CITY COUNCIL MINUTES

Wednesday, June 10, 2026
Approved August 11, 2026

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, June 10, 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 (participated remotely)

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Specialist Mitch Davis, 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, Operations Director Monte Johnson, City Engineer Bryce Terry, Public Utilities Engineering Manager Jonathan Bowers, Building Official Cathryn Nelson.

5:30 PM – WORK MEETING: (Fort Herriman Conference Room)
Mayor Lorin Palmer called the meeting to order at 5:30 p.m.

Council Business

1.1. Review of this Evening's Agenda

Mayor Palmer proposed a modified schedule for the evening given the brevity of the work meeting agenda. It was suggested that the Council proceed directly into closed session following the work meeting, with a hard stop at approximately 6:45 p.m., to allow adequate time for the subsequent meetings.

Mayor Palmer also noted that several items originally anticipated for the evening's agenda would not be considered, as the certified tax rate had not yet been received.

1.2. Future Agenda Items

Mayor Palmer suggested establishing a "Gold Star Program" as neighboring communities have implemented similar programs. Assistant City Manager Wendy Thomas indicated she would research how other municipalities have structured comparable programs and follow up with potential next steps.

1.3. Council discussion of future citizen recognitions

Mayor Palmer discussed upcoming citizen recognition opportunities. Assistant City Manager Thomas referenced a list of recognition candidates from a prior meeting, noting that scholarship recipients would be recognized at the July 8th Council meeting. She also discussed the Herriman Heroes recognized at the rodeo, looking to see if the Council had any interest in inviting those individuals to a Council meeting for formal recognition. The Council indicated support, with a suggestion of presenting approximately three to four honorees per meeting to manage the volume of recognitions.

2. Administrative Reports

2.1. City Status Report – May 2025 – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram presented the City Status Report. He noted that city operations and growth continued at a steady pace. He offered a correction to the report regarding the Real Vista widening and traffic signal project, clarifying that the estimated completion date was September 2026, not the end of 2026 as reflected in the written report. Assistant to the City Manager Ram also reported that sales tax revenue was tracking approximately level with the same period in the prior year. In response to a question from the Council regarding the project delay, Assistant to the City Manager Ram indicated that Rocky Mountain Power was among the contributing factors to the project not yet being complete. The Council acknowledged the status report and thanked Assistant to the City Manager Ram for the update and the correction.

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 5:36 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 6:04 p.m.

3. Adjournment

Councilmember Henderson moved to adjourn the City Council work meeting at 6:05 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 at 7:00 p.m. and noted Councilmember Hodges was participating remotely.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Kevin Anderson.

4.2. City Council Comments and Recognitions

There were no comments or recognitions offered.

5. Public Comment

Charles Burnside addressed the Council to commend Herriman City Police officers for their professionalism and praised them highly following a personal incident. Mr. Burnside also brought to the Council's attention a traffic safety concern at the intersection of 14915 South and Ashland Ridge Lane, stating that a crosswalk sign in proximity to a stop sign obstructed his view of the stop sign, contributing to an accident. He noted that he had already spoken with the City Engineer and noted that several residents in the area had independently commented on the dangers of that intersection, particularly given the high volume of children in the vicinity.

6. City Council Reports

6.1. Councilmember Jared Henderson

There was no report from Councilmember Henderson.

6.2. Councilmember Teddy Hodges

Councilmember Hodges did not have a report.

6.3. Councilmember Matt Basham

Councilmember Basham reported on the most recent meeting of the Valley Water Conservancy District, noting two significant outcomes. First, the District had achieved its goal of a ten-percent reduction in water usage, a target set in response to ongoing drought conditions, and he encouraged continued conservation efforts. Second, the District voted on its final budget and confirmed there would be no property tax increase driven by the Water Conservancy District for the current year, though the certified tax rate had not yet been set pending information from the county and other relevant entities.

6.4. Councilmember Terrah Anderson

Councilmember Anderson reported that she had attended the ribbon cutting for the Wide Hollow Trailhead and staircase, describing it as a valuable community asset and encouraging residents to visit.

7. Mayor Report

Mayor Palmer reported that he had attended graduation ceremonies at Herriman High School, Mountain Ridge High School, and Providence Hall. He then provided an update on two board meetings he had attended. Regarding the ZAP (Zoo, Arts, and Parks) board, Mayor Palmer noted that the bond amount remained at $90 million with no inflation adjustment from the prior cycle ten years ago. He shared that the board had directed 40 percent of funds toward deferred maintenance, 30 percent toward unfinished projects, and 30 percent toward new projects, meaning any Herriman City application would compete within that final 30-percent bucket. He expressed reservations about the use of bond funds for maintenance purposes, while noting that the city's application had been submitted.

Regarding the TRAX/transit funding meeting, Mayor Palmer noted this was an organizational kickoff session to set policies for the upcoming cycle. Revenue projections were slightly down, with sales and hotel tax receipts anticipated to produce approximately $4 to $5 million in total, and substantive meetings were expected to resume in September or October.

8. Reports, Presentations and Appointments

8.1. Youth Council Legacy Project Presentation

City Recorder Jackie Nostrom introduced three groups of Youth Council members who presented their legacy projects to the Mayor and Council.

8.2. Fiscal year 2026 Office of the State Auditor's Fraud Risk Assessment – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented the annual fraud risk assessment as required by the Utah State Auditor's Office. Director Maurer explained that the assessment is a standardized checklist applied uniformly across all government entities in Utah, from small boards to large municipalities, and is reviewed as part of the city's annual external audit.

Herriman City received a score of 335 out of 395 points, placing it in the low-risk category. Director Maurer noted that the majority of scored items relate to basic separation of duties, which the city maintained, and that mitigating controls are in place where a direct affirmative answer is not possible. As an example, he noted that while he has access to blank checks in his capacity as an accounts payable backup, those checks are physically secured in a separate locked office, constituting an adequate mitigating control.

Two noted areas for improvement were identified. First, the City currently lacked a licensed certified fraud examiner on staff following the departure of a previously credentialed employee. Director Maurer indicated that while he had previously held such a certification, he had not sought to renew it, and given the city's size and resources, a dedicated internal audit function was not considered a practical fit. He noted his intention to raise the matter with the audit committee. Second, the City did not currently have a written statement of ethical behavior signed by all employees, and Director Maurer committed to working with the Human Resources department to implement this in the coming year.

9. Public Hearing

9.1. Public Hearing and consideration of an Ordinance fixing the compensation for the City of Herriman Elected Officials – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented the results of the human resources compensation analysis comparing elected official salaries to surrounding cities. The analysis showed that both the Mayor's and Council's salaries were relatively low compared to comparable municipalities. Human Resources recommended increasing the Mayor's salary to the median of approximately $48,300, representing a fiscal impact of approximately $16,590, and increasing each Council Member's salary to the median of approximately $23,400, representing a fiscal impact of approximately $24,400. Both amounts had been incorporated into the proposed budget.

The Council engaged in substantive discussion. Councilmember Basham acknowledged the unusual nature of the conversation but emphasized that the intent was not to incentivize service through compensation, but equally to ensure that compensation did not serve as a deterrent to qualified individuals seeking to serve. He expressed particular support for an adjustment to the mayoral salary, citing the significant time demands of that position. Mayor Palmer noted that the demands on the Council have grown substantially in recent years, particularly given the volume of external committee work, and that those demands now make holding full-time employment alongside their role extremely difficult. He stated that the position and its value to the city, not a personal benefit.

Councilmember Henderson elaborated on the broader compensation philosophy, noting that because state law does not provide for automatic cost-of-living adjustments to elected official salaries as it does for regular employees, periodic reviews are the only mechanism available to keep compensation from falling significantly behind market. He referenced the City's general approach of targeting median compensation across comparable entities, and reiterated that the council had previously directed staff to bring these reviews forward on a regular basis specifically to avoid politically charged catch-up adjustments. Councilmember Anderson expressed appreciation for her employer's scheduling flexibility that allowed her to serve, while acknowledging that not all prospective candidates would be in the same position, and that ensuring a wide range of representation required compensation to be reasonably accessible.

Mayor Palmer opened the public hearing.

No comments were received.

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

Councilmember Matt Basham moved to approve Ordinance No. 2026-12 fixing the compensation for the Herriman City Elective Officers. 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.

9.2. Public Hearing and consideration of a Resolution for proposed compensation Increases for specific City Officers – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented the proposed compensation increases for city officers at the Manager level and above, as required by state code to be disclosed through a public hearing. He noted that an animal services supervisor position originally included in the packet had been converted to a regular animal services technician position and was therefore removed from both the disclosure sheet and the resolution.

The standard compensation adjustment for all eligible employees consists of a 3.21 percent cost-of-living adjustment based on the ten-year CPI average, plus a 0.79 percent merit adjustment for satisfactory performance, totaling 4 percent. In addition, certain positions were identified as below market through the human resources analysis and were recommended for additional market adjustments. Two positions in the police department were also identified as experiencing salary compression, warranting a 5 percent adjustment.

The Council discussed a proposed market adjustment for a department director position. It was noted that the adjustment had been recommended based on established compensation methodology and market considerations rather than individual request. The Council discussed the importance of maintaining appropriate compensation levels to support retention of qualified leadership and recognized the value to the City.

Mayor Palmer opened the public hearing.

No comments were offered.

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

Councilmember Basham moved to approve Resolution No. R19-2026, stating proposed compensation increases for specific city officers, amending the Director of Finance and Administrative Services market adjustment to 5 percent. 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.

9.3. Discussion and consideration of a Resolution amending the fiscal year 2026 City of Herriman budget – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented several mid-year budget amendments to align the current fiscal year budget with actual and anticipated revenues and expenditures across multiple funds.

In the general fund, the Parks and Recreation department secured additional rodeo sponsorships totaling approximately $71,350, exceeding initial projections by $36,350, which offset rodeo-related expenses. The Ice Ribbon fund required a revenue reduction of $17,860 and an expenditure increase of $36,050 to better reflect actual operations; any net revenues from the Ice Ribbon continue to be transferred to a capital reserve fund. The Public Works department, having spent less than budgeted on snow removal due to a low-snowfall year, requested reallocation of those savings to cover several one-time items: replacement of a tack trailer destroyed by fire, replacement of a four-wheeler, and a $159,000 reserve contribution toward a future storage building. A payment to the IRS of approximately $335,000 was also required on account of arbitrage related to the Main Street reconstruction bond, arising because the City earned more interest on bond proceeds than it paid out and did not spend the funds quickly enough. In the grants fund, the City recognized a $64,000 grazing grant near the Camp Williams property, a $6,600 appraisal reimbursement, and a pass-through water-wise landscaping grant from Jordan Valley Water to Utah Waterways, for which the City acted as an intermediary.

In the debt service and capital projects funds, a budget adjustment of $55,000 was requested due to the non-issuance of a planned second bond, with Director Maurer noting that a future bond will be needed to complete remaining Master Development Agreement (MDA) projects, and that a forthcoming Council presentation will address reimbursement and other related obligations. A reimbursement from Ivory Homes related to Hidden Oaks backbone infrastructure improvements was recognized. The ERP system replacement project exceeded budget due to an earlier-than-anticipated payment schedule for SAP modules, and the UDOT fiber conduit reimbursement agreement for Port of Rockwell resulted in higher-than-estimated actual costs. In the capital equipment fund, $145,000 in vehicle sale proceeds were recognized and designated for replacement vehicles. A fee-in-lieu contribution in the bond fund for the 6400 West project was also noted. In the impact fee funds, reduced transfers were reflected due to the non-issuance of the second bond. Finally, a budget line for impact fees in the water rights fund was established, as none had been previously budgeted.

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.

Councilmember Basham moved to approve Resolution No. R20-2026 approving an amendment to the 2025-2026 fiscal year budget. 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. Interlocal Cooperative Agreement Between Riverton and Herriman for Asphalt Surface Treatments and Lane Re-Striping of 13400 South and 13800 South Streets – Justun Edwards, Director of Public Works

10.2. UDOT U-111 Betterment Agreement – U-111 Waterline Casings – Justun Edwards, Director of Public Works

10.3. Review and approval of the January 2026 financial summary – Kyle Maurer, Director of Finance and Administrative Services

10.4. Review and approval of the February 2026 financial summary – Kyle Maurer, Director of Finance and Administrative Services

10.5. Review and approval of the March 2026 financial summary – Kyle Maurer, Director of Finance and Administrative Services

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.

11. Discussion and Action Items

11.1. Olympia Water Infrastructure Reimbursement Agreement and Amendment to the Water Availability Map – Justun Edwards, Director of Public Works | Jonathan Bowers, Public Utilities Engineering Manager

Director of Public Works Justun Edwards presented a proposed water infrastructure reimbursement agreement with Olympia Land LLC and a related amendment to the City's water availability map. He explained that the reimbursement agreement addressed oversized water infrastructure necessary to serve both the Olympia development and the broader municipal water system. The agreement established cost-sharing responsibilities between the City and the developer, incorporated previously secured grant funding, and outlined the anticipated funding strategy for the City's reimbursement obligations. He reviewed project milestones, infrastructure dedication requirements, warranty provisions, and future plans for the Zone 4 pump station, which would be addressed through a separate agreement. The agreement also established development thresholds tied to completion of key water infrastructure improvements and required developer completion assurances if construction milestones were not met.

Director Edwards then presented the proposed amendment to the City's water availability map, explaining that updated hydraulic modeling indicated sufficient capacity to support additional development while maintaining an appropriate reserve. The amendment would allow portions of the Olympia development to proceed before completion of the Zone 3 water tank and U-111 water lines while preserving a remaining capacity buffer.

The Council discussed the potential risks associated with advancing development ahead of infrastructure completion, including the possibility of additional development activity affecting available capacity and whether the remaining water capacity buffer was sufficient. Staff explained that current development timelines, recent water consumption trends, and ongoing conservation efforts reduced the likelihood of capacity concerns before the planned infrastructure was completed. Staff also confirmed that fire storage requirements remained fully protected and advised that the Council retained the authority to implement development restrictions if future water demand exceeded available capacity. City Manager Nathan Cherpeski committed to providing regular updates to the Council on infrastructure construction progress and the design of the Zone 4 pump station as the project advanced.

Councilmember Henderson moved to approve a reimbursement agreement and amendment with Olympia Land, LLC regarding the eligible water infrastructure improvements. 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	*Absent*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously with Councilmember Teddy Hodges being absent for the vote.

11.2. Review and consider a recommendation to amend the Herriman City Zoning Map from A-1-43 (1-acre per lot minimum) to A-1-10 (10,000 sq ft per lot minimum) for property located at approximately 7232 W Gina Road. (File No, Z2026-060) – Michael Maloy, Planning Director

City Planner Michael Maloy presented a request to rezone an approximately five-acre property located at 7232 West Gina Road from A-1-43 to A-1-10 to facilitate future residential development. He explained that the property had historically operated as a trucking facility under a transferable nonconforming land use right that predates the property's annexation into Herriman City. The property was currently under contract for potential residential redevelopment.

City Planner Maloy reported that the proposed rezone was consistent with the City's General Plan and surrounding zoning patterns and noted that adjacent properties had largely transitioned to A-1-10 zoning in recent years. He also stated that the current property operator had made substantial progress in resolving prior code compliance issues and had maintained the existing nonconforming use in accordance with City requirements. The Planning Commission recommended approval following a public hearing, during which concerns regarding culinary water availability were addressed by the Engineering Department.

City Planner Maloy further explained that the property was located within Zone 4, making future building permits subject to the City's water availability limitations, although subdivision review and approvals could proceed. He noted that the existing nonconforming trucking use could continue until redevelopment activities altered the property, at which point the nonconforming use would terminate. The Council discussed coordination with planned Gina Road improvements, with staff confirming that those issues would be addressed during the subdivision review process.

Councilmembers also noted that the proposed zoning was compatible with the surrounding neighborhood and consistent with the area's planned development pattern.

Councilmember Basham moved to approve Ordinance No 2026-13 amending the Herriman City Zoning Map for 5 acres of property located at 7232 West Gina Road from A-1-43 Single Family Agricultural zone to A-1-10 Single Family Agricultural zone. 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	*Absent*
Mayor Lorin Palmer	*Aye*

The motion passed unanimously with Councilmember Teddy Hodges being absent for the vote.

11.3. Discussion and consideration of an Ordinance adopting the final budget for the City of Herriman for fiscal years 2027 and 2028; adopting a job classification and salary plan; and setting the rate of tax and levying taxes upon all real and personal property within the City of Herriman, Utah – Kyle Maurer, Director of Finance and Administrative Services

Councilmember Basham moved to continue item 11.3 to the special City Council meeting scheduled for June 18, 2026 at 4:00 PM. Councilmember Anderson seconded the motion and all present voted aye.

12. Future Meetings

12.1. Next Planning Meeting: July 1, 2026

12.2. Next City Council Meeting: June 24, 2026

13. Events

13.1. Hungry Herriman Food Truck Roundup: June 15, 2026, and June 22, 2026; Crane Park 5:00 p.m.

13.2. FOH: The Sound of Music Performances: June 10-19; Butterfield Park 7:30 p.m.

13.3. FOH: Skate the Park: 70s Party; June 19, 2026, Crane Park 6:00 p.m.

13.4. Primary Election Day: June 23, 2026; Herriman City Hall 7:00 a.m. – 8:00 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

The Closed Session was conducted during the Work Session.

15. Adjournment

Councilmember Henderson moved to adjourn the City Council meeting at 7:25 p.m. Councilmember Basham seconded the motion and all present 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 June 10, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.

Jackie Nostrom, MMC
City Recorder