PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS PRESENT: Brian Braithwaite, Ed Dennis, Tim Irwin, Kurt Ostler, Scott L. Smith

CITY STAFF PRESENT: City Administrator / Community Development Director Nathan Crane, Assistant City Administrator Erin Wells, Finance Director Gary LeCheminant, Planner & GIS Analyst Tara Tannahill, City Attorney Tim Merrill, and City Recorder Cindy Quick, Brian Gwilliam and Reed Thompson

OTHERS: Carmen Zapata, Jessica Stucki, Lee Howard, James Thomas, Tim Ball, Natalie Ball, Sarah Riding, Tayton Godwin, Wesley Warren, Debbie Mickelsen, Larinda Harvey, Russ Johnson, Jeff Harvey, Carolyn Smith, Brad Smith, Kristie Smith, Kim Rodela, Jennie Roos, Rick Roos, Keri Bushman, Kendall Bushman

7:00 PM REGULAR SESSION (CITY COUNCIL CHAMBERS)
Call to Order – Mayor Rod Mann
Invocation – Lee Howard
Pledge of Allegiance – Council Member Ed Dennis

The meeting was called to order by Mayor Rod Mann as a regular session at 7:03 p.m. The meeting agenda was posted on the Utah State Public Meeting Website at least 24 hours prior to the meeting. The prayer was offered by Lee Howard and those assembled were led in the Pledge of Allegiance by Council Member Ed Dennis.

1. UNSCHEDULED PUBLIC APPEARANCES
There were none.

2. PRESENTATIONS
a. RECOGNITION OF MIKE KENNEDY – Mayor Rod Mann
Mayor Mann presented Mike Kennedy with a Recognition Award for his service in the community. He was also presented a Highland Hero pin.
Mike Kennedy took the opportunity to thank the City Council Members for their service and the residents of Highland for working together.

b. **POINT OF THE MOUNTAIN CHAMBER** – *Mark Welcker*
Mark Welcker provided information regarding the Point of the Mountain Chamber of Commerce. He invited the Highland City Council Members to attend the quarterly Executive Round Table meetings. The Chamber of Commerce offered a free membership for one year for new businesses, and they offered something similar for cities that wanted to become part of the Chamber. Mr. Welcker briefly described the benefits of joining the Chamber.

c. **EVENT UPDATE** – *Civic Events Manager Julie Tapusoa*
Julie Tapusoa invited Tayton Goodwin to come forward and give an update from Youth Council. Tayton Goodwin, Deputy Mayor of the Youth Council, reported on the Leadership Luncheon, Easter Egg Hunt, Arbor Day activity, the recent Open House, and the Spring Cleaning event.

Julie Tapusoa added some information regarding the Easter Egg Hunt, including the area for children with special needs, participation numbers, and the updated outfit for the Easter Bunny. She then stated that she was creating a volunteer data base, and that she held her first Highland City Volunteer Appreciation Event. She reported on the Arbor Day festivities, the fishing program, Senior Citizen Appreciation Day scheduled in the fall, the Pumpkin Walk, and Christmas Craft Day.

Julie Tapusoa then reported on the upcoming Highland Fling which was less than 12 weeks away. The theme for the Fling was “What a Wonderful World,” and the plan was to celebrate various cultures around the world. She went over the schedule of events. The Fling magazine would be distributed to citizens in Highland, Alpine, and Cedar Hills. She still needed volunteers for several events. She encouraged everyone to follow Highland Fling on Instagram, Facebook, and Twitter.

Council Member Kurt Ostler asked about fundraising, and Julie Tapusoa felt confident that they would hit their fundraising goal in the next two weeks.

3. **CONSENT ITEMS**
Items on the consent agenda are of a routine nature or have been previously studied by the City Council. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. **ACTION: Approval of Meeting Minutes**
Regular City Council Meeting April 2, 2019 and April 16, 2019

*Council Member Brian Braithwaite MOVED to approve the minutes from April 2 and April 16, 2019.*
*Council Member Scott L. Smith SECONDED the motion.*

The vote was recorded as follows:
*Council Member Brian Braithwaite* Yes
*Council Member Ed Dennis* Yes
*Council Member Tim Irwin* Yes
*Council Member Kurt Ostler* Yes
*Council Member Scott L. Smith* Yes

The motion passed.
4. PUBLIC HEARING/RESOLUTION: DESIGNATION OF OPEN SPACE PROPERTY FOR DISPOSAL AND REMOVAL OF NEIGHBORHOOD OPTION TRAILS IN THE BEACON HILLS SUBDIVISION

Planner & GIS Analyst Tara Tannahill presented the staff report regarding a request to designate open space property for disposal and removal of the neighborhood option trails in the Beacon Hills Subdivision. The application contained two requests. The first was to remove the neighborhood option trail, which would be approximately 2,178 square feet. The second request was for open space disposal that would extend 40 feet from the trail for a total of 2,613 square feet, and extend to the Highland City Water Tank. The second request would inhibit the City’s ability to fully access the City’s water tank. Using 25% of the County assessment, the fair market value of the property would be $3.19 per square foot. She confirmed that the petitioners received the required percentage of signatures from the residents. No written correspondence was received from the citizens.

Council Member Scott L. Smith asked about the City property around the water tank. City Administrator Nathan Crane said that the property was 1.04 acres in size. There was no existing trail because the City lacked the funds to build one. He noted that the City Engineer recommended that they maintain the property around the water tank, but he was not present to explain further.

Mayor Mann opened the public hearing at 7:53 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

Jessica Stucki, resident and applicant, said that her intention was to expand her lot to mirror her neighbor’s property, but she would take whatever the Council felt comfortable with. What she really wanted was to be able to maintain the property.

Kendal Bushman, a resident, was concerned about the price the City had determined for the land. He noted that the property was not large enough to build on, and there was only one potential buyer.

Mayor Mann explained that the Council recently approved language that set the value of orphan parcels at 25% of the county assessed appraised value. Council Member Ed Dennis added that part of that language allowed an applicant the opportunity to get their own appraisal. Council Member Kurt Ostler noted that the county appraisal was normally below market value.

There was some discussion between the Council and Mr. Bushman regarding the value of the property.

Mayor Mann closed the public hearing at 8:01 PM.

Council Member Scott L. Smith wondered why staff would be opposed to the second request. Council Member Kurt Ostler did not think they should go against the recommendation of the City Engineer.

Fire Chief Reed Thompson reported that staff would need appropriate space around the tank if they needed to bring in heavy equipment to rebuild the tank or redo the cement. There was some discussion regarding the property, and it was noted that there was a slope for natural drainage.

Council Member Brian Braithwaite MOVED to approve Request 1 for the easement of the trail, based on the fact that the Council has already approved and sold the trail further to the north; and deny Request 2, for City needs and the maintenance of the water tank.
Council Member Tim Irwin SECONDED the motion.
Council Member Tim Irwin MOVED to amend the motion to approve Request 2 to include the additional 40 feet. Council Member Scott L. Smith SECONDED the amended motion.

Council Member Brian Braithwaite asked for clarification on the amendment, and Council Member Tim Irwin said that he would like to include the additional 40 feet. Council Member Kurt Ostler said there must be some reason that the City Engineer recommended keeping the property. He was hesitant to go against that recommendation.

Council Member Brian Braithwaite made a Substitute motion to continue the item to the next meeting. Council Member Kurt Ostler SECONDED the motion.

The vote was recorded as follows:
Council Member Brian Braithwaite    Yes
Council Member Ed Dennis           No
Council Member Tim Irwin            Yes
Council Member Kurt Ostler          Yes
Council Member Scott L. Smith       No

The motion passed 3:2.

5. PUBLIC HEARING/RESOLUTION: DESIGNATION OF OPEN SPACE PROPERTY FOR DISPOSAL AND REMOVAL OF NEIGHBORHOOD OPTION TRAILS IN THE WINDSOR MEADOW SUBDIVISION

Planner & GIS Analyst Tara Tannahill presented the staff report regarding a request to designate open space property for the disposal and removal of the neighborhood option trails in the Windsor Meadow subdivision. She displayed a vicinity map and identified the subject property. The applicants were proposing to purchase approximately 28,400 square feet of property. The designated price per square foot is $3.71, but the applicant was requesting a price decrease to $1.44 per square foot. There were no utilities in the property besides a sprinkler line. The estimated cost to cut and cap the sprinkler line was $100. Staff recommended allowing the applicants to purchase the property up to five feet to the trail so that the City can continue trail maintenance. The applicant did not provide a separate appraisal, but they provided a narrative of the reasons for the price reduction request.

Council Member Scott L. Smith asked if the applicants were told that they could provide their own appraisal. Staff confirmed that the applicants were informed, but they may not have understood.

Council Member Kurt Ostler asked why the form and petition were in a different format, and staff stated that the applicant used an older application form. The City did not make them fill out another form because the signatures had already been obtained.

Mayor Mann asked why staff requested keeping five feet adjacent to the trail, and City Administrator Nathan Crane said that staff needed the room to take equipment along the trail to maintain it. It was standard for the City to have five feet on each side of a trail. This trail was eight feet wide.

Council Member Ed Dennis said that one of the challenges with the formula the Council chose to determine the value of orphan parcels was that smaller lots have a greater cost per square footage than larger lots. The cost per square foot here was significantly higher than Beacon Hills. He strongly encouraged the applicants to get an appraisal. Mayor Mann and Council Member Kurt Ostler agreed.
Mayor Mann opened the public hearing at 8:24 PM and called for any citizens who would like to speak on the item to come to the podium and state their name for the record.

Citizen Comments:

Jeff Harvey, the applicant, said that a lot of information was given to him when they began the application process, so he missed the option for a separate appraisal. He said that three of the six petitioners are the original home owners, and they simply wanted to take control of the property so that it could be properly maintained. The City could not maintain the property on their current budget. They also had a consistent problem with puncture weeds damaging bicycle tires.

Council Member Scott L. Smith asked if the neighbors wanted the trail to remain, and Mr. Harvey answered affirmatively.

Council Member Brian Braithwaite noted that the puncture weeds would not go away because they were buying and maintaining the property. The City would still own the trail and most likely some square footage on either side of the trail, and the City still did not have the budget to fully maintain trails and open space.

Council Member Kurt Ostler was curious as to whether the residents would be installing fences or keeping the property open. Mr. Harvey had not asked his neighbors about fencing.

Council Member Kurt Ostler asked the applicant if he would like additional time to get an appraisal. Mr. Harvey said that they would be willing to take on the cost of an appraisal, but cost was a challenge for a few of the residents on this petition. Some may not be able to afford anything more than $1.44 per square foot.

Lee Howard, a resident, thought that his property went to the trail line when he purchased his home. He requested that the Council allow them to purchase the property to the trail in order to be able to maneuver landscaping equipment. He identified his property on an aerial map.

Council Member Tim Irwin worried about setting precedent by accepting the lower price offer, but going the full appraised value seemed high. Council Member Kurt Ostler stated that these residents paid the price for a quarter-acre lot, even though their lots were smaller, because they were in an open space neighborhood. He wanted to be sure that these residents were treated fairly.

Brad Smith, a resident, said that the properties in their neighborhood were very well-maintained, and it was a stark contrast to the condition of the City’s property along the trail. The residents simply wanted to be able to maintain that property so that it was consistent with the rest of the neighborhood.

Council Member Ed Dennis agreed that the area looked scruffy, and he was tired of it as well. He asked the legal department about the precedent that was set by accepting offers of $1.40 per square foot prior to the Council adopting a new policy.

City Attorney Tim Merrill explained that the State required the City to receive fair market value for the parcel. The Council cannot act arbitrarily. Precedent was not set because the City has to look at the value of the property today, not what it was valued at in the past. The code the Council adopted was legally defensible, and the language allowed residents to provide their own appraisal.

Council Member Kurt Ostler said that he was the one that contacted the County and asked them to appraise several orphan parcels throughout the City. That took place in 2014.
Larinda Harvey, a resident, said that a previous open space trail was sold for $1.44 per square foot a few months ago. She noted that if they had started their application a month earlier, the Council easily would have agreed to that price. She was mostly concerned about the weeds behind her home being a fire hazard. If they were unable to purchase the property, she would be calling the City regularly to come and mow the property to keep the weeds down.

Council Member Brian Braithwaite understood her concern, but if the City retained five feet on either side of the trail the weed problem would still exist.

Council Member Kurt Ostler added that they could not guarantee that the residents would landscape the property. They may not get the solution they were hoping for.

Council Member Brian Braithwaite said the City did not expect the maintenance expense because they were told that these areas would have natural vegetation. He understood the residents’ concerns because they had been trying to find a good solution to this for years.

Council Member Tim Irwin asked if they could defend the price decrease to $1.44, and City Attorney Tim Merrill said that they could not because it was not fair market value.

Jeff Harvey, a resident, argued that the $1.44 price was not arbitrary or capricious because it was based on other sales in the area.

There was some discussion regarding the timing of the original assessment of the orphan parcels, which was several years ago. The Council expressed concerns about whether this assessment was fair because of inflation.

Corb Keith, a resident, argued that County assessments can change dramatically from year to year. Mr. Keith enjoyed living in Highland, and he simply wanted to improve the property behind his home.

Council Member Tim Irwin said that they were following State requirements by asking for fair market value. They could not arbitrarily decide on the price. Council Member Scott L. Smith argued that they were also responsible for solving problems in the community, and this problem had been kicked down the road for years. They had not been successful in solving this problem.

Keri Bushman, a resident, said that the law was important, but mercy was also important. They have spent a lot of money replacing bike tires and paying the open space fee for 16 years. She fully believed that the community could come together and donate their time and energy to maintain these neglected areas, but they needed to be allowed to do so. The current system was not working, so they needed to work together on a better solution.

Council Member Kurt Ostler said that the open space fee was not used specifically for the area behind her home. There were 18 open space communities that pay the fee, and all of them have varying levels of maintenance needs.

Kendall Bushman, a resident, said that they were told by the developer and City that there would be wildflowers behind their home. At this point, they just wanted to be able to maintain the property. Mr. Bushman researched the CC&Rs regarding a different matter, and he found that the CC&Rs were never recorded. The bond was released to the developer without requirements being fulfilled. All of the residents along the trail were willing to maintain the property.
Natalie Ball, a resident, said that this was not the first neighborhood to go through this application process. Her neighborhood was involved in an application a year ago and it divided the neighborhood pretty severely. She spoke about the flaws in the petition process. The property in question was sold a year ago, but she hasn’t seen any improvement of that property yet. She believed that selling City property was not a good solution to the problem.

**Mayor Mann closed the public hearing at 9:20 PM.**

Council Member Kurt Ostler said that $1.44 seemed low. There were issues with the application process and the pricing needed to be more clearly defined.

Council Member Ed Dennis said that natural vegetation was not conducive to an upscale neighborhood. It was fine to have native vegetation in hiking areas, but it detracts from residential neighborhoods. He was supportive of the proposal.

James Thomas, a resident, commented that their intention was not to increase their home values. He believed that $3.61 per square foot was not a reasonable price for the property.

There was continued discussion regarding the County assessment.

*Council Member Scott L. Smith MOVED to approve the request to dispose of open space up to five feet south of the trail at $1.44/square foot to the home owners in the Beacon Hill the Highlands subdivision. The property purchase shall end within five feet of the south edge of the trail.*

1. The purchasers shall be responsible for the costs associated with any costs related to modification of the city sprinkler system as determined by the City Engineer.

*Council Member Ed Dennis seconded the motion.*

Council Member Brian Braithwaite understood the desire to be fair, but the Council discussed this at length and decided to go with 25% of the County assessed value so that it was consistent across the board. As they knew from experience, appraisals come in all over the place. Approving the price at $1.44 is arbitrary and cannot be justified. The Council had put a process in place to determine the fair market value, and they should be true to that.

*Council Member Brian Braithwaite made a Substitute motion and MOVED that the item be continued and give the petitioners an opportunity, if they so choose, to get an appraisal that can be brought to Council. If they chose to challenge it, they could do that, if they chose not to move forward, that is also an option.*

*Council Member Kurt Ostler seconded the substitute motion.*

Council Member Scott L. Smith said that the term “fair” could be defined many different ways. The City had not sold any property since they established the price at 25% of the County assessed value. Council Member Kurt Ostler argued that the Canterbury residents were fine with the higher price, but the Council still found a way to deny their proposal. They needed to come up with a real, viable solution to the problem at hand.

Council Member Ed Dennis expressed concerns about the appraisal process. They needed to define the criteria that would constitute an acceptable appraisal.

Council Member Tim Irwin wanted to be sure that the City would not be open to lawsuits in whatever choice they made.
City Administrator Nathan Crane said that he and City Attorney Tim Merrill could get together and write down a list of criteria for an appropriate appraisal. They would share that with the Council for review before passing that onto the citizens.

*Council Member Brian Braithwaite MOVED to continue the item to give the petitioners an opportunity, if they so choose, to get an appraisal that can be brought to Council and direct staff to get together with the City Attorney to identify the specifics of what the appraisal criteria should be for the evaluation of the property and to share it with Council.*

*Council Member Kurt Ostler SECONDED the motion.*

Council Member Ed Dennis argued that the Council had approved $1.44 per square foot before, and it was based on an appraisal. It was hard for the residents to see that price continually change because of the economic cycle they were in. It would be beneficial for the City to sell property that they could not maintain.

Council Member Brian Braithwaite said that was a viable solution to the problem. Another solution would be to create a fund so that the City could take care of the property. Once the property was sold, the City could not get it back.

*Council Member Brian Braithwaite CALLED the Question.*

*Council Member Brian Braithwaite MOVED to continue the item to give the petitioners an opportunity, if they so choose, to get an appraisal that can be brought to Council and direct staff to get together with the City Attorney to identify the specifics of what the appraisal criteria should be for the evaluation of the property and to share it with Council and the petitioners.*

*Council Member Kurt Ostler SECONDED the motion.*

*The vote was recorded as follows:*  
- **Council Member Brian Braithwaite** Yes  
- **Council Member Ed Dennis** No  
- **Council Member Tim Irwin** Yes  
- **Council Member Kurt Ostler** Yes  
- **Council Member Scott L. Smith** No

*The motion passed 3:2.*

6. **ACTION/ORDINANCE: TIME, PLACE, AND MANNER REGULATIONS**

City Attorney Tim Merrill oriented the City Council regarding an ordinance regulating time, place, and manner regulations. The State recently passed the Free Expression Regulation Amendment Bill, which required all cities to have an ordinance in their code stating that they would follow the constitution in this matter. The proposed language would be an enabling ordinance stating that they would provide space in traditional public forums to exercise first amendment rights. He confirmed that they currently do not have an ordinance like this.

There was some discussion regarding free speech and how this could be enforced.

Council Members Tim Irwin and Scott L. Smith would vote against the motion because they felt that they had not been given enough time to vet out any unintended consequences.

*Council Member Brian Braithwaite MOVED to approve the enacting of a free expression regulation ordinance in accordance with the new state law requirements.*
Council Member Kurt Ostler SECONDED the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite  Yes
Council Member Ed Dennis          Yes
Council Member Tim Irwin           No
Council Member Kurt Ostler         Yes
Council Member Scott L. Smith      No

The motion passed 3:2.

7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

a. Length of Council Meetings

Mayor Mann said that he had spoken to Council Member Tim Irwin regarding the length of the City Council meetings, and he was considering putting a policy in place that requires meetings to end by 10:00 or 10:30 p.m. unless the Council votes to continue. He was concerned that the public hearings had become a Q&A with Council rather than a public hearing. It also seemed that the Council Members became short with each other when the meetings extended beyond 10:30 pm and their discussions were less effective.

Council Member Ed Dennis agreed with Mayor Mann’s concerns. He asked if they could regulate the length of each public hearing. City Attorney Tim Merrill said that there would be no violation if they set a time limit. Mayor Mann would be responsible to enforce any time limitations during the meeting.

Mayor Mann suggested listing an anticipated time limit for each topic on the agenda. Public hearings should be limited to 20 minutes. He encouraged public input, but many times the comments were repetitive, which was not constructive.

Council Member Tim Irwin suggested limiting the timeframe for presentations as well.

Council Member Kurt Ostler commented that some issues were more sensitive than others. They needed to be sure that they provided enough time for the residents to make their voices heard.

City Administrator Nathan Crane cautioned the Council against setting a time limit for public hearings on legislative items. He suggested keeping each citizen’s comments to two or three minutes, and making sure Mayor Mann was consistent in enforcing that. It was also suggested that the Council limit their comments to before and after the public comment period. The most effective time to influence a Council member is prior to the meeting. Mayor Mann encouraged the citizens to engage with the Council Members outside of public meetings, because they were more than willing to respond.

b. Funding Increase

Assistant City Administrator Erin Wells briefly updated the Council regarding the Open House survey for the Public Safety increase. The majority of people said that they were willing to support the increase to police and fire through a property tax increase. See the chart below.

|-----------------------|-------------------------|------------------------------|
Council Member Tim Irwin was concerned that they did not include a fee option in the survey. Assistant City Administrator Erin Wells said that the Council instructed staff not to include a fee because they were more favorable toward a property tax increase. Staff presented concerns regarding a fee during the previous meeting. A few citizens did ask about a fee at the Open House.

Assistant City Administrator Erin Wells said that they were now preparing for the Stake Holder Meetings on the 15th and 16th. They would post a Notice of Quorum, just in case enough Council Members choose to attend.

Council Member Scott L. Smith recommended presenting the option of a fee at the Stake Holder’s meeting. He was already receiving pushback regarding a property tax increase. The residents were misunderstanding that the 40% increase would be to only the City’s portion of their overall property tax. Council Member Kurt Ostler agreed. Council Member Tim Irwin said that a tax increase or a fee was essentially a tax. He felt that the fee would be fairer to everyone.

Mayor Mann was concerned about potential litigation with implementing a fee.

Council Member Brian Braithwaite wanted to pursue the option that was most likely to pass. Education was essential to either choice.

Council Member Tim Irwin said that doing the right thing was more important. The tax increase would affect the residents differently based on the value of their property, and he did not think that was fair.

City Attorney Tim Merrill said that he would defend whatever choice the Council made. He felt that the tax was legally bullet proof, but a fee could be litigated.

After continued discussion, the Council directed staff to present both options to the citizens.

Council Member Kurt Ostler relayed information that he had received regarding what it would take for Highland to get its own zip code. Essentially, it was estimated that Highland would not be large enough for their own zip code until at least 2025. It was more likely that Highland would change and share a zip code with Alpine.

Council Member Ed Dennis encouraged the Council to consider implementing a Citywide park fee.

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8. CLOSED SESSION
The Highland City Council may temporarily recess the City Council meeting to convene in a closed session to discuss pending or reasonable imminent litigation, as provided by Utah Code Annotated §52-4-205

At 10:27 PM Council Member Tim Irwin MOVED that the City Council recess to convene in a closed session to discuss pending or reasonable imminent litigation, as provided by Utah Code Annotated § 52-4-205. Council Member Brian Braithwaite SECONDED the motion.
The vote was recorded as follows:

Council Member Brian Braithwaite  Yes
Council Member Ed Dennis  Yes
Council Member Tim Irwin  Yes
Council Member Kurt Ostler  Yes
Council Member Scott L. Smith  Yes

The motion passed unanimously.

9. FUTURE MEETINGS
   a. Future Meetings
      • May 21, City Council Meeting, 7:00 pm, City Hall
      • May 28, Planning Commission Meeting, 7:00 pm, City Hall

ADJOURNMENT

Council Member Tim Irwin MOVED to adjourn the CLOSED SESSION and Council Member Brian Braithwaite SECONDED the motion. All voted in favor and the motion passed unanimously.

The CLOSED SESSION adjourned at 10:48 PM.

Council Member Tim Irwin MOVED to adjourn the regular meeting and Council Member Brian Braithwaite SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 10:49 PM.

I, Cindy Quick, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 7, 2019. This document constitutes the official minutes for the Highland City Council Meeting.

Cindy Quick, MMC
City Recorder
Welcome to the Highland City Council Meeting
May 7, 2019

7:00 PM REGULAR SESSION
Call to Order - Mayor Rod Mann
Invocation - Council Member Tim Irwin
Pledge of Allegiance - Council Member Ed Dennis

UNSCHEDULED PUBLIC APPEARANCES
Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to three (3) minutes and state your name and address.

PRESENTATIONS
Item 2a. - Recognition of Mike Kennedy
Item 2b. - Point of the Mountain Chamber
Item 2c. - Event Update

WHAT A WONDERFUL WORLD!

LUAU
July 27th • 6:30 PM • Heritage Park
Free Show
Dinner $10/plate
Pre-Order online to guarantee meals.
HighlandCityFling.com
CONSENT ITEMS

- Item 3a. – Approval of Meeting Minutes from April 2, 2019 and April 16, 2019

DESIGNATION OF OPEN SPACE PROPERTY FOR DISPOSAL AND REMOVAL OF NEIGHBORHOOD OPTION TRAILS IN THE BEACON HILL THE HIGHLANDS SUBDIVISION

Item 4 – Public Hearing / Resolution
Presented by – Nathan Crane, City Administrator/Community Development Director

Proposal

- $3.19 Per Sq. Ft.
- Request 1: Neighborhood Option Trail
  - Approximately 2,178 Sq. Ft.
- Request 2: Open Space Disposal
  - Extend 40 Feet from trail (Approximately 2,613 Sq. Ft.)
  - Extends into Highland City Water Tank

Analysis

- Request 1:
  - Doesn’t have any utilities in it.
- Request 2:
  - Encroaches onto the property that has the City water tank on it.
  - City should maintain for future use and access.
Council Power Point 5/7/2019

Petition

• Adjacent Signatures:
  – 1 out of 1 (100%)
  – Needed 80%
• Beacon Hills Plat H Signatures:
  – 28 out of 36 (77.8%)
  – Needed 70%

Citizen Participation

• Daily Herald – April 21, 2019
• Mailed Notification – April 22, 2019
• Sign Posting - April 29, 2019
• No written correspondence has been received.

Council Options

• Approve as proposed
• Approved with conditions
  – Ex. Purchase shall be limited to the property within the trail corridor.
• Continue with a request for specific information.
• Deny the request.

Proposal

DESIGNATION OF OPEN SPACE PROPERTY FOR DISPOSAL AND REMOVAL OF NEIGHBORHOOD OPTION TRAILS IN THE WINDSOR MEADOW SUBDIVISION

Item 5 – Public Hearing / Resolution
Presented by: Nathan Crane, City Administrator/Community Development Director

Vicinity Map

Proposal

• Purchase up to the trail
  • Approximately 25,000 ft.
• Utah County Price: $3.71 per sq. ft.
• Requesting price decrease to $1.44 per sq. ft.
Analysis

• No utilities in the area.
  – Would need to move the City sprinklers that water the trees.
  – Estimated cost: $100 for cut & cap.
• Staff recommends allowing to purchase up to 5 ft. to the trail for trail maintenance purposes.
• Price decrease to $1.44 per sq. ft.

Petition

• Adjacent Property Owners:
  – 5 out of 6 (83%)
  – Needed 75%
• Whole Subdivision:
  – 49 out of 69 (71%)
  – Needed 65%

Citizen Participation

• Daily Herald Posting: April 21, 2019
• Mailed Notification: April 22, 2019
• Sign posting: April 24, 2019
• No written correspondence has been received.

Council Options

• Approve as proposed
• Approved with conditions
  – Ex. Purchase price, sprinkler modification cost, purchase up to 5 ft of the trail, etc
• Continue with a request for specific information.
• Deny the request.
FUNDING INCREASE

Item 7b – Communication
Presented by – Erin Wells, Assistant City Administrator

Open House Survey Results

- Reasons for “no” and comments:
  - Not sure if proposals are needs or wants
  - Feel that it is unneeded (3)
  - Want it to be a fee (2)
  - Too high of a cost (4)
  - Want more economic development
  - Sell some land to pay for costs
  - Should annex into American Fork

Open House Survey Results*

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*48 Surveys completed

CITY COUNCIL CLOSED SESSION

The Highland City Council may temporarily recess the City Council meeting to convene in a closed session to discuss pending or reasonable imminent litigation, as provided by Utah Code Annotated §52-4-205

FUTURE MEETINGS

- Item 9a. – Future Meetings
  - May 21, City Council Meeting, 7:00 pm
  - May 28, Planning Commission Meeting, 7:00 pm