



CITY COUNCIL MINUTES

Wednesday, March 11, 2026

Approved April 8, 2026

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, March 11, 2026, 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, Matt Basham, Jared Henderson, Teddy Hodges

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, Interim Police Chief Cody Stromberg, Assistant to the City Manager Trevor Ram, City Planner Michael Maloy, Building Official Cathryn Nelson, UFA Assistant Chief Anthony Widdison, Community Development Director Blake Thomas, and City Engineer Bryce Terry.

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

1. Council Business

Mayor Lorin Palmer called the meeting to order at 5:30 p.m.

1.1. Review of this Evening's Agenda

The Council and staff briefly reviewed the agenda.

1.2. Future Agenda Items

Councilmember Henderson raised concerns about development elevation changes, referencing staff response about a development. He emphasized the need to review city ordinances to identify potential adjustments within the City's control. Community Development Director Blake Thomas responded that staff would examine current ordinances and compare them with neighboring cities' approaches, specifically looking at regulations for hillside development. He emphasized the importance of balancing regulatory oversight with protecting property rights.

1.3. Council discussion of future citizen recognitions

The Council discussed recognizing the Olympian at a future meeting.

2. Administrative Reports

2.1. Discussion regarding Panorama Development's off-site Juniper Crest landscaping improvement plans – Blake Thomas, Community Development Director

Community Development Director Thomas presented the landscaping improvement plan for Panorama Development's off-site requirements. He explained this was a mandated component of the master development agreement for Panorama, involving the section of Juniper Crest that was previously completed with Rosecrest several years ago.

Mr. Ryan Campbell, representing the development team, reported on the February 15th Planning Commission meeting, which had approximately three attendees who asked general project questions rather than specific landscaping inquiries. He noted that active construction was visible to passersby and that plans had been submitted. The only feedback received was an email suggestion against placing juniper trees in the park strip.

Mr. Campbell acknowledged that City ordinances prohibit juniper trees in regular park strips due to messy debris and unreliable root growth patterns. However, given the unusually wide park strip in this location, he suggested it might be possible. Community Development Director Thomas confirmed the City maintains an approved tree planting list, and Councilmember Henderson reiterated concerns about juniper trees' problematic root systems.

Mr. Campbell expressed eagerness to begin implementation as soon as possible to comply with the master development agreement. Councilmember Teddy Hodges inquired whether the landscaping would complement existing streetscape elements further west. Mr. Campbell explained that most existing Juniper Crest landscaping predated drought-resistant requirements and featured grass, while their plan emphasized cobblestone with trees and drip irrigation systems.

The developer had photographed existing cobblestone buffers to ensure color matching, though Mr. Campbell noted challenges in achieving perfect matches due to different quarry sources. He emphasized their commitment to blending the design with both existing Juniper Crest elements and future Panorama development to avoid abrupt transitions.

Community Development Director Thomas confirmed the plan fulfilled the master development agreement requirements. The landscaping would coordinate with the Juniper Crest extension, Mountain View intersection, and signal project with center section widening, all scheduled for completion by late August or early September. City Manager Nathan Cherpeski noted that continuous sidewalks would extend from Mountain View to Rose Crest upon project completion, with additional connectivity to Laguna Point.

2.2. Discussion of department requested fiscal year 2027 and 2028 budgets for Parks, Cemetery, Recreation, and Events departments – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer presented the biennial budget requests for Parks, Cemetery, Recreation, and Events departments. Deputy Director Anthony Teuscher and Events Manager Lorren Mitchell joined remotely to address questions.

Director Maurer provided an overview of the budget process timeline, noting the Council was approximately halfway through departmental reviews. Public Safety would be discussed at the next council meeting, followed by capital projects on April 8th. The Community Development discussion was scheduled for later, pending potential meeting cancellations. He highlighted key upcoming dates: May 13th for the City Manager's recommended tentative budget adoption and June 10th for final budget adoption if tax increases were not being proposed.

Director Maurer noted that the Parks department showed a 4% net increase \$132,000 in fiscal year 2027, jumping to approximately 10% in fiscal year 2028. Revenue generation came primarily through parks fees and service charges including field rentals.

The department requested several staffing changes. For fiscal year 2027, they sought an arborist assistant position and two conversions: promoting Deputy Director to full Director status given his current director-level responsibilities and converting a Parks Technician 3 Lead to a foreman position for enhanced supervision and project management. For fiscal year 2028, it was requested to approve a parks manager position below the director level to assist with departmental management and supervision, representing much of the large increase for that year.

Additional increase requests included \$10,000 annually for bike park maintenance, contracted mowing service increases due to required RFP processes and expanded green space, and water charges reflecting both the 6.5% rate increase and anticipated usage from new parks coming online.

The Cemetery department showed a 12% increase \$11,450 in fiscal year 2027 and 3% increase \$3,380 in fiscal year 2028. The department operated without dedicated employees, utilizing Parks department staff who charge time to Cemetery operations, and Director Maurer noted Finance makes the budget estimates for allocation purposes.

The large increase primarily reflected historical trend analysis for cemetery work estimates. Operating requests included \$3,000 for skid steer maintenance and an increase in sanitation costs. Director Maurer noted that the Parks department was not required to use Wasatch Front Waste and should explore alternative refuse options. Water rate increases would also affect Cemetery operations, with the skid steer maintenance representing a one-time fiscal year 2027 cost.

The Events department generates revenue through sponsorships and event charges, with annual evaluations determining expected income. Their fiscal year 2027 base budget remained from the previous biennial budget developed two years prior. The department had successfully secured numerous sponsorships to reduce general fund burden. Net increased requests totaled approximately 9% in fiscal year 2027 and 6.5% in fiscal year 2028.

Major requests included overtime increases, a \$9,400 increase for Fort Herriman Days, \$9,700 additional for holiday decorations, rodeo cost increases, and sound equipment repair and maintenance for Friends of Herriman.

Director Maurer provided detailed rodeo financial analysis, noting that fiscal year 2027 base numbers were developed two years ago as the City worked to separate event costs more comprehensively. Events staff believed revenue had been maximized at current rates, maintaining approximately \$165,000 including the third rodeo day. Previous projections had overestimated revenue, partly due to not accounting for early discounted ticket purchases.

Operating costs showed a 29% increase request, primarily for increased audio-visual expenses rather than any single large category increase. Under the proposal, the rodeo would require approximately \$43,400 in subsidies for fiscal year 2027, increasing to \$54,730 in fiscal year 2028. These figures excluded personnel costs, which the new system should better capture in the future.

The largest overtime component was police security, projected at only 1% increase while factoring in anticipated salary and step increases. Fort Herriman Days represented the second-largest amount with a 23% increase, followed by rodeo increases of approximately \$11,000. Smaller events included various activities, with some new items like the fishing event now segregated in overtime calculations.

Fort Herriman Days showed improved financial performance with revenue increases from additional sponsorships resulting in a 12% decrease in net costs. Herriman Howl and other events showed 6% and 21% increases respectively, though these figures reflected only operating costs without separated sponsorship and booth rental revenues.

Senior programming requested a 25% increase, Memorial Day breakfast sought a \$9,000 increase, and community partners luncheon requested a 14% increase primarily due to cost increases. Other events maintained level funding at \$5,500, while event prizes increased to \$5,000. The safety palooza was rebranded as an HPD/UFA event at \$3,000, with smaller events including farmers market, fishing events, and Yeti activities maintaining current funding levels.

Black Ridge just completed its the first biennial budget cycle tracking as a separate entity. Personnel spending ran lower than projected, resulting in approximately \$10,000 personnel decrease and reduced operating costs. Fiscal year 2028 showed small personnel increases anticipating COLA adjustments.

Operations for the Ice Ribbon revealed previously unaccounted costs including overtime for employees working city holidays and regular Parks department employees performing maintenance at higher hourly rates plus benefits. These factors contributed to a 43% personnel increase.

Operating requests included walker replacement in fiscal year 2027 and previously missed credit card processing fees of \$12,600. Revenue over expenditures was projected at \$105,400 for fiscal year 2027 and \$106,500 for fiscal year 2028, with excess revenues transferring to capital projects reserves for future major replacements.

Director Maurer presented approximately \$1.5 million in capital project requests, noting these would require prioritization given general fund pressures. Major items included a \$500,000 splash pad replacement at Rosecrest that had been previously requested two years ago but delayed due to funding, amenity replacements, and a proposed annual amenity replacement fund to avoid large budget shocks.

Vehicle replacements were requested along with a vehicle for the proposed parks manager position. Additional requests included a Christmas tree for Crane Plaza, tennis court resurfacing, equipment trailer, and a sponsored golf cart arrangement where Rocky Mountain Power would fund the purchase over three years with the City assuming ownership and branding responsibilities afterward. A float rebuild was scheduled for fiscal year 2028.

The Council discussed various aspects of these requests. Regarding the float, Assistant City Manager Wendy Thomas explained they hadn't rebuilt it in two years since discontinuing Days of 47 participation, allowing for consistent theming. This year would feature a Utah 250 theme with complete refresh planned for the following year. The float serves multiple purposes including city parades and rodeo events.

Discussion of the Christmas tree revealed it would be a 40-foot LED tree, though not fully programmable at the proposed price point. The Council expressed interest in exploring sponsorship opportunities to offset costs. The golf cart proposal was clarified as a YETI-branded electric cart specifically for events, not personal use.

Assistant City Manager Thomas praised the events department's exceptional work securing sponsorships and generating rodeo revenue, noting that increased seating capacity would be necessary to further improve rodeo profitability, though parking constraints required careful consideration.

2.3. Council Discussion on Strategic Plan and additional goals – Nathan Cherpeski, City Manager

City Manager Cherpeski indicated this discussion was requested by the Council to explore additional strategic plan goals, with staff prepared to take notes and provide guidance.

Councilmember Anderson outlined potential focus areas gathered from previous Council conversations. She suggested selecting key highlights that the Council could emphasize throughout the year as talking points. Her proposed areas included the trash service changeover, sports complex development, Gina Road improvements, and exploring next steps from the transit presentation.

She also expressed interest in affordable housing opportunities using CDRA funding, acknowledging staff reports about utilization difficulties but wanting to explore options. Mayor Palmer highlighted the Dansie home project. Councilmember Anderson agreed and added she spoke to someone with a neighboring community to had experience with similar projects and recognized the significant effort required.

Mayor Palmer emphasized how collective focus on issues like trash service had achieved success through partner and legislative collaboration, suggesting similar approaches for other priorities.

City Manager Cherpeski suggested incorporating some goals into existing processes, noting Gina Road was already in process. He proposed developing language around the identified priorities and returning to Council for approval, allowing refinement of concepts. He distinguished between discrete projects like Gina Road with specific timelines versus broader goals like affordable housing and transit requiring longer-term approaches.

The discussion explored categorizing goals by City Control level: items the City could directly control versus those requiring influence or collaboration with external partners. City Manager Cherpeski suggested staff would develop proposals outlining potential Council roles for each priority area.

Councilmember Anderson supported focusing on achievable steps, such as regular UTA ridership reports to measure current bus utilization and explore potential Mountain View Corridor extension into Utah County as a nearer-term transit improvement. For affordable housing, she suggested exploring creative approaches other cities had used with similar funding.

Councilmember Hodges emphasized Council participation in existing committees to educate themselves and gather information from knowledgeable representatives and senators. He noted the importance of finding appropriate roles for council involvement in larger issues beyond city control.

Additional discussion topics included economic development priorities for upcoming ICSC participation and recognition that the sports complex, while primarily athletic-focused, could serve multiple purposes including corporate events, concerts, and other community activities.

Councilmember Anderson inquired about other significant discussion topics from recent years, with staff noting that upcoming transportation master plan results might identify additional opportunities, particularly regarding resident requests for more trees and shade structures in parks. Staff suggested some priorities might emerge from transportation planning and other ongoing studies.

The Council agreed to have staff develop formal language for the proposed goals and return with recommendations for council review and potential amendment.

2.4. Solid Waste Service Update – Nathan Cherpeski, City Manager; Todd Sheeran, City Attorney, Trevor Ram, Assistant to the City Manager

City Manager Cherpeski reported that HB 429 had passed, providing legal framework for the city's waste service transition. Multiple conversations with Wasatch Front Waste and Recycling continued, with the City still working to negotiate an exit rather than utilizing the bill's provisions.

City Manager Cherpeski suggested the Council might want to appoint additional support for Councilmember Henderson, who serves on Wasatch Front's board and has been leading the transition effort. The current focus involved determining the exit structure while simultaneously working with Waste Management on transition planning, with these processes being linked and overlapping.

Assistant City Manager Thomas emphasized that current negotiations centered on equipment and garbage can valuations, making Council's involvement crucial. Following the negotiation phase, operations and logistics switchover would require a separate team approach. Weekly meetings were scheduled moving forward, with Waste Management willing to assist in item valuations.

Communications coordination involvement would be necessary throughout the process. Assistant City Manager Thomas noted that while Waste Management preferred rapid implementation, the City prioritized thorough execution over speed.

City Manager Cherpeski explained that Waste Management was examining existing Herriman service days to potentially maintain current schedules, minimizing resident disruption. The goal was seamless transition where residents would notice only improved billing rather than service changes.

Councilmember Hodges described two concurrent processes: withdrawal from Wasatch Front with several significant negotiation points, and Waste Management ramp-up that depended on withdrawal timeline and asset acquisition for truck relabeling and staffing.

Timeline estimates suggested fall implementation at the earliest, depending on exit negotiation duration. Two parallel agreements were under development: one with Waste Management outlining operational terms and transition procedures, and another covering the Wasatch Front exit. While separate, these agreements were interconnected and not exactly parallel.

The City's objective was transparent transition where residents would notice only significantly lower billing costs rather than service disruptions. Staff was developing comprehensive step-by-step procedures to ensure proper execution.

Regarding HOAs currently using Wasatch Front services, City Manager Cherpeski noted that staff would provide information to Waste Management while their marketing teams would likely contact potential customers directly.

Councilmember Hodges noted that future service changes would be much simpler, involving contract cancellation and new provider selection rather than the current complex district withdrawal process. The city would build wind-down and ramp-up periods into future contracts to avoid similar challenges.

2.5. Salt Lake Community College Property Purchase Agreement – Wendy Thomas, Assistant City Manager; Justun Edwards, Public Works Director

Assistant City Manager Thomas reported that this agreement would likely come to a future Council meeting, probably the first meeting in May given scheduling constraints and potential meeting cancellations.

The City had been discussing this property purchase for three to four years for a future fire station and substation location at Salt Lake Community College. The appraisal had finally been completed, coming in higher than originally budgeted at \$1,850,000 for 2.5 acres.

Assistant City Manager Thomas noted that while higher than budgeted, the price seemed reasonable for flat land with adjacent utilities. Director Maurer confirmed the budget had allocated \$1,100,000 for the purchase. Assistant City Manager Thomas emphasized that property values would likely continue increasing, making current acquisition prudent despite the five to seven-year timeline before station construction.

City Manager Cherpeski explained that the City needed to build two new stations, with property already owned for the northwest location but nothing secured for the southern area. Development patterns would likely determine construction priority, though his assessment suggested the northwest station might proceed first based on more advanced development patterns.

The final decision would involve UFA consultation regarding call patterns and service needs to determine optimal construction sequencing. The proposed location's proximity to the Mountain View Corridor intersection provided strategic positioning for rapid response, particularly to areas like Rockwell Landing.

Councilmember Anderson inquired about alternative locations, with City Manager Cherpeski confirming that UFA had identified this as the preferred site based on existing road infrastructure and positioning. The location provided good north-south response capabilities, complementing existing stations on the other side of Mountain View while avoiding border placement that could compromise coverage.

Future growth might require additional stations, but the current positioning should provide effective coverage for the foreseeable future, potentially serving the City's needs for decades with proper placement of four total stations.

Councilmember Hodges inquired about the station type, with Cherpeski indicating equipment needs would be determined based on service requirements, though he humorously noted Hodges' interest in operating ladder truck equipment.

2.6. Legislative Update – Todd Sheeran, City Attorney

City Attorney Sheeran characterized the legislative session as unusual in process, with higher than normal bill numbers but fewer passages. He highlighted several bills affecting city operations.

HB 33 regarding political signs established new requirements including clear identification of advertisement sponsors, criminal penalties for sign removal or defacement, mandatory 14-day post-election removal periods, and municipal designation of sign collection locations.

HB 41 updated construction codes, with significant discussion about wildland-urban interface requirements affecting fire code compliance and mapping obligations. Community Development Director Thomas explained this would require updated mapping by January 1st, with the city planning summer completion of existing map adjustments. The Council could adopt variations from state maps to follow road boundaries rather than arbitrary lines, providing more practical implementation.

HB 79 represented a significant victory, expanding governmental immunity for first responders, addressing a problematic Supreme Court case that had limited first responder protections.

HB 236 would affect budget hearing processes, requiring preliminary statements for tax increases, impact explanations, discussion of reserved funds, and modified hearing language limiting property tax increase hearings to single-item agendas without other business.

HB 425 addressed broadband fee collection restrictions, though this no longer affected Herriman specifically. The legislation also covered transportation utility fee processes with new implementation procedures.

HB 535 would change municipal property disposal processes, requiring designation of "significant real property" definitions and specific disposal procedures for such classified properties. This addressed previous confusion about municipal versus county property disposal requirements.

SB 284 focused on land use regulations, primarily affecting planning commission operations. The bill allowed mayor and council removal of planning commissioners for performance issues, required online posting of ordinances, fee schedules, and developer checklists, established planning commission training requirements, and prevented planning commissions from holding applications hostage by deeming non-recommendations as denials that advance to City Council review.

Councilmember Anderson inquired about municipal property disposal frequency. City Attorney Sheeran noted this typically involved roadway property acquired for changed plans, trail properties no longer needed, or community development authority projects, with the legislation primarily targeting other communities' specific issues.

3. Adjournment

Councilmember Basham moved to adjourn the City Council work meeting at 6:43 p.m. Councilmember Hodges seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:00 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Mr. Ryan Campbell led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Hodges expressed appreciation for the employee recognition luncheon, noting all five council members attended to honor employees with 5, 10, 15, and 20 years of service.

Mayor Palmer recognized staff efforts during the legislative session, including LPC attendance, bill monitoring, and advocacy work. He praised the City's successful legislative session, achieving desired bill passages and favorable outcomes.

5. Public Comment

No comments were offered.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson noted he did not have anything to report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges noted he did not have anything to report.

6.3. Councilmember Matt Basham

Councilmember Basham did not have anything to report.

6.4. Councilmember Terrah Anderson

Councilmember Anderson did not have anything to report.

7. Mayor Report

Mayor Palmer announced the City's successful award of \$50 million for west end infrastructure improvements. This funding would significantly benefit Herriman Boulevard, Bacchus Highway, Olympia Boulevard, and Main Street improvements including the Hi-Country intersection area. The award represented a substantial portion of the available \$70-80 million funding pool.

The funding included affordability components requiring \$20,000 per unit contributions, mandating construction of at least 2,500 units below average median income levels. Mayor Palmer expressed appreciation for all involved in securing this significant infrastructure investment.

8. Reports, Presentations and Appointments

8.1. 2025 Review of the South Valley Chamber – Jay Francis, South Valley Chamber President

South Valley Chamber President Jay Francis presented the annual chamber review, highlighting staff contributions and the executive committee's leadership, including appreciation for Councilmember Hodges' active role. The chamber's mission focuses on connecting, educating, advocating, and growing the business community. In 2025, the chamber celebrated 18 ribbon cuttings in Herriman, with significant events planned for 2026 to support small business milestones. Committees like the Ambassador, Government Affairs and Public Policy, Small Business, Tourism, and Women in Business actively engaged

in community representation and strategic initiatives. These included strengthening public policy and expanding networking opportunities among member businesses.

Educational programs like Leadership South Valley and the Business Accelerator offered professional development, while initiatives like Everyday Entrepreneur provided aspiring business owners with critical insights. Boot camps and advocacy activities, including legislative session engagement, offered valuable business education and networking. The chamber hosted multiple events such as Connect After Hours, Praise-worthy Women in Business gatherings, and popular events like Meet the Members.

Goals for 2026 looked to deepen business growth, retention, public policy influence, and community service impact, launching a new Small Business Impact Award. President Francis emphasized the chamber's collaborative partnership with Herriman, aiming for joint success in strengthening local business and community ties. Council thanked the Chamber for their collaboration and responsive support for small businesses and impact on community development.

9. Consent Agenda

9.1. Approval of the February 11, 2026, Herriman City Council meeting minutes

9.2. Approval of a Local Consent for Trader Joe’s, to be issued and regulated by the Utah Department of Alcoholic Beverage Services

9.3. Approval of a Resolution to grant a Temporary Beer Event Permit at the 2026 Fort Herriman PRCA Rodeo – Lorren Mitchell, Events Manager

9.4. Review and approval of the December 2025 financial summary

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

The vote was recorded as follows:

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Matt Basham</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

10. Future Meetings

10.1. Next Planning Meeting: March 18, 2026

10.2. Next City Council Meeting: March 25, 2026

11. Events

- 11.1. Rep. Candice Pierucci Legislative Town Hall Meeting: March 12, 2026, Herriman City Hall @ 7:00 p.m.
- 11.2. Friends of Herriman: 2026 Trails Season Opener & Movie Night: March 14, 2026, Herriman City Hall @ 6:30 p.m.
- 11.3. Localscapes Class: March 19, 2026; Herriman City Hall 6:00 p.m.

12. 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 Basham moved to temporarily recess the City Council meeting to convene in a closed session to discuss the sale of real property, as provided by Utah Code Annotated §52-4-205 at 7:26 p.m. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Matt Basham</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

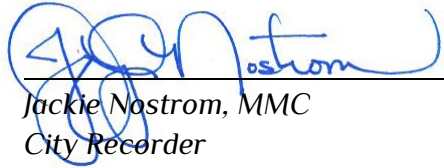
The Council reconvened the Council work meeting at 7:58 p.m.

13. Adjournment

Councilmember Henderson moved to adjourn the City Council meeting at 8:58 p.m. Councilmember Hodges seconded the motion, and all voted aye.

14. 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 March 11, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder