CITY COUNCIL MINUTES

Wednesday, May 27, 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 27, 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

1.1. Review of this Evening's Agenda

Mayor Palmer called the meeting to order at 5:31 p.m.

1.2. Future Agenda Items

Councilmember Matt Basham raised the topic of utility power box beautification, referencing examples he had observed in Boulder City and noting that South Jordan had implemented a similar program using vinyl wraps rather than direct painting, which appeared to produce more durable results. He expressed interest in exploring a renewed agreement with Rocky Mountain Power to allow artistic treatment of prominent power boxes throughout Herriman. City Manager Nathan Cherpeski noted that the City had previously held such an agreement with Rocky Mountain Power, which had since expired, and that the primary obstacle to renewal had been funding. Staff indicated they could revisit the prior agreement structure and present cost considerations to the Council.

The Council also discussed the scheduling of the June 24th meeting. Councilmember Jared Henderson indicated he would be out of town on that date. City Manager Cherpeski noted that certain budget-related items, including a budget amendment and the state auditor's report, would need to be addressed but could potentially be consolidated onto the June 10, 2026 agenda.

1.3. Council discussion of future citizen recognitions

2. Administrative Reports

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

Assistant to the City Manager Trevor Ram presented the April 2026 city status report, drawing the Council's attention to the building permits data, specifically a figure of 111 "other" permits issued during the period. Assistant to the City Manager Ram noted he had consulted with Building Official Nelson prior to the meeting to better understand the composition of that figure. It was explained that the increase was consistent with a pattern observed over several prior years, in which residential improvement permits including sheds, solar panels, and basement finishes tend to spike in April, likely driven by favorable weather conditions and post-holiday household finances. Assistant to the City Manager Ram characterized the trend positively, noting that residents were actively obtaining permits for improvements rather than proceeding without authorization.

2.2. Discussion regarding a new development agreement for a proposed 17.95 acre mixed-use development located at approximately 3700 West 15000 South – Blake Thomas, Community Development Director

Community Development Director Blake Thomas provided background on a proposed 17.95-acre mixed-use development located at approximately 3700 West 15000 South, at the intersection of Mountain View Corridor and 15000 South, near the Redemption retail center. Director Thomas explained that a similar prior application for the property had been taken to the Planning Commission, which recommended denial, and that the applicant had subsequently withdrawn. The current discussion concerned a new proposal and whether the Council wished to direct staff to invest time in developing a master development agreement (MDA).

Director Thomas outlined the key site characteristics, including significant topographic relief, particularly along the Mountain View Corridor frontage and the Academy Parkway approach, which effectively limited viable access to 15000 South or the internal road off Academy Parkway. He also noted that the site's storm water management would require full on-site retention with no outlet available to Bluffdale infrastructure, and that a solar area at the lower end of the property presented additional drainage engineering challenges.

The applicant's representative presented a draft concept calling for three commercial pads along the street-facing portion of the property, with approximately 149 residential units occupying the rear 10.81 acres. The applicant indicated that three hotel flags were actively under review for the southernmost commercial pad, with two additional hotel brands exploring whether expanded footprints incorporating a second pad would better serve their program requirements. It was noted that Herriman and the surrounding area represented an underserved hospitality market and that the hotel component was the primary driver of the project. For the residential component, it was confirmed that interest from two for-sale builders and one for-rent builder, with Edge Homes identified as the preferred for-sale partner. The representative indicated that projected price points for for-sale units would range from the low $300,000s to the mid-to-upper $400,000s, noting this would fall well below current average median home values in the valley.

Councilmember Basham asked whether affordable housing incentives could be applied to the project. Director Thomas and City Manager Cherpeski acknowledged that the City held some housing funds but noted that the state-level funding mechanisms tied to transit proximity would not apply to this site. The applicant's representative suggested that the range of product types and price points in the residential component would itself serve an affordability function.

Councilmember Henderson expressed reservations about adding residential density in that corridor, though he acknowledged the value of the commercial component, particularly the hotel pads. He expressed openness to an MDA structure as a mechanism to guarantee the commercial development before any residential approvals could proceed.

Mayor Palmer acknowledged some concern about the density proposed in the residential component but agreed that pure retail was unlikely to be viable throughout the entire rear portion of the site given its topographic constraints. He proposed that before committing staff time to a formal MDA, he and the applicant meet separately, along with a reference to an ongoing broader discussion regarding a potential athletic complex project, to better align the proposal with the city's strategic interests. Councilmember Basham and City Manager Cherpeski concurred. The applicant confirmed availability for such a meeting and indicated a willingness to align the proposal with the city's priorities. Staff was directed to pause work on the MDA pending the outcome of that preliminary conversation.

2.3. Discussion of the proposed fiscal year 2027 and 2028 City Manager's recommended budget (tentative budget) – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer and Assistant to the City Manager Ram presented a long-term financial model for the Council's review. Assistant to the City Manager Ram directed the Council's attention to a chart displaying projected general fund balances through fiscal year 2038, showing a gradual downward trajectory that eventually crossed below the City's minimum fund balance threshold of five percent of personnel and operating expenditures. He explained that the projected decline was driven primarily by anticipated debt service obligations coming online around fiscal year 2029, estimated at approximately $3.4 million annually, with the largest portion attributable to a potential Phase 1 public works facility construction project.

City Manager Cherpeski elaborated on the structural dynamics underlying the projections. He noted that the city's impact fee funds for both transportation and parks were effectively fully committed, meaning that capital projects nominally eligible for impact fee funding would in practice require general fund support. This placed all major capital projects in direct competition for the same pool of general fund dollars, making it unrealistic to pursue all planned projects within the current trajectory. City Manager Cherpeski was direct in characterizing the situation: the City did not have sufficient resources to execute all identified capital projects through the end of the modeled period, and trade-off decisions would be necessary.

City Manager Cherpeski highlighted the public works facility as a particular operational pressure point, noting that the existing yard was at capacity in terms of both staffing and equipment storage, and that the inability to expand facilities would eventually constrain the city's ability to maintain current service levels. He indicated that one possible mitigation strategy would be to structure the public works project as a smaller Phase 1A and to have the water fund contribute its proportionate share of the building cost, which would reduce the general fund's debt service burden. These adjustments had not yet been formally modeled.

Director Maurer noted, in response to a question from Councilmember Henderson regarding existing debt obligations, that the city's oldest general fund bond, issued in 2015 to finance city hall and a park, would not be retired until 2035, meaning there was no near-term debt service relief on the horizon.

Councilmember Basham raised the question of a potential property tax increase and its impact on the long-term model. City Manager Cherpeski acknowledged that current property tax revenue was approximately $1.2 million annually and that even doubling the property tax rate would not meaningfully offset the scale of projected capital expenditures, noting that doubling the rate would roughly cover one year's debt service payment for the public works facility alone.

City Manager Cherpeski indicated that staff intended to schedule a dedicated off-cycle capital planning session in the fall to allow the Council to provide direction on project prioritization before the next budget cycle began. He emphasized that the intent was to avoid making those difficult sequencing decisions during the budget process itself. He also noted that some parks projects promised to the public through development processes may need to be deferred or scaled back, and that the Council should be prepared to communicate those realities to residents.

Councilmember Henderson offered perspective that the city had, in recent years, successfully addressed several open-ended financial obligations including large participation agreements that had carried significant fiscal risk and that the current challenge, while difficult, reflected a more manageable and better-understood set of constraints than those faced previously. City Manager Cherpeski agreed, noting that the city had made significant progress in closing out legacy obligations and that the model, while sobering, represented a cleaner and more transparent financial picture.

Director Maurer advised the Council that, consistent with new state law, the Council would be required to adopt an interim budget at the upcoming general meeting for the Herriman City Safety Enforcement Area (HCSEA) and the Herriman City Fire Service Area (HCFSA) funds, with formal public hearings and budget adoption for those entities to follow in August.

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 6:28 p.m. 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.

The Council reconvened the Council work meeting at 7:03 p.m.

3. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 7:04 p.m. Councilmember Basham seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Human Resource Manager Travis Dunn led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Matt Basham expressed appreciation for the opportunity to participate in the Memorial Day ceremony, noting that sharing personal reflections in that setting was meaningful to him. He recognized American Legion Post 140 for organizing the event, as well as City events staff and Unified Fire Authority personnel for their contributions to the Memorial Day breakfast.

Councilmember Teddy Hodges echoed Councilmember Basham's sentiments, commending the Parks Department for the condition of the cemetery and praising both the breakfast and cemetery events for their strong community turnout.

5. Public Comment

Jeff Dearing, representing an ownership group that operates a retail complex at the corner of Herriman Boulevard and Rosecrest Road, addressed the Council to request a meeting to discuss issues encountered during the development of that property and in connection with plans to construct a third building on the site. He indicated he had previously communicated with the Mayor and City Planner but was uncertain of the proper process for scheduling a Council meeting. Mayor Palmer acknowledged that staff had recently circulated background information on the matter and committed to following up with Mr. Dearing during the week to determine whether the item would be placed on a future work meeting agenda or addressed through individual Council meetings.

Jonathan Brooks raised concerns about daytime irrigation by homeowners' associations, businesses, and other entities during an active drought period. He expressed frustration that substantial volumes of water were being wasted through midday watering and inquired whether the City had, or could implement, code enforcement mechanisms to prohibit the practice. He also commended the City for its recent conversion of turf strips to water-wise landscaping and encouraged the expansion of that effort. Mayor Palmer acknowledged the comment and committed to following up with Mr. Brooks regarding available enforcement options

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson reported that negotiations with the Wasatch Front Waste and Recycling District regarding the City's exit from that service district and transition to private waste services were ongoing. He indicated that his Unified Fire Authority update would be deferred to the budget-related discussion later in the meeting.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on the most recent Jordan Basin Improvement District board meeting, noting that the City's team had earned third place in the Utah Wastewater Treatment Skills Competition and that the Jordan Basin plant had received a Plant of Excellence award. He further noted that the district had continued its review of next year's capital projects and had awarded the plant expansion design to an engineering firm. Councilmember Hodges also reported on the South Valley Chamber meeting, during which Mountain America Credit Union presented a proposed partnership with the U.S. Olympic biathlon team offering members an opportunity to participate in biathlon training.

6.3. Councilmember Matt Basham

Councilmember Basham had no report.

6.4. Councilmember Terrah Anderson

Councilmember Anderson had no report.

7. Mayor Report

Mayor Palmer reported that he, along with Councilmember Basham, Economic Development Coordinator Sandra Llewellyn, and Community Development Director Blake Thomas, had attended the ICSC retail recruiting conference in Las Vegas the prior week. He said Herriman was a current hotspot for retail and business interest and indicated that further announcements stemming from those meetings would be forthcoming. Mayor Palmer also reported that he and Assistant City Manager Wendy Thomas had attended the Towns and Gowns Conference in College Station, Texas, hosted by Salt Lake Community College, which focused on collaboration between municipalities and higher education institutions. This was followed by a campus tour at the Herriman location, which provided insight into future plans for both Salt Lake Community College and the University of Utah's 2+2 campus in the community.

Additionally, Mayor Palmer reported on the most recent Council of Governments (COG) meeting, at which he was appointed to serve on the ZAP (Zoo, Arts, and Parks) bond board being reconstituted by Salt Lake County. He was joined on that four-mayor committee by Mayor Gettel of Midvale, Mayor Jackson of Millcreek, and Mayor Buroker of Riverton. Mayor Palmer estimated that approximately $130 million in funding would be available through that bond program.

8. Reports, Presentations and Appointments

8.1. Oath of Office and Badge Pinning for Herriman City Chief of Police Cody Stromberg

City Manager Nathan Cherpeski acknowledged the family and friends of Chief Stromberg in attendance, as well as former Chief Troy Carr, and remarked on the elevated weight of responsibility that accompanies the position of chief of police relative to that of deputy chief.

Mayor Palmer presented Chief Stromberg with his badge, which was subsequently pinned by Chief Stromberg's wife. City Recorder Jackie Nostrom administered the oath of office.

Following the ceremony, Chief Stromberg addressed those present. He directed attention to the officers and civilian staff of the department, characterizing the occasion as more about the men and women of the department than himself. He recounted that approximately eight years prior, former Chief Carr had recruited him to join what was then a new department and noted that he was proud of what the department had built since that time. Chief Stromberg acknowledged mentors and expressed gratitude to his family for their sacrifices. He reflected on the symbolism of the badge being presented by Mayor Palmer as the representative of the community and pledged to return it unblemished upon the conclusion of his service.

8.2. Youth Council Legacy Project Presentation

City Recorder Nostrom introduced Herriman Youth Council members Nyah Krapsicher, Madellyn Lehmitz, and Sydney Bennett, who presented their legacy service project to the Council.

The presenters outlined a community service initiative to create tie blankets for donation to Lifting Hands, an organization that supports individuals displaced by war, violence, and natural disasters. They explained that the project was developed following consultations with several local organizations, including the Soroptimist Club, Rotary Club, Herriman Library, Teen Rainbow Alliance, and The Good Club, to identify a meaningful service opportunity.

The Youth Council members reported that project supplies had been obtained primarily through community donations solicited via social media. They also described workshops planned in partnership with the Teen Rainbow Alliance and The Good Club to assemble the blankets while promoting community service and increasing awareness of the Youth Council. At the time of the presentation, three blankets had been completed, with additional workshops scheduled in June.

One presenter noted that she had founded the Herriman Teen Rainbow Alliance during the previous year.

The presenters discussed challenges encountered during the project, including coordinating with multiple organizations, securing materials, and establishing visibility as a youth-led initiative. They stated that the project's primary objective was to maximize the number of blankets donated while encouraging broader community participation in service.

Councilmember Anderson commended the Youth Council members for their initiative and for developing a project that encouraged community involvement in service. Mayor Palmer noted that a tentative workshop was being coordinated for June 4 and requested that the group keep him informed of the project's progress.

9. Public Hearing

9.1. Public hearing to receive public comment on the tentative fiscal year 2027 and 2028 City of Herriman operating and capital budgets – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer presented an overview of the tentative Fiscal Years 2027 and 2028 operating and capital budgets prior to the public hearing.

Director Maurer reviewed the City's major revenue sources, noting that approximately 22 percent of citywide revenue is derived from property taxes, including revenues for the Fire Safety Area and Police Service Area, while approximately 15 percent is generated through sales taxes. He noted that anticipated revenue within the Water Fund included planned bond proceeds. Within the General Fund, sales tax comprises approximately 40 percent of total revenue, underscoring the importance of retail development to the City's fiscal health. Property tax contributes approximately $1.2 million to the General Fund, resulting in a comparatively limited impact on General Fund revenues.

Director Maurer summarized the proposed expenditures, noting that personnel costs represent approximately 30 percent of the citywide budget and 55 percent of the General Fund budget, reflecting the City's lean staffing model compared with similarly sized municipalities. He reported that capital outlay accounts for approximately 27 percent of the citywide budget, debt service approximately 7 percent, and water purchases approximately 8 percent. Within the General Fund, the Police Department represents approximately one-third of expenditures at $11.7 million, followed by the Parks Department at approximately $4.5 million and the Streets Department at approximately 10 percent.

Director Maurer reviewed the proposed addition of 5.5 full-time equivalent positions, including three Police Department positions funded through restricted new-growth property tax revenue, a Parks Manager and an Arborist Assistant in the Parks Department, and several lower-level internal positions. Excluding the Police Department positions, the total cost of the proposed additions was approximately $368,000.

Director Maurer also summarized proposed capital projects, including funding for Public Works facility design, the second phase of Rosecrest Road repairs following completion of Jordan Valley Water Conservancy District improvements, a study of improvements or replacement of the Rosecrest Splash Pad, the City's required buy-in contribution to Trans Jordan Landfill associated with its anticipated withdrawal from the Wasatch Front Waste and Recycling District, and Fiscal Year 2028 projects including renovation of former Station 103 for use as an animal shelter, continued park amenity replacements, and ongoing streetlight retrofit projects.

Director Maurer presented the proposed impact fee budget, noting that funding for Jackson Park had been reduced from $3.5 million to $2.3 million to reflect anticipated phasing and available funding. He further noted that transportation impact fee expenditures included construction of three traffic signals and continued debt service associated with the bond issued for MDA roadway obligations.

Regarding the Water Fund, Director Maurer reported that the proposed budget remained consistent with the 2024 water rate study and included approximately $29 million in proposed bonded capital projects, with final project phasing to be determined in coordination with the Public Works Department prior to bond issuance.

Mayor Palmer opened the public hearing.

No comments were offered.

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

9.2. Public hearing and consideration of a Resolution amending the City of Herriman Master Fee Schedule – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented the proposed amendments to the City's Master Fee Schedule. The amendments incorporated the results of a fee study conducted by the City's consulting firm, previously presented to the Council, along with a limited number of staff-recommended additions.

Key changes included adoption of an updated ICC building valuation table with annual updating going forward; a 22 percent reduction in building permit fees across valuation tiers; a 58 percent decrease in multifamily building permit fees; and an 11 percent decrease in other commercial building fees. The review also identified areas where the City had been undercharging for certain structure permits, flat permit fees, and planning fees, and proposed corrections to those amounts. New fees were added for streetlight connection costs to be passed through to subdivisions, appeals and variance applications as recommended by the City Attorney, and a declaration of candidacy fee. The overall net effect on revenue, an anticipated decline, had been modeled into the fiscal year 2027 and 2028 budgets.

Mayor Palmer opened the public hearing.

No comments were offered.

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

Councilmember Basham moved to approve Resolution No. R17-2026 approving an amendment to the schedule of fees charged by Herriman City. 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.

10. Consent Agenda

10.1. Approval of Local Consent for an off-premises beer retailer license for 7-Eleven, to be issued and regulated by the Utah Department of Alcoholic Beverage Services – Sandra Llewellyn, Economic Development Coordinator

10.2. 2026 Tree Maintenance and Emergency Response Project Award – Justun Edwards, Director of Public Works

10.3. Approval of a letter of support from Herriman City to UDOT for the inclusion of the Welby Jacob Canal Trail into the Utah Trail Network – Blake Thomas, Community Development Director

Councilmember Hodges moved to approve the consent agenda as written. 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.

11. Discussion and Action Items

11.1. Discussion and Consideration of Proposed Amendments to Title 10 Land Development Code to Permit Detached Accessory Dwelling Units on Lots or Parcels that Have a Legal, Owner-Occupied, Single-Family Dwelling in Compliance with City Standards (Z2026-002) - Michael Maloy, City Planner

City Planner Michael Maloy presented the proposed amendments to Title 10 of the Land Development Code to permit detached Accessory Dwelling Units (ADUs). City Planner Maloy provided background noting that the effort was initiated by the City Council in response to resident interest, that approval would implement a strategy within the City's adopted Moderate Income Housing Plan, and that the ordinance was required to bring the City into compliance with Senate Bill 284, enacted in March 2026, which mandated that cities with populations of 5,000 or more permit detached ADUs.

City Planner Maloy explained that the Planning Commission had initially tabled the proposal to allow for additional amendments, then recommended approval 6-0. The City Council had previously tabled the item in February 2026 pending the outcome of SB 284, and staff had since recompiled the proposal and consolidated the internal and detached ADU regulations into a single chapter to improve ordinance clarity.

Public comment received during the process totaled two submissions, one in opposition and one in support. City Planner Maloy also noted that the Planning Commission chair had personally addressed the Council as a resident with a perspective that differed from the majority of the Commission.

City Planner Maloy summarized the key provisions: detached ADUs would be permitted only on lots of at least 10,000 square feet with a legal, owner-occupied single-family dwelling; only one ADU per lot would be permitted; utility connections would be required to extend from existing lines to discourage road cuts; and tracking of issued permits would be required per a prior Council request. City Planner Maloy noted that while a specific impact fee for ADUs was conceptually supported, a formal study would be required before any such fee could be established, and that existing applicable fees would apply in the interim.

Councilmember Basham raised a question regarding the enforceability of off-street parking requirements, noting the practical difficulty in compelling residents to use designated parking spaces. City Planner Maloy acknowledged that while the ordinance requires the provision of two off-street spaces as a condition of permit approval, enforcement is complaint-driven and focused on whether a vehicle is parked in a legal location rather than on which space a resident chooses to use.

Councilmember Henderson clarified that the off-street parking requirement pertains to the provision of spaces rather than their mandatory use, and that on-street parking on public streets cannot be restricted.

Mayor Palmer expressed support for the 10,000 square foot minimum lot size as a reasonable starting point, while indicating openness to revisiting that threshold in the future as the City gains experience with the ordinance's application in the community. He emphasized that the process had been underway for six months to a year and that the proposal reflected extensive staff and Council deliberation.

Councilmember Hodges agreed that the measured approach was appropriate, acknowledging that utilities, particularly sewer service, would present practical challenges on many lots. City Planner Maloy added that in his experience with similar ordinances in other jurisdictions, owner-builder projects of this type tend to move slowly through the permitting process.

Councilmember Henderson expressed appreciation to staff for incorporating the Council's feedback throughout the process.

Councilmember Hodges moved to approve Ordinance No. 2026-11 amending Herriman City Land Development Code regarding accessory Dwelling units. 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.

11.2. Discussion and consideration of an Underwriter Engagement Agreement with Stifel, Nicolaus & Company, Incorporated for underwriting services in relation to refinance of the 2015 A&B Sales and Franchise Tax Revenue Bonds – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented the proposed underwriter engagement agreement, explaining that the City was seeking to refinance the 2015 A&B Sales and Franchise Tax Revenue Bonds through a negotiated bond sale rather than a competitive open-market sale. The decision to pursue a negotiated sale was driven by market volatility experienced during the City's most recent bond issuance, during which rates increased sharply and required a delay of the sale.

Director Maurer explained that a formal Request for Proposal process was conducted in coordination with the City's financial advisor, Zions Bank. Proposals were received from all major firms operating in the state, and the evaluation ultimately resulted in a tie between KeyBanc and Stifel, Nicolaus & Company. Per City purchasing policy, the tie was resolved in favor of Stifel as the lower-cost vendor. Director Maurer noted that while the City had previously worked with KeyBanc on negotiated sales, he had personally worked with Stifel and with the designated primary contact, Matt Dugdale, at other municipalities and expressed confidence in their ability to perform.

Councilmember Henderson moved to approve an underwriter engagement agreement with Stifel, Nicolaus & Company for underwriting services to refinance the 2015 A&B Sales and Franchise Tax Revenue Bonds. 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.

12. Future Meetings

12.1. Next Planning Meeting: June 3, 2026

12.2. Next City Council Meeting: June 10, 2026

13. Events

13.1. Fort Herriman PRCA Rodeo: May 28 – 30; W&M Butterfield Park

13.2. Hungry Herriman Food Truck Roundup: May 25, 2026; Crane Park 5:00 p.m.

13.3. FOH: The Sound of Music Sensory Night: June 6, 2026; W&M Butterfield Park 7:30 p.m.

14. Closed Session

The Herriman City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

Councilmember Hodges 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 9:05 p.m. 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.

The Council reconvened the Council meeting at 9:45 p.m.

15. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 9:45 p.m. Councilmember Basham seconded the motion, and all voted aye.

16. Recommence to Work Meeting (If Needed)

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 27, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.

Jackie Nostrom, MMC
City Recorder