 million coming from existing pavement management funds and transferred to capital projects.

In the police fund, they needed to budget \$145,000 in liquor allotment funds received but not yet spent, which must be used to reduce alcohol-related crimes. A carryover was also needed for equipment for new officers hired last year.

For non-police public safety funds, the City was funding three positions for contingency crossing guards to allow hiring when additional crossings are warranted through the proper traffic committee and police department process. There was also a needed software upgrade for code enforcement to issue parking tickets through public safety rather than the court, as required by ordinance.

Notable carryovers included pavement management funds, outside legal counsel funds requested by the city attorney for specialized guidance on items like broadband or telecommunications, and snow removal funds being carried over from last year's lighter snow year to act as a cushion for potentially heavier snow years.

Impact Fee Funds: Park impact fees had \$6.4 million being carried over and transportation had \$1.7 million. Director Maurer noted that due to discussions in April regarding projects, they were able to reduce some park projects by \$65,000. However, he emphasized the importance of impact fee revenue by requesting a reduction in projected park impact fee revenue by \$1.4 million, as actual receipts were coming in lower than projected. He explained PIDS coming online would mean less revenue, but it's difficult to project exactly when development will occur.

Capital Projects Fund: Nearly \$14 million in carryover projects were detailed. For the 7300 West extension, they needed to complete budgeting the full \$14.5 million from the state. The Rose Crest Road transfer offset was going into capital projects. Main Street landscaping received a \$229,000 grant from Jordan Valley Water. Director Maurer explained they were removing \$2 million in standing ACOF funding (federal money to create a buffer around Camp Williams) since opportunities were becoming rare. They also received a \$19 million grant from UDOT for Herriman Boulevard from 6800 West to U-111.

Grant Fund: A new fund was created for grants paying 100% of items. This included \$56,000 being transferred for a mental health grant from the state for first responder mental health checkups, \$492,000 in CDBG funding for the community center, and \$15,000 requested by the assistant city manager for senior transportation services through the Riverton bus.

Other Funds: The capital equipment fund had a small \$59,000 carryover, mostly for IT projects. Director Maurer explained that while having a new building like city hall was great, from an IT perspective everything was breaking at the same time. The police department

requested moving up their purchase of four motorcycle replacements due to planned model changes at Harley Davidson and compatibility issues with parts and training, offsetting this by delaying one vehicle purchase.

For the capital projects bond issued last June, staff was adjusting the budget to match approved projects since they likely wouldn't issue the anticipated second bond this year.

Water capital projects had about \$19 million in carryovers including the Old Town Water project with an EPA grant, 6400 West water lines, and zone 2 and 3 water improvements using bond proceeds from their 2021 bond. Water impact fees included \$100,000 for the water portion of utilities for the White Hollow Trailhead restroom and water lines for the State Road 111 reconstruction (a joint project with Olympia).

Storm drain had about \$1.5 million in carryover projects including a flood mitigation grant and pond relocation.

Mayor Palmer opened the public hearing.

No comments were offered.

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

Councilmember Henderson moved to approve Resolution Number R53-2025 approving and amending the 2026 fiscal budget. 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.

9.2. Public Hearing and consideration of a Resolution amending the water utility fee schedule – Kyle Maurer, Director of Finance and Administrative Services
Finance Director Kyle Maurer presented regarding the water utility fee schedule. He recalled that in March 2024, the City Council adopted a water fee rate study with recommendations

for yearly increases over a 10-year period and bonding for capital projects. The five-year recommended rate increases were 16.3% for the current year, 13% for the following years, and decreasing to 3% in 2029, primarily to finance a large number of capital projects.

Director Maurer noted that it was a council directive to return annually with an analysis of the water fund's performance versus the rate model. He presented good news from a financial perspective, reporting that water rate revenue was much higher than expectations last year, around \$2.2 million more than the model predicted, primarily due to increased consumption and growth. Interest income was also higher due to historically high interest rates, though rate drops were starting and would decrease interest revenue moving forward.

On the operations side, expenses were about \$1.7 million less due to fewer repairs than anticipated and having two currently frozen positions plus turnover within the department. In terms of capital expenses, they didn't fully implement capital projects due to timing adjustments. Director Maurer showed a detailed table indicating that maintaining proposed rate increases would leave approximately \$8.2 million available for appropriation. Staff's proposal was to spread excess funds over the next four years to achieve a level 6.5% rate increase, ultimately leaving approximately \$79,000 available by 2029, considering all projects and payments.

Director Maurer provided sample bill increases at 6.5%: low-user bills would increase by \$38 annually, while medium, high, and very high users would see increases of \$44, \$73, and \$101 respectively. The revised model assumed that City Council would adopt a budget for capital projects as planned, with future rates depending on varied factors such as weather, growth, and water purchases.

Director Maurer concluded by emphasizing the importance of consistent assessment, ensuring rates match future projections without taking unnecessarily from the public.

Mayor Palmer opened the public hearing.

No comments were offered.

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

Councilmember Henderson moved to approve Resolution Number R54-2025 approving an amendment to the Herriman City master fee schedule as proposed. 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.

10. Consent Agenda

10.1. Review and approval of the September 2025 financial summary – Kyle Maurer, Director of Finance and Administrative Services

10.2. Approval of a Resolution adopting the 2026 annual Meeting Schedule – Jackie Nostrom, City Recorder

10.3. Approval of the Thomas Butterfield Community Service Scholarship policy – Jackie Nostrom, City Recorder

10.4. Approval of the Herriman Youth Council Advisory Policy – Jackie Nostrom, City Recorder

10.5. Approval of a CDBG Subrecipient Agreement between Salt Lake County and Herriman City for project year 2025

10.6. Approval of the October 22, 2025, City Council meeting minutes

Councilmember Ohrn moved to approve the consent agenda as written with the removal of item 10.3. to be discussed with the Discussion and Action Items. 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. Discussion and Action Items

10.3 Approval of the Thomas Butterfield Community Service Scholarship policy – Jackie Nostrom, City Recorder

Councilmember Ohrn expressed appreciation for the updates made to the scholarship policy, noting she was pleased they were no longer tracking checks or monitoring grades and agreed that students should be responsible once awarded. However, she raised concerns about the size and makeup of the judging committee. She pointed out that the policy required five members: two council members, three staff members, and potentially representatives from Herriman-area schools. She suggested that no school representatives should be included and explained that if one school were represented, all would need representation, and because the scholarship was city-sponsored rather than school-sponsored, the committee should remain city-focused. She also felt that a five-member committee was unnecessarily large given that they often received only three or four applications.

The Council discussed these concerns and ultimately agreed to remove school representatives and reduce the committee to three members: two city council members, since the funding came from their budget, and one staff member. They felt this structure was more appropriate for the scholarship's purpose.

Council Member Anderson then asked about the policy allowing applicants who had graduated within the last five years, noting the window seemed broader than expected. Council Member Ohrn clarified that this had been the long-standing practice. The Council discussed how the five-year eligibility period benefitted students who delayed school, pursued missions or military service, or initially did not plan to attend college. Because applicants still had to meet service requirements, the Council agreed that maintaining the five-year eligibility window remained appropriate.

Councilmember Ohrn moved to approve the Thomas Butterfield Scholarship Policy with the amendment to have the judging committee consist of two members of Council and one member of staff. 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.

11.1. Consideration of a Franchise Agreement with Senawave – Todd Sheeran, City Attorney

City Attorney Todd Sheeran explained this item had been previously discussed in a work session. Senawave had applied for a franchise agreement with the city and initially requested two changes to the city's template used with other telecommunication, broadband, and cable companies. The Council had directed him not to implement those changes, and ultimately Senawave was okay with the City's standard template. The packet included the signed copy. Attorney Sheeran noted that as more applications come in, they would need to make case-by-case determinations about right-of-way usage and potential interference with city facilities. Currently, he had no information suggesting this would be a problem. He stated that if they start getting many more applications, they could discuss potentially not approving franchise agreements, but for now, staff recommended approval.

Councilmember Ohrn thanked Todd for getting it to this point, acknowledging it had been a process.

Councilmember Ohrn moved to approve Resolution Number R55-2025 approving a franchise agreement with Senawave for telecommunication services. 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.

11.2. Consideration to Reduce Impact Fees Charged to Jordan Valley Water Conservancy District – Bryce Terry, City Engineer

City Engineer Bryce Terry introduced the discussion about a project by Jordan Valley Water Conservancy District. He noted a representative from Jordan Valley Water was present to answer project questions. The District was expanding their water treatment plant at the southeast end of the city, right up against Welby Jacobs Canal and Bluffdale on the east side of the canal.

Engineer Terry explained this was a unique situation. Usually, impact fees are charged at the building permit stage for commercial or residential development, but this was neither, it was

a utility and City partner. The project included three new chemical buildings to treat water, one new water storage reservoir, and improvements to the existing filter system. There was required building permits, which typically trigger impact fee charges.

Based on review and a report from Jordan Valley Water, staff found negligible impact to City infrastructure systems:

- Water: No impact as they're not connecting to the city water system - no meter or connection. Jordan Valley actually supplies much of Herriman's water.
- Traffic: They were adding 5 new employees, creating minimal traffic impact. Considering their location with entrances off Mountain View and Bluffdale Road, even if employees lived in Herriman and drove through city roads, maximum impact would be 20 trips daily. If calculated, this would equal about \$8,000 in fees.
- Storm Water: No connection to Herriman's storm water system due to their corner location. They manage all storm water on-site with no tie-ins to regional creeks.

Staff recommended continuing to charge public safety and fire impact fees as normal. These are charged per square foot for potential emergency response needs. Due to increased operations, there was increased potential for police or fire response needs.

Engineer Terry noted that state law requires the city to refund impact fees if charged when no actual impact is shown. Staff recommended waiving impact fees for water, traffic, and storm drain due to negligible impact, while charging public safety and fire impact fees as normal.

Councilmember Ohrn stated it was straightforward, impacts were for something being impacted, and if there's no impact, they shouldn't charge a fee.

Councilmember Henderson moved to approve Resolution Number R56-2025 approving the reduction of impact fees as recommended by staff for the Jordan Valley Water Conservancy District. 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.

11.3. Discussion and Consideration of Amendments to Herriman City Code Section 7-4-8, Regarding Restoration Requirements for Roadway Excavation – Bryce Terry, City Engineer

City Engineer Bryce Terry explained this would be a review of what was discussed in a work meeting regarding updates to the city ordinance. He provided background that over the last few years, they had found holes in the ordinance regarding requirements for restoring roads after excavation. While there was an ordinance dictating how cut roads must be restored, there was no requirement or moratorium on new roads, and the language on restoration was ambiguous.

Engineer Terry showed the current requirements using a cross-section view of a road cut. Currently, they require a "T-patch" which helps ensure proper compaction of the base underneath the road so trench walls aren't an issue when bringing in new asphalt. The Ordinance also requires a mill and overlay of all trench cuts. This improvement from 2017 was adopted by the Utah chapter of the American Public Works Association, with most cities following it. It helps significantly by preventing a solid cut line through the asphalt where water can infiltrate, freeze, and cause problems.

Using an example of a hypothetical cut in front of city hall, Engineer Terry showed the initial cut area, the T-patch area, and the current mill and overlay requirement.

The proposed amendments would:

- Add a 3-year moratorium on brand new or reconstructed pavements (like mill and overlay projects or rebuilt roads like Anthem this year). This includes roadway cuts and core cuts (6-inch circles for potholing to find utilities). Exceptions exist for emergencies like water leaks or gas leaks requiring immediate repair.
- For years 4-5 after construction, if a road cut is needed, the mill and overlay requirement extends from curb to curb and 25 feet in each direction. This softens the checkerboard feel of patches and ensures a clean surface while deterring unnecessary cuts.
- Clarify requirements for roads with slurry seal or other preservation treatments, requiring additional restoration if cut shortly after treatment to avoid wasting city investment.

- If exceptions are granted during the 3-year window, they fall under the 5-year restoration requirements as requested in the work meeting.

Engineer Terry showed visual examples of current requirements, requirements after slurry seal treatment, and requirements within the 5-year window of new road construction. He noted the proposed ordinance was a complete rebuild of the wording to clarify these requirements.

Mayor Palmer expressed support for the changes. Engineer Terry noted it was easy to read and contractors would know exactly what they could and couldn't do. The intent was to clarify previously ambiguous language and hopefully deter cuts on brand new roads, which upset both residents and city staff.

Councilmember Hodges moved to approve Ordinance Number 2025-25 amending Section 7-4-8 of the Herriman City code regarding restoration of roadway surfaces following excavation. 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. Review and consider an amendment to the Herriman City General Plan by adopting a “Water Use and Preservation Element” as required by Utah State Code. (File No. G2025-135) - Michael Maloy, Planning Director

City Planner Michael Maloy provided a brief introduction before turning time over to FFKR Architects Consultant, Susan Petheram.

Consultant Petheram presented an overview of state requirements and the element's structure. She explained this was a new requirement in Utah state code for general plans for cities of the fourth class or larger. The four main components required were: Understanding the effect of permitted development on water demand and infrastructure needs, Methods for reducing water demand from existing and future development, Modifications to city operations to reduce water use, and supporting more water-efficient practices in city buildings, parks, and open spaces.

The element follows the same structure as the main general plan document with an introduction, local and regional context, and details on Herriman's water profile. Sections 3 and 4 discuss how Herriman plans for the future regarding water, including what they want to achieve and how to make it happen through policies and strategies. The document includes 10 guiding principles for being water-wise in Herriman and a section explaining key terms and definitions.

Consultant Petheram presented Herriman's water profile showing average water use in 2023 was 152 gallons per capita per day - the general metric used by the state for evaluating progress toward conservation. The city has diverse water sources including 5 city wells, Arnold Hollow Springs, with the majority coming from Jordan Valley Water Conservancy District and secondary water from Welby Jacob Canal. In 2024, there were about 19,500 connections, 15,000 for culinary water and 4,500 for secondary irrigation water.

Comparing local and regional conservation efforts, Consultant Petheram explained Herriman is part of the Salt Lake region (one of 9 Utah water regions), which has the lowest average use in the state. The regional baseline is 210 gallons per capita per day, while Herriman is at 152. Herriman's 2015 baseline was 193, and the city has set more aggressive reduction goals than the region through 2030, 2040, and 2065.

Consultant Petheram highlighted existing city efforts including installing rain sensors at parks, reduced watering schedules, and water audits. Land use planning efforts like open space acquisitions, water efficiency standards, and supporting mixed land uses and development patterns represent some of the biggest efforts cities can make. The community responded well to education campaigns, participating in rebates for low-flow toilets, smart irrigation controls, landscape replacement programs, and the rain barrel program. Heightened awareness through tiered water rates and metering helps people reduce usage when they see they're using more than targeted.

The element's structure was consistent with the general plan's mission, vision, and stewardship framework. It supported all four key initiatives: growing wisely, optimizing open spaces, maximizing unique fiscal opportunities, and enhancing community and culture. There's one overall goal with 7 objectives, plus policies and strategies addressing the three state requirement frameworks. These are organized by seven topics: community character, education and engagement, incentives and recognition, leading by example, implementing regulations and standards, monitoring and measurement, and collaboration with partners.

City Planner Maloy noted that if the Council approved this item, Consultant Petheram had identified a few non-substantive corrections to be made, including updating the reference to the open space preservation program which was no longer called "ACOF."

Councilmember Ohrn expressed gratitude that water conservation was at the forefront of their minds.

Council Member Hodges asked if they could get remote digital displays inside homes to see gallon usage. Council Member Ohrn explained they already had a dashboard where people could sign up to see daily usage, not to the minute, but showing what was used each day. Councilmember Henderson confirmed it updates every 15 minutes and called it a wonderful tool, especially for detecting irrigation leaks. Councilmember Hodges shared that his lateral had just been fixed the previous week after he noticed it during the wet season when an area never dried out. Consultant Petheram added this tool helps people understand when they might be approaching higher-cost block rates, providing personal financial incentive to reduce usage.

Councilmember Ohrn moved to approve Ordinance Number 2025-26 amending the general plan to include a water use and preservation element as required by Utah code, allowing staff to make non-substantive corrections. 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.

12. Future Meetings

- 12.1. Board of Canvassers Meeting: November 18, 2025 @ 5:00 p.m.
- 12.2. Next Planning Meeting: November 19, 2025
- 12.3. Next City Council Meeting: December 10, 2025

13. Events

- 13.1. Cranksgiving Jump Party: November 15, 2025 Juniper Canyon Recreation Area @ 10:00 a.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 Ohrn moved to temporarily recess the City Council meeting to convene in a closed session to discuss pending, or reasonable imminent litigation, as provided by Utah Code Annotated §52-4-205 at 8:28 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.

The Council reconvened the Council work meeting at 8:43 p.m.

15. Adjournment

Councilmember Ohrn moved to adjourn the City Council meeting at 8:44 p.m. Councilmember Hodges seconded the motion, and all 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 November 12, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder