HERRIMAN CITY

CITY COUNCIL MINUTES

Wednesday, May 13, 2026
Approved July 8, 2026

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, May 13, 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, Community Development Director Blake Thomas, City Planner Michael Maloy, Public Works Director Justun Edwards, UFA Assistant Chief Anthony Widdison, Operations Director Monte Johnson, City Engineer Bryce Terry.

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

1. Council Business

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

1.1. Review of this Evening's Agenda

Assistant City Manager Wendy Thomas raised the matter of naming a park field, noting that naming decisions of this nature had historically been developer-driven when the associated park was built as part of a development. She referenced the Wide Hollow Trailhead as an example of the City's general practice of using location-based naming conventions to aid residents in identifying facilities by their geographic context.

1.2. Future Agenda Items

City Manager Nathan Cherpeski confirmed that the naming of the park field should be placed on a future agenda as a council decision item.

1.3. Council discussion of future citizen recognitions

There were no future citizen recognitions discussed.

2. Administrative Reports

2.1. City Status Report: March 2026 – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram presented the March 2026 City Status Report. He noted that the City's overall financial status remained stable. He advised the Council that sales tax receipts were tracking in line with year-over-year trends, explaining that the figures reflected January 2026 sales activity, given the two-month lag in receipt reporting. The step-down from December to January figures was characterized as an expected seasonal pattern consistent with the post-holiday period. City Manager Cherpeski noted that the Council would receive April's report at the following meeting due to the cancellation of the second April meeting.

2.2. 2026 Drought Monitoring and Conservation Efforts – Justun Edwards, Public Works Director

Public Works Director Justun Edwards presented a comprehensive overview of the 2026 drought conditions and the city's conservation response. He began by characterizing the situation as serious, noting that snowpack levels across the region were well below average, with snow water equivalent measurements ranging from zero to approximately 33 percent of average in relevant basins. The runoff peak had arrived approximately one and a half months earlier than typical, and reservoir storage was effectively no longer filling. As of early May, the local system was at approximately 71–72 percent capacity, a figure that, while not immediately alarming in isolation, was a significant concern given the absence of continued inflow. Director Edwards noted that when larger regional reservoirs such as Lake Powell and Flaming Gorge were included in the calculation, the broader storage picture dropped to near 40 percent.

Director Edwards then outlined the Jordan Valley Water Conservancy District's Drought Contingency Plan framework. The plan established five drought levels, zero through five, with associated mandatory and voluntary response measures. A drought committee, comprising voting members from each member agency, convened in early March and initially voted 10–6 in favor of Level 1, indicating a split among member agencies. However, within three weeks, water supply conditions had deteriorated sufficiently that when the matter was presented to Jordan Valley's full board, it was elevated to Level 2, which carried a target demand reduction goal of 10 percent.

Director Edwards explained the financial implications of the drought designation. Under Level 2, surcharges would be triggered if the city's water consumption exceeded 110 percent of its contracted amount, with a 25 percent surcharge applied on usage between 110 and 120 percent of the contract. He noted that in the prior year the City had used approximately 115 percent of its contract. If usage remained flat relative to fiscal year 2025, the City could face an estimated $70,000 surcharge; if usage continued to grow at its recent trajectory, the estimated penalty could approach $130,000.

To manage exposure to these surcharges, Director Edwards sought Council concurrence for staff to work with City Manager Cherpeski to adjust the blend ratio of Jordan Valley-sourced water and Herriman's own well water throughout the irrigation season. Currently operating at approximately a 47 percent blend of well water, staff indicated it was feasible to gradually increase that proportion to manage Jordan Valley usage below the 110 percent threshold. Director Edwards confirmed that this blending adjustment would be monitored monthly, as Jordan Valley production data is received on a one-month lag, and adjustments would be made incrementally rather than abruptly.

Councilmember Matt Basham suggested that public communications include messaging connecting the conservation effort to potential changes in water quality, noting that drawing more heavily from the City's wells would result in harder water. The Council agreed that messaging should be carefully calibrated to be transparent without unnecessarily alarming residents, particularly given that the City's overall increase in water usage in recent years has been partly a deliberate policy decision to reduce winter well operations. Councilmember Terrah Anderson requested that residents be notified when blend adjustments are being made so that changes in water character are not unexpected. Director Edwards confirmed that the communications team had been engaged and that blend-adjustment notifications had historically been part of seasonal water quality messaging in spring and fall.

Director Edwards summarized a broad range of ongoing conservation efforts, including the City's water use dashboard, which had approximately 850 active users. Staff planned to expand outreach to high-volume water users through individualized education, site visits, and referrals to landscape efficiency incentive programs offered by the state and Jordan Valley. The City's participation in the rain barrel subsidy program was highlighted as a conservation-awareness tool, with the City having subsidized over 200 barrels at a cost of approximately $6,000. Communications staff had already issued nearly 30 conservation-related social media posts and newsletter items as of the end of April, and the City had recently hosted a Jordan Valley Localscapes class attended by approximately 50 residents.

Director Edwards acknowledged that outreach to homeowners associations and their management companies remained a challenging area, as communications tend to reach property management firms rather than HOA board members or residents directly. The Parks Department's conservation practices were also highlighted, with Director Edwards noting that the department had developed and refined best management practices across seven categories since 2021, and that parks staff were actively coordinating sprinkler operations and receiving monthly water-use reports to guide field-level decisions. The Council concurred with staff's proposed approach to water blending management and requested mid-summer and end-of-summer progress reports.

2.3. Quarterly Capital Project Report – Bryce Terry, City Engineer

City Engineer Bryce Terry presented the quarterly capital project update, highlighting several significant projects.

Regarding the Gina Road project, Engineer Terry reported that right-of-way acquisition negotiations were ongoing. A number of property owners had signed deeds or construction access permits, with approximately 25 percent of the required agreements executed to date. He noted that the design had advanced to 90 percent completion, and that staff had been incorporating individual property owner requests such as fence alignments, mailbox placements, and driveway approaches into the plan set prior to contractor engagement, with the intention of resolving concerns before construction begins. While no property owner had been identified as staunchly opposed, some parcels presented greater complexity than others. A summer construction start remained the target, though Engineer Terry declined to commit to a specific timeline for completion of right-of-way acquisition.

The Midas Creek Trail Extension was reported as substantially complete, with the trail open to the public from Mustang Trail to the future 6400 West alignment. A ribbon cutting was scheduled. Remaining punch list items included a defective section of asphalt trail surface to be repaired and site restoration work. Engineer Terry noted that a connection on the north side of the trail, running through an adjacent neighborhood, was delayed due to grading performed by a nearby developer that conflicted with the planned alignment. Staff was working with the cooperative developer to have the displaced material removed.

The Wide Hollow Trailhead restroom facility had been delivered and was in the process of utility connection, with electrical service as the primary remaining item. The restroom was expected to open within one to two weeks, with a temporary portable facility in use in the interim.

The 6000 West reconstruction project was described as in full active construction, with crews having begun with the most intensive phase: sewer installation at depths of approximately 20 feet.

Work had progressed southward from the Herriman Boulevard intersection toward Heritage. Engineer Terry acknowledged that traffic control implementation by the contractor had been inconsistent with the approved traffic management plan, requiring regular follow-up from City staff. Specific deficiencies noted included a directional signal displaying a green arrow at a location where a no-left-turn restriction was posted, and inadequate signage for motorists exiting adjacent subdivisions. Staff confirmed that the signal placement had been corrected as of the date of the meeting.

The Rosecrest road improvement project, described as tied to a Jordan Valley water main installation through the area from 13400 South to Mirabella, was noted as targeting a July construction start. Jordan Valley would be holding a public open house the following evening at City Hall to present the project to residents. Engineer Terry noted that the City had coordinated to append roadway reconstruction to the end of Jordan Valley's project scope, and that the communications teams for both entities were working collaboratively on resident outreach. A priority had been established to address the segment near Blackridge Elementary School first.

The Juniper Crest road connection project remained on track for a late-summer or September completion, though progress had been delayed by the discovery of a Rocky Mountain Power electrical line at insufficient depth of only two feet, where four feet was required. The conduit had been lowered, and staff was awaiting Rocky Mountain Power to complete the reconnection, which Engineer Terry noted could be a slow process.

Regarding the Olympia water storage tank, Director Edwards reported that the contractor was actively on site performing grading and underground work while awaiting a building permit. The current projected completion date was the first week of November. Staff were simultaneously coordinating with UDOT on the associated water transmission lines and were developing an RFP for design of a pump station needed to serve the zone four distribution lines. Preliminary design and site selection work had also begun for a future zone six tank and pump station in the Olympia area, including outreach to the Bureau of Land Management, whose approval process was estimated to require up to 18 months.

2.4. Discussion of proposed Community Development budgets for fiscal years 2027 and 2028; discussion of proposed personnel and compensation changes – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented the proposed Community Development department budgets for fiscal years 2027 and 2028, along with citywide personnel and compensation proposals. He noted the operational budget increase in fiscal year 2027 driven by one-time items: the Community Development Director's attendance at the ESRI GIS Conference and a series of computer replacements. The operating budget was projected to decrease in fiscal year 2028 as those one-time costs would not recur. A new part-time Community Development Administrative Assistant position was proposed to assist with an ongoing software conversion and to facilitate knowledge transfer from a long-tenured Community Development Coordinator who is anticipated to retire within the coming years.

Engineering was projected to see an overall decrease in both budget years, attributable to a reduction in contracted outside engineering services and the application of a five-percent budget reduction that City Manager Cherpeski had directed all departments to apply during the budget development process.

GIS showed an operating increase, driven primarily by the addition of Placer AI software, a cell-phone-data analytics platform used to track visitor patterns, foot traffic, and demographic movement. Director Thomas explained that the prior equivalent software had lost its state contract, and Placer AI now represents the primary option available under state contract. He described its utility across economic development, event analysis, and marketing outreach noting that the data is aggregated and anonymous, representing counts and heat maps rather than individual tracking. Finance Director Maurer noted the software was housed in GIS for budget purposes given that the GIS administrator was leading its implementation, with plans to reallocate costs to user departments in future years as usage patterns became clearer.

Director Maurer also took the opportunity to explain the internal charges line appearing in departmental budgets, noting that each department is assessed a portion of the City's insurance costs through an internal service fund, and that admin fee offsets reflect credits for staff time charged to the development services fund when general-fund employees perform work related to development review.

Planning showed a $10,000 reduction in advanced planning consistent with the five-percent directive. Director Maurer noted that the planning department was undergoing a staff restructuring following the departure of the Planning Manager, with plans to hire a lower-level replacement. He indicated he had intentionally delayed adjusting the staffing plan in the budget until recruitment was further along.

Economic Development was projected to show a significant increase in business license revenue, reflecting both the City's substantial growth in new commercial openings and a correction of conservative estimates developed two years prior. The operating budget for economic development was reduced, following a review by Director Thomas of all subscriptions, memberships, and dues for continued relevance and value, in addition to the five-percent reduction. Director Maurer identified the specific memberships retained in the budget, including the South Valley Chamber of Commerce, Mountain West Chamber of Commerce, the Utah

Alliance for Economic Development (UAED), EDC Utah/Governor's Office of Economic Opportunity, the International Council of Shopping Centers (ICSC), the Utah Business License Association (UBLA), and the Utah Redevelopment Agency.

A substantive discussion ensued regarding the dual chamber memberships. Councilmember Henderson inquired about the value the City directly receives from the Mountain West Chamber membership, noting the overlap between chamber activities and services the City's economic development team already provides directly, including ribbon cuttings. Director Thomas acknowledged that the two chambers had historically served somewhat different business-size markets, South Valley for larger businesses and Mountain West for smaller, but noted that South Valley had expanded its small business programming, creating increasing overlap. Mayor Palmer and Councilmember Henderson expressed a desire for staff to produce an analysis prior to the chambers' July presentation that clearly articulates the direct benefit the city receives from each membership, particularly the Mountain West Chamber, and what, if any, unique value it provides to the City as a member entity distinct from the businesses it serves. Assistant City Manager Thomas suggested that a survey of Herriman businesses on their chamber utilization could be informative. City Manager Cherpeski noted that cities are not always members of local chambers and that the direct benefit to a municipality differs from the benefit to a private business member. The Council indicated it would maintain both memberships through the current budget year and requested that staff bring a recommendation in conjunction with the chambers' July presentation.

Development Services was presented as a fund rather than a department, designed to capture all costs associated with processing new development, including building, planning, engineering review, and related administrative functions. Director Maurer noted that a revised fee schedule being presented later in the evening had been incorporated into both the fiscal year 2027 and 2028 budget projections. The most notable change in the fund's operating costs was an approximately $60,000 increase in credit card processing charges, reflecting increased permit volume. Director Maurer explained that the City's philosophy has been to incorporate processing fees into the permit fee structure rather than charging applicants separately. A transfer out of $303,000 was also noted, covering the fund's share of City Hall debt service and contributions to vehicle replacement reserves.

Personnel and Compensation proposals were then presented. Director Maurer noted that a memo from the City Manager had been distributed to the Council detailing specific proposed promotions, and declined to enumerate those in the public setting to avoid creating expectations among affected employees. He explained that proposed promotions and reclassifications were included in the memo for Council review.

A citywide cost-of-living adjustment (COLA) of 3.21 percent was proposed, representing a ten-year Consumer Price Index average. Director Maurer clarified that a COLA adjusted the entire pay scale for all employees, as distinct from merit increases, which are individual and performance-based. Medical insurance premiums were proposed to increase by 5.7 percent, and dental insurance, which is self-funded, was proposed to increase by 10 percent based on claims history and broker recommendation, with the City covering 80 percent of premiums and employees covering 20 percent. Retirement contribution rates through the Utah Retirement Systems had decreased by one percent for tier one and tier two non-public-safety employees for the second consecutive year, and were flat for public safety, which Director Maurer noted was a favorable development given recent rapid increases in public safety compensation. He also noted that tier two non-sworn employee contribution rates would increase to 1.3 percent, an employee-side cost with no direct impact to the city.

Director Maurer also presented a proposed market adjustment for the Mayor and City Council compensation, noting that the adjustment was the result of a routine HR-initiated review that the Council had agreed to conduct periodically. He indicated the proposal would require a separate public hearing and had been included in the tentative budget. Councilmember Henderson acknowledged the inherent discomfort of the discussion but noted that systematic, periodic reviews prevent the compounding effect of deferred adjustments. Councilmember Basham drew a parallel to the philosophy of making incremental property tax adjustments versus allowing a large gap to develop. Maurer confirmed that the public hearing could be noticed for the first meeting in June concurrent with other budget hearings, and that the Council retained the authority to determine whether to proceed at any point.

Regarding new position requests, Director Maurer outlined the following positions proposed by the City Manager:

A Parks Manager position was proposed for fiscal year 2028 to provide additional management support to what was described as one of the largest city departments. A related but separately noted item was a proposed reclassification of the Parks Deputy Director to a full director title, reflecting the department's scale. An Arborist Assistant was proposed to support the city's arborist given the growth in urban tree inventory. The previously discussed part-time Community Development Administrative Assistant was included. Three police-related positions were proposed: a Police Commander to be cost-shared across the general fund, the Herriman City Safety Enforcement Area fund, and the fire budget, with emergency management responsibilities that would subsume the existing part-time emergency manager position; a Police Sergeant to address supervisory span-of-control deficiencies in the detective division and provide direct oversight of the Special Enforcement Team; and an additional Police Officer in fiscal year 2028, contingent on established growth triggers already having been met. Finally, internship positions in GIS (funded by stormwater) and Engineering were proposed.

Interim Police Chief Cody Stromberg elaborated on the sergeant position, explaining that the current detective sergeant supervised eight to nine personnel, an unusually high span of control for the nature of the cases handled. He noted that the Special Enforcement Team, stood up the prior year to conduct high-risk operations in coordination with regional partners, required dedicated supervisory oversight currently being pulled from other operational areas. The new sergeant would separate persons-crimes investigation supervision from property-crimes and special enforcement oversight.

City Manager Cherpeski expanded on the commander position, noting that a key duty would be proactive fire mitigation planning. He stated that the proposed budget included approximately $50,000 annually for the commander to direct toward fire mitigation activities, describing wildfire as an area where proactive investment can meaningfully reduce risk to residents, in contrast to hazards such as earthquakes.

Councilmember Henderson offered broader commentary on the budget deliberation process, expressing appreciation for the incremental departmental presentations conducted over prior months, while noting that the Council had not yet been presented with a comprehensive revenue-to-expenditure comparison that would allow members to evaluate all requests in a unified financial context. He expressed a preference for city management to present a consolidated recommendation with clear funding sources and multi-year financial implications, rather than expecting the Council to make approval determinations on individual requests without the full picture. He specifically noted that ongoing positions such as those carrying COLA obligations create compounding multi-year cost commitments that should be evaluated against a long-term financial model. City Manager Cherpeski and Finance Director Maurer acknowledged these points, noting that the ten-year financial model would be presented at the upcoming budget public hearing meetings, and that approved positions would be clearly distinguished from requested ones in that document. Assistant City Manager Thomas noted that without additional staffing capacity, service levels would begin to decline visibly, which itself carries public consequences. Councilmember Henderson concluded by emphasizing that no position or budget item should be assumed approved based solely on its having been presented without objection during the work session.

3. Adjournment

Councilmember Basham moved to adjourn the City Council work meeting at 6:58 p.m. Councilmember Hodges seconded the motion, and all voted aye.

7:00 PM (or as soon as possible thereafter) – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:45 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Mr. Justin Schmidt led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Teddy Hodges expressed appreciation to the Herriman Police Department for hosting an awards ceremony the preceding evening, noting the meaningful recognition it provided to officers for their efforts beyond the scope of their regular duties.

Councilmember Matt Basham echoed those remarks and added that the event was his first such ceremony, describing the experience as one he would not forget. He also noted that it was National Police Week which was an annual observance honoring law enforcement officers who have died in the line of duty. He acknowledged the candlelight vigil occurring simultaneously at the National Mall in Washington, D.C., where the names of 363 fallen officers were being read.

5. Public Comment

Antonio Valbuena, representing WINGS Neurodiversity Foundation, addressed the Council to propose the creation of an inclusive vocational space for neurodiverse children, particularly those on the autism spectrum, within a public park in Herriman. He cited the statistic that approximately 1 in 37 children in Utah is on the autism spectrum and described the proposed pilot program as a 750 square foot space divided into three zones: adaptive sensory play, a calm and emotional regulation zone, and a parent and caregiver area, designed to safely accommodate 7 to 10 children at a time. He expressed the hope that the model could eventually expand to other cities and be presented as a state legislative proposal.

Maria Victoria Duque, the Foundation's director and mother of two children on the autism spectrum, spoke from personal experience about the challenges families face when accessing public spaces, and emphasizing the necessity of dedicated safe spaces for children to play and self-regulate.

Leander Guevara, a high school student and leader of a youth nonprofit, provided an update on the organization's annual Kite Festival, which originated in Herriman three years prior. He thanked the Mayor and city staff for their early support of the event. He noted that the 2026 edition of the festival would be held on August 25, in partnership with Bluffdale City, and announced plans to invite universities, colleges, fire departments, police departments, and the military to provide opportunities for young attendees. He presented the Mayor with a certificate of appreciation on behalf of the organization.

Kent Davis, Republican nominee for Salt Lake County District Attorney summarized his professional background, including military service in Iraq, experience at the U.S. Department of Justice, work in the Salt Lake County District Attorney's Office, and current roles in corporate law and cybersecurity. He stated his commitment to engage directly with Herriman's leadership and offered to meet privately with any Council member, attend town halls, and maintain an open line of communication with the city regarding the enforcement priorities of the District Attorney's office.

Jason McNeill submitted an electronic comment stating that he was a resident of Herriman and was unable to attend the meeting in person because he was out of town. Mr. McNeill stated that he had lived in Herriman since approximately 2005 and expressed his appreciation for the community. He explained that he and a large group of Herriman residents regularly played tennis several times each week at the Mirabella Drive tennis courts and valued both the sport and the sense of community the facility provided. He commented that the Mirabella Drive tennis courts had not been resurfaced for many years, if ever during his residency, and that they were in desperate need of resurfacing. He noted that the court surfaces had become slippery when wet, creating safety concerns. He also emphasized that Herriman had few hard-surface tennis courts available, making the Mirabella Drive location especially important to local tennis players. Mr. McNeill acknowledged that the City was preparing to adopt its upcoming budget and requested that the City prioritize resurfacing the Mirabella Drive tennis courts. He stated that, on behalf of himself and other Herriman residents who regularly used the facility, he strongly encouraged the City to include the project in the budget, emphasizing the significant community benefit the courts provided to longtime residents.

Tim McNeil submitted an electronic comment stating that Herriman had a strong tennis community and that he had played at the Mirabella tennis courts for many years. He noted that he lived near the facility and commented that the public tennis courts in Herriman were frequently in use during peak times, indicating a need for additional public tennis courts. Mr. McNeil also requested that the Mirabella tennis courts be resurfaced, stating that the court surfaces had become significantly worn. He asked that the resurfacing project be considered for inclusion in the current year's budget and thanked the Council for its consideration.

Justin Britton submitted an electronic comment regarding the condition of the tennis courts located on Mirabella Drive in Herriman. He stated that the courts were in serious need of resurfacing and maintenance. Mr. Britton reported that the court surfaces had become significantly worn over time and that the paint had faded to the extent that court lines were difficult to see during play, particularly on the east court. He further stated that the surface texture had deteriorated, resulting in slippery conditions and posing a safety concern for users, with reported instances of slipping and falling. He noted that the courts served as an important recreational asset for the community and were widely used by residents for exercise and family activities. Mr. Britton indicated that resurfacing the courts would improve playability and appearance while also addressing safety concerns and reducing the risk of injury. He respectfully requested that the City evaluate the condition of the courts and consider prioritizing them for resurfacing and repair.

Todd and Michelle McNeill submitted an electronic comment stating that they had been residents of Herriman for 24 years. They indicated that they, along with their family and other community members, regularly used the tennis courts on Mirabella Drive, noting that they were among the few available public tennis courts in the area. They requested that the City prioritize resurfacing the courts as soon as possible, stating that the courts were in poor condition and that slick surface areas were present in multiple locations. They emphasized that resurfacing the Mirabella tennis courts should be considered a priority and thanked the City for its time and service.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson reported that he served on the Wasatch Front Waste and Recycling District Board and deferred that report to a later action item on the agenda.

Councilmember Henderson further reported, in his capacity as Chair of the Unified Fire Authority Finance Committee, that the committee was scheduled to meet the following morning for a multi-hour budget review session. He provided context regarding the Fire Service Area tax increase discussed earlier in the meeting, explaining that approximately 88% of the Unified Fire Authority's cost increase was attributable to labor costs, primarily cost-of-living adjustments. He also noted that recent years of structural reforms had helped keep overall cost increases more closely aligned with inflation.

6.2. Councilmember Teddy Hodges

Councilmember Hodges had no report at this time.

6.3. Councilmember Matt Basham

Councilmember Basham reported on recent activity at the Jordan Valley Water Conservancy District, noting that the board was meeting concurrently. He highlighted that the District's average wholesale water rate increase for member municipalities for the upcoming fiscal year was approximately 4.7%, based on a formula tied to prior-year water usage.

He reported that, due to the City's water department effectively managing peak water usage during key measurement periods, Herriman's rate was set to decrease by 2.5% compared to the prior year, following a 1.5% decrease the previous year. He credited the water department for this outcome. Councilmember Basham also noted that the Jordan Valley Water Conservancy District would not be seeking a property tax increase for the upcoming fiscal year.

6.4. Councilmember Terrah Anderson

Councilmember Anderson reported that the Youth Council had successfully held a concert, which drew family attendance and featured performances by various local bands. She acknowledged strong support from city staff and the Youth Council. She also noted that the Youth Council application window remained open for two more days, encouraging students in grades 9 through 12 to apply through the city's website for the fall session.

7. Mayor Report

Mayor Palmer reported on a recent Transcom meeting during which the 12600 South and Main Street interchange was discussed. He stated that Transcom declined to approve the full funding request, noting that the Utah Department of Transportation (UDOT) was conducting a comprehensive study of 12600 South from Main Street to Bangerter Highway, with plans for a significant future overhaul, including bridge reconstruction.

He reported that Transcom did, however, allocate a $1,000,000 placeholder recognizing the identified need for intersection improvements, specifically the addition of two westbound-to-southbound left-turn lanes and an eastbound connection, pending completion of the broader UDOT study. He expressed appreciation to City Engineer Bryce Terry for his work on the project

8. Consent Agenda

8.1. Approval of the April 8, 2026 City Council meeting minutes

8.2. Consideration of a resolution restating Resolution No. R31-2024 approving City contributions to the retirement plans for Tier II public safety officers – Travis Dunn, Human Resources Manager

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

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

9. Discussion and Action Items

9.1. Authorize the City Manager to appoint Cody Stromberg, Chief of Police for the City of Herriman and execute an employment contract – Nathan Cherpeski, City Manager

City Manager Nathan Cherpeski noted that City Ordinance 1-6-7 requires Council advice and consent for the appointment of department heads, including the Chief of Police. He acknowledged that a formal swearing-in ceremony was planned for the following Council meeting, and that the present item was limited to authorizing him to extend and execute the standard executive employment contract.

City Manager Cherpeski described the selection process as having included a citizens' panel, a public open house, and an executive team review, all of which produced a unanimous recommendation in favor of Cody Stromberg. Having been involved in five chief of police hiring processes over his career, City Manager Cherpeski expressed strong confidence in the outcome, noting that Mr. Stromberg's interview performance had been exceptional.

Councilmember Henderson moved to authorize the City Manager to extend an employment contract offer to Cody Stromberg as Chief of Police for the City of Herriman. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

9.2. Notice of Intent to Withdraw from Wasatch Front Waste & Recycling District (WFWRD) – Trevor Ram, Assistant to the City Manager.

Assistant to the City Manager Trevor Ram explained that the city had been pursuing two parallel pathways toward withdrawal from the Wasatch Front Waste and Recycling District (WFWRD): withdrawal by negotiation and withdrawal by statute. He noted that negotiated withdrawal efforts, underway for over a year, had not produced an agreement, prompting the City to initiate the statutory process under House Bill 429, enacted in the most recent legislative session and effective May 6, 2026.

The notice of intent before the Council comprised three components: a statement of intent to withdraw, a map of the proposed withdrawing area (the city's boundaries), and a statement of the city's intent to conduct a feasibility study if a negotiated exit could not be reached. Assistant to the City Manager Ram explained that upon the District's receipt of the notice, two significant downstream effects would be triggered: WFWRD would have 30 days to establish withdrawal terms with the city in writing, and WFWRD would be unable to incur new debt or significant financial obligations for one year, unless the withdrawal was completed or the notice was rescinded.

The Council clarified that this action did not foreclose the possibility of a negotiated mutual agreement, which remained the City's preferred outcome. The City had met with WFWRD representatives the previous day as part of ongoing discussions. Mayor Palmer reassured residents that any eventual transition would result in no interruption of trash collection service; the primary change would be the identity of the service provider and the billing source. The City had identified a preferred vendor but had not yet executed any agreement.

Councilmember Henderson moved to approve Resolution No. R13-2026 to withdraw from Wasatch Front Waste and Recycling District. Councilmember Basham seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

9.3. Discussion and Consideration of a Second Amendment to the Mountainview Plaza Master Development Agreement – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented a proposed second amendment to the Mountain View Plaza Master Development Agreement (MDA), for a development located at Miller Crossing Drive and Main Street. Director Thomas explained that the existing MDA required the development to adhere to an approved concept plan, and that the applicant's proposal to add a new commercial lot, lot 8, which necessitated Council approval as more than a minor amendment, even though the proposed use would be permitted outright in a C-2 commercial zone.

The amendment would add one commercial lot to the development concept. Director Thomas noted that a parking analysis demonstrated 48 surplus stalls would remain after the proposed 5,500-square-foot building was constructed, addressing parking adequacy concerns. Approval of the MDA amendment would require the developer to return to the Planning Commission for amended plat and conditional use approvals prior to construction.

The developer's representative, Aaron Osmond, was present and confirmed that the proposed tenant for the new lot was Emler Swim School, which had expressed interest in a dedicated 5,500-square-foot facility. Mr. Osmond noted that the tenant had preferred a standalone building rather than sharing space with other tenants, a decision the developer agreed with given potential water-related concerns. He confirmed that the functional parking area used by existing tenants, including the Station Bar, would not be adversely affected by the new lot. He also indicated that existing tenants had not yet been formally notified pending Council approval.

Councilmember Hodges moved to approve Resolution No. R14-2026, approving the Second Amendment to the Mountain View Plaza Master Development Agreement. Councilmember Basham seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

9.4. Discussion and Consideration of a Request to Reduce Water Impact Fees for the Life Time Commercial Development Project – Blake Thomas, Community Development Director

Director Thomas presented a request from Life Time to reduce its water impact fee obligation for its commercial development project on the northwest corner of Mountain View Corridor and 12600 South, for which a groundbreaking had recently been held. Director Thomas explained that the city's non-residential water impact fee calculation includes two components: an indoor portion based on meter size and an outdoor portion based on irrigable area. Life Time was not seeking a reduction on the indoor portion, which amounted to $61,548 based on their 3-inch meter.

The outdoor fee, calculated at $776 per 1,000 square feet of irrigable area, was the subject of the request. Of the 3.72 total acres of landscaped area on the site, Life Time's architects and engineers identified 1.332 acres that would have only temporary irrigation, used to establish vegetation on slopes along Mountain View Corridor and along the perimeter of a storm water retention pond that has no outfall. Because standing water in the retention pond makes the area inhospitable to sustained vegetation, that area was proposed for rock mulch with temporary establishment irrigation rather than permanent irrigation. The applicant requested that these 1.332 acres be excluded from the irrigable area calculation, consistent with precedent the city had established for residential lots in the hillside overlay zone where permanent irrigation is impractical.

Director Thomas noted that Lot 2 of the project would be addressed separately when a building permit is pulled for future development. The Council briefly discussed the proximity of the landscaped slope to UDOT's planned future widening of 12600 South; it was noted that the area had been designed with that anticipated right-of-way acquisition in mind.

Councilmember Basham moved to approve Resolution No. R15-2026 approving an impact fee reduction for the Life Time Commercial Development Project. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

9.5. Discussion and Consideration of a Recommendation to Approve a Master Development Agreement for Awaken City Church to Permit a "Church or Place of Worship" at 15856 S Rockwell Park Cove in the M-1 Manufacturing Zone (File No. M2026-038) – Michael Maloy, City Planner

City Planner Michael Maloy presented the proposed Master Development Agreement (MDA) for Awaken City Church, which had requested the ability to operate as a church within a 9,000-square-foot former athletic training facility in an existing M-1 manufacturing zone building cluster located south of Porter Rockwell Boulevard, east of Mountain View Corridor. Planner Maloy noted that a church or place of worship is not a permitted use in the M-1 zone, and explained that the applicant had presented a legal claim under the federal Religious Land Use and Institutionalized Persons Act (RLUIPA), asserting that the proposed use warranted equal treatment relative to similar assembly uses, such as reception centers, charter schools, and indoor recreation facilities, already permitted or operating within the same M-1 zone.

City Planner Maloy described the analysis undertaken with the City Attorney, which considered zoning map amendments, text amendments, and the MDA tool. The MDA was selected for its narrow scope of impact, as it allows the introduction of a use not otherwise permitted under the applicable zone, a capability not available under a Planned Unit Development, while avoiding the broader precedential effects of a text or map amendment. A public hearing was held by the Planning Commission, which produced no public comment and resulted in a 5-1 recommendation to approve, with subsequent modifications agreed upon by the applicant.

Key provisions of the agreement as presented included: clarifying language regarding the purpose and intent of the agreement; a cap of 18,000 square feet on the total footprint of the church use; language citing RLUIPA as the legal basis for the agreement; a 10-year term with a 5-year extension subject to Council review; and the City's position that, upon expiration of the MDA, the church would transition to legal nonconforming status essentially meaning the use could continue and be transferred but could not be further expanded. City Planner Maloy confirmed that the 18,000-square-foot limitation was recommended by staff to preserve the manufacturing character of the zone, and that while a majority of the Planning Commission agreed, some commissioners expressed a preference not to include that limitation.

Mayor Palmer expressed support for the agreement, noting that community churches provide substantial civic benefit and face significant land cost barriers in Herriman.

Councilmember Henderson moved to approve Ordinance No. 2026-10 approving a Development Agreement to Permit Awaken City Church in an M-1 Manufacturing Zone located at 15856 S Rockwell Park Cove. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

9.6. Presentation and Discussion for the Development Services Fee Study conducted by Lewis, Robertson, Burningham Public Finance Advisors – Blake Thomas, Community Development Director

Director Thomas introduced Fred Philpot of Lewis, Robertson, Burningham Public Finance Advisors (LRB), who presented the findings of a development services fee study commissioned approximately one year prior. Mr. Philpot explained that the study was conducted in response to a 2022 state audit that identified concerns about the level of development fees in certain municipalities, and subsequent regulatory requirements calling for entities to ensure their fees are rationally calculated and defensible.

Mr. Philpot described the two-pillar methodology: a cost analysis accounting for base employee salaries and benefits, department overhead, and administrative overhead from city-wide service departments and a process evaluation, in which city staff developed detailed process maps documenting each step involved in processing a fee application and the time and personnel associated with each step. These two inputs were combined to produce a fully weighted cost per minute for each position involved, which was then applied to process maps to derive a total calculated cost per fee type.

The study covered most planning and building permit fees, with engineering review and land disturbance fees deferred pending implementation of new software that would provide better data for that analysis. The revenue impact analysis, based on a snapshot of recent fee activity, showed that under the proposed fee schedule, planning department revenue would increase by approximately 110%, reflecting fees that had been set below actual cost, while building department revenue would decrease by approximately 20%, reflecting that fees in that area had been set above what the process evaluation determined to be cost-justified.

Director Thomas confirmed that the fee schedule would be brought forward for formal adoption at an upcoming Council meeting, with a target effective date of July 1, 2026, following a public hearing on May 27, 2026, and adequate time for the communications team to publish updated information on the city's website.

9.7. Discussion and consideration of a Resolution to adopt the Tentative Fiscal Years 2027 and 2028 City of Herriman budget and request to schedule a public hearing on May 27, 2026 – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented the City Manager's recommended tentative biennial budget for the City of Herriman. He acknowledged that the budget development process had been accelerated this cycle due to a finance software conversion, compressing what is typically a November through June process into a January start. He noted that Herriman's practice of briefing the Council on budget components beginning in January rather than presenting a complete budget in May as most cities do was distinctive and, while placing additional demands on the finance team, ensured greater Council engagement throughout the process.

Director Maurer identified three overarching budget priorities: maintaining and prioritizing existing assets and infrastructure as the city matures toward build-out; remaining competitive in personnel compensation; and preserving current service levels to the extent possible.

Citywide Revenue and Expenditure Overview: Across all funds, the City's total revenue was approximately $108.5 million, with the largest components being charges for services at 25 percent, property tax at 22 percent, and sales tax at 15 percent. On the expenditure side, personnel represented approximately one-third of citywide spending, with operating supplies accounting for 21 percent. Water purchases alone totaled approximately $8.3 million. Capital projects across all funds exceeded $26 million.

General Fund: Sales tax comprised 40 percent of General Fund revenue, with the Herriman City Safety Enforcement Area property tax transfer supporting police services representing another significant component. On the expenditure side, personnel accounted for 55 percent of General Fund spending, with police representing approximately one-third of General Fund expenditures and parks constituting the second-largest department at 12 percent. Transportation and streets represented another significant category, with over $2 million of that amount dedicated to pavement management.

Revenue highlights included: a projected 4–5.5 percent increase in general fund property tax, a 3.9 percent increase in sales tax, a significant increase in Class C Road fund budgeting, and an 8 percent increase in the HCC transfer to fund police.

Major General Fund expenditure highlights included: nearly $1.7 million in capital project contributions; $2.2 million for pavement management in fiscal year 2027 (including $700,000 for Rosecrest Road rehabilitation); $85,000 budgeted for the 2028 municipal election; and approximately $319,000 for snow removal. The proposed budget also included 5.5 new positions totaling approximately $1.4 million, of which approximately $368,000 would be borne by the General Fund, with police positions funded through restricted new growth reserves.

Police Department: Director Maurer detailed the personnel cost drivers for the police budget, including a $200,000 COLA adjustment, $133,000 in step increases, and market adjustments addressing both out-of-band compensation and commander-level pay compression. Notable operating cost increases included a nearly 15 percent increase in contracted dispatch services, a long-deferred adjustment to the clothing and uniform budget (unchanged since the department's formation in 2018), and increasing software subscription costs. Director Maurer credited newly appointed Chief Stromberg and the command staff for voluntarily reducing general supplies and fuel budgets to partially offset these unavoidable increases. He noted that fiscal year 2028 projections showed continued pressure from dispatch costs, overtime budget normalization, and a recognized need to reinvest in officer training and general operating supplies.

Animal Services: The budget included preparation costs for a planned move into a renovated former fire station (Station 103) anticipated in fiscal year 2029.

Community Services: A new AI module for code enforcement software (CommCate AI) was included, as was an increase in the administrative law judge budget reflecting a higher citation volume than originally anticipated.

Emergency Management and Crossing Guards: The budget proposed eliminating a part-time emergency management position as an offset to the proposed commander position's shared cost.

Capital Projects (General): Significant proposed capital projects included: additional design and engineering funding for the public works facility; the Rosecrest Road rehabilitation; a 11800 South/12600 South reimbursement obligation; evaluation or replacement of the Rosecrest splash pad; a Transjordan Landfill membership contribution; message board relocation; annual streetlight replacement; tennis court resurfacing at Rose Creek; an art mural at a site to be determined; and a General Fund contribution toward the finance ERP replacement for utility billing. Additional projects included development of a road segment not yet impact-fee eligible, animal shelter renovation funding ($1.2 million for fiscal year 2029 preparation), establishment of a park's amenity replacement fund, and annual streetlight replacement.

Capital Equipment: Equipment expenditures included planned vehicle replacements, new vehicles for approved positions, the beginning of a vehicle replacement fund to smooth future purchases and reduce reliance on lease financing, a new work order system associated with the building department's software upgrade, and a golf cart for city events funded via a three-year sponsorship arrangement. The fiscal year 2028 equipment budget included a Christmas tree for Crane Plaza.

Impact Fee Funds: Director Maurer noted that the Parks Impact Fee Fund was approaching a near-zero balance and that only four new projects were proposed: a trail along 11800 South Business Center, Jackson Park development ($2.3 million, reduced from an original $3.5 million request to allow for phasing), a debt service contribution, and a small administrative item. The Transportation Impact Fee Fund included three traffic signal projects: Auto Row/12600 South, Dansie Oaks/Herriman Main, and Miller Crossing/Herriman Main. Director Maurer also disclosed that the city was exploring refinancing the 2015 bonds, which financed construction of the current City

Hall, Crane Park, and portions of Herriman Main Street, and that a related underwriting agreement would be brought to the Council at the next meeting.

Water Fund: Rate revenue was projected to increase 11 percent, reflecting the 6.5 percent rate increase adopted the prior November and 4.5 percent growth. Notable expense increases included water purchases, new electricity costs associated with a new pump station coming online, and an anticipated rate increase from Jordan Valley Water which Director Maurer noted had fortunately not materialized at the projected level. The budget proposed issuing a bond for a number of capital water projects, with debt repayment to be split between the enterprise fund and the water impact fee fund. Director Maurer noted he needed to further coordinate with engineering staff on project phasing to avoid holding unused bond proceeds for an extended period.

Storm Water Fund: Personnel represented approximately one-quarter of storm water expenditures, with a significant portion of costs attributable to administrative service charges from other departments. The budget included a storm water rate study, as the existing rate had not been reviewed since its original implementation. Capital projects included a storm drain on High Country Road, a portion of the ERP replacement, Shoshone Pond piping improvements, skate park detention pond outlet improvements, and vactor truck replacement.

Councilmember Basham expressed appreciation for Director Maurer's ability to make complex financial data accessible to Council members without a municipal finance background.

Councilmember Hodges moved to approve Resolution No. R16-2026 acknowledging receipt of a tentative budget and tentatively adopting the biennial budget pursuant to the requirements of Utah Code Ann. §10-6-111 for the fiscal year beginning July 1, 2026, and ending June 30, 2028, and request to schedule a public hearing on May 27, 2026, for formal adoption on June 10, 2026. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

10. Future Meetings

10.1. Next Planning Meeting: May 20, 2026

10.2. Next City Council Meeting: May 27, 2026

11. Events

11.1. Hungry Herriman Food Truck Roundup: May 18, 2026, and May 25,2026, Crane Park 5:00 p.m.

11.2. FOH: Multicultural Dance Festival: May 23, 2026, 3:00 p.m. Crane Park

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 pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 9:30 p.m. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously.

The Council reconvened the Council meeting at 10:29 p.m.

13. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 10:29 p.m. Councilmember Basham 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 May 13, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.

Jackie Nostrom, MMC
City Recorder