



Herriman City Fire Service Area Agenda

Wednesday, May 27, 2026

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a meeting in the City Council Chambers, located at
5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

1. **Call to Order - 7:00 p.m. (or as soon as possible thereafter)**
2. **Discussion and Action Items**
 - 2.1. Budget Officer intent to state that the fiscal year 2027 tentative budget for the Herriman City Fire Service Area (HCFSA) includes a proposed property tax increase
 - 2.2. Budget Officer statement that the fiscal year 2027 tentative budget for the Herriman City Fire Service Area (HCFSA) includes a proposed property tax rate increase
3. **Public Hearing**
 - 3.1. Public hearing to receive public comment on the tentative fiscal years 2027 and 2028 Herriman City Fire Service Area (HCFSA) budgets.
4. **Adjournment**

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 or info@herriman.org and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members may participate electronically via telephone, Skype, or other electronic means during this meeting.

I, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.org

Posted and Dated this [enter posted date]

Wendy Thorpe
Deputy City Recorder



DATE: May 17, 2026

TO: The Board of Trustees

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Budget Officer intent to state that the fiscal year 2027 tentative budget for the Herriman City Fire Service Area (HCFSA) includes a proposed property tax increase

RECOMMENDATION:

N/A

ISSUE BEFORE THE BOARD:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:

During the 2026 Utah Legislative Session, House Bill 236 (Truth in Taxation Amendments) was enacted, making several changes to Utah Code § 59-2-919 and 59-2-924, which govern notice, disclosure, and public hearing requirements when a tentative budget includes a proposed property tax rate increase.

DISCUSSION:

Due to new Truth in Taxation requirements set forth during the 2026 Utah Legislative session, statute now requires that the Budget Officer must state whether the tentative budget includes a proposed property tax rate increase and present the associated property tax impact schedule. In addition, the meeting agenda must include a separate item notifying the public that the budget officer intends to make this statement. This agenda item is included to comply with Utah Code § 59-2-919(3)(a)(ii) by providing notice of the Budget Officer’s intent to state that the tentative budget includes a proposed property tax rate increase, thereby ensuring transparency and public awareness consistent with Truth in Taxation Requirements

ALTERNATIVES:

N/A

FISCAL IMPACT:

ATTACHMENTS:





DATE: May 17, 2026

TO: The Board of Trustees

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Budget Officer statement that the fiscal year 2027 tentative budget for the Herriman City Fire Service Area (HCFSA) includes a proposed property tax rate increase

RECOMMENDATION:

N/A

ISSUE BEFORE THE BOARD:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

LV 6 – Consistent, safe, and reliable utility services

BACKGROUND/SUMMARY:

Due to changes made during the 2026 Utah Legislative Session, it is now required for an entity's Budget Officer to make a statement that the tentative budget includes a tax increase if a tax increase is being proposed.

DISCUSSION:

During the 2026 Utah Legislative Session, HB 236 – Truth-in-Taxation Amendments was enacted, making several changes to Utah Code §§ 59-2-919 and 59-2-924, which govern notice, disclosure, and public hearing requirements when a tentative budget includes a proposed property tax rate increase. These provisions are intended to promote transparency and ensure the public is provided clear information regarding the potential impacts of a proposed tax rate prior to final budget and tax rate adoption. This agenda item is included to comply with Utah Code § 59-2-919(4)(a)(i) by providing notice and an official statement by the Budget Officer that the tentative budget includes a proposed property tax rate increase.

The Budget Officer statement is as follows: “The tentative budget includes an increase in property tax revenue that exceeds the certified tax totaling \$205,560 that intends to cover the contract increase from the Unified Fire Authority. The estimated ad valorem tax increase is 2.4 percent. A public hearing is scheduled for August 12, 2026, at 7:00pm in the City of Herriman Council Chambers.”

ALTERNATIVES:

N/A

FISCAL IMPACT:

ATTACHMENTS:



DATE: May 17, 2026

TO: The Board of Trustees

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Public hearing to receive public comment on the tentative fiscal years 2027 and 2028 Herriman City Fire Service Area (HCFSA) budgets.

RECOMMENDATION:

N/A – This is to receive public comment only.

ISSUE BEFORE THE BOARD:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:

Staff have been working on the fiscal year 2027 and 2028 budget since January 2026. The Board released its tentative budget for public inspection on May 6, 2026, and was adopted by the HCFSA Board on May 13, 2026. The fiscal year 2027 tentative budget includes a property tax increase. Staff will present the Property Tax Impact Schedule as part of this public hearing. A separate public hearing specifically related to the proposed property tax increase is scheduled to be held on August 12, 2026, at 7:00pm in the City of Herriman Council Chambers.

DISCUSSION:

Staff have been working on the fiscal year 2027 and 2028 budget since January 2026. The Board released its tentative budget for public inspection on May 6, 2026, and was adopted by the HCFSA Board on May 13, 2026. The adopted tentative budget follows this staff report. The fiscal year 2027 tentative budget includes a property tax increase. The proposed increase is \$205,560 and will increase ad valorem tax revenue by approximately 2.4%. Staff will present the Property Tax Impact Schedule as part of this public hearing. A separate public hearing specifically related to the proposed property tax increase is scheduled to be held on August 12, 2026, at 7:00pm in the City of Herriman Council Chambers.

ALTERNATIVES:

N/A

FISCAL IMPACT:

ATTACHMENTS:

Tentative Budget
Property Tax Impact Schedule



Herriman City Fire Service Area

FUND DESCRIPTION

The Herriman City Fire Service Area (HCFSA) was created on January 1, 2022, with its first tax rate levied for calendar year 2022. Similar to the Herriman City Safety Enforcement Area, the HCFSA is a taxing district created as a funding mechanism to provide fire protection services to the City. The Fire Service Area contracts with Unified Fire Authority (UFA) to provide fire services to the City. The HCFSA Board is comprised of City of Herriman Councilmembers.

	FY2025 (Actual)	FY2026 Estimated	FY2027 CM Recommended	% Difference- FY2027 to FY2026	FY2028 CM Recommended	% Difference- FY2028 to FY2027
Revenue						
HCFSA						
Taxes	8,030,689	9,073,990	11,303,550	25%	11,850,030	5%
Miscellaneous	430,829	354,480	187,900	-47%	187,900	0%
Use of Fund Balance	-	4,296,380	-	-100%	-	0%
HCFSA Total	8,461,518	13,724,850	11,491,450	-16%	12,037,930	5%
Revenue Total	8,461,518	13,724,850	11,491,450	-16%	12,037,930	5%
Expenditures						
HCFSA						
Operating	5,995,539	6,363,010	5,980,706	-6%	6,275,250	5%
Contribution to Fund Balance	-	-	5,419,584	0%	5,693,420	5%
Transfers Out	-	7,361,840	91,160	-99%	69,260	-24%
HCFSA Total	5,995,539	13,724,850	11,491,450	-16%	12,037,930	5%
Expenditures Total	5,995,539	13,724,850	11,491,450	-16%	12,037,930	5%

Significant Budgetary Changes

- Both the fiscal year 2027 and fiscal year 2028 proposed tax revenue assumes a tax rate increase is adopted. The amount of the increase is \$205,560 for each year, which is the amount the City's Unified Fire Authority (UFA) assessment increased for fiscal year 2027.
- The "Operating" line item includes a \$50,000 ongoing request for contracted services related to fire mitigation.
- The 2027 and 2028 Transfers Out are for the Commander position in the Police department (25%).

Fund Balance Available (Unrestricted)

	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)	FY2027 (Budget)	FY2028 (Budget)
Beginning Balance	\$ 3,320,407	\$ 6,586,519	\$ 9,052,498	\$ 3,756,118	\$ 7,261,192
Addition (Use of)	3,266,112	2,465,979	(5,296,380)	3,505,074	3,515,910
Ending Balance	\$ 6,586,519	\$ 9,052,498	\$ 3,756,118	\$ 7,261,192	\$ 10,777,102

**Proposed Property Tax Impact Schedule
Herriman City Fire Service Area**

The Herriman City Fire Service Area (HCFSA) will consider an increase to its property tax rate from 0.001352 to 0.001385 (estimated based on tax year 2025 property tax rates) to generate an additional \$205,560. The following information is intended to provide decision makers and the public with an explanation of how the Service Area’s operations would be affected if the proposed property tax increase is adopted.

Herriman City Fire Service Area’s Current Property Tax Rate (2025 Tax Year)	0.001352
Herriman City Fire Service Area’s Current Property Tax Revenue (2025 Tax Year)	\$8,552,067
Proposed Revenue With Tax Change	\$8,757,627
New Property Tax Revenue to the Herriman City Fire Service Area	\$ 205,560

Estimated Increase to the Herriman City Fire Service Area’s Property Tax Revenue	2.4%
Estimated yearly increase to a primary residence of \$640,000	\$11.62
Estimated yearly increase to a business valued at \$640,000	\$21.12

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Proposed Property Tax Impact Schedule (Continued)
Herriman City Fire Service Area

Affected Department: Herriman City Fire Service Area Fund

Proposed Budget: \$8,757,627

Budget Without Tax Change (2025 tax year): \$8,552,067

Budget Change: \$205,560

Impact of Tax Increase: The Herriman City Fire Service Area contracts with the Unified Fire Authority for fire protection service. The contract fee for fiscal year 2027 will be \$5,890,706, an increase of \$205,556. The proposed increase will be used to cover the contract increase from Unified Fire Authority. The difference between the contract fee and property taxes collected will be used for needed future fire stations.

If the proposed tax increase is not approved, the Herriman City Fire Service Area will need to bond for future fire stations, which will require larger tax increases in the future. In addition, future tax increases will be needed for staff and operating expenditures for the future stations.