



Herriman City Safety Enforcement Area Minutes

Wednesday, May 13, 2026

Approved September 8, 2026

The following are the minutes of the Herriman City Safety Enforcement Area meeting. 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: Chair Lorin Palmer

Trustees 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.

1. Call to Order - 7:00 p.m. (or as soon as possible thereafter)

Chair Lorin Palmer called the meeting to order at 7:31 p.m.

2. Discussion and Action Items

2.1. Budget Officer intent to state that the fiscal year 2027 tentative budget for the Herriman City Safety Enforcement Area (HCSEA) includes a proposed property tax increase – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer stated his intent as budget officer of the Herriman City Safety Enforcement Area, to formally declare that the fiscal year 2027 tentative

budget includes a proposed property tax rate increase. This item was presented in compliance with newly enacted state law requirements governing the budget process.

2.2. Budget Officer statement that the fiscal year 2027 tentative budget for the Herriman City Safety Enforcement Area (HCSEA) includes a proposed property tax rate increase – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer formally stated that the fiscal year 2027 tentative budget for the Herriman City Safety Enforcement Area included an increase in property tax revenue totaling \$512,970, intended to cover inflationary costs incurred by the HCSEA.

2.3. Discussion and consideration of a Resolution of the Herriman City Safety Enforcement Area to adopt the biennial tentative budget for the fiscal years beginning July 1, 2026, and ending June 30, 2028, and schedule a public hearing on May 27, 2026 – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented the proposed biennial tentative budget for the HCSEA. He noted that property tax revenue for fiscal year 2027 is estimated to increase by approximately 9 percent, of which 5 percent represents a proposed tax rate increase and the remaining 4 percent is attributable to growth within the boundaries of the HCSEA. A small operating amount is included for regular noticing obligations of the service area, and the primary expenditure is a transfer out to fund police services contracted through Herriman City.

Director Maurer explained the HCSEA Board's philosophy of segregating property tax revenue generated from new growth into a restricted account, to be used exclusively for expenditures related to growth, primarily the hiring of additional police officers or staff. He emphasized that property tax in the State of Utah does not automatically adjust for inflation; the base revenue remains flat year over year, with increases only through approved rate adjustments or new growth.

To provide context for the proposed tax increase, Director Maurer outlined the key budget pressures facing the Herriman City Police Department, which is the primary recipient of HCSEA funding. These included a proposed cost-of-living adjustment of 3.21 percent, step increases for eligible officers, and a 5.7 percent increase in medical insurance premiums. Together, personnel-related increases totaled approximately \$391,000. The police department's operating budget was noted to be flat, though it does incorporate a significant dispatch expense to be addressed separately during the general city budget discussion. The department is also proposing three new positions: a commander and a sergeant in fiscal year 2027, and a police officer in fiscal year 2028, all of which were funded through the restricted new growth account and are not a driver of the proposed tax rate increase.

Director Maurer also noted that funds previously restricted for a mental health specialist position, approved as part of a prior tax increase, continue to be held in reserve, and that by the end of fiscal year 2028, the restricted growth fund is projected to carry a balance of approximately \$1,500,000.

Trustee Teddy Hodges moved to approve Resolution No R26-01 adopting the tentative biennial budget for the fiscal years beginning July 1, 2026, and ending June 30, 2028, and request to schedule a public hearing on May 27, 2026, for formal adoption in August 2026. Trustee Terrah Anderson seconded the motion.

The vote was recorded as follows:

<i>Trustee Terrah Anderson</i>	<i>Aye</i>
<i>Trustee Jared Henderson</i>	<i>Aye</i>
<i>Trustee Teddy Hodges</i>	<i>Aye</i>
<i>Trustee Matt Basham</i>	<i>Aye</i>
<i>Chair Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

2.4. Discussion and consideration of a Resolution adopting the fiscal year 2027 Herriman City Safety Enforcement Area Property Tax Impact Schedule – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented the fiscal year 2027 Property Tax Impact Schedule for the HCSEA, a document required under new state law. The schedule disclosed that the current tax rate of 0.001440 generates approximately \$10,200,000 in revenue. The proposed rate increase would bring the total revenue to approximately \$10,724,010, representing an overall increase of 5 percent to the service area's tax revenue.

The practical impact on individual property owners was presented as follows: for a primary residence valued at \$640,000 (the prior year's average home value as provided by the Salt Lake County Assessor's Office), the estimated annual increase would be \$25.70; for a business of the same value, the increase would be \$46.72. The schedule's narrative explained that the increase is driven by inflationary pressures on police department personnel costs, and that the city's philosophy of restricting growth-generated revenue necessitates the base rate increase to maintain stable operations. Director Maurer further noted that if the increase is not approved, the HCSEA would be forced to draw on funds segregated for growth-related expenditures to cover routine operations, potentially leaving the district without sufficient reserves when new officers or other growth-driven needs arise.

Trustee Matt Basham moved to approve Resolution No R26-02 adopting the Fiscal year 2027 property tax impact schedule for the Herriman City safety enforcement Area. Trustee Hodges seconded the motion.

The vote was recorded as follows:

<i>Trustee Terrah Anderson</i>	<i>Aye</i>
<i>Trustee Jared Henderson</i>	<i>Aye</i>
<i>Trustee Teddy Hodges</i>	<i>Aye</i>
<i>Trustee Matt Basham</i>	<i>Aye</i>
<i>Chair Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

2.5. Discussion and consideration of a Resolution acknowledging compliance with Truth in Taxation notice and disclosure requirements related to the Fiscal Year 2027 Tentative Budget – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented this resolution as an acknowledgment that the HCSEA had complied with all applicable state law requirements to this point in the budget process. He confirmed that he had made both the intent and formal statement that the tentative budget includes a proposed property tax rate increase, that the Property Tax Impact Schedule had been prepared and presented as a separate agenda item, and that the resolution directs him as budget officer to notify the Utah State Tax Commission and the Salt Lake County Auditor of the pending action and to schedule the Truth in Taxation public hearing. He confirmed that the Truth in Taxation public hearing for the HCSEA has been scheduled for August 12, 2026, at 6:00 PM in the Herriman City Council Chambers. Director Maurer also noted that a separate public hearing on the budget itself would be held on May 27, 2026.

Trustee Basham moved to approve Resolution No R26-03 acknowledging compliance with truth in taxation notice and disclosure requirements related to the Fiscal Year 2027 Tentative Budget. Trustee Hodges seconded the motion.

The vote was recorded as follows:

<i>Trustee Terrah Anderson</i>	<i>Aye</i>
<i>Trustee Jared Henderson</i>	<i>Aye</i>
<i>Trustee Teddy Hodges</i>	<i>Aye</i>
<i>Trustee Matt Basham</i>	<i>Aye</i>
<i>Chair Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

2.6. Discussion and consideration of a Resolution stating the Board of Trustee's intent to consider a tax rate that exceeds the Certified Tax Rate – Kyle Maurer, Director of Finance and Administrative Services

Director Maurer presented the final action item, explaining that this resolution formally establishes the Board's intent to consider a property tax rate increase that would generate an additional

\$512,970 in revenue. He emphasized that the adoption of this resolution does not constitute an approval of the tax increase itself but rather sets the public intention and formally schedules the Truth in Taxation public hearing for August 12, 2026, at 6:00 PM. The actual decision on whether to adopt the increased tax rate will be made by the Board at that hearing.

Trustee Jared Henderson moved to approve Resolution No R26-04 stating the Board's intent to consider a tax rate that exceeds the certified tax rate. Trustee Hodges seconded the motion.

The vote was recorded as follows:

<i>Trustee Terrah Anderson</i>	<i>Aye</i>
<i>Trustee Jared Henderson</i>	<i>Aye</i>
<i>Trustee Teddy Hodges</i>	<i>Aye</i>
<i>Trustee Matt Basham</i>	<i>Aye</i>
<i>Chair Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

3. Adjournment

Trustee Hodges moved to adjourn the Herriman City Safety Enforcement Area meeting at 7:45 p.m. Trustee Anderson seconded the motion, and all present voted aye.

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 Safety Enforcement Service Area Meeting.



Jackie Nostrom, MMC
City Recorder