



HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, March 29, 2022

Approved May 17, 2022

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

VIRTUAL PARTICIPATION



YouTube Live: <http://bit.ly/HC-youtube>



Email comments prior to meeting: council@highlandcity.org

6:00 PM WORK SESSION - MOUNTAIN RIDGE PARK PLAYGROUND

Mayor Kurt Ostler called the meeting to order at 6:13 pm.

City Administrator/Community Development Director Crane introduced Rob Donigan with Blu Line, who presented the Council with score sheets for the bids and design concepts that the City has received for the Mountain Ridge Park Playground project; the concept for the project was adjusted based upon Council input and suggestions to move to a larger playground to the west of the pavilion at the park. The playground will be significantly larger than the previous playground structure. Six vendors have responded to a request for proposals (RFP) for the project and the scoring of each of their proposals should be based upon accessibility for all users, inclusive play elements, unique and innovative design, play value, and ‘eye test’ or the visually impressive nature of the project. Mr. Donigan asked each Council Member to rank each project from one to five with one being the lowest and five being the highest. The purpose of this ranking is to reduce the number of projects down to three, which will then be presented the public during an open house regarding the project.

Mayor Ostler asked if each of the design firms/vendors was provided with the budget amount for the project. Mr. Donigan answered yes; each bidder was told that the maximum amount to be allocated to the project is \$2 million; some bids are higher than that amount while others are slightly over. It will be possible to adjust the scope of a project, if necessary, to reduce the cost below the \$2 million amount.

Council Member Rodela asked if each of the vendors has communicated they can complete the project in a similar timeline. Mr. Donigan stated he has not received that specific information from the bidders, but he is aware that the lead time may be longer for some vendors than other.

Mayor Ostler then invited presentations from the bidders, noting each of them have been notified they have 12 minutes to make their presentation.

Louis Painter, Great Western Recreation, discussed his firm’s experience and, noting they specialize in design/build projects and completed over \$55 million in projects last year. He played a video illustrating the layout of the project and identified components that are intended to serve users of all abilities. Discussion among Mr. Painter and the Council centered on safety of certain elements of the playground; wind resistance of the structure; climbing areas; active play elements; spectator seating; and the durability of the playground structure.

He concluded that the timeframe for the basic components of the project is eight to 10 weeks; custom components will take 12 weeks for delivery.

Council Member Bills stated she would be interested in understanding the warranty for each of the proposed projects and if each bidder would use the same type of surface in their project. Mr. Donigan stated he can send that to the Council following the meeting.

Mayor Ostler asked that Mr. Painter send his video to the entire Council for continued review following this meeting.

Morgan Self and Allie Jones, Playspace Designs, presented the conceptual layout of their playground design; it includes colorful play elements intended to promote physical and cognitive development and social interaction. The projects completed by Playspace are informed by science; the company has a 'play institute' made up of scientists and engineers that study how children play and then apply the findings of that research to their projects. The firm's presentation centered on accessibility for children of all abilities and durability of the equipment. Mr. Self stated that his company has the best warranty in the industry and the turnaround time for any parts is two weeks.

Vern Garrett, of Garrett Parks and Play Parks and Play, provided a rendering of his proposal for the playground project; he introduced Brandi Westbrook of Dynamo Playground, the company that manufactures the elements included in the playground design. Ms. Westbrook stated that the owner of Dynamo Playground was inspired by his disabled brother, who was unable to play at a playground. He has developed playground components that are accessible for children of all abilities and needs. They provided a video presentation of the playground proposal; it highlighted the net climbers; bridge/net structure; slides and a ropes course; resting spots; a quiet space; monkey bars; and a multi-user trap ride, which is a brand-new concept and would be the first of its kind in the world. The equipment is very durable, customizable, and attractive to users of all ages. Ms. Westbrook then discussed the Miracle equipment used in the project design, including a conveyor belt and momentum corridor. Miracle essentially creates outdoor children's museums including STEM learning platforms and games. Their equipment is fully Americans with Disabilities Act (ADA) compliant; it includes a glider and spinner that can accommodate 10 children, five sitting and five standing. This equipment is also customizable and can include many different components that accommodate wheelchairs. Mr. Garrett noted that Miracle equipment is manufactured in Missouri, and they provide a lifetime warranty on their uprights, with a 15-year warranty on the decks. He has always been pleased with their warranty service. In closing, there was a brief discussion regarding the shade structures included in the project.

Taft Egan of Big T Recreation presented his firm's design for Mountain Ridge Park; he considers this playground to be a generational gift from the City Council to the community. He stated Big T has a track record of performing large projects such as this one and he referred the Council to Big T's website and YouTube channel to find more information and videos of projects they have completed in the past. When a City partners with Big T, they get a playground specialist and playground construction manager. A very unique part of this project is the pour-in-place surface, which will cost close to \$500,000; when that part of the project is being completed, the City will be grateful to have someone with expertise to successfully oversee it. He then discussed accessibility of the design; Big T has partnered with consultants to ensure inclusive designs. He discussed Big T's vision for the project and indicated that their work is data driven design with the goal of creating all abilities playgrounds. He played a video animation and highlighted the climbing elements included in the project; the large multi-user slide; and shade structures providing shade in the right places. He stated there are some elements he cannot showcase tonight because they are proprietary to Big T, but he plans to include a marquee piece that is specific to Highland City; this could be something like a merry go-round or carousel that is moved by kid power. Discussions about that type of element can occur as the project is negotiated. He concluded that Big T equipment is manufactured in Pennsylvania and all structural equipment has a lifetime warranty. Any plastic piece of equipment or anything

that moves has a 15-year warranty. The shade structures are made of fabric that has a 105 mile-per-hour (MPH) wind rating. The wind rating for the structure is 150 MPH.

Chris Sonntagg, Sonntagg Recreation, reviewed the history of his company and discussed inclusive playground projects he has completed in other communities. He also provided a video of various swing elements that are able to accommodate wheelchairs, balance beams, swaying deck, a cozy dome climber that is great for kids with autism, center console spinner, swings with molded bucket seats, a roller table with individual rollers and loops, a mobius climber, an element called the ‘we saw’, which is a seesaw with four seats, cube with 14 different play activities inside, summit structure designed especially for Utah, wheelchair ramp onto a platform and sensory tunnel, zipline with bucket seat, and a climber net. His design for this project includes a variety of activities as that is what keeps kids interested. There are many other elements the Council could consider to customize the project, but he will work with the City to ensure that the decided upon design is under budget. He concluded his product is manufactured in Minnesota; there is a 15-year warranty for plastic and moving parts and the structure has a 100-year warranty. The delivery time for the materials is July to August.

Rhetta McIff of Lucky Dog Recreation presented her design rendering for the project; she provided a sample of cloverleaf rope that is used for the climbing features in her design. The equipment is manufactured by Playcraft, which is a west coast company. Lucky Dog oversees the design/build process; there is a three-year warranty for the construction of the playground, and this is on top of the warranties offered by the suppliers. She noted that Playcraft’s powder coating is twice as thick as competitors, and they ensure quality of their project. The project will be very bright to be visually attractive, but it will also include quiet, calm areas for children who may be overstimulated by bright colors. The design includes a low ropes course; ground level play spaces; hammocks; other rope-based play elements; mobius design climbers; swings and tunnels; embankments slides; Berliner wave slides; roller tables; an O’Tannenbaum spinner that can accommodate 35 to 40 kids; bouncers for children in wheelchairs; merry-go-round; thunder rocker; track rides and zip lines; and a separate playhouse with a quiet spot. Shade elements can be included in the project under budget; swings should be shaded, and the area designated for children of two to five years could be shaded. If the Council would like, the project can be customized to include more dynamic play elements and the turnaround time for the project is between 12 and 18 weeks.

Mr. Crane then asked the Council to complete their ranking sheets and turn them in to Administration for calculation in preparation for continued future discussion.

7:30 PM REGULAR SESSION

Call to Order – Mayor Kurt Ostler

Invocation – Mayor Kurt Ostler

Pledge of Allegiance – Council Member Kim Rodela

The meeting was called to order by Mayor Kurt Ostler as a regular session at 8:07 pm. 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 Mayor Kurt Ostler and those in attendance were led in the Pledge of Allegiance by Council Member Kim Rodela

PRESIDING: Mayor Kurt Ostler

COUNCIL MEMBERS

PRESENT: Timothy A. Ball, Brittney P. Bills, Sarah D. Petersen (electronically), Kim Rodela, Scott L. Smith

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, Assistant City Administrator Erin Wells, City Engineer Andy Spencer, City Attorney Rob Patterson, City Recorder Stephannie Cottle, Finance Director Tyler Bahr, Fire Chief Brian Patten, Parks Superintendent Josh Castleberry, Assistant Public Works Director Jeff Murdoch, Pressurized Irrigation Superintendent Tayson Arnoldsen, Code Compliance Officer Brent Wallace

OTHERS PRESENT: Jon Hart, Hilary Gardener, Carley Tall, Audrey Moore, Todd Larson, Lewis Painter, Morgan Secph, Eileen Miller, Richard Hinckley, Chris Howden

1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

Richard Hinckley referenced agenda item five; he is happy about the project, but his reason for addressing the Council tonight is to discuss Country Club Drive; for the first tenth of a mile after exiting Alpine Highway is the worst residential street in the City. For several years, repaving of that road has been delayed; he hopes that project will be completed as soon as possible. This is one of the most utilized streets because of the Country Club patrons and the nearby church; it is also the sole entrance/exit point for the neighborhood west of the Country Club.

Public Works Director/City Engineer Spencer stated that section of road will be rebuilt this summer.

Carly Tall stated that she is grateful for a recent traffic study and noted that she feels confident in the number yielded by that study; she would like to see if the numbers may be different in the summer when school is out. She stated that she cannot find data to prove that the study is wrong, but for those that live on the street, they understand actual conditions on the road; there is a blind curve and speed is high. She wondered if traffic calming measures, such as a speed table, could be used to improve safety in the area. She asked what the community can do to contribute to the safety of the road. She added she is excited about the playground that was discussed during the work session, and she extended an offer to help with the project in any way she can.

2. PRESENTATIONS

a. Pressurized Irrigation Water Update – Jeff Murdoch, Assistant Public Works Director

Jeff Murdoch, Assistant Public Works Director, will provide an update on the current and projected statistics related to water for the pressurized irrigation system.

Assistant Public Works Director Murdoch and Pressurized Irrigation Superintendent Arnoldsen, used the aid of a PowerPoint presentation to provide an update on pressurized irrigation. The offered a comparison of current water levels with those in 2020 and 2021; there has been very little moisture over the winter months and the current water trends are below average. Water flow from American Fork Canyon is at historic lows and drought conditions will definitely persist this year. It will be necessary to consider conservation efforts this year; last year the community accomplished 17 percent savings and he hopes to increase that number to 20 percent this year. Last year, the City used 3,242-acre-feet of storage water from Jordanelle Reservoir; the City's entire allotment was not used and there is 1,220-acre-feet left for this year. In 2021, the 95 percent allotment was achieved in Utah County and that was due, in part, to the 50,000-acre-feet of emergency storage that was held in Deer Creek Reservoir. However, that 50,000-acre-feet was completely exhausted. The 2022 allotment has been projected to be 80 percent, but that may decrease depending upon the melting of the snowpack. Goals for 2022 include using run off water as long as possible, delaying reliance upon wells until absolutely necessary, and general conservation efforts.

Mayor Ostler stated that last year, the pressurized system was not activated until May 1, and he asked if that was helpful. Mr. Murdoch stated that it is a ‘double-edge sword’. The lines and ponds will be filled starting April 15, but last year when people were told to hold off on watering until May 1, it was as if they needed to ‘play catch-up’ and used more water starting May 1 than if they would have had access to it starting in April. Residents are encouraged to only water when necessary; this led to general discussion among the Mayor and Council regarding public education efforts regarding water conditions and conservation efforts; they suggested that notifications be included in the April newsletter, placed on the website as soon as possible, advertised through social media outlets, and a message on the flashing highway sign.

3. CONSENT ITEMS *(5 minutes)*

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. Approval of Meeting Minutes** *Administrative - Stephannie Cottle, City Recorder*
Regular City Council Meeting – February 15, 2022 and March 1, 2022
- b. Resolution: 2022 Mountainland Pre-Disaster Hazard Mitigation Plan** *Administrative - Stephannie Cottle, City Recorder*
The City Council will consider the approval of a resolution adopting the 2022 Mountainland Association of Government Pre-Disaster Hazard Mitigation Plan for Summit, Utah, and Wasatch Counties. The City Council will take appropriate action.

Council Member Kim Rodela MOVED to approve consent items 3a. approval of meeting minutes and 3b. Resolution 2022 Mountainland Pre-Disaster Hazard Mitigation Plan.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

4. PUBLIC HEARING/ORDINANCE: AMENDED IMPACT FEES *Legislative - Tyler Bahr, Finance Director*

The City Council will hold a public hearing and consider adoption of amended sewer and pressurized irrigation impact fees. The Council will take appropriate action.

Finance Director Bahr explained that as a result of rising construction costs, Council directed staff to update impact fee analysis previously completed in January 2021. Consultants with Lewis Young Robertson & Burningham, (LYRB) Inc. and Hansen, Allen, & Luce collaborated with City staff and identified additional impact fee-eligible expenses in sewer and pressurized irrigation. It should be noted that not all utility expenses and project costs are impact fee eligible. Once the updated impact fees are adopted, staff will revisit the utility rate study completed in 2021 to determine the extent to which utility rates should be adjusted to address rising costs. The resulting increase in impact fees for sewer and pressurized irrigation, along with the City’s other impact fees that will remain unchanged, are as follows:

Impact Fee	Existing	Proposed	Difference
Culinary Water (Southeast Area Only)*	\$603	\$603	--
Pressurized Irrigation**	\$1,881	\$2,095	\$214
Transportation	\$538	\$538	--
Sanitary Sewer (Central Area)*	\$1,155	\$1,581	\$426
Sanitary Sewer (Southeast Area)*	\$2,108	\$2,773	\$665
Parks and Recreation	\$5,854	\$5,854	--
Public Safety	\$761	\$761	--

*Culinary water and sewer fees vary depending on service area. A culinary water fee of \$0 and a sewer fee of \$1,581 apply to the Central Service area; a culinary water fee of \$603 and a sewer fee of \$2,773 apply to the Southeast Service Area. Excludes Timpanogos Special Service District (TSSD) fees.

**Assumes ¼ acre lot at 38% landscaped/irrigable. Pressurized irrigation fee is \$22,054.34 per landscaped/irrigable acre.

Mr. Bahr concluded the State law regarding impact fees focuses on a level of service. Future capital projects are limited to a six-to-ten-year horizon. Capital projects are also limited to projects or portions of projects needed to accommodate new growth which are funded by the City using historical costs. Impact fees must be encumbered within six years. If approved, the fee increases will be effective 90 days from adoption.

Council Member Smith stated the southeast area of the City is largely occupied by a Boyer Company project and he asked how much of that project will be charged the increased impact fees. City Administrator/Community Development Director Crane stated that the worst-case scenario is that everything in phase two, which is 400 to 500 lots, will be subject to the new fees. He noted that phase one of that project includes 200 units and if all permits are pulled before the effective date of the new impact fees, they will be charged the old fees. Council Member Smith asked if the developer has been informed of this potential increase, to which Mr. Crane answered yes.

Mr. Bahr then noted that staff has begun working with LYRB regarding updates to the City's utility rate schedule, which is a separate issue from impact fees.

Council Member Smith asked if the increase impact fees will help to pay for some of the costs of the sewer lift stations needed in the Pheasant Hollow area. Mr. Crane answered yes and noted that the increase will help to address inflated costs of construction.

Mayor Ostler opened the public hearing at 8:34 pm.

Eileen Miller, Utah Valley Home Builders Association, stated that every city is experiencing a shortfall, except for one city, which updates their impact fee analysis (IFA) documents each year. She addressed the comments about threshold for charging updated impact fees upon issuance of a building permit for a project and stated she agrees with Mr. Crane's assessment.

There were no additional persons appearing to be heard.

Mayor Ostler closed the public hearing at 8:36 pm.

Mr. Bahr addressed Ms. Miller's comments, noting that the individual that the City is working with at LYRB, Fred Philpot, is helping to build a model that would allow for frequent updates to IFAs and utility fees.

Council Member Smith stated that he hates to increase fees unnecessarily, but costs of construction continue to increase dramatically, and the City needs to keep pace with such inflation to ensure adequate infrastructure improvements responsive to growth.

Council Member Scott L. Smith MOVED that the City Council approve the ordinance adopting an amendment to an impact fee facilities plan and impact fees analyses and imposing impact fees for pressurized irrigation and wastewater.

Council Member Brittney P. Bills SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

5. CONSTRUCTION CONTRACT: 2022 SEWER & ROAD IMPROVEMENTS

Administrative – Andy Spencer, Public Works Director/City Engineer

The City Council will consider awarding a contract for the 2022 Sewer and Road Improvement project in the Dry Creek and Country Club neighborhood to Condie Construction for up to \$2,108,262. The Council will take appropriate action.

Public Works Director/City Engineer Spencer explained Highland City recently received bids for this project with the intent to upsize the sewer line between the Alpine Country Club clubhouse and pool and the Alpine Highway from an 8" line to a 12" sewer line. This is a project that has been on the Capital Improvement Project list as one that is needed to address infiltration, capacity in an aging utility line. The sewer line in the Country Club neighborhood services Highland large number residents including View Point, The Spruces, Manor Drive and all of the Alpine Country Club east of 4800 West. As a collector/transmission line for a large area of Highland, it is imperative that we address needed improvements.

A public open house was held on February 17, 2022 wherein the Country Club neighborhood was notified of the pending project and feedback was solicited regarding keeping of the existing islands, or replacing the islands with islands similar to the Alpine Highway Islands. The response from the survey as residents left the meeting was 50 responses in favor of keeping the current islands and trees, 16 responses in favor of installing new islands. Following this input, the City commissioned a certified arborist, Max Darrington. Mr. Darrington recommended that if the construction could remain 8~10 feet away from the trees, then the large Siberian elm trees can remain and be healthy.

The existing sewer line runs through the rear of properties within the Cottages on the Green subdivision. The project will relocate the primary sewer trunk line to Country Club Drive. This relocation avoids substantial impact to these property owners while making the sewer line more accessible for maintenance. Staff included in this bid

two other locations where the sewer needs to be upsized and installed. These locations are a section of the sewer line that feeds into the Dry Creek lift station and located on Dry Creek Circle, identified as needing to be upsized from 8” to 12”, and the sewer on Knight Blvd. relocated to accommodate the Ridgeview development.

Mr. Spencer reviewed the bid tabulation for the project, nothing total bids were in excess of budgeted funds. As such, staff prepared a reduced scope of work that would address the worst areas of the Country Club sewer system and provide budget flexibility. With this reduced scope, the sewer line will connect to the existing line at the entrance to Hampton Court, continue west on Country Club Drive with a new sewer line section, picking up Windsor Lane and Castlepine Way transmission lines before making its way to the Alpine Highway. Staff have been working with UDOT to obtain the required permits to run the sewer line south, to 10480 North, connecting at an existing manhole to complete the sewer re-route. Staff asked the apparent low bid, Condie Construction, to revised bid costs based on this change; their bid for this revised scope is \$1,452,092.00. Staff met with the City Council in a work session on March 22, 2022 to present this and other recently received bids and determine the best funding strategy before making an award.

It was recommended that the Dry Creek Circle and Alpine Country Club revised scope should be awarded to Condie Construction. Mr. Spencer concluded staff recommends that the City Council approve the contract with Condie Construction Company for the 2022 Sewer and Road Improvements project, schedule A, B, and a portion of schedule C in the contract amount of \$1,916,602, allocating a project contingency of \$191,660 to be administered by staff, for a maximum authorized project construction amount of \$2,108,262. Staff further recommends that, provided field conditions allow, to follow the recommendations of the certified arborist, to keep the trees and grass within the center islands on Country Club Drive.

Council Member Kim Rodela MOVED that the City Council approve the contract with Condie Construction Company and authorize a contract amount up to \$2,108,262 for the 2022 Sewer and Road Improvements project including bid schedule A, B, and a portion of bid schedule C and authorize the City Administrator to execute the contract documents.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

6. CONSTRUCTION CONTRACT: KNIGHT AVENUE SEWER RELOCATION

Administrative - Andy Spencer, Public Works Director/City Engineer

The City Council will consider awarding a contract for the Knight Avenue Sewer Relocation project to Rock Canyon Construction for up to \$42,954. The Council will take appropriate action.

Public Works Director/City Engineer Spencer explained in 2007 an 8-inch sewer line was installed in Knight Avenue when Lone Peak High School was constructed. During the review of the construction plans for Phase 2 of Ridgeview it was discovered that 300 linear feet of this line is not located within the existing right of way or an easement. This portion would run within the rear yards of several lots. Upon further research, an easement

was proposed to the Development Center but never recorded, it is not known why. It is unclear what happened during the construction process. This project will relocate the 300 linear feet into the existing right-of-way for Knight Avenue. This is a 'dry' sewer line as it has no sewage that flows through it. That will change with the construction of the upgrades that are underway at the Pheasant Hollow lift station. Currently there is a bypass in North County Boulevard that takes sewer from the High School and the Wildrose area through pipes in Cedar Hills and American Fork. With the completion of this project and the lift station, the bypass will be removed. The City currently pays Cedar Hills \$35,000 per year for processing the sewer that should be in this line. Three bids were received for this work with Rock Canyon being the low bidder. Rock Canyon has done other projects here in Highland including the View Point mudslide flood repairs, and sump repair and replacements and has a positive reputation. Staff recommends that the City Council approve a contract with Rock Canyon Construction for \$39,049.75, allocating a 10 percent project contingency of \$3,905 to be administered by staff, for a maximum authorized project construction amount of \$42,955 and authorize the City Administrator to execute the necessary contract documents for the project.

Council Member Smith asked if the City's sewer has been routed through Cedar Hills lines. Mr. Spencer answered yes; the subject line was built years ago and remains dry. This project will provide capacity to handle the sewer that has previously been routed through Cedar Hills.

Council Member Rodela asked if this project will eliminate the City's reliance on Cedar Hills. Mr. Spencer answered yes and indicated the City will no longer pay Cedar Hills for that service. He added it is much less expensive to complete this type of project while the line is dry.

Council Member Scott L. Smith MOVED that the City Council approve the contract with Rock Canyon Construction and authorize a contract amount up to \$42,955 for the Ridgeview Sewer Relocation and authorize the City Administrator to execute the contract documents.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

7. CONSTRUCTION CONTRACT: ROADWAY CRACK SEALING *Administrative - Andy Spencer, Public Works Director/City Engineer*

The City Council will consider a request to approve a bid with Advanced Paving and Construction to proceed with the application asphalt crack seal products to several roads throughout Highland.

Public Works Director/City Engineer Spencer explained staff solicited bids for the 2022 Road Crack Sealing projects through the Utah State procurement website. The project is a preparatory treatment for the various roads that will receive the HA5 and Onyx surface treatments. Approximately 32,167 linear feet of road surface throughout the city will be crack sealed. Six companies responded to the solicitation:

- Advanced Paving: \$42,900.

- Kilgore Paving: \$52,720
- Advanced Paving: \$58,394.71
- Superior Asphalt: \$68,490
- M&M Asphalt Services: \$76,000
- Bonneville Asphalt: \$81,055

Based on the bid results, staff is recommending that the Council approve the Advanced Paving bid. The project will begin following completion of the road patching projects but prior to the surface treatments with work being completed by July 1, 2022.

Council Member Brittney P. Bills MOVED that the City Council approve the contract with Advanced Paving and authorize a contract amount up to \$45,045 for the 2022 Crack Seal Treatment project and authorize the City Administrator to execute the contract documents.

Council Member Timothy A. Ball SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

8. CONSTRUCTION CONTRACT: HA5 AND BONDED MATRIX ROAD TREATMENT

Administrative – Andy Spencer, Public Works Director/City Engineer

The City Council will consider a request to approve a bid with Holbrook Asphalt Co. to proceed with the application of a seal coat material, HA5 (High Density Mineral Bond), to 27,440 linear feet of road surface and the application of Bonded Matrix sealcoat and friction/wear course to 11,986 linear feet of road surface throughout Highland for a total of \$549,852.92. The City Council will also authorize the City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

Public Works Director/City Engineer Spencer explained this project includes two of the 2022 local road surface treatments. The HA5 (High Density Mineral Bond) is a seal coat product that Highland City has been using for several years with much success. Holbrook Asphalt Co. is a good contractor that we have had positive experience within the past. They have always warrantied the product and workmanship. This is a sole source product which means that Holbrook is the only supplier and installer. The remaining sealcoat work to be done this year will include some of the Onyx product installed by Morgan Pavement. We feel that by utilizing the multiple treatment applications throughout the City, we are better able to tailor the preservation treatments to asphalt condition and traffic needs. City Administration is constantly striving to get the best product for the situation and spend the resident's road fees wisely. If approved and awarded to Holbrook, the project will start after July 1, 2021 and run through August 15, 2022. Completion of the patching project is required before surface treatments are placed. The patching project will finish up approximately the end of June. Staff recommends that the City Council approve a contract with Holbrook Asphalt for \$549,852.92 allocating a five percent project contingency of

\$27,493 to be administered by staff, for a maximum authorized project construction amount \$577,345 and authorize the City Administrator to execute the necessary contract documents for the project.

Mayor Ostler noted that there was just one bidder for this project. Mr. Spencer stated that is correct and noted that the City has been using Onyx product in the northwest area of the City and using HA5 sealcoat in the flatter portion of the City. Both are proprietary products.

Council Member Smith inquired as to the funding source for this project. Mr. Spencer stated that the City will use revenues of the road fee and B&C Road monies. This project will straddle fiscal years and it will likely be necessary to consider a budget amendment in the next fiscal year due to that overlap.

Council Member Ball stated that it has been his experience that a company that use proprietary technology is able to increase their prices; he asked if that is true in this case and how the products being used compare to generic products that have been used for the past 100 years. Mr. Spencer stated that for a number of years the seal coat industry has been its own worst enemy because contactors used sub-standard product. Highland City has a plan to complete these types of projects throughout the entire City in seven years and using companies that offer better products that last longer will help to accomplish that plan. Council Member Ball inquired as to the difference in price. Mr. Spencer stated the City is likely paying 20 percent more for the proprietary product, but it offers an extended life. Council Member Ball inquired as to the lifetime projection for the product and if the contractor guarantees that extended life. Mr. Spencer stated that they project their treatments will last five years, but his experience has been that they last up to eight years. Council Member Ball stated that would be a 250 percent increase in life at a 20 percent cost increase, which is something he can support. Mr. Spencer agreed and added that other companies are beginning to improve their products as well, which will likely lower prices in the coming years. Council Member Ball asked if the contractor responds to any failure in their product, to which Mr. Spencer answered yes.

Mayor Ostler addressed Finance Director Bahr and asked if the City has sufficient funding for the \$577,000 project. Mr. Bahr answered yes. Council Member Smith inquired as to the point during the FY that the City receives its B&C Road Monies allocation from the State of Utah. Mr. Bahr stated the fees come in throughout the year, every two months. He has estimated the City will receive \$750,000 in B&C Road monies in the current FY.

Council Member Kim Rodela MOVED that the City Council approve a contract with Holbrook Asphalt and authorize a contract amount up to \$577,345 for the HA5 Seal Coat and Bonded Matrix Treatments and authorize the City Administrator to execute the contract documents.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

9. CONSTRUCTION CONTRACT: ONYX SEALANT TREATMENT

Administrative - Andy Spencer, Public Works Director/City Engineer

The City Council will consider a request to approve a bid in the amount \$52,855.50 to Morgan Pavement for the placement of approximately 6,796 linear feet of road surface with the

ONYX Frictional Mastic Sealant as a part of the 2022 Road Rehabilitation Project. The City Council will also authorize the City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

Public Works Director/City Engineer Spencer explained this project includes miscellaneous locations in the northwest area of the City where road preservation is deemed to be essential to the longevity of the road. The ONYX product has been successfully used in prior years where winter traction may be an issue. Morgan Pavement has been a great contractor that we have had good experiences within past projects. If approved and awarded to Morgan Pavement, the project will start as soon as the patching and crack seal treatments are complete. A deadline for this work has been identified as August 1, 2022. Staff recommends that the City Council approve the contract with Morgan Pavement for \$52,855.50 allocating a 5% project contingency of \$2,643.50 to be administered by staff, for a maximum authorized project construction amount of \$55,498 and authorize the City Administrator to execute the necessary contract documents for the project.

Council Member Scott L. Smith MOVED that the City Council approve the contract with Morgan Pavement and authorize a contract amount up to \$55,498 for the FY2022 ONYX Frictional Mastic Sealant project and authorize the City Administrator to execute the contract documents.

Council Member Brittney P. Bills SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

10. CONSTRUCTION CONTRACT: 2022 ROAD PRESERVATION PROJECT

Administrative – Andy Spencer, Public Works Director/City Engineer

The City Council will consider approving a contract with Eckles Paving for construction of the 2022 Road Preservation Project (Patching) for \$566,485.45 and authorize the Mayor to sign a contract to proceed with the construction. The Council will take appropriate action.

Public Works Director/City Engineer Spencer explained this project includes the minor road repairs (patching) for this year's road projects. Patching will occur on about twenty-seven roads throughout the City. Staff solicited bids for the 2022 Road Preservation project through the Utah State procurement website. There were 2 bids received with Eckles Paving being the low bidder at \$566,485.45. Eckles is a good contractor that we have had good experiences with in the past and they have done several of our patching projects over the years. If approved and awarded to Eckles Paving, the project will begin in April be completed by June 30, 2022. Staff has recommended that an additional amount included with this project to address unforeseen soft spots where additional road base material would need to be removed and replaced from under the asphalt or curb, gutter and sidewalk slated for replacement. Using data from prior years, change orders resulting from road soft spots accounted for three percent of the contracted amount while those related to curb, gutter or sidewalk soft spots were 10 percent. Using this matrix, we estimate a potential additional cost to address soft spots of \$57,794. Staff recommends that the City Council approve the contract with Eckles Paving for \$566,485.45 with an additional

\$57,794 for soft spots, a 10 percent contingency of \$62,428 for a total of \$680,928 and authorize the City Administrator to execute the necessary contract documents for the project.

Council Member Smith stated that he has heard positive feedback from residents who are grateful to the City for fixing failing roadways. He thanked Mr. Spencer and his staff for their efforts.

Council Member Timothy A. Ball MOVED that the City Council approve the contract with Eckels Paving and authorize a contract amount up to \$686,707 for the 2022 Road Preservation Project and authorize the City Administrator to execute the contract documents.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Timothy A. Ball</i>	<i>Yes</i>
<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Sarah D. Petersen</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion passed 5:0.

11. DISCUSSION: SPEED AND TRAFFIC COUNT RESULTS ON YORKSHIRE COURT *Administrative – Andy Spencer, Public Works Director/City Engineer*

Discuss findings from the traffic and speed counters that were placed on Yorkshire Court in response to concern brought forth by the residents in this neighborhood. This item is being presented for information and discussion only.

Public Works Director/City Engineer Spencer explained that recently, several Highland City residents approached the City regarding concerns of speeding on Yorkshire Court. City personnel placed traffic/speed counters on this road in two locations from Wednesday February 23 to Wednesday March 9. One counter was placed on the curve and the second counter was placed on the east-west oriented portion of the roadway. The attached summary pages contain maps indicating the location of each device. The data indicates that the combined average trips through the counter placed at 10224 North Yorkshire Court (on the curve) traveling north and south for this period was 358 average daily trips. The average combined speed was 22.5 miles per hour (mph). The 85th percentile speed was 27 mph which is two mph over the residential speed limit of 25 mph, with a maximum speed of 44 mph recorded on Monday, February 28 at 11:23 pm. The data for the counter placed at 5767 W. Yorkshire Court (east-west) traveling east to west had an average number of daily trips of 348. The average combined speed was reported at 26 mph. The 85th percentile speed was 32 mph which is 7 mph over the speed limit, with a maximum speed reported at 54 mph recorded Thursday, March 3, 2022 at 4:34 pm which is an outlier based on the rest of the data. While there are excessive speeds measured, the average speeds are within the speed limit or very near the residential speed limit of 25 miles per hour. He concluded staff recommends measuring the speeds again in the near future to verify if the results measured are consistent between the two studies.

Council Member Smith communicated his appreciation for the traffic study; the results indicate that a majority of residents are responsible in their driving habits, but there are still outliers. He inquired as to the possible negative outcome of installing a speed table in the area, similar to those in place in Cedar Hills. He indicated he would support a speed table within the neighborhood areas around Deer Field Elementary School to keep speeds lower and to protect children that are playing outdoors. This led to high level discussion among the Council regarding

optional traffic calming measures that could be employed in the neighborhood; there was a focus on a progressive approach including interactive speed signs, which are \$6,000 to \$7,000, and the Council discussed fundraising opportunities that would allow residents to be involved in the project. The Council also suggested an increased police presence in the area to deter motorists that are speeding, especially on the straightaway. The focus of the discussion then shifted to options for funding increased signage, striping, and other traffic calming measures; there was also a brief focus on the ability of private citizens to participate in the project. Council Members Bills, Peterson, and Rodela voiced support for allowing residents to fundraise for installation of signage, with Council Member Smith suggesting that the Council consider a more comprehensive policy that would govern the future installation of traffic calming measures within residential neighborhoods.

Council Member Smith then asked that the Mayor recognize a resident from the area and allow her to provide input on the Council's discussion.

Carly Tall indicated that the amount of money that has been discussed tonight for the signage is significant; she is concerned about proceeding with smaller projects, such as the installation of an interactive speed limit sign, that will not address the problem. She would rather fundraise for the more expensive solution, such as the speed table.

Mayor Ostler asked if the interactive speed limit signs are effective. Mr. Spencer answered yes; there is actually an ongoing experiment regarding the signs recently installed on Canal Boulevard between SR 74 and 6000 West. Ms. Tall stated that as a resident, before she donates money, she would like to have assurance that the signs are effective. Mr. Spencer stated that the signs on Canal have only been in place for a few weeks; he will continue to evaluate the effectiveness of the signs and report back to the Council and the public if that would be helpful in determining the best way to proceed with this project.

City Administrator/Community Development Director Crane noted that when this issue has been discussed in the past, Mr. Spencer recommended a program that would help the City evaluate conditions like those that have been discussed tonight. The budget for the next FY includes funding to hire a consultant to help develop that program. Mr. Spencer referred to the project as a 'traffic calming toolbox'.

Ms. Tall asked if residents can install signs encouraging slower speeds in their park strips. Mayor Ostler stated that the park strip is technically City property and signage is not allowed there.

Council Member Smith stated that he has noticed a sign in American Fork on the Alpine Highway that says, "thanks for being a safe driver". He likes the positivity of that sign.

12. MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

The City Council may discuss and receive updates on City events, projects, and issues from the Mayor, City Council members, and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Field Rentals - Erin Wells, Assistant City Administrator

Assistant City Administrator Wells staff would like to know if the present inquiry of the Council is related to particular user or the current policy in general. Mayor Ostler stated the City has a meeting with a Highland baseball group to discuss usage of the fields at Heritage Park and other facilities. He asked if the Council wants to focus on that one user or field usage in general. The Council indicated they would like to discuss field use in general. Ms. Wells stated that she is prepared to discuss the policy in general; dating back to March of 2017, the Council has identified a goal to balance field use and ensure the City is compensated for wear and tear on playing fields. In that vein, staff is exploring a new reservation system. Fields are rented for the time period from March

1 to October 31 of each year. Usage of the fields will be broken into two different categories: organized and unorganized activities. She provided an explanation of the difference between organized and unorganized groups/activities and discussed the fee schedule for both. She facilitated a high level discussion among the Council and staff regarding current usage of fields and park facilities; she concluded that her takeaways from the discussion are to review existing MOUs for field usage, continue to work on the MOU with Lone Peak baseball, and strive to make the reservation system better functioning. She asked for additional direction or feedback. The Council stressed the need to improve the reservation system to ensure that users are charged the correct amount and that one organization is not monopolizing field space.

b. Encroachment Notification Letters – *Nathan Crane, City Administrator/Community Development Director*

Council Member Bills reported on the work that has been done by a citizen committee assigned to consider encroachment issues in the City.

Audrey Moore stated the definition of encroachment is using City owned property/taxpayer land as one's own; it is essentially a resident taking public property for their own use.

Council Member Smith referenced a residential area on Caddie Lane that abuts a trail system; some residents have landscaped the portion of property between their private property and the trail, and these improvements make the trail spectacularly beautiful. It is much better than other portions of the trail that are only maintained by City staff twice a year and serve as a dumping ground. Ms. Moore stated that she wished to clarify the type of encroachment that has become concerning; the citizen committee was assigned to address encroachment in which the abutting property owner has laid a claim to the property; the instances referenced by Council Member Smith are not problematic. She stated that the issue of claiming property is one that must be addressed; some have claimed that they have been given permission to own the property, but there is no documentation of such. Thus, their use of the property is illegal. Some of the most egregious violators are on the outskirts of developments and near open spaces and their encroachment is impacting critical access to City facilities. The problem must be stopped and addressed, and the City needs to educate residents about the issue. New homeowners must be clearly informed of their property boundaries.

Chris Howden stated that he called officials at Sandy, Draper, Lehi, Park City, and American Fork to learn of how they are handling encroachment issues. He found the following:

1. None of the Cities except American Fork have a formal policy; American Fork has a written process. All other cities were quite shocked about the consideration of allowing a resident to lay claim to public property.
2. If compliance officers are aware of encroachment, they communicate with homeowner and give them 30 days to correct the issue. An encroachment agreement is an option, which allows the City to acknowledge that a resident has encroached, but that the City does not accept liability for anything that occurs on the land and has the access to reclaim it at any time.

Council Member Rodela asked if there is a fee structure for those that do not correct encroachment issues. Mr. Howden answered yes, but noted that in instances where the homeowner does not correct the issue, the City proceeds to abate the nuisance and bills the homeowner for the work.

Council Member Smith stated that there can be different types of encroachment; the issue that Highland deals with predominantly is encroachment upon open space. He would like to compare with other cities that have that similar situation. Mr. Howden stated that other cities have had residents encroach upon improved and unimproved open spaces and they have offered very little flexibility to homeowners who have illegally encroached on taxpayer land.

Code Enforcement Officer Brent Wallace then noted that Saratoga Springs and Cedar Hills also have encroachment issues and they have taken a hard line on this issue. He stated that in Highland, he is the one responsible to communicate with residents about encroachment issues; he has visited with numerous residents and has even encountered one who placed sod on 13,000 square feet of City property. Some residents are the second or third owner of a property and they were unaware of encroachment issues that were present at the time they purchased their home. One of the worst situations in the City is very complicated and in order to restore the land, the resident will need to install a 12-foot-tall retaining wall, which will then violate the City's retaining wall ordinance. Infractions range from parking cars and trailers on City property to building concrete pads or pools on City property. Some have offered the excuse that they are only using property that is not otherwise being used or that the City is not maintaining it and they chose to. He reiterated some are ignorant to the fact that they are even encroaching on City property. He has tried to communicate that it does not matter who owns the property or how they are maintaining it, one cannot use another person's property. Additionally, those that have landscaped City property are using water that does not belong to them, which will deplete the City's irrigation water resources. He complimented Council Member Bills and the other members of the citizen committee for their focus on this important issue; this is likely the most attention that has been paid to the matter in the last 15 years. It is imperative that a decision is made soon while there is some momentum. He advised the Council to not provide exceptions to any policy that is implemented to regulate encroachment issues.

Council Member Smith referenced the area near Caddie Lane where encroachments have occurred; those people are not claiming ownership of the property, but they are maintaining the City's property along the trail. He asked if they will receive letters regarding the encroachment issues. He stated he does not feel those situations are the same as the property in Beacon Hills where someone has placed sod on 13,000 square feet of City property. If the encroachments on Caddie Lane are addressed, the trail in that area may be uglier than it is at present. Mayor Ostler stated that it is his opinion that those that have encroached upon City trail corridors have done so in an attempt to beautify the area; in those cases, he would recommend that the City consider a maintenance agreement with those residents to continue to maintain those areas and that they not be charged for their personal use of the property. Mr. Wallace stated that is the only type of exception that he would be supportive of and noted it is important that any maintenance agreement specify that the adjacent resident does not own the property. He then noted that he would like to proceed with sending notice letters very quickly to avoid the placement of sports courts on any City property.

The group then discussed the areas of the City where encroachment issues are more prevalent, after which City Attorney Patterson addressed any legal issues the City may encounter when trying to correct encroachment issues. He emphasized there is no legal precedent associated with the fact that encroachment issues have persisted in the City; the only legal precedent that could occur is if the City has issued some sort of permission in writing for someone to use City property as their own. Mr. Crane stated that he is not aware of any instance where the City has issued a permit for an accessory building or sports court to be placed on City property.

Council Member Bills then asked the Council to consider each of the following questions: would they encroach on the property of a neighbor that they personally know; if they leave their house unlocked, does that give someone the right to take things from it; and whether properties that have natural vegetation are simply living up to what they were designed to be. She stated that encroachment is a problem for everyone, and she feels that it needs to be solved now. The entire Council agreed. She suggested that the City send a letter as soon as possible communicating that encroachment is a problem that the City is exploring; residents should be asked to examine the County's property records to understand if they are encroaching on abutting City property. The Council then needs to consider a policy that addresses encroachment versus maintenance agreements along trail corridors. She stated that she would like the Council to discuss the comprehensive policy and enforcement efforts in a future meeting. The Council engaged in philosophical discussion about the possible unintended consequences of an encroachment policy, ultimately concluding they are supportive of sending a letter City-wide and continuing their discussion of the matter in a future meeting. Council Member Bills will draft the letter and send it to Mr. Patterson

and Mr. Crane for their review before it is sent. The letter should come from the Mayor and City Council rather than the Code Enforcement Officer.

c. Mountain Ridge votes:

City Administrator/Community Development Director Crane reviewed the ranking sheets for the Mountain Ridge Playground project, which was discussed earlier this evening during the work session meeting. The top three are Garrett, Sonntagg, and Play Space but the scores are fairly close; he would like to narrow the vendors down to two or three. The Council indicated they wanted additional time to consider the proposals before making a final decision on narrowing of the field of bidders; they committed to providing their final feedback to Mr. Crane by the end of the week.

d. Well Report

Public Works Director/City Engineer Spencer reported that the final pump test has been completed for the City's new well and it performed very well, producing 2,000 gallons per minute for 24 hours, which is double the production of any other well in the City. He concluded it is his opinion the well project was a success.

e. Future Meetings

- April 12, City Council Work Session, 7:00 pm, City Hall
- April 13, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- April 19, City Council Meeting, 7:00 pm, City Hall
- April 26, Planning Commission Meeting, 7:00 pm, City Hall
- May 3, City Council Meeting, 7:00 pm, City Hall
- May 11, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- May 17, City Council Meeting, 7:00 pm, City Hall
- May 24, Planning Commission Meeting, 7:00 pm, City Hall

ADJOURNMENT

Council Member Scott L. Smith MOVED to adjourn the regular meeting and Council Member Kim Rodela SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 11:03 pm.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 29, 2022. This document constitutes the official minutes for the Highland City Council Meeting.



Stephannie Cottle
City Recorder

1

WELCOME TO THE HIGHLAND CITY COUNCIL MEETING

MARCH 29, 2022



2



6:00 PM WORK SESSION

MOUNTAIN RIDGE PARK PLAYGROUND

Call to Order – Mayor Kurt Ostler

3



7:30 PM REGULAR SESSION

Call to Order – Mayor Kurt Ostler
Invocation – Mayor Kurt Ostler
Pledge of Allegiance – Council Member Kim Rodela

4



UNSCHEDULED PUBLIC APPEARANCES

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

5



PRESENTATIONS

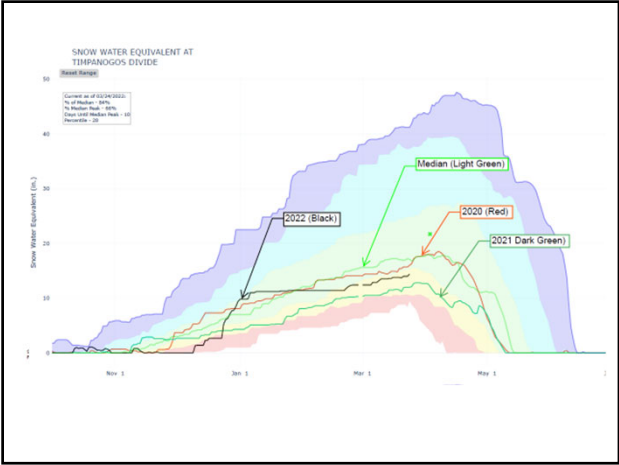
a. Pressurized Irrigation Water Update –
Jeff Murdoch, Assistant Public Works Director

6

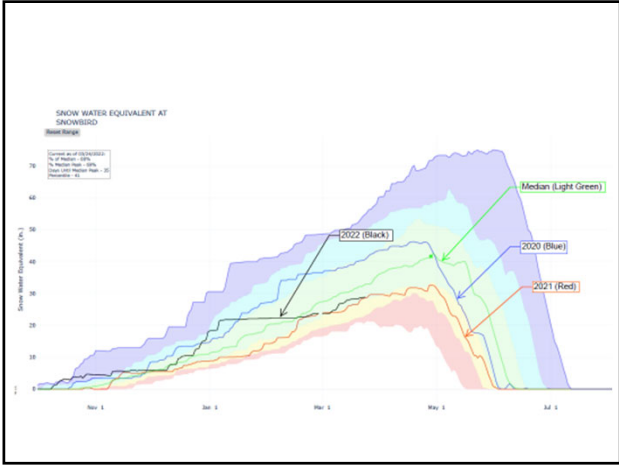
HIGHLAND CITY
PRESSURIZED IRRIGATION 2022
March 29, 2022



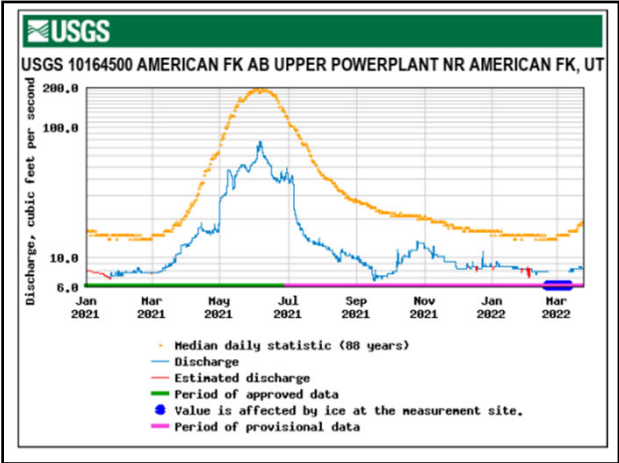
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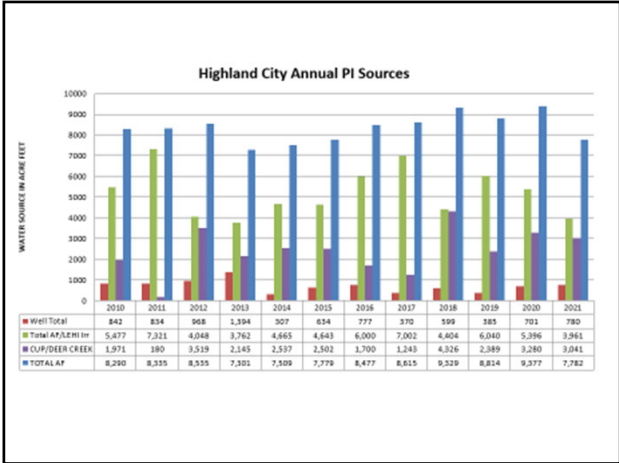
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8



9



10

2022 IRRIGATION SEASON

- 17% Savings for 2021 over 2020 Use – 2022 Similar or more savings 20%
- Minimize Provo System for early year
 - Used in 2021 – +/- 3,242 AF
 - Remaining for 2022 – +/- 1,220 AF
 - 2021 95% allotment, with 50,000 AF Emergency Storage that may not be used this year
 - 2022 likely substantially less due to snowpack & minimal March precipitation
- Continued Strategies for Public Awareness
 - Start with minimal source
 - Run system as normal with runoff flows as long as possible
 - Delay well use until necessary
 - NO new landscaping after May 15th?
 - Newsletter/Website – On-going
 - Text/Email/Social – On-going
 - Referring residents to Conservation Water Websites

11

CONSENT ITEMS (5 minutes)

3a. Approval of Meeting Minutes: February 15, 2022 and March 1, 2022
Administrative

3b. Resolution: 2022 Mountainland Pre-Disaster Hazard Mitigation Plan
Administrative

12



AMENDED IMPACT FEES

LEGISLATIVE

Item 4 – Public Hearing/Ordinance
Presented by – Tyler Bahr
Finance Director

13

Purpose

Consider adoption of amended impact fees to address rising project costs.

Review of utility rates is underway.



14

Background

- Lewis, Young, Robertson & Burningham (LYRB) completed impact fee analysis in January 2021
- Due to rising project costs, current revenue structure not able to meet forecasted needs
- LYRB updated impact fee model to ensure financial sustainability

15

Updated Fees

Impact Fee	Existing	Proposed	Difference
Culinary Water (Southeast Area Only)*	\$603	\$603	--
Pressurized Irrigation**	\$1,881	\$2,095	\$214
Transportation	\$538	\$538	--
Sanitary Sewer (Central Area)*	\$1,155	\$1,581	\$426
Sanitary Sewer (Southeast Area)*	\$2,108	\$2,773	\$665
Parks and Recreation	\$5,854	\$5,854	--
Public Safety	\$761	\$761	--

Total increase = \$879 or less

*Culinary water & sewer: Central – \$0 & \$1,581; Southeast – \$603 & \$2,773

**Pressurized Irrigation: Assumes ¼ acre lot at 38% landscaped/irrigable. Pressurized irrigation fee is \$22,054.34 per landscaped/irrigable acre.

16

Recommendation

- Staff recommends the Council hold a public hearing & approve the ordinance adopting the amended impact fees
- New fees will go into effect 90 days after adoption – June 27

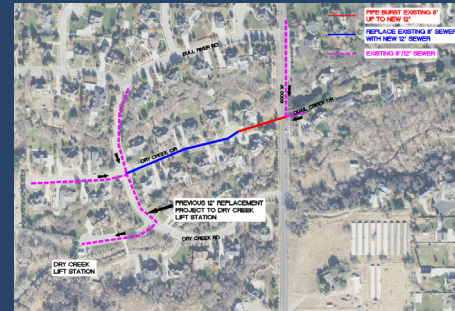
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Proposed Motion

I move that City Council approve the ordinance adopting an amendment to an impact fee facilities plan & impact fees analyses & imposing impact fees for pressurized irrigation & wastewater.

18

19



20

21

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23



24

Suggested Motion

- I move that the City Council **APPROVE** the contract with Rock Canyon Construction and authorize a contract amount up to \$42,955 for the Ridgeview Sewer Relocation and **AUTHORIZE** the City Administrator to execute the contract documents.

25

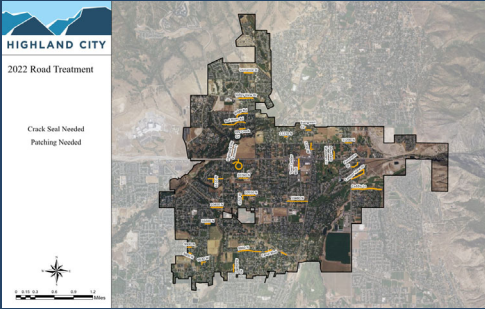
HIGHLAND CITY

ROADWAY CRACK SEALING
ADMINISTRATIVE

Item 7 – Construction Contract
Presented by –Andy Spencer
Public Works Director/City Engineer

26

2022 Crack Sealing Contract



27

Suggested Motion

- I move that the City Council **APPROVE** the contract with Advanced Paving and authorize a contract amount up to \$45,045 for the 2022 Crack Seal Treatment project and **AUTHORIZE** the City Administrator to execute the contract documents.

28

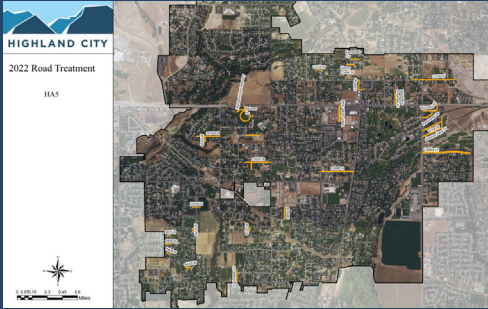
HIGHLAND CITY

HA5 AND BONDED MATRIX ROAD TREATMENT *ADMINISTRATIVE*

Item 8 – Construction Contract
Presented by –Andy Spencer
Public Works Director/City Engineer

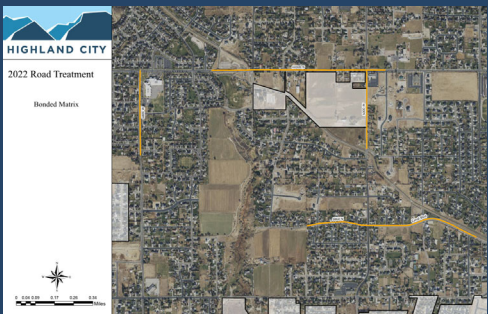
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2022 HA5 Seal Coat



30

2022 Bonded Matrix



31

Suggested Motion

- I move that the City Council **APPROVE** a contract with Holbrook Asphalt and authorize a contract amount up to \$577,345 for the HA5 Seal Coat and Bonded Matrix Treatments and **AUTHORIZE** the City Administrator to execute the contract documents.

32

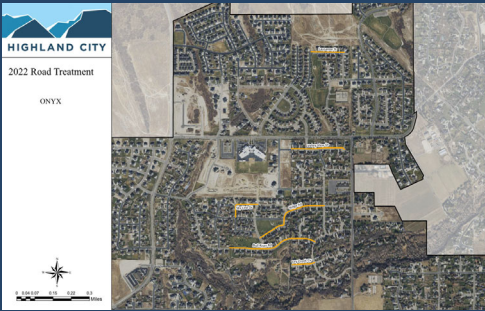


ONYX SEALANT TREATMENT *ADMINISTRATIVE*

Item 9 – Construction Contract
Presented by –Andy Spencer
Public Works Director/City Engineer

33

2022 Onyx Seal Coat



34

Suggested Motion

- I move that the City Council **APPROVE** the contract with Morgan Pavement and authorize a contract amount up to \$55,498 for the 2022 ONYX Frictional Mastic Sealant project and **AUTHORIZE** the City Administrator to execute the contract documents.

35

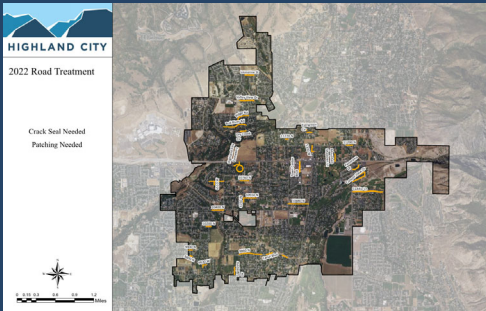


2022 ROAD PRESERVATION PROJECT *ADMINISTRATIVE*

Item 10 – Construction Contract
Presented by –Andy Spencer
Public Works Director/City Engineer

36

2022 Road Preservation (Patching) project



37

Suggested Motion

- I move that the City Council **APPROVE** the contract with Eckels Paving and authorize a contract amount up to \$686,707 for the 2022 Road Preservation Project and **AUTHORIZE** the City Administrator to execute the contract documents.
-

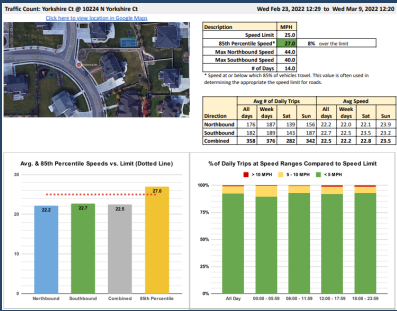
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SPEED AND TRAFFIC COUNT RESULTS ON YORKSHIRE COURT ADMINISTRATIVE

Item 11 - Discussion
Presented by -Andy Spencer
Public Works Director/City Engineer

39

Yorkshire Court (Bend)





FIELD RENTALS

COMMUNICATION

Item 12a - Communication
Presented by - Erin Wells, Assistant City Administrator

43

Historical Context

- March 2017 - Council goal to balance field use and compensate City for wear and tear
 - 12.24.070 Organized Play on City Parks
 - Field Use Policy

44

Additional Details

- Staff exploring new reservation system
- Reservation Time Period
 - March 1 - October 31
 - Reservation "opening times" 3-5 months in advance

45

Types of Play

- Organized - teams or clubs practicing or competing in league play
 - Requires: fees, insurance, waiver, and reservation
 - Insurance is league wide
- Unorganized - family reunion or neighborhood activity
 - Reservation optional
 - Confirm they have the space
 - Waiver required
 - No fees or insurance required

46

Fees (Organized Groups)

- Government entities
 - \$5/ hour
- Non-profits
 - \$5/ hour for practices, \$10/ hour for games
- For-profits
 - \$15/ hour for practices, \$30/ hour for games
- Porta Potty cost
 - Split between City and renters
- Invoice once per month
 - Not charged for inclement weather
- Fees may be waived for volunteer work with formal MOU

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Use Priority - Policy

- Field Maintenance
 1. City Activities
 2. Cedar Hills Rec League
 3. Unorganized Resident Groups
 4. Other Government Agencies
 5. Non-profit Entities
 6. For-profit Entities & Unorganized Non-Resident Groups
- History of Use on Field

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Use Priority - Actuality

- Field Maintenance
- Use Priority
 - City Activities
 - Everyone Else
 - History of Use
 - Challenges

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HIGHLAND CITY

MAYOR/COUNCIL AND STAFF
COMMUNICATION ITEMS

12a. Field Rentals – *Erin Wells, Assistant City Administrator*

12b. Encroachment Notification Letters – *Nathan Crane, City Administrator/Community Development Director*

12c. Future Meetings

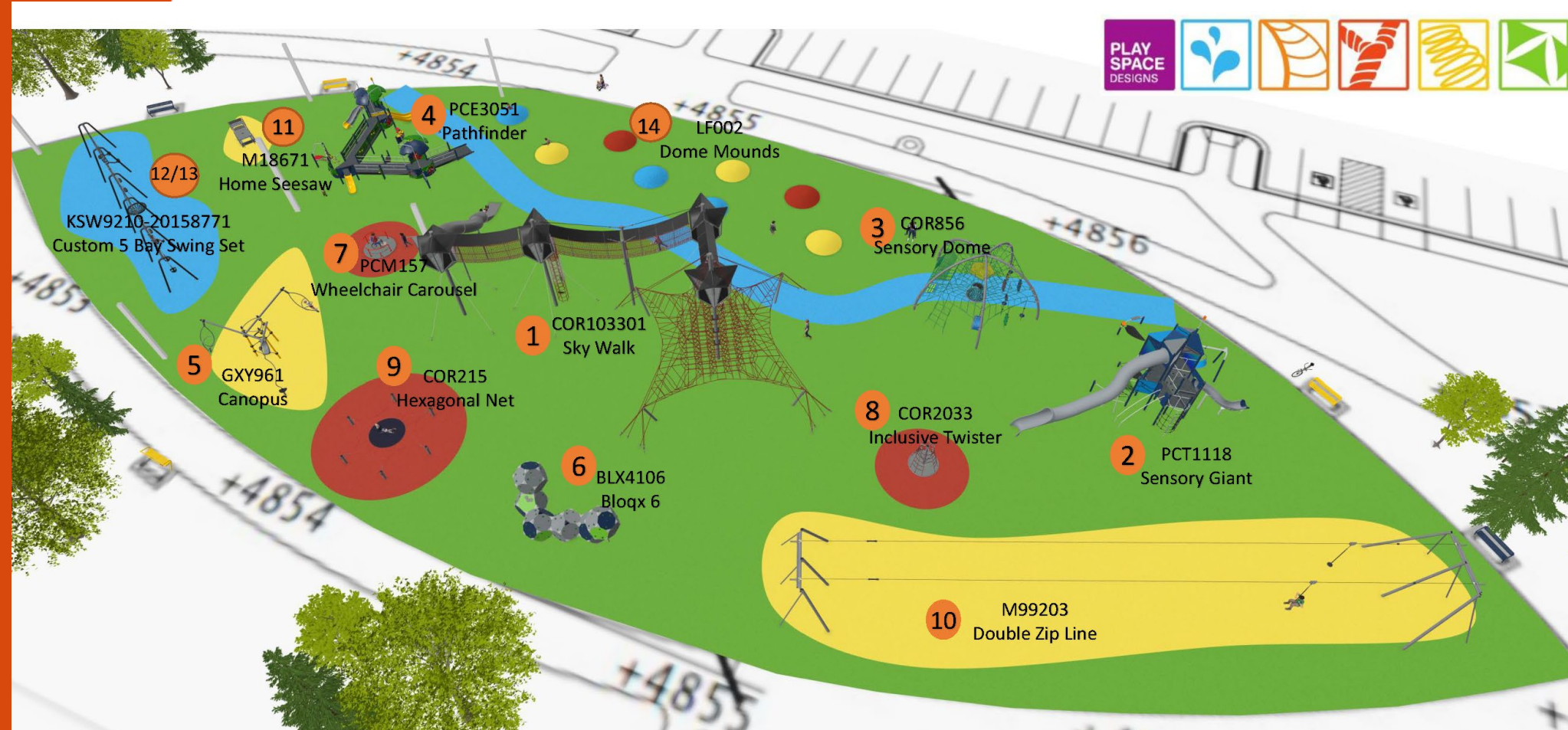
- April 12, City Council Work Session, 7:00 pm, City Hall
- April 13, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- April 19, City Council Meeting, 7:00 pm, City Hall
- April 26, Planning Commission Meeting, 7:00 pm, City Hall

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Mountain Ridge Park Playground-Project 106169-01-Opt 1
Highland, UT



Mountain Ridge Park





Note: Miracle Equipment will be included in blue areas



**Mountain Ridge Park
Playground - Option 1**
Highland City, Utah
22-8163A

Sales Representative



Equipment Manufacturer



POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
 Sand	 Light Gray	 Forest Green-Sand	 Gray
 Teal	 Chartreuse	 Beige-Forest Green	
 Chartreuse	 Graystone		
	 Beige		
		ROPE , BOULDERS & SHADE  Black	 Desert Sand
		 Green	 Blue



Mountain Ridge Park

1162699-01-01-01 • 03.18.2022



Sonntag
Recreation, LLC



Mountain Ridge Park - Highland, UT

MOUNTAIN RIDGE PARK ALL ABILITIES SCORING						
	Big T	Garrett	Great Western	Lucky Dog	Play Space	Sonntag
KEY ELEMENTS:						
ACCESSIBILITY (Rank 1-5)						
INCLUSIVE PLAY (Rank 1-5)						
UNIQUE & INNOVATIVE (Rank 1-5)						
PLAY VALUE (Rank 1-5)						
"EYE" TEST (Rank 1-5)						
Glider/Rocker	x	x	x	x	-	x
Zipline	x	x	-	x	x	x
Tall Slides/Decks	15 slides, 9' Highest	7 slides, 14' Highest	8 slides, 12' Highest	7 slides, 13' Highest	6 slides, 20' Highest	10 slides, 13' Highest
Unique Climbing	x	x	x	x	x	x
Climbing Structures	x	x	x	x	x	x
Mobius Climber	-	x	x	x	-	x
Net Climbers	x	x	x	x	x	x
Roll in Merry Go Round	x	x	x	x	x	x
Swings	16	9	7	8	7	9
Harness Swings	x	x	x	x	x	x
Mommy & Me Swings	x	x	x	x	x	x
Shade	Good	Little	Good	Little*	Good	Medium
Rolling Conveyer Belt	-	x	x	x	x	x
Accessible Large Spinner	x	x	x	x	x	x
Tot Play	x	x	x	x	x	x
1 = worst, 5 = best				* Lucky Dog has included additional shade in their budget that is not shown, such as over the swings and climbing rock area.		