



HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, May 5, 2026

Approved June 2, 2026

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

6:00 PM REGULAR SESSION

Call to Order: Mayor Brittney P. Bills

Invocation: Council Member Kim Rodela

Pledge of Allegiance: Council Member Scott L. Smith

Respect Statement: Mayor Brittney P. Bills

The meeting was called to order by Mayor Brittney P. Bills as a regular session at 6:00 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 Council Member Kim Rodela and those in attendance were led in the Pledge of Allegiance by Council Member Scott L. Smith. The Respect Statement was read by Mayor Brittney P. Bills.

PRESIDING: Mayor Brittney P. Bills

COUNCIL MEMBERS:

Ron Campbell	Present
Doug Cortney	Present
Liz Rice	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, Deputy City Recorder Heather White, City Engineer/Public Works Director Chris Trusty, Fire Chief Brian Patten, Library Director Karen Liu

OTHERS PRESENT: Jon Hart, Kathryn Schramm, Paul Burnside, Gordon Lonsdale, Lynn Lonsdale, Trent Thayn, Travis Kuck, Claudia Stillman, Jennifer Wadsworth, Nicolina Tanner, Cora Tanner, Lara Mills, Susan Remy, Amy Lucas, Kevin Tams, Wes Warren, Sharman Blood, Leanne Spencer, Adam Swerdlow, Wayne Stewart

1. UNSCHEDULED PUBLIC APPEARANCES

Anyone may share information with the City Council. If your comments require a response, staff or an Elected Official will contact you. Please limit your comments to three minutes per person. Please state your name.

Kathryn Schramm addressed the Council regarding the issue of multiple mailboxes for properties with rental

units. Ms. Schramm explained that she has an attached accessory dwelling unit and has been unable to get mail delivered to a second mailbox. She noted that the postmaster from the American Fork Post Office had reviewed her situation and indicated that adding an "A" and "B" designation to mailboxes would constitute a directional designation, not an address change, and would be a safety measure. Ms. Schramm cited a recent incident in Alpine where an individual died because emergency services could not locate the correct address among two homes sharing an address. She urged the Council to allow two mailboxes for properties with rental units and noted the issue would be relevant to the accessory dwelling unit (ADU) discussion later in the meeting.

Council Member Smith stated that ADU's will be discussed during tonight's meeting, but he did not believe Ms. Schramm's property would specifically be discussed.

Paul Burnside commented on the City's newsletter notice that Class II e-bikes would be disallowed on City trails. Mr. Burnside stated that his Class II e-bike, which has a throttle and a top speed of 20 miles per hour identical to a Class I e-bike, is used due to its weight requiring throttle assistance. He argued the prohibition goes beyond what state statute allows and requested the City revise its ordinance or resolution to allow Class II e-bikes.

Wes Warren echoed Mr. Burnside's comments regarding Class II e-bikes. Mr. Warren noted that he had ridden his Class II pedal-assisted e-bike with a throttle to the meeting and stated it does not exceed 20 miles per hour. He expressed his intention to continue riding the bike regardless of outcome and offered to answer questions as a daily rider during the relevant discussion item.

Sharman Blood expressed support for the proposed library property tax increase, describing the library as "a gift we give ourselves and our community" and an investment in youth, adults, and seniors.

Nicolina Tanner read a personal statement and two letters submitted by neighbors in support of the Highland City Library, emphasizing the library's role in fostering a love of reading in families, including homeschooling households. Ms. Tanner submitted additional letters for the record and was invited to read the remaining letters during the public hearing on the budget.

Mayor Bills noted that an e-bike communication item was on the agenda and indicated the topic would likely be discussed further on future occasions.

2. CONSENT ITEMS

Items on the consent agenda are of a routine nature. They are intended to be acted upon in one motion.

Items on the consent agenda may be pulled for separate consideration.

a. Approval of Meeting Minutes General City Management

Stephannie Cottle, City Recorder

April 14, 2026

b. Approval of Meeting Minutes General City Management

Stephannie Cottle, City Recorder

April 21, 2026

c. Designating a City Budget Officer General City Management

Erin Wells, City Administrator

The City Council will consider Mayor Bills appointment of City Administrator, Erin Wells, as the Budget Officer for Highland City.

Council Member Doug Cortney MOVED that city council adopt the consent agenda.

Council Member Ron Campbell SECONDED the motion.

Council Member Cortney received unanimous consent to withdraw the motion after Council Member Smith indicated a desire to pull item 2c for an additional question.

Council Member Smith inquired why a City Budget Officer was being designated, specifically whether it was required by state statute. City Attorney & Planning & Zoning Administrator Patterson explained that state law requires the budget officer to fulfill specific duties in the Truth in Taxation process and that, with the Finance Director otherwise occupied, City Administrator Wells was being designated for this purpose on a temporary basis. Council Member Smith confirmed his understanding and indicated no long-term concern.

Council Member Doug Cortney MOVED to adopt the consent agenda with all three items as listed on the agenda.

Council Member Ron Campbell SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

3. ACTION ITEMS

Items in this section are to be acted upon individually by the City Council. A report will be given on these items.

a. RESOLUTION: Truth in Taxation - Budget Officer Intent to Make a Statement that Tentative Budget Includes Proposed Tax Rate Increase *General City Management*

Jay Baughman, Assistant City Administrator/Community Development Director

The purpose of this action is to be transparent about the City's intent to increase property tax revenue and set a hearing date for the August Truth in Taxation hearing.

The following statements will be made during the meeting: The City is considering levying a tax rate for its dedicated library property tax that exceeds the dedicated tax's current certified tax rate, resulting in a property tax rate increase. The approximate dollar amount of the increase is \$171,600 and is intended to fund library operations. The approximate percentage increase in tax revenue is 53.18%. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing on August 11, 2026, at 6:00 PM at Highland City Hall, where members will have an opportunity to comment on the proposed tax rate increase.

City Administrator Erin Wells provided a comprehensive presentation on the Truth in Taxation process and the proposed library property tax increase. Ms. Wells noted that Highland City has not undertaken Truth in Taxation proceedings in a number of years and that state law governing the process has been significantly revised, requiring strict procedural compliance. She emphasized that no final decision on a tax increase would be made until the August 11, 2026 public hearing, and that this evening's votes were procedural steps initiating the process. Ms. Wells outlined the following context for the proposed library tax increase:

- The library represents approximately 2% of the total City budget.
- The library's dedicated property tax represents approximately 1% of a typical Highland homeowner's total property tax bill.

- The average Highland home is valued at just over \$1,000,000. The current annual library tax on such a home is approximately \$53.88. The proposed increase of \$28.65 per year would bring the total to approximately \$82.53 annually.
- The proposed increase represents a 53.8% increase in the library's dedicated tax rate, but only a 7.6% increase of the total City property tax bill.
- A video produced by the Utah League of Cities and Towns was presented to explain how the certified tax rate system works and why rising property values do not automatically generate more revenue for local governments.
- The library property tax was established in 2007; the only rate changes since then have been reductions made during the recession in 2010 and 2013.
- Compared to other Utah communities with dedicated library taxes, Highland's current rate is near the bottom, and even with the proposed increase would remain well below the statewide average and statutory limit.

Ms. Wells identified three primary uses for the increased revenue:

- Converting one existing part-time staff position to full-time and adding one additional part-time position, primarily to manage workload generated by the Timpanogos Library Consortium (TLC) and programming demands.
- Funding \$10,000 for the Libby e-book and audiobook platform, from which state and federal subsidies have been withdrawn.
- Continuing the Senior Citizen Hub programming that has been grant-funded and is expected to lose that funding.

City Attorney Patterson noted that the recently adopted general plan specifically references strengthening the library as a community institution, citing Goal 2 and Implementation Strategy 2.1 of the Public Facilities and Services chapter.

Library Director Karen Liu then presented statistical data demonstrating the library's performance relative to peers:

- Highland City Library ranks 57th out of 60 Utah public library systems in revenue per capita, despite population growth of over 36% since 2008.
- The library circulates more physical items per capita than any other library in Utah or in comparable national peer groups.
- Children's material circulation per capita exceeds all Utah peers and national comparisons.
- Attendance at live programs for ages 0–5 per capita also leads all Utah peers.
- Local operating revenue per capita is \$17.24, compared to a Utah median of \$36.42.
- Libby costs have increased by 500% due to the shift in state and federal subsidy formulas, now calculated based on actual usage.
- The library has operated through staff personal sacrifice, unpaid hours, and deferred expenses; a small reserve of approximately \$67,000 remains after partial expenditure from a previous balance.
- Ms. Liu presented alternatives to consideration if the tax increase is not approved, including reducing hours, eliminating TLC participation, reducing story time, or limiting Libby access, and noted the tradeoffs and costs associated with each.
- Library is community space for people.

Council discussion was substantive, with all five Council Members expressing individual support for the library and the general direction of the tax increase, though Council Member Rice noted she was still gathering public input and was not yet fully committed.

Council Member Courtney did not have any comments.

Council Member Campbell described his initial skepticism about libraries upon joining the Council. When he first took on the role, he was not fully aware of the library's importance to the community, given his past experience on the Planning Commission, which did not deeply involve library matters. However, after engaging with the library and understanding its offerings beyond just books, he gained a newfound appreciation for it as a community hub. He emphasized that the library serves as a central point of engagement for residents of all ages, fostering a sense of community and providing valuable programs and services.

Council Member Rice asked questions about the motor vehicle tax from previous years for the library to which Ms. Wells clarified that those are not included in the budget as the Council decided to keep the funds in the General Fund. Ms. Rice also alluded to the funds available through the Library Foundation. Ms. Wells clarified that those funds are for capital projects. There was also a discussion about the minimum hours a public library is required to be open.

Council Member Rodela voiced her full support for the tax increase. Having served on the library board, she possessed direct insight into the library's financial situation and the need for increased funding to meet growing demands. She emphasized that the library is not only a repository of books but a place where families can gather, learn, and connect, reinforcing the community's values. Council Member Rodela highlighted the library as a vital asset supporting lifelong learning and cultural enrichment, making the proposed increase a prudent investment in Highland's future.

Council Member Smith related his experience serving on the American Fork Library Board and his contribution to designing the American Fork Library and is excited about the Timpanogos Library Consortium (TLC). He discussed when the library tax started and the history of the library tax, including the reductions in previous years. He compared the certified tax rate of Highland with other communities. Only 3 other communities have lower certified tax rates than Highland. Council Member Smith reviewed his own property tax and highlighted the low amount of taxes going to Highland City. Council Member Smith underscored that the increase, while modest, supports an institution that provides diverse resources and programs critical to community development. He drew parallels to the city's past investments, such as the Highland Family Park, which was funded without raising property taxes and has since become a valuable asset for the community. He expressed his intention to vote in favor of the tax increase, citing the library's significant value to lower-income families, children, and seniors, who benefit the most from the resources and programs the library offers. He elaborated on the library's role as a community hub, providing access to books, technology, and community programs that otherwise might not be available to all residents. He mentioned how it supports lifelong learning and cultural enrichment, reinforcing its importance within the community.

Ms. Wells read a statement regarding the proposed library property tax increase, outlining its inclusion in the tentative budget for fiscal year 2026–2027. The increase aims to fund library operations, with an approximate enhanced revenue of \$171,600. This proposal includes setting a public hearing for August 11, 2026, at Highland City Hall where residents can comment on the intended tax rate increase. Additionally, an error correction for the business tax impact was noted, with the annual increase revised to \$91.97, though the resolution itself accurately reflected this figure.

Council Member Liz Rice MOVED that the City Council adopt the resolution stating the City's intent to make a statement to increase property tax revenue and set a hearing date for the Truth in Taxation hearing of August 11, 2026, and also hold a Truth in Taxation open house in May 2026.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

b. RESOLUTION: Truth in Taxation - Budget Officer Statement that Tentative Budget Includes Proposed Tax Rate Increase and Intent to Adopt Tax Rate Higher than Certified Tax Rate
General City Management

Jay Baughman, Assistant City Administrator/Community Development Director

The purpose of this action is to be transparent about the City's intent to consider increasing the property tax rate and revenue dedicated for the Library and set a hearing date for the August Truth in Taxation hearing.

Ms. Wells read the required resolution verbatim into the record, as required by state statute. The resolution announced the proposed estimated library tax rate of 0.000149, up from the current library certified rate of 0.000097, generating an additional \$171,600, an increase of approximately 53% of the current library property tax revenue, which is a 7.56% increase of total city property tax. The combined new proposed total city tax rate would be 0.000792, up from 0.000740. The resolution also noted the public open house on May 13, 2026, and the Truth in Taxation hearing on August 11, 2026 at 6:00 pm.

Council Member Campbell suggested the Budget Officer designation be reflected in the resolution's language regarding notice to the county auditor, which was agreed upon. Council Member Rice also requested that the May 13 open house be included in the resolution text.

Council Member Scott L. Smith MOVED that the Highland City Council adopt the resolution stating the City's intent to increase property tax revenue and set a hearing date for the Truth in Taxation hearing of August 11, 2026 as well as a public open house on Wednesday, May 13, 2026.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

c. RESOLUTION: Truth in Taxation - Presentation of Property Tax Impact Schedule
General City Management

Jay Baughman, Assistant City Administrator/Community Development Director

The purpose of this resolution is to adopt a property tax impact schedule as required by Utah Code Section 59-2-924(8)(b).

Ms. Wells presented and summarized the property tax impact schedule, which was included as Exhibit A to the

resolution. The schedule reflected:

- Proposed rate increase from 0.000097 to 0.000149.
- An additional \$171,600 in annual revenue, a 53.18% increase.
- An increase of \$28.65 per year for the average Highland residence and \$91.97 per year for the average business.
- The funds would be directed to staffing, Libby e-book services, and senior citizen programming.
- The budget would leave approximately \$12,000 revenue over expenses, intended to provide a modest inflationary buffer into Fiscal Year 2028.

Council Member Ron Campbell MOVED that the City Council adopt the Resolution: Property Tax Impact Schedule.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

d. PUBLIC HEARING/ORDINANCE: Highland City Fiscal Year 2026-2027 Tentative Budget General City Management

Erin Wells, City Administrator

The City Council will consider adoption of the Highland City Fiscal Year 2026-2027 Tentative Budget.

Ms. Wells provided a broader overview of the Fiscal Year 2026–2027 tentative budget beyond the library tax increase. Key highlights included:

- Projected 3% growth in property and sales tax revenues.
- A one-time reimbursement of \$264,000 from Lone Peak Public Safety District from excess fund balance, to be directed to the general fund balance.
- No proposed increases to enterprise fund fees at this time.
- Capital expenditures for Beacon Hills Park pavilion, Highland Glen bike park, and two additional park playground improvements.
- Addition of a police lieutenant position through the Lone Peak assessment.
- Increased funding for traffic calming measures.
- Conversion of a part-time community events position to full-time, with additional programming funding.
- Conversion of the part-time code compliance officer to a full-time planner-tech position.
- A 4% staff wage adjustment, pending final wage study results.
- The budget includes the final payment on the City's building bond; the parks bond final payment is anticipated in the following fiscal year.
- Increased security measures at city facilities and infrastructure.

Ms. Wells also provided background on the pressurized irrigation (PI) fund transfer, which has been a recurring policy question. Since 2015, the general fund has shown the cost of watering city parks using PI water, with a corresponding transfer back from the PI fund to the general fund. This practice was instituted at the direction of the State Auditor for transparency purposes. From 2017–2018, the transfer back was suspended; it was reinstated

beginning in 2019. Ms. Wells confirmed the City is in compliance with state law but acknowledged that certain notification requirements related to enterprise fund transfers had not been fully met and would be remedied going forward. Council discussion was divided on the philosophical fairness of the arrangement — whether parks watering costs should be borne by PI users (including churches and schools that do not pay property taxes) or by the general fund — with the consensus being to continue the current practice while ensuring proper public notification.

Council Member Cortney views this as a quiet tax on PI users. He expressed his apologies for not catching the noticing requirements for the PI transfer; however, noted the large number of requirements which are constantly changing.

Council Member Smith and Rodela agreed with the transfer and noted the complexities of noticing requirements for these transfers.

Council Member Rice expressed concern about upcoming PI rates and encouraged residents to sign up to monitor their usage.

Mayor Brittney Bills opened the public hearing at 8:17 pm and called for public comment.

Kevin Tams, Vice Chair of the Highland City Library Board, expressed gratitude to the Council for working toward a solution for library funding. Mr. Tams emphasized that the library was built to last and that after 18 years without a tax increase request, the time had come. He encouraged the Council and public to view this as a long-term investment.

Cora Tanner stated she supports the library and the proposed tax and expressed appreciation for being informed about City matters.

Lara Mills read a portion of an email from neighbor Jen Ashcraft expressing support for the library tax and suggesting that funds freed up by bond repayment be considered for library support if the tax increase is not favored by the majority. Ms. Mills added her own personal testimony, recalling communities where she lived where the library served as the primary preschool resource and social outlet for young families. She also noted her family's heavy Libby usage and was unaware of the associated cost burden.

Nicolina Tanner returned to the podium to complete her presentation of community letters. She stated that her goal in collecting the letters was to bring positive community feedback about the library to the Council's attention in the context of the tax vote. She submitted the remaining letters for the record.

Wayne Stewart, a local business owner, offered ideas rather than criticism. Mr. Stewart suggested that the community could help offset library costs through donated surplus furniture and equipment from businesses transitioning to remote work. He also raised the library's potential value to small business owners through conference room access and business databases. Mr. Stewart additionally expressed concern about residents who had historically paid fees to be grandfathered into the PI system and felt those payments should be credited against future metered usage charges. He also raised concerns about trails being built through private spaces in drainage corridors and near mountain lion breeding grounds north of 9600 North.

Wesley Warren offered remarks on the broader topic of taxation. Mr. Warren argued that taxation has been unfairly characterized as inherently negative and cited the founding fathers' view that taxation without representation — not taxation itself — was the problem. He encouraged the Council and community to treat tax dollars as "sacred funds" to be spent for the benefit of as many people as possible and expressed his own personal support for the library tax increase.

Leanne Spencer expressed her appreciation for the strong support shown for the library within the community. Drawing from her experiences living in various inner-city areas throughout the United States and her background as an educator and volunteer, Ms. Spencer highlighted how essential the library is for students who rely on it for internet access to complete their homework when school facilities are unavailable due to holidays or other closures. Ms. Spencer also voiced concerns regarding the pressurized irrigation (PI) fee, specifically its allocation and the implications of transitioning unused funds to the general fund for City parks and common areas, given a new metering system that may alter anticipated rates. She advocated for increasing transparency in financial management, suggesting that maintaining PI funds within their designated pool could provide clearer insight into municipal financial operations and adherence to the principles of truth in taxation.

Kathryn Schramm will not cost city to do the right things and let A and B on mailboxes. It will help mail carriers. New carriers don't know houses. Highland City should stop fighting with her and would like to have separate delivery for renters.

Mayor Brittney Bills closed the public hearing at 8:39 p.m. and asked for additional discussion.

Council Member Rice confirmed she was tracking public input and noted that while many in the room expressed support for the library, her broader community contacts had run approximately 100 to 25 in opposition. She indicated she was not yet fully decided.

Council Member Rodela stated that she supports the library as well as the proposed tentative budget.

Council Member Smith noted Highland is ranked as the safest city in Utah as well as the highest median income in the state. He discussed the potential of a Highland-specific zip code to generate considerably more sales tax through internet sales. He expressed concerns about the annual increases to the public safety district and the city's ability to keep up with continued increases. Council Member Smith thanked staff for their work on the budget.

Council Member Cortney expressed satisfaction with the budget that staff had put together with input from the Council. He also highlighted the importance of the upcoming open house, scheduled for next Wednesday from 5:00 p.m. to 8:00 p.m. at Highland City Hall; this event is critical for those interested in understanding the budget in detail, as it offers a range of infographics, charts, and opportunities to converse with staff members individually to gain deeper insights into revenue sources and expenditure allocations.

Council Member Scott Smith MOVED that the City Council approve the ordinance adopting the Highland City Fiscal Year 2026-2027 Tentative Budget and schedule the following public hearings to be held in the Highland City Council Chambers at 6:00pm: (1) Tuesday, June 16, 2026, to consider the adoption of the interim budget and (2) Tuesday, August 11, 2026, to consider the adoption of the final budget, and to publicize the open house to be held May 13, 2026 from 5-8:00 PM.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Abstain</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:0

e. ACTION: Truth in Taxation - Acknowledgment of Statement of Property Tax Increase and Property Tax Impact Schedule *General City Management*

Jay Baughman, Assistant City Administrator/Community Development Director

The purpose of this action is to be transparent about the City's intent to consider increasing the property tax revenue dedicated for the Library and set a hearing date for the August Truth in Taxation hearing.

Ms. Wells explained that this final resolution serves as an attestation that the City complied with state law requirements during the meeting: providing notice of intent to increase property taxes, making the required statement, presenting the property tax impact schedule, and announcing the August 11 Truth in Taxation hearing and the May 13 open house.

Council Member Liz Rice MOVED that the City Council adopt the resolution stating the City's Budget Officer, stated the City's intent to increase property tax revenue, and set a hearing date for the Truth in Taxation hearing of August 11, 2026, presented a Property Tax Impact Schedule, and presented the open house on May 13, 2026.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

Council Member Doug Cortney MOVED to extend meeting to 9:30 PM.

Council Member Liz Rice SECONDED the motion. All present were in favor. The motion carried unanimously.

The Council called for a brief break at 8:56 p.m.

The meeting was called to order by Mayor Brittney Bills at 9:02 p.m.

f. PUBLIC HEARING/ORDINANCE: Setbacks for Covered Patios and Decks *Development Code Update (Legislative)*

Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will hold a public hearing to consider amending the Development Code to treat attached decks and covered patios as accessory structures in limited circumstances.

City Attorney/Planning & Zoning Administrator Patterson provided a brief summary of the proposed Development Code amendment, which would allow attached covered patios and decks to be treated as accessory structures in limited circumstances, providing greater flexibility — particularly for residents in open space neighborhoods with smaller lots. The Planning Commission unanimously recommended adoption, with conditions limiting such structures to one story and requiring they remain at least 66% open on each side not attached to the house.

Mayor Brittney Bills opened the public hearing at 9:06 p.m.

Adam Swerdlow spoke regarding his own patio, which does not conform to current setback rules either as an attached or detached structure. Mr. Swerdlow asked for clarification on what constitutes "open" under the proposed 66% standard, noting his structure has one enclosed wall and could be argued to be 75% open. Mr. Patterson clarified that the proposed language requires each side not attached to the house to be 66% open.

Mayor Brittney Bills closed the public hearing at 9:08 p.m. and asked for additional discussion from the Council.

Several Council Members expressed a desire for additional time to review the proposal. Council Members Rodela and Campbell indicated they wanted to better understand the specifics before voting. Council Member Rice indicated she was ready to vote but deferred to the majority. The Council agreed to continue the item to the first June meeting to allow Mr. Patterson to prepare additional diagrams and examples to illustrate setback and openness standards.

Council Member Scott Smith MOVED to CONTINUE the item and bring it back in 4 weeks to be addressed during the June 2, 2026 City Council meeting.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>No</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:1

- g. PUBLIC HEARING/ORDINANCE: Detached ADUs Development Code Update (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will hold a public hearing to consider amendments to the Development Code to allow detached accessory dwelling units.

City Attorney/Planning & Zoning Administrator Patterson provided brief background, noting that the detached ADU ordinance has been under development for several years, was a focal point of the recently adopted general plan, is part of the City's moderate income housing plan, and is required to be adopted by state law by October 2026. The Planning Commission discussed the topic at nearly every meeting this year before arriving at a unanimous recommendation.

Mayor Brittney Bills opened the public hearing at 9:14 p.m.

A resident addressed the question of whether the item covered both internal ADUs and detached ADUs, including the mailbox issue; Council Member Cortney confirmed the ordinance addressed all ADU types and the mailbox matter.

Ms. Schramm, who had spoken during unscheduled public appearances, confirmed her earlier comments were directed at this item.

Mayor Bills closed the public hearing at 9:16 p.m. and called for additional discussion from staff and the Council.

The Council agreed that additional time was needed for a thorough discussion, citing the significant policy implications of the ordinance. Council Member Smith expressed concern that allowing detached ADUs on quarter-acre lots could effectively rezone much of the city and raised questions about separate utility billing, postal service, infrastructure capacity, and transportation impacts.

Mayor Bills allowed additional public input from Ms. Ruth Ostler.

Ms. Ostler addressed the Council regarding numerous homes in her neighborhood featuring basement rental units. She emphasized the importance of allowing separate mailboxes for these units to ensure efficient mail delivery and safety, especially during emergencies. Ostler shared concerns about current addressing challenges that could potentially delay emergency services. She strongly encouraged the Council to consider resolving these issues to improve mail delivery and safety for properties with basement rental units.

Mayor Bills acknowledged the importance of addressing the issue and emphasized the need to create general rules that could be applied consistently. Mayor Bills also expressed willingness to have a couple of Council Members meet with residents like Ms. Ostler and Ms. Schramm to discuss specific situations, ensuring that their concerns were understood and addressed.

Council Member Rice noted she had attended and reviewed the Planning Commission proceedings but still had questions regarding ADU size standards. Council Member Smith suggested the Council consider separating the attached ADU provisions — including the mailbox clarification — from the detached ADU provisions to allow the simpler issues to be resolved sooner. Mr. Patterson indicated this restructuring was feasible and agreed to return with a reorganized ordinance and supporting visuals.

- **Key decisions/direction:**
- Item continued without a specified return date, pending a Council workshop.
- Mr. Patterson directed to reorganize the ordinance into separate sections for attached/internal and detached ADUs.
- Mr. Patterson directed to prepare diagrams and examples for lot configurations, utility arrangements, and other implementation details.
- Staff directed to coordinate with Planning Commission given their extensive prior work on the item.

Council Member Kim Rodela MOVED to CONTINUE the discussion at a later time.

After continued discussion among the Council, key decisions/direction included:

- Item continued without a specified return date, pending a Council workshop.
- Mr. Patterson directed to reorganize the ordinance into separate sections for attached/internal and detached ADUs.
- Mr. Patterson directed to prepare diagrams and examples for lot configurations, utility arrangements, and other implementation details.
- Staff directed to coordinate with Planning Commission given their extensive prior work on the item.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>

Council Member Liz Rice	Yes
Council Member Kim Rodela	Yes
Council Member Scott L. Smith	Yes

The motion carried 5:0

Council Member Doug Cortney MOVED to extend meeting until business is complete. Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

Council Member Ron Campbell	Yes
Council Member Doug Cortney	Yes
Council Member Liz Rice	Yes
Council Member Kim Rodela	No
Council Member Scott L. Smith	No

The motion carried 3:2

4. EXPEDITED ITEMS

Items in this section are to be acted upon individually by the City Council. These items have previously been discussed by the Council. No report will be given.

a. RESOLUTION: Cemetery Fee Increases *General City Management*

Jay Baughman, Assistant City Administrator/Community Development Director

Stephannie Cottle, City Recorder

The City Council will consider raising cemetery plot fees as well as the fee for plot buybacks and plot transfers.

Assistant City Administrator/Community Development Director Jay Baughman presented the proposed cemetery fee changes, previously discussed at a prior Council meeting. The proposal includes raising cemetery plot fees, plot transfer fees, and plot buyback fees, informed by a study completed by Zions, with an annual 3.5% cost-of-living adjustment proposed beginning July 2028, and plot prices rounding up to the nearest \$10.

Council Member Liz Rice MOVED that the City Council adopt Resolution Approving Fee Schedule Changes for Fiscal Year 2025-2026 which changes the fees charged for cemetery plot sales and plot transfers and buybacks.

Council Member Ron Campbell SECONDED the motion.

Council Member Smith expressed discomfort with the magnitude of the increase in a single year — approximately 18% — while the Council was simultaneously debating a \$28 per year library tax increase. He indicated he would prefer a more incremental approach. Council Member Cortney expressed support but indicated a preference for formally adopting a long-term policy; Ms. Wells confirmed staff intended to return with an updated resolution following tonight's vote. Council Member Campbell expressed support for moving forward promptly, noting the goal of making the cemetery fund operationally self-sustaining and reducing general fund subsidies. Council Member Smith noted a broader concern about consulting firms consistently recommending maximum fee increases without considering incremental options.

The vote was recorded as follows:

Council Member Ron Campbell	Yes
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<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>No</i>

The motion carried 4:1

b. ACTION: 2026 Trails Maintenance Package *General City Management*
Chris Trusty, City Engineer/Public Works Director

The City Council will consider a bid award for the trails maintenance package.

City Engineer/Public Works Director Chris Trusty reported that four bids were received for the annual trails maintenance package. The low bid was submitted by Morgan Paving. The total award amount including a 10% contingency is \$112,090.

Council Member Scott Smith MOVED that the City Council award the bid for the trails maintenance package to Morgan Paving in the amount of \$112,090 as described in agenda packet.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

c. ACTION: Streets Impact Fee Facility Plan & Impact Fee Analysis Contract Award *General City Management*

Chris Trusty, City Engineer/Public Works Director

The City Council will consider a bid award for an update of the City's Streets Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA).

City Engineer/Public Works Director Trusty reported that two proposals were received for an update to the City's Streets Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA). Avenue Consultants submitted a proposal of \$26,150 (without an IFA component). Hales Engineering submitted a proposal of \$28,100 inclusive of the IFA. Hales Engineering was recommended based on their prior work on the transportation element of the City's recent general plan update and their familiarity with Highland. Staff initially presented the contract with a 10% contingency totaling \$30,910.

Council Member Liz Rice MOVED that the City Council award the bid for the Streets IFFP/IFA to Hales Engineering in an amount up to \$30,910.

Council Member Smith questioned the necessity of a contingency on a professional services/study contract, as opposed to a construction contract. Mr. Trusty acknowledged that the contingency would only be expected if the scope were expanded and agreed the Council could approve the base amount, with any scope changes requiring separate Council approval.

Council Member Liz Rice withdrew the motion.

Council Member Rice inquired about the likelihood of the approved amount going up in the future. Chris Trusty responded by stating he didn't anticipate the cost going up beyond the approved amount unless there was a scope change. If such a change occurs, which would necessitate an increase beyond what has been approved by the Council, it would be brought back for further approval.

Council Member Ron Campbell MOVED that the City Council award the bid for the Streets IFFP/IFA to Hales Engineering in an amount up to \$28,100.

Council Member Scott Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

5. COMMUNICATION ITEMS

Items in this section are for notification and update. No final action will be taken.

a. Council Appropriations Budget Reminder

Erin Wells, City Administrator

City Administrator Wells reminded Council Members that each elected official has \$3,000 per fiscal year in council appropriation funds for community projects. Remaining balances were distributed. Unspent funds expire June 30, 2026. Council Member Rice noted she intended to use her allocation for a library book transfer shelf for the delivery truck.

b. E-bike Rules & State Law Change

Doug Cortney, Council Member

Brian Gwilliam, Police Chief

This item was referenced at the outset of the meeting during unscheduled public appearances, when residents Paul Burnside and Wesley Warren each commented in favor of allowing Class II e-bikes on city trails. Mayor Bills acknowledged the item would be discussed further at a future meeting.

c. Council Training & Compliance Requirements

Rob Patterson, City Attorney/Planning & Zoning Administrator

City Attorney/Planning & Zoning Administrator Patterson advised the Council of three upcoming compliance matters:

- An ethics pledge statement, separate from the annual conflict of interest form, will be circulated to all city officers and employees as part of a fraud risk assessment.
- Council Members with assignments involving youth organizations are subject to a state law requirement for background checks of volunteers; affected members will be contacted.

- A new state law requires a year-end campaign finance disclosure by approximately January 10 for any elected official maintaining a campaign account balance carrying over from year to year. City Recorder Stephanie Cottle will follow up with affected members.

d. Pressurized Irrigation Water & City Property Watering Update

Chris Trusty, City Engineer/Public Works Director

City Engineer/Public Works Director Trusty noted that Utah is currently experiencing drought conditions. Staff were directed at a prior meeting to limit ballfield irrigation until May; given the arrival of May, staff has begun assessing the most stressed park areas and will prioritize watering accordingly. Mr. Trusty also advised the Council that the Provo River allotment may be reduced to 50% of normal. Even with a 20% voluntary reduction by residents, the City may need to draw on banked stored water to maintain essential irrigation.

Council Member Campbell expressed concern about the appearance of North County Boulevard, where weeds have overtaken stressed grass areas due to restricted watering, and suggested the Council reflect on the decision-making that led to that outcome. He recommended exploring conversion of park turf to drought-tolerant grass varieties such as tall fescue over time.

Council Member Cortney suggested that areas that consistently struggle with inadequate water may be candidates for alternative landscaping rather than replanting grass.

Council Member Rice asked whether any budget had been set aside for landscaping conversions; Ms. Wells indicated it had not, but that one-time funding could be considered.

e. Community Development Update ([Current Projects](#))

Jay Baughman, Assistant City Administrator/Community Development Director

Rob Patterson, City Attorney/Planning & Zoning Administrator

There was no update from the Community Development Department.

6. CLOSED MEETING

The City Council may recess to convene in a closed meeting to discuss items, as provided by Utah Code Annotated §52-4-205.

At 10:00 pm Council Member Scott L. Smith MOVED that the City Council recess the regular meeting to convene in a closed meeting in the Executive Conference Room to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</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 carried 5:0

Council Member Ron Campbell MOVED to adjourn the CLOSED MEETING and Council Member Scott L.

*Smith SECONDED the motion. All voted in favor and the motion passed unanimously.
The CLOSED MEETING adjourned at 10:44 pm.*

ADJOURNMENT

Council Member Doug Cortney 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 10:45 pm.

I, Heather White, Deputy City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 5, 2026. This document constitutes the official minutes for the Highland City Council Meeting.

Heather White
Deputy City Recorder

Welcome to the Highland City Council Meeting

May 5, 2026

Please Sign the Attendance Sheet

Scan for Agenda





6:00 PM REGULAR SESSION

Call to Order – Mayor Brittney P. Bills

Invocation – Council Member Kim Rodela

Pledge of Allegiance – Council Member Scott L. Smith

Respect Statement – Mayor Brittney P. Bills



UNSCHEDULED PUBLIC APPEARANCES

**HIGHLAND CITY IS COMMITTED TO CIVILITY AND RESPECT.
ALL ARE ASKED TO ACT AND SPEAK ACCORDINGLY.**

Time set aside for the public to express their ideas and comments on non-agenda items.

- Please state your name clearly.
- Limit your comments to three (3) minutes.

CONSENT ITEMS *(5 minutes)*

- 2a. Approval of Meeting Minutes: April 14, 2026
General City Management
- 2b. Approval of Meeting Minutes: April 21, 2026
Land Use (Administrative)
- 2c. Action: Designating a City Budget Officer
General City Management

Motion to Approve

I move that the City Council approve consent item 2a, the approval of meeting minutes from April 14, 2026; 2b, the approval of meeting minutes from April 21, 2026; and 2c, designating City Administrator Erin Well as the Highland City budget officer.



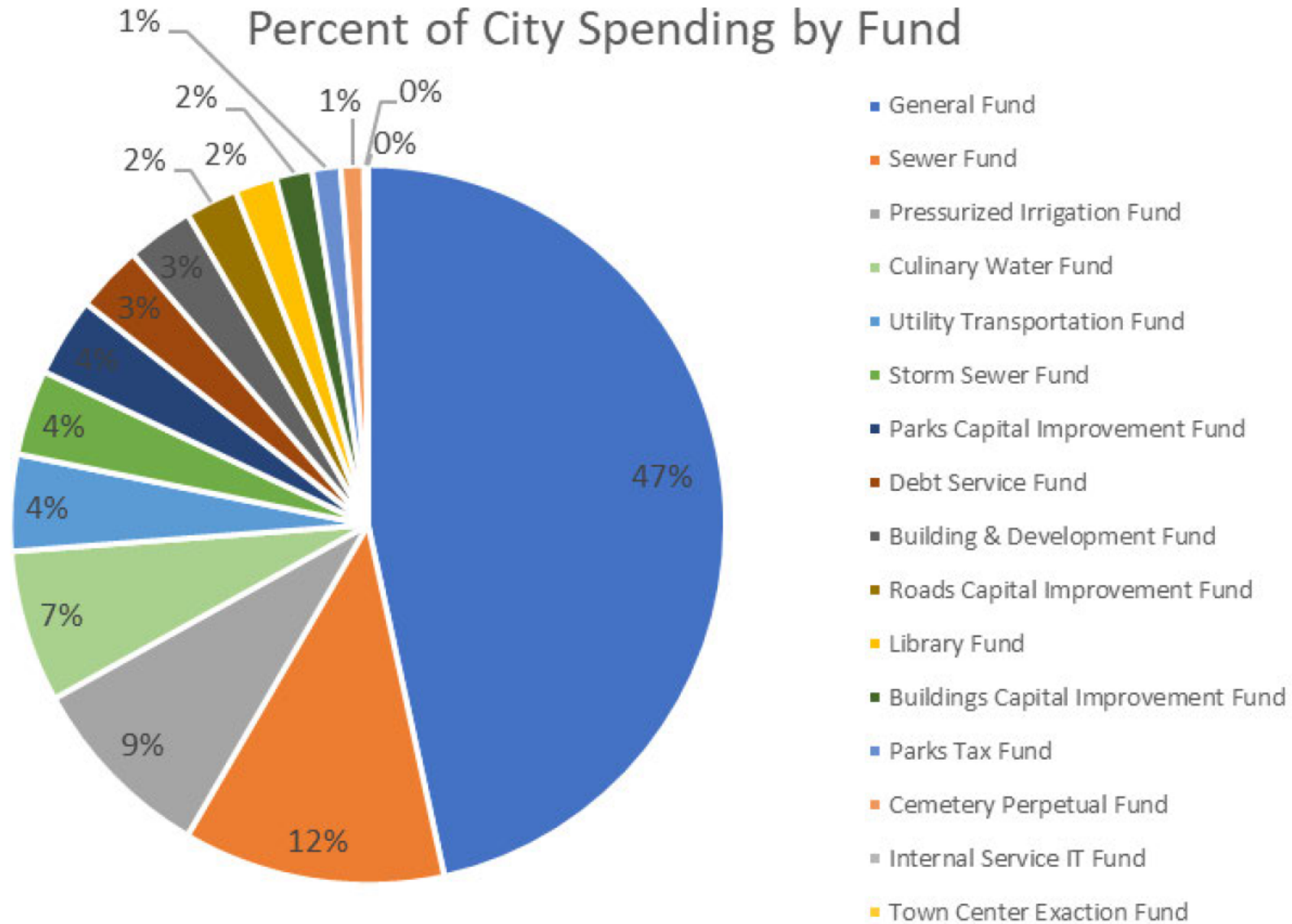
INTRODUCTION ON THE CONSIDERATION FOR A PROPERTY TAX INCREASE FOR THE LIBRARY

Presented by – Erin Wells, City Administrator/Budget Officer &
Karen Liu, Library Director

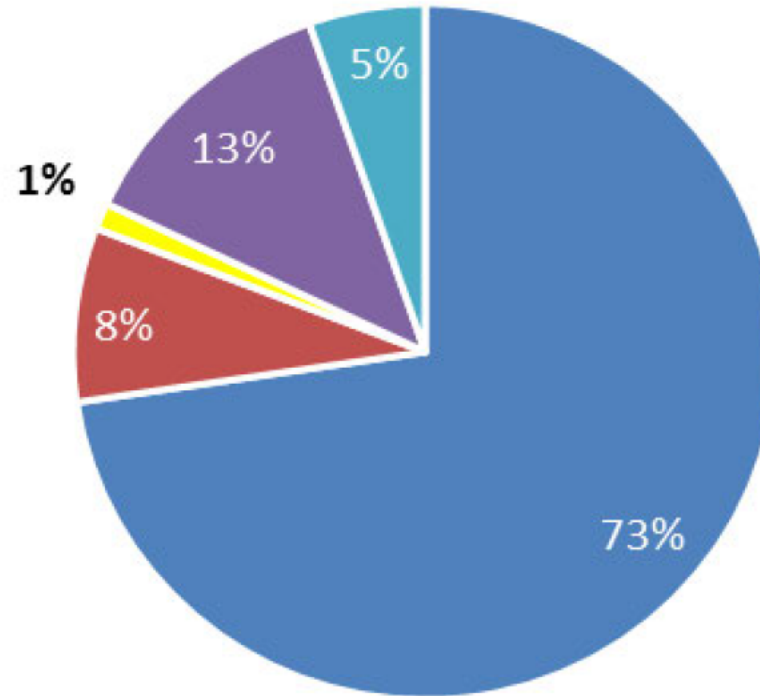
Summary of Action Items

1. Notice that at this meeting we intend to make a statement that the budget includes a proposed property tax increase.
2. Statement that the budget includes a proposed property tax increase.
3. Impact statement of the proposed tax increase.
4. Approval of Tentative Budget.
5. Statement acknowledging all the proceeding actions were taken.

Percent of City Spending by Fund



Library Tax as a Percent of Total Tax Bill



■ Schools ■ Highland City General ■ **Highland City Library** ■ County ■ Special Districts

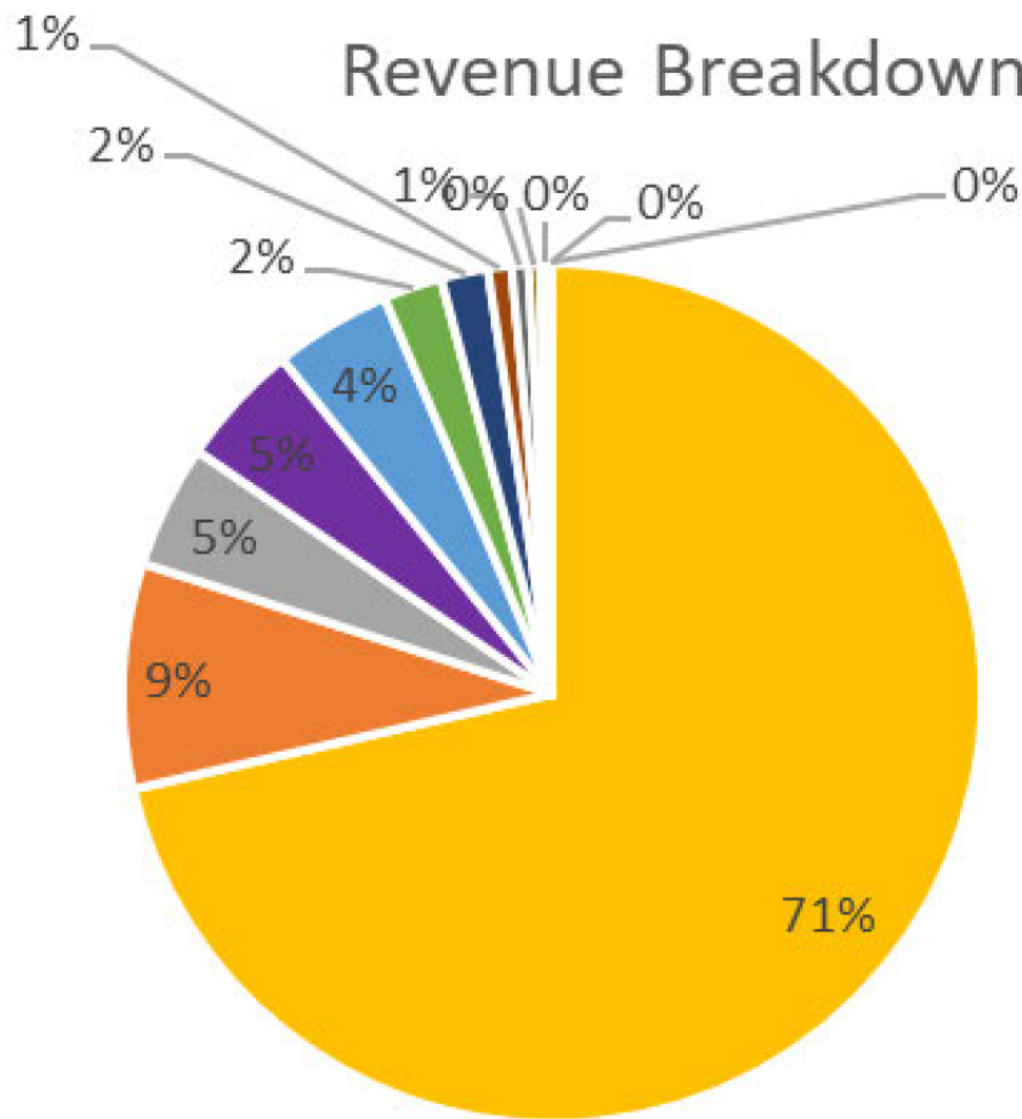
Property Tax Summary for Library

- Average Highland Home Value - \$1,009,932

Annual Property Tax Assessment	
Current	\$53.88
Proposed Increase	\$28.65
Proposed Total	\$82.53

- 53.8% increase for Library rate
- 7.6% increase of the City's total property tax rate

Revenue Breakdown of the Library



- Property Taxes
- Non-Resident Cards
- Motor Vehicle Tax
- Transfer from General Fund
- Delinquent Property Taxes
- PY Carryover Budget
- Fees & Fines
- Grants
- Interest Income
- Printing

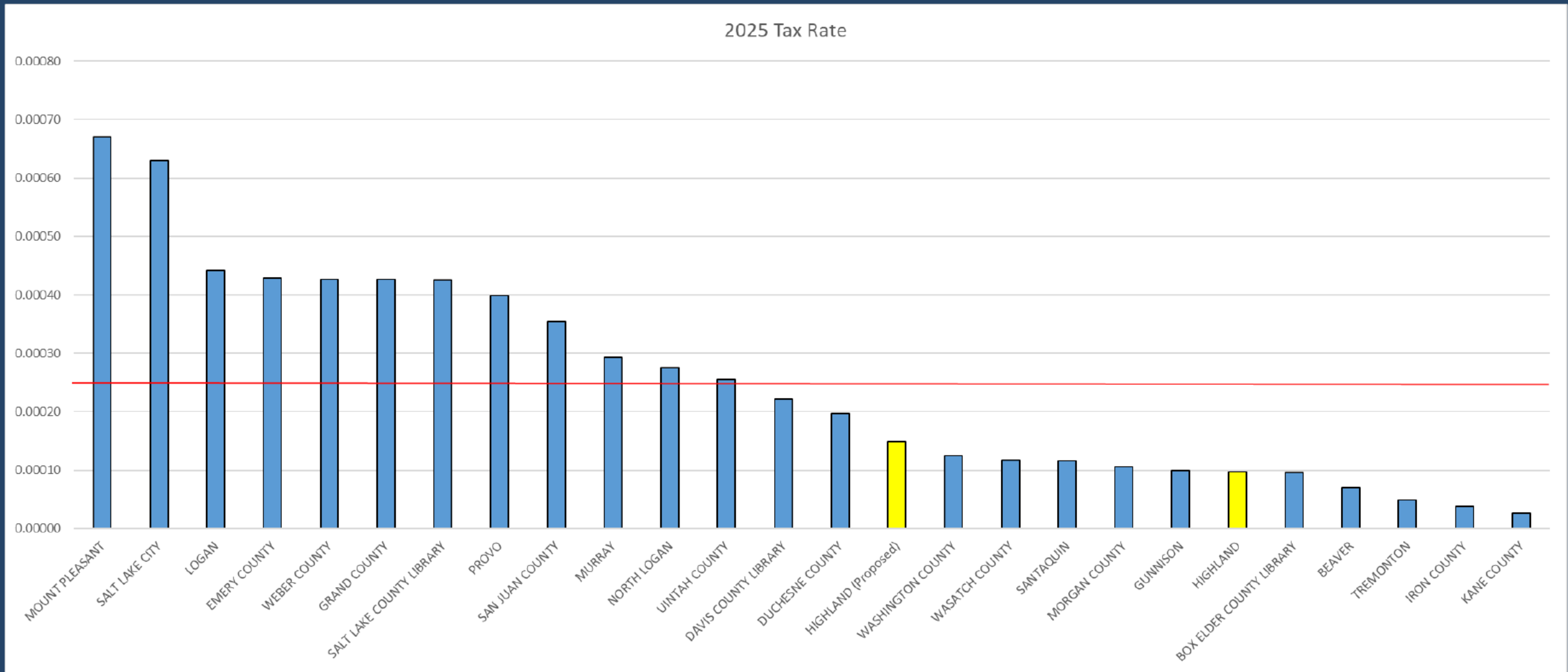
ULCT Video How is my value determined?



Library Property Tax History

- Tax rate established in 2007
 - Library opened in 2008
 - Reduced tax burden in 2010 by 4%
 - Reduced budget and tax rate went down by 6% in 2013
-
- At least 36% increase in population
 - About 55% increase in inflation

Library Property Tax Rate Comparison



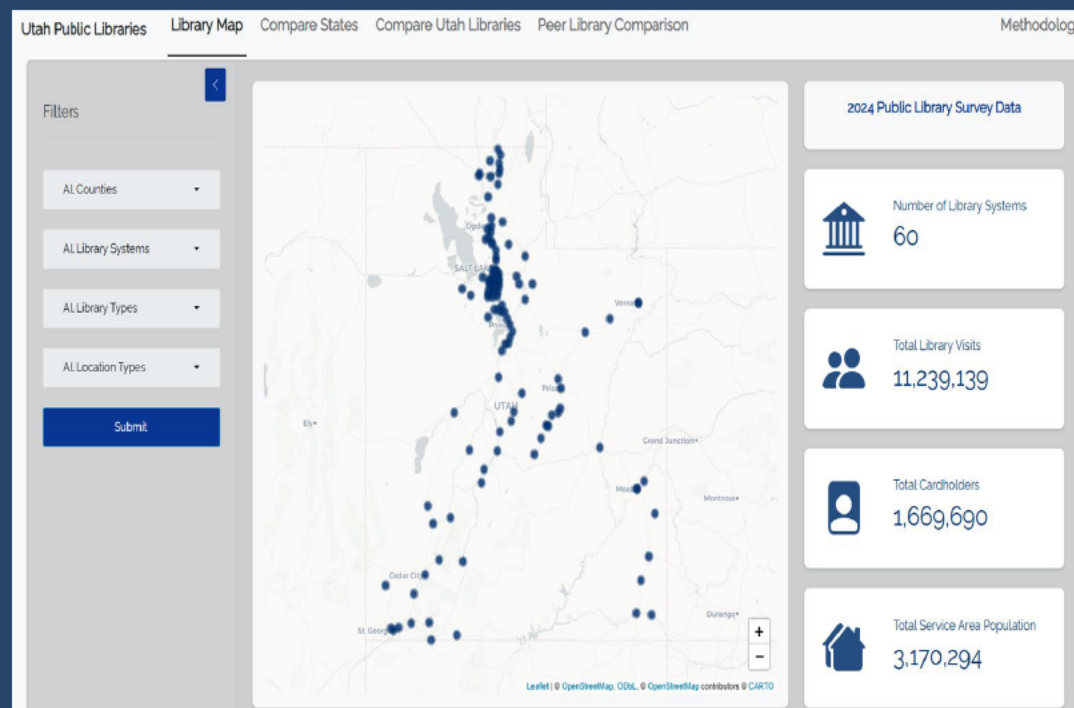
Plans for Increased Funds

- Staffing: Hiring one additional part-time staff and convert one part-time staff to full-time.
 - Allows ability to keep up with increased work hours resulting from Timpanogos Library Consortium
 - Currently only one full-time staff member
- Programming
 - Keep pace with current programming demands
 - Continue Highland Senior Hub after grant has elapsed
- Electronic Resources (Libby)
 - Replaces lost state and federal funding due to budget cuts

Highland City Library: The Heart of the Community*

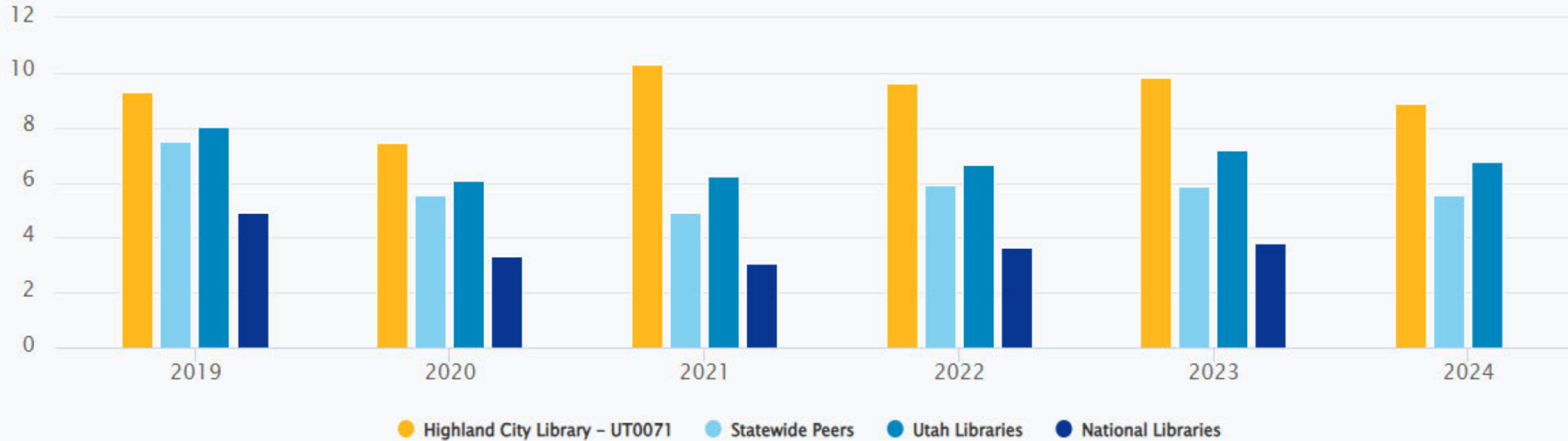
** 2025 Highland City General Plan, page 28*

Highland City Library Trends: Comparisons with Utah Libraries and National Libraries



<https://library.utah.gov/statistics/>

Circulation of Physical Items Per Capita



Highland City Library physical items circulation per capita = 8.89

Statewide peers physical items circulation per capita = 5.56

Utah libraries median physical items circulation per capita = 6.77

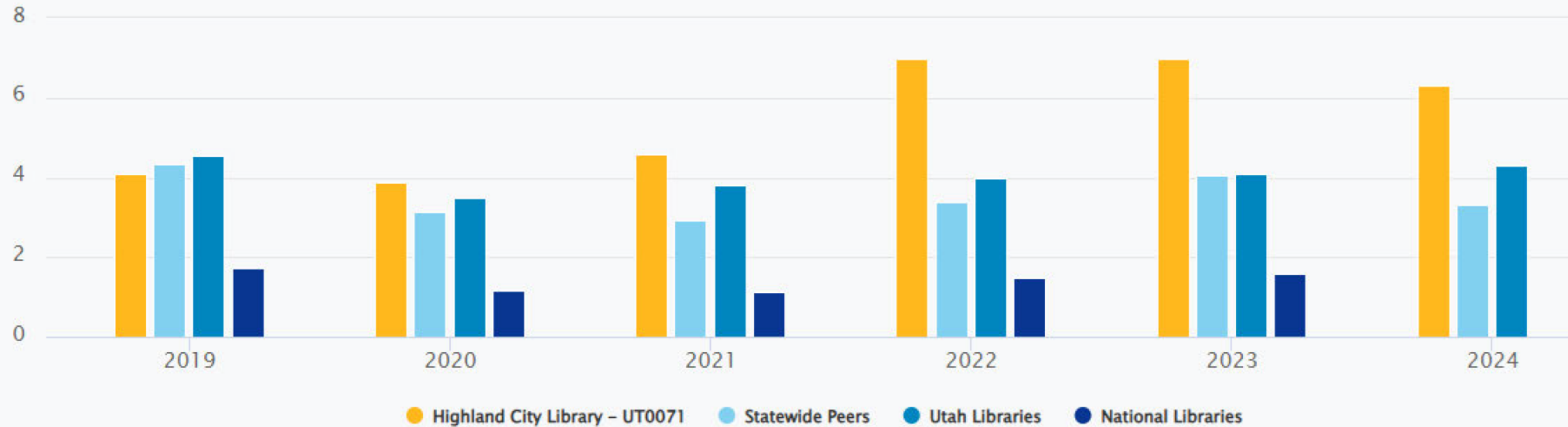
*Based on total annual circulation

Library	State	Population of Legal Service Area	Visits	Registered Users	Total FTE of Staff	Total Revenue
Highland City Library - UT0071	Utah	19,902	41,164	6,317	5.26	\$409,111
Brigham City Library - UT0006	Utah	19,963	62,949	10,943	9.48	\$929,665
Grantsville City Library - UT8003	Utah	14,417	37,112	6,306	4.13	\$355,312
Hyrum Library - UT0010	Utah	22,099	82,152	4,364	5.95	\$388,873
Morgan County Library - UT0035	Utah	12,832	43,359	2,663	4.71	\$313,994
Price City Library - UT0017	Utah	8,262	31,267	3,850	4	\$279,907

Top five libraries in Highland City Library's peer group.
Peer group calculations include: service area, FTE, number of cardholders, total revenue, and number of library visits.

Highland City Library - UT0071 Compared to Peer, State, and National Library Medians ⓘ

Circulation of Children's Physical Material Per Capita



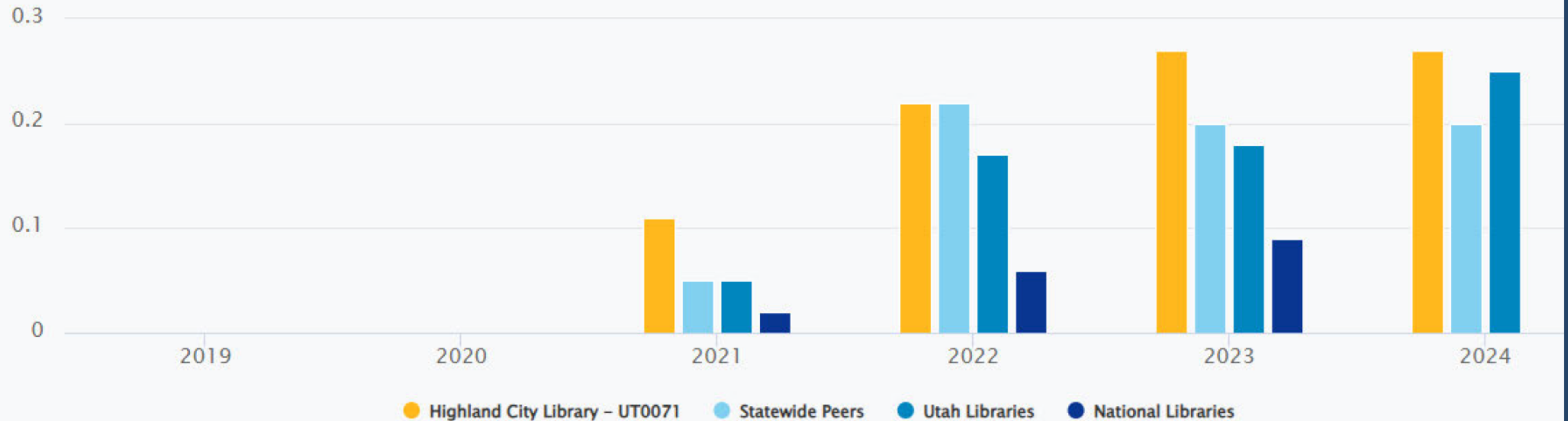
Highland City Library children's material circulation per capita = 6.31

Statewide peers children's material circulation per capita = 3.30

Utah libraries children's material circulation per capita = 4.30

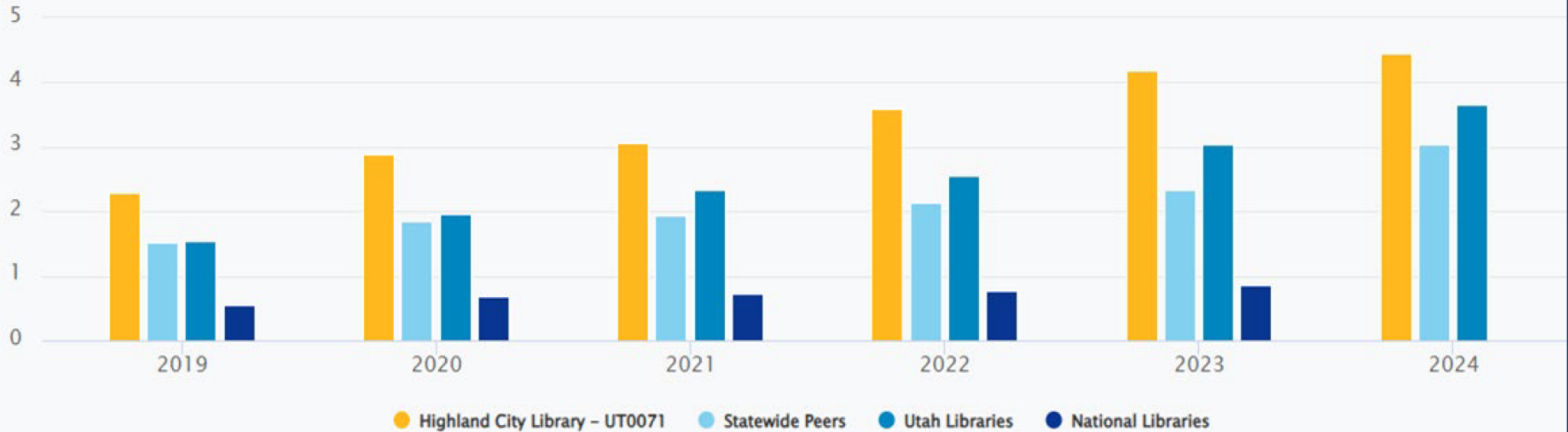
*Based on total annual circulation

Attendance at Live Programs (Ages 0-5) Per Capita



Highland City Library programs attendance (ages 0-5) per capita = 0.27
Statewide peers programs attendance (ages 0-5) per capita = 0.20
Utah libraries median programs attendance (ages 0-5) per capita = 0.25

Circulation of Electronic Material Per Capita



Highland City Library electronic material circulation per capita = 4.46

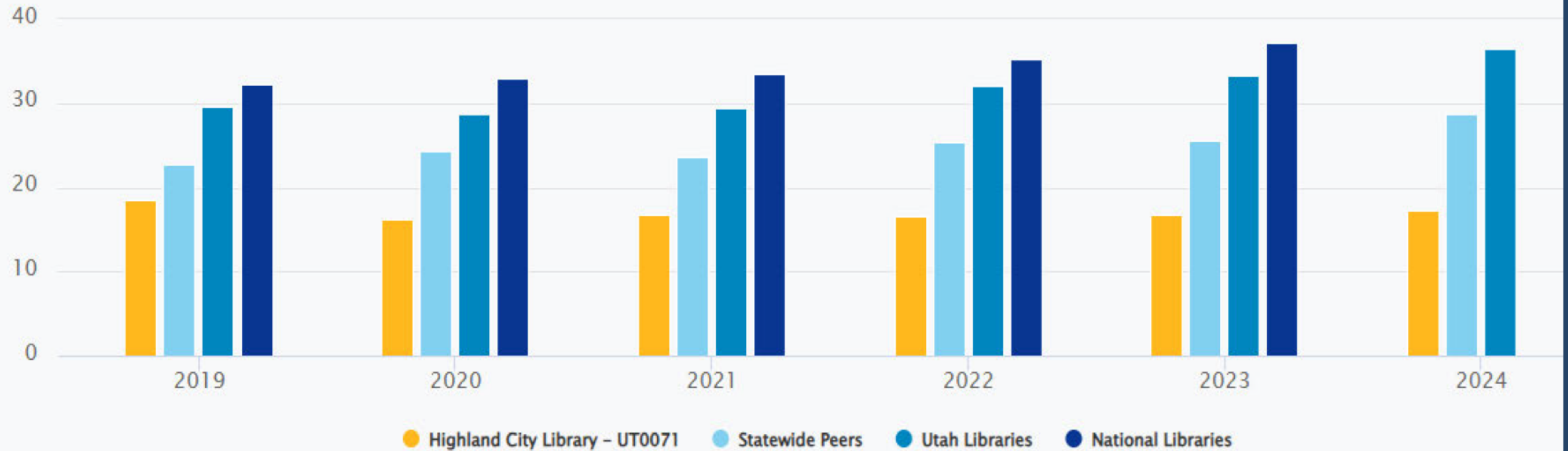
Statewide peers electronic material circulation per capita = 3.04

Utah libraries median electronic material circulation per capita = 3.66

*Based on total annual circulation

Highland City Library - UT0071 Compared to Peer, State, and National Library Medians ⓘ

Local Operating Revenue Per Capita



Highland City Library local operating revenue per capita = \$17.24

Statewide peers local operating revenue per capita = \$28.66

Utah Libraries median local operating revenue per capita = \$36.42

2024 Local Operating Revenue Per Capita

Library	Legal Service Area Population	FTE	Local Operating Revenue	Local Operating Revenue Per Capita	Rank (by year)
Park City Library	8,254	15.7	\$2,050,044	\$248.37	1/60
Grand County Public Library	9,706	13.13	\$1,611,899	\$166.07	2/60
Salt Lake City Public Library System	209,593	259.08	\$26,962,317	\$128.64	3/60
President Millard Fillmore Library	2,671	4	\$315,099	\$117.97	4/60
Emery County Library	10,144	13.24	\$978,739	\$96.48	5/60
Salt Lake County Library	926,667	404.75	\$59,748,521	\$64.48	6/60
Delta City Library	3,728	3	\$228,163	\$61.2	7/60
Summit County Library	34,505	18	\$2,015,274	\$58.41	8/60
<u>Highland City Library</u>	20,217	5.32	\$348,612	\$17.24	57/60
Santaquin City Library	17,532	4	\$302,078	\$17.23	58/60
Hyrum Library	23,314	5.95	\$385,305	\$16.53	59/60
Helper City Library	3,693	1.5	\$46,595	\$12.62	60/60

Highland City Library ranks 57th out of 60th for local operating revenue per capita in Utah



Timpanogos Library Consortium (TLC)

Increased collection by 400%
Over 200,000 items in catalog
Convenient and time-saving

Alternatives

- Limited savings potential for reduced access (Closed Saturdays = saving \$6,240/year)
- Eliminate TLC
- Reduce programs like Storytime
- Eliminate or reduce Libby access



Highland Senior Social Hub

Tween Club & Teen Advisory Board



Storytime





TRUTH IN TAXATION: BUDGET OFFICER INTENT TO MAKE STATEMENT THAT TENTATIVE BUDGET INCLUDES PROPOSED TAX RATE INCREASE *General City Management*

Item 3a – Action/Resolution

Presented by – Erin Wells, City Administrator/Budget Officer

Intent to Make a Statement

- The City is considering levying a tax rate for its dedicated library property tax that exceeds the dedicated tax's current certified tax rate, resulting in a property tax rate increase. The approximate dollar amount of the increase is \$171,600 and is intended to fund library operations. The approximate percentage increase in tax revenue is 53.18%. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing on August 11, 2026, at 6:00 PM at Highland City Hall, where members will have an opportunity to comment on the proposed tax rate increase.

Motion to Approve

I move that the Highland City Council adopt the resolution stating the City's intent make a statement to increase property tax revenue and set a hearing date for the Truth in Taxation hearing of August 11, 2026.



TRUTH IN TAXATION: BUDGET OFFICER STATEMENT THAT TENTATIVE BUDGET INCLUDES PROPOSED TAX RATE INCREASE AND INTENT TO ADOPT TAX RATE HIGHER THAN CERTIFIED TAX RATE *General City Management*

Item 3b – Action/Resolution

Presented by – Erin Wells, City Administrator/Budget Officer

RESOLUTION 2026-XX

A RESOLUTION OF THE HIGHLAND CITY COUNCIL, HIGHLAND CITY, UTAH STATING THAT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 INCLUDES A PROPOSED TAX RATE INCREASE

WHEREAS, Highland City currently collects property taxes for the Highland City Library to fund a majority of the cost of operations; and

WHEREAS, the Highland City Council desires to continue to provide excellent service and materials to the Highland community; and

WHEREAS, an increase in the property tax rate for the dedicated library property tax is proposed in the Highland City Tentative Budget for Fiscal Year 2026 - 2027; and

WHEREAS, the Council desires to comply with the requirements of Utah Code 59-2, known as the Property Tax Act.

NOW THEREFORE, BE IT RESOLVED by the Highland City Council as follows:

1. We announce to the public that the Highland City Tentative Budget for Fiscal Year 2026 – 2027 includes a proposed property tax increase for the dedicated library property tax only.
2. The proposed estimated tax rate of 0.000149 exceeds the dedicated library property tax's current fiscal year certified tax rate of 0.000097. *The City's new proposed total tax rate of 0.000792 exceeds the current total certified tax rate of 0.000740.*
3. The date for a Truth in Taxation public hearing regarding this proposed tax increase is set for August 11, 2026, at 6:00 PM at Highland City Hall. Members of the public will have an opportunity to comment on the proposed tax rate at this meeting.
4. The approximate dollar amount of this property tax increase is \$171,600, which is an increase of approximately 53% (which is a 7.56% increase of the total City property tax revenue).
5. These additional funds are intended to allow the Library department (the Library) to convert a part-time position to a full-time position and to hire a part-time position. Both staffing changes will help the Library to manage workload in the department with programming demands as well as time needed to participate in the Timpanogos Library Consortium. The Library also intends to use \$10,000 of this new funding to pay for the Libby audio/e-book service for which state funding was removed in the 2026 fiscal year. Finally, the Library intends to use this new funding to continue the Senior Citizen programming activities that have previously been grant funded.

6. The City Administrator will send notice to the County Auditor and Tax Commission by June 1 as required by statute.
7. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution and to the City codes referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.
8. This resolution shall take effect immediately.

Motion to Approve

I move that the Highland City Council adopt the resolution stating the City's intent to increase property tax revenue and set a hearing date for the Truth in Taxation hearing of August 11, 2026.



TRUTH IN TAXATION: PRESENTATION OF PROPERTY TAX IMPACT SCHEDULE

General City Management

Item 3c – Action/Resolution

Presented by – Erin Wells, City Administrator/Budget Officer

Exhibit A

Proposed Property Tax Impact Schedule

Highland City will consider an increase to its Library property tax rate from .000097 to .000149 (estimated) to generate an additional \$171,600. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Highland City's Current Library Property Tax Rate	0.000097	
Highland City's Current Library Property Tax Revenue	\$322,705	
Proposed Revenue for Library with Tax Change	\$494,305	
New Property Tax Revenue to Highland City Library	\$171,600	
Estimated Increase to Highland Library's Property Tax Revenue		53.18%
Estimated Increase to a primary residence of \$1,000,932	\$28.65	<u>(a 53.18% increase)</u>
Estimated Increase to a business valued at \$1,783,000	\$91.97	<u>(a 53.18% increase)</u>

<u>Affected</u> <u>Department</u>	<u>Proposed</u> <u>Budget</u>	<u>Budget without Tax</u> <u>Change</u>	<u>Budget</u> <u>Change</u>
Library	\$591,868	\$420,268	\$171,600

Impact of Tax Increase - The Library intends to convert a part-time employee to a full-time position. The Library also plans to hire a part-time position. Both staffing changes will help the Library to manage workload in the department.

The Library also intends to use \$10,000 of this new funding to pay for the Libby audio/e-book service for which state funding was removed in the prior fiscal year.

Finally, the Library intends to use this new funding to continue the Senior Citizen programming activities that have previously been grant funded.

Total Library Fund Change: \$171,600

Motion to Approve

I move that the Highland City Council adopt the resolution: Property Tax Impact Schedule.



HIGHLAND CITY FISCAL YEAR 2026- 2027 TENTATIVE BUDGET

General City Management

Item 3d – Public Hearing/Ordinance

Presented by – Erin Wells, City Administrator/Budget Officer

Calendar Review

- Council Budget Retreat – February 5
- Budget Work Session – April 14
- Individual Council Meetings – Week of April 13 & 20
- Budget Work Session – April 29
- **Public Hearing & Tentative Budget Consideration – May 5**
- City Open House – May 13
- Public Hearing & Interim Budget Consideration – June 16
- Public Information Meetings - TBD
- Public Hearing & Final Budget Consideration - August 11

Revenue Highlights

- 3% projected growth in property and sales tax
- Reimbursement of approximately \$264,000 from Lone Peak Public Safety District
- No proposed fee or utility increases
- Property Tax Increase of \$171,600 to the dedicated library tax

Expense Highlights

- Improvements to Beacon Hills Park, Highland Glen Bike Park, and two other parks
- Added Lieutenant position in the Police Department
- City's final payment towards the Building Bond
- Increased security at city facilities
- Additional funds for traffic-calming
- Additional funds and personnel for community events
- Conversion of part-time code compliance officer to full-time planner tech

Pressurized Irrigation (PI) Transfer

- 2015
 - General Fund began paying the PI fund for the watering of City parks
 - Audit requirement for transparency
 - PI fund transferred back the money to the General Fund
 - PI fund pays for the watering of the parks through user fees
- 2017-2018
 - Per Council direction, transfer from the PI fund was discontinued
 - General Fund was paying for the watering of parks
- 2019 on
 - Council elected to start the PI transfer again

Pressurized Irrigation (PI) Transfer

- Practice is compliant with state code and auditing standards
 - Confirmed by the auditor today
 - Specific notification requirements
- Staff recently learned of additional notification requirements we weren't aware of
 - Will implement if Council continues current practice
- Future conversations coming as a part of rate study/ discussion on metering PI.

Potential Changes to Come

- Recommended pay adjustments for staff and Council
- Adjustments to the Cemetery Fund
- Adjustments to the IT Fund
- Certified tax rate provided by Utah County in mid-June.

Motion to Approve

I move that City Council approve the ordinance adopting the Highland City Fiscal Year 2026-2027 Tentative Budget and schedule the following public hearings to be held in the Highland City Council Chambers at 6:00pm: (1) Tuesday, June 16, 2026, to consider the adoption of the interim budget and (2) Tuesday, August 11, 2026, to consider the adoption of the final budget.



TRUTH IN TAXATION: ACKNOWLEDGEMENT OF STATEMENT OF PROPERTY TAX INCREASE AND PROPERTY TAX IMPACT SCHEDULE

General City Management

Item 3e – Action/Resolution

Presented by – Erin Wells, City Administrator/Budget Officer

Motion to Approve

I move that the Highland City Council adopt the resolution stating the City's Budget Officer stated the City's intent to increase property tax revenue and set a hearing date for the Truth in Taxation hearing of August 11, 2026, and presented a Property Tax Impact Schedule.



TEXT AMENDMENT: SETBACKS FOR COVERED PATIOS AND DECKS

Development Code Update (Legislative)

Item 3f – Public Hearing/Ordinance

Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

Background

- Currently, decks (covered or uncovered) and covered patios (unless cantilevered) attached to a home are subject to home setbacks
- In open space neighborhoods, this means that decks and covered patios must be at least 25'-30' from rear property line, which often prohibits or severely restricts decks/covered patios due to the smaller size of the lot
- Currently there is an exception for this rule for cantilevered covered patios (no support posts for the covering/roof structure). Cantilevered covered patios would be considered accessory buildings

Background

- Some residents have had issues with decks and covered patios – some built in violation of code, others have significantly reduced their deck/covered patio size
- On March 24, 2026, Council directed staff to prepare options to potentially change setbacks for decks and covered patios
- Commission considered options and made recommendation on April 28, 2026

Deck and Patio Setbacks Proposal

- Treat decks (covered or uncovered) and covered patios as accessory buildings, even if attached to home, if certain conditions are met
 - Deck/patio structure cannot be higher than main floor
 - Deck/patio must meet all accessory structure regulations (Lot coverage limits, setbacks)
 - Deck/patio must be 66% open (per Commission recommendation)
- If deck/patio does not meet these requirements, considered part of home as usual

Deck and Patio Enclosure Options

- Option 1: Require fully open except against home – no walls, screens, etc. except open-style deck railing, support posts, and fences per city code
- **Option 2 (Commission Recommendation):** Require 66% open on all sides except against home. Allows lattices, open-style railing, and fences per city code
- Option 3: Allow one enclosed wall in addition to sides against home, other sides open per option 1
- Many other variations that are possible

Option 1

Open on all sides
except open railing
& support posts



Option 2

66% open
on all sides



Option 3

- 1 wall allowed



Other Changes

- Updated language throughout setback regulations to align with defined terms in city code (use “main dwelling”/“main building” etc.)
- Updated definitions to reflect current regulations (6’ accessory building setback vs 10’) and coordinate definitions with detached ADU ordinance

Other Changes – After PC

- Staff recommends two additional minor changes:
 - 6(b) of each setback dealing with open requirement:
 - “Except for the side(s) of the deck or covered patio attached to abutting the main dwelling or building”
 - Removes ambiguity about what sides can be closed/private
 - 10-102(27)(c) - definition of Dwelling, Main Dwelling
 - “Covered decks and patios attached to the main dwelling shall be considered part of the main dwelling unless expressly provided otherwise”
 - Not all decks/patios on a lot are part of home, only attached

Staff Review and Recommendation

- Public notice posted April 23, 2026
- One comment received 5/5/26 asks setbacks for decks to be reduced to 5'-8' instead of current requirements.
- Staff recommends that the Council hold a public hearing, consider the amendments, and adopt the proposed ordinance, including the additional changes from staff, with any changes desired by Council, particularly as to openness

Motion to Approve

I move that City Council adopt the ordinance amending regulations related to setbacks for decks and covered patios.

- Including two additional changes recommended by staff
- Adopt option (1 or 3) regarding enclosure/open requirements



TEXT AMENDMENT: DETACHED ADUS

Development Code Update (Legislative)

Item 3g – Public Hearing/Ordinance

Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

Background

- Allowing detached ADUs is part of City's moderate income housing plan
 - “2026: Begin the process of drafting an ADU ordinance that aligns with Highland's community goals, housing needs, neighborhood character, and alignment with city infrastructure (consider owner-occupied requirements, rental license requirements, consistent enforcement, etc). Adopt the ordinance by the end of 2026”
- State law, SB 284, 2026, requires cities to allow detached ADUs by October and limits regulation of detached ADUs

Proposed Ordinance - Overview

- Complies with mandatory requirements of state law
- Incorporates detached ADUs into existing regulations
- Provides general regulations for both internal and detached ADUs, where they overlap
- Provides separate regulations for internal and detached ADUs where they differ
- Updates definitions

Mandatory Requirements – State Law

- Allow on all single-family lots with at least 11,000 SF (1/4 acre)
- DADU under 650 SF - no more than 1 parking space
- DADU 650+ SF – no more than 2 parking spaces
- Allow existing conforming accessory building to be converted subject to building & setback codes
- Cannot require CUP
- Cannot impose design considerations, except to be compatible with home

Proposed Ordinance – General Terms

- General
 - Each ADU must be registered and approved by City, with owner-occupancy requirement recorded
 - ADUs used for short-term rentals subject to STR and business regulations
 - 1 ADU per lot or parcel (internal or detached)
 - All properties with an ADU must be owner-occupied
 - ADUs must conform to building, fire, health, and other safety codes, subject to inspection and approval by building official and fire marshal

Proposed Ordinance – General Terms

- General
 - ADU requires separate certificate of occupancy
 - Separate utilities not permitted – all ADUs must connect to main dwelling utilities
 - Must be adequate utility service to property, including septic as approved by County
 - ADUs must receive separate address
 - Required parking lost for ADU must be replaced
 - ADUs cannot be separately sold/transferred

Proposed Ordinance – Internal ADU

- All current requirements except address
 - 6,000 SF lots or more (state law)
 - 1 off-street parking space required
 - Home cannot be modified to show second unit except for addresses (avoid duplex appearance)

Proposed Ordinance – Detached ADU

- 11,000 SF lots or more (state law)
- Existing accessory building can be converted to include DADU if conforms to current city code and building, fire, health, and safety codes (state law)
- Accessory building can have DADU and areas that are not part of DADU
- Architecture of accessory building compatible with home

Proposed Ordinance – Detached ADU

- DADU building must meet setbacks and height limitations for main home under applicable zone
 - Rear setback can be reduced to 20' if DADU building is 1 story/15' height
- DADU building cannot exceed height or size of home
- DADU building cannot be located between home and front property line

Proposed Ordinance – Detached ADU

- DADU building subject to and counted against accessory building lot coverage limitations (5-7%)
- DADU living area limited to 1250 SF on lots less than 1 acre and 1500 SF on lots 1+ acres
 - Does not include garage, decks/porches, stairs/access, rooms that are not internally accessed from DADU, or HVAC rooms
- 1 parking space for DADUs less than 650 SF,
- 2 parking spaces for DADUs 650+ SF

Staff Review

- General Plan/MIH plan directs City to adopt an ordinance by end of 2026. State law directs City to adopt ordinance by October 2026.
 - Next step is to “monitor development” to determine impact and effectiveness of detached ADUs
- Ordinance meets requirements of general plan and state law
- Minor concern with imposing home setbacks on accessory buildings with DADU
 - Limits conversion of existing buildings
 - Reduces uptake of DADU

Staff Recommendation

- Public notice posted April 23, 2026
- No comments received
- Staff recommends that the City Council hold a public hearing, consider the amendments, provide any clarifications or changes, and adopt the ordinance if ready to do so
- Staff also supports continuing the item to ensure the Council has sufficient time to fully review and consider options

Motions

Motion to Approve:

I move that City Council adopt the ordinance amending regulations related to accessory dwelling units.

Motion to Continue:

I move that the City Council continue this item until [date/meeting]



CEMETERY FEE INCREASES

General City Management

Item 4a – Expedited/Resolution

Presented by – Jay Baughman, Assistant City Administrator/Community
Development Director

April 21 Discussion

Resident Rate: \$1,520
Non-Resident Rate: \$2,130
Transfer Fee: \$100

Plot Transfers:

Resident: \$100 Transfer Fee/plot

Non-resident: \$100 Transfer Fee, plus the difference between the current resident and non-resident Plot Sale Price, if being transferred to a non-resident from a resident. (Difference is only charged on plots sold after May 5, 2026)

Plot Buyback: Current Rate, minus \$100 Buyback fee/plot

Effective Date : May 6th

Motion to Approve

I move that City Council adopt the Resolution Approving Fee Schedule Changes for Fiscal Year 2025-2026, which changes the fees charged for cemetery plot sales and plot transfers and buybacks.



2026 TRAILS MAINTENANCE PACKAGE

General City Management

Item 4b – Expedited/Action

Presented by – Chris Trusty, City Engineer/Public Works Director

Motion to Approve

I move that City Council award the bid for the trails maintenance package to Morgan Paving in the amount of \$112,090.



STREETS IMPACT FEE FACILITY PLAN & IMPACT FEE ANALYSIS CONTRACT AWARD

General City Management

Item 4c – Expedited/Action

Presented by – Chris Trusty, City Engineer/Public Works Director

Motion to Approve

I move that City Council award the bid for the Streets IFFP/ IFA to Hales Engineering in an amount up to \$30,910.



COUNCIL APPROPRIATIONS BUDGET REMINDER

Item 5a – Communication

Presented by – Erin Wells, City Administrator

\$3,000 per Elected Official by June 30

Person	Amount Remaining	Spending Notes
Mayor Bills	\$2,298	Fling Banners
Councilmember Campbell	\$3,000	--
Councilmember Cortney	\$2,335.83	Library lunch, Easter for Arts Council
Councilmember Rice	\$0	Shell for truck for Library book transfer
Councilmember Rodela	\$3,000	--
Councilmember Smith	\$3,000	--



E-BIKE RULES & STATE LAW CHANGE

Item 5b – Communication

Presented by – Doug Courtney, City Council
Brian Gwilliam, Police Chief

E-Bike Classifications

- Class 1 E-bike (Low-speed Pedal-Assist): Motor works only while pedaling, up to 20 mph.
- Class 2 E-bike (Low-speed Throttle-Assist): Pedal-assist and a throttle, with power capped at 20 mph.
- Class 3 E-bike (Speed Pedal-Assist): Also called "speed pedelecs," providing pedal-assist up to 28 mph.
- E-motorcycles (No pedals)



NEW UTAH E-BIKE LAW



★ EFFECTIVE MAY 6, 2026 ★



HELMET REQUIRED (UNDER 21)

All riders under 21 must wear a helmet when riding an e-bike or e-scooter.



KNOW YOUR RIDE

- E-bikes = bicycles
- High-power rated bikes (e-motorcycles) = motorcycles



LICENSE MAY BE REQUIRED

If classified as an e-motorcycle, you may need:

- Driver License
- Motorcycle Endorsement
- Insurance



AGE RESTRICTIONS

- Under 8: Not allowed on public roads
- Under 16: Cannot operate high-power e-bikes



DUI LAWS APPLY

A DUI can apply to e-bike operation.



COMING IN 2027

Riders ages 8–15 will need adult supervision or safety certification.



State & City Code

- State code outlines general rules and street use. Defers to City code for trails and sidewalk rules
- City code needs clarification based on new state classifications
- Interpretation has been only class 1 e-bikes are allowed on trails
- No specification on sidewalks
- All e-bikes prohibited on grass in parks



COUNCIL TRAINING & COMPLIANCE REQUIREMENTS

Item 5c – Communication

Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

Compliance Requirements

- Ethics Statement – part of fraud risk assessment
 - Separate from conflict of interest statement
 - Do not need to repeat conflict of interest information
- Background checks for councilmembers with assignments that involve supervising/associating with minors (Youth Council, Fling, Direct Volunteering with Library)
- Year-End Campaign finance disclosure – new state law (SB321) requires annual disclosure of remaining amounts in campaign account until account dissolved

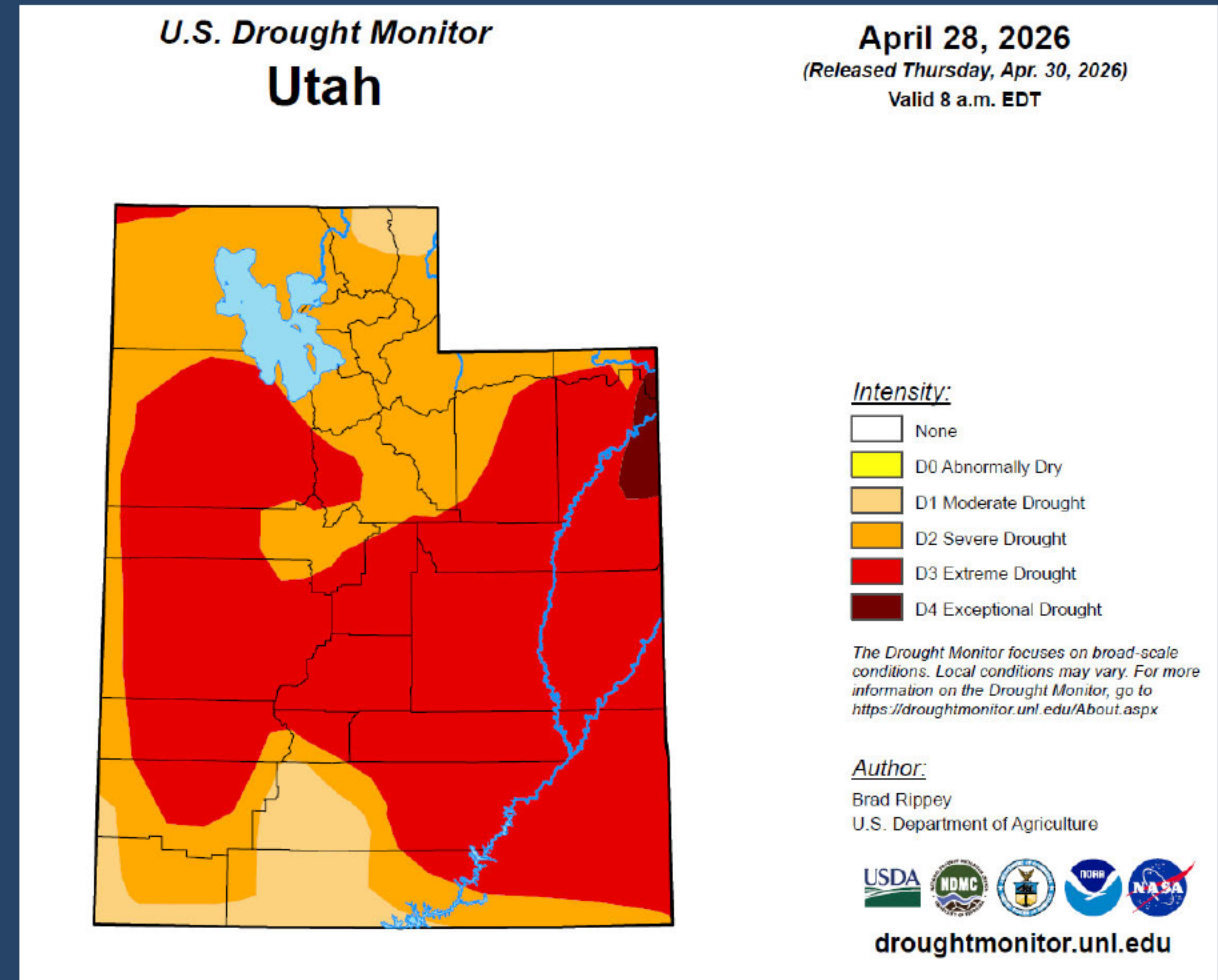
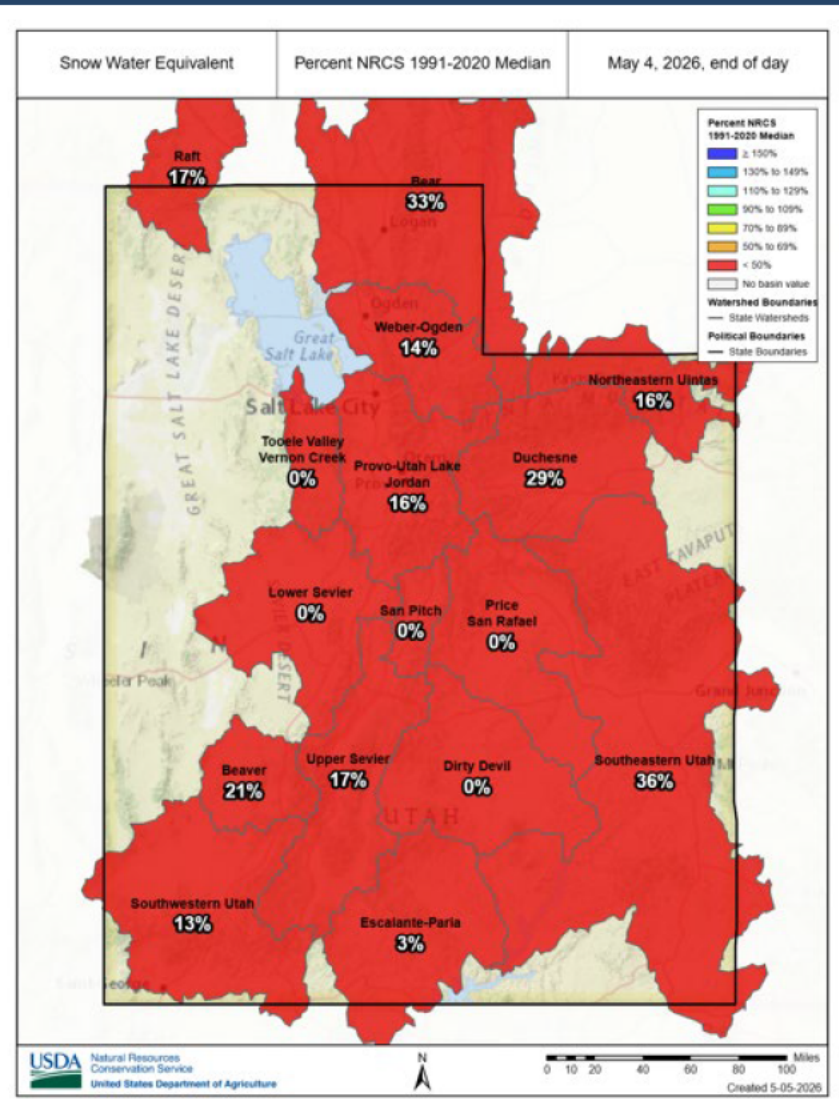


PRESSURIZED IRRIGATION WATER & CITY PROPERTY WATERING UPDATE

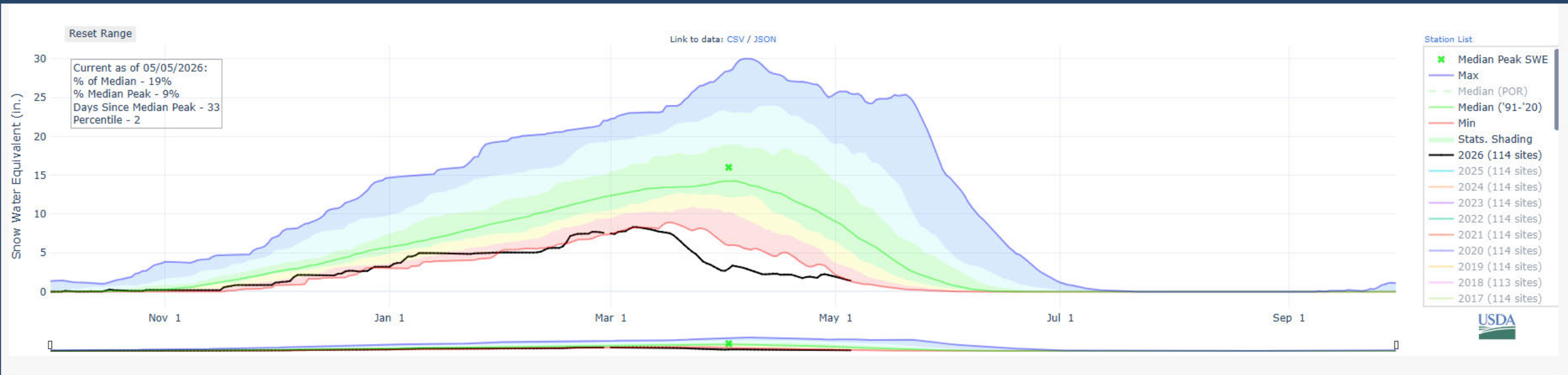
Item 5d – Communication

Presented by – Chris Trusty, City Engineer/Public Works Director

PI Water and City Open Space update



PI Water and City Open Space update



PI Water and City Open Space update

Annual AF river flow comparison. Should be at 60 cfs but only at 20.
Also would typically peak in June but peaked in March this year

Continuous data

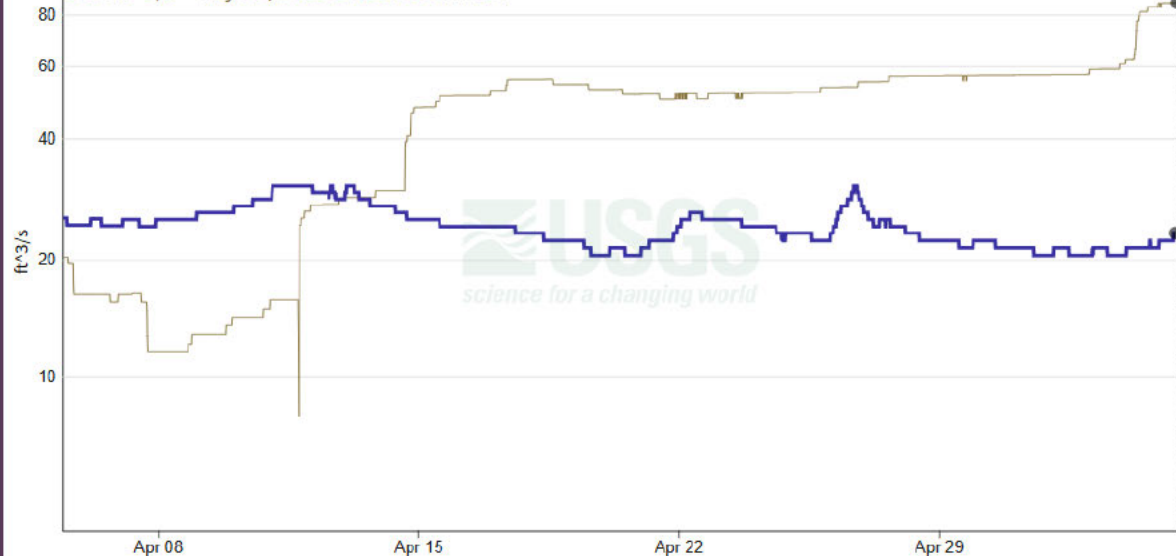
American FK AB Upper Powerplant NR American Fk, UT - USGS-10164500

[Subscribe to WaterAlert](#)

April 5, 2026 - May 5, 2026
Discharge, cubic feet per second

23.3 ft³/s - May 05, 2026 09:15:00 AM MDT

85.6 ft³/s - May 05, 2025 10:15:00 AM MDT



Continuous data

American FK AB Upper Powerplant NR American Fk, UT - USGS-10164500

[Subscribe to WaterAlert](#)

May 5, 2025 - May 5, 2026
Discharge, cubic feet per second

20.5 ft³/s - May 01, 2026 05:45:00 PM MDT



PI Water and City Open Space update



Heritage Park April 21



Heritage Park May 5

PI and City Open Space update

Option 2

Water play fields
only until May

- Likely to see brown grass
- May see increased use once watering is allowed

Based on Option 2 of restricting watering until May, parks staff will begin to evaluate areas of areas of city parks and open spaces based on priority/ need if directed by city council. State recommendation is to wait until Mothers Day (May 10).

PI and City Open Space update

- Typical yearly storage allocation = 5,160 AF
- 2026 allocation reduced to 50% (2,580 AF)
- Typical usage 2024 & 2025 of 9,000 AF all sources
- A 20% reduction of all users = 7,200 AF
- $9,000 \text{ AF average} - 2,580 \text{ (reduced allocation)} = 6,420$
goal
- Holdover of 2,212 AF
- Needed to bridge the gap between 6,420 and 7,200



COMMUNITY DEVELOPMENT UPDATE

Item 5e – Communication

Presented by – Jay Baughman, Assistant City Administrator/Community Development Director; Rob Patterson, City Attorney/Planning & Zoning Administrator



FUTURE MEETINGS

- May 13, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- May 13, City Open House, 5:00 pm - 8:00 pm, City Hall
- May 19, City Council Meeting, 6:00 pm, City Hall
- May 26, Planning Commission Meeting, 7:00 pm, City Hall

Motion to Adjourn to Closed Meeting

I move that City Council recess the regular City Council meeting to convene in a closed meeting in the executive conference room to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property.



CLOSED MEETING

The Highland City Council has recessed the regular City Council meeting to convene in a closed meeting to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

The regular City Council meeting will adjourn immediately following the end of the closed meeting.

From: Anne Prince [REDACTED]
Subject: Highland Library Letter
Date: May 4, 2026 at 17:18:55
To: Nica Tanner [REDACTED]

My 3 kids and I love the Highland library. It is quaint and comfortable, and provides a place where my kids have been able to check out books and other learning materials. It is convenient having a Highland library closeby in our community. My children often need different genres of books for book reports at school and I always check the Highland Library first! All of my children have participated in their school's Battle of the Books and have enjoyed checking out those books from the Highland Library as well. We have also enjoyed the library's activities for children and youth. My oldest daughter learned how to do balloon animals at a library activity. She got so into it that she taught herself how to do other animals and was recently just hired as a balloon twister at a child's birthday party! The library is what first got her interested in learning this new skill. Please keep the Highland Library!

Thanks,
Anne Prince, Highland resident

From: Lynette Cave [REDACTED]
Subject: I love the Highland Library!
Date: May 4, 2026 at 16:50:28
To: mayor@highlandut.gov
Cc: council@highlandut.gov, Nica Tanner [REDACTED]

Mayor Bills,

I am writing to express my strong support for our local city library.

I was a resident before we had a library and had to go elsewhere to check out books. for the last 18 years, the library has been an important part of my life and my family's life. When my children were young, we visited regularly and checked out stacks of books each week. Those experiences helped foster a love of reading and learning that has stayed with them.

Today, I continue to benefit from the library personally. I greatly appreciate the convenience of having a well-maintained, accessible library close to home. It remains a valuable resource for relaxation, learning, and personal growth.

One feature I especially value is the library's connection to other libraries. This network significantly expands the range of available books and materials, making it possible to access far more than what is housed locally. That kind of access is incredibly important and enhances the overall value of our library system.

Our library is more than just a building with books—it is a vital community resource that supports education, literacy, and lifelong learning. I strongly encourage continued support and investment to ensure it remains available and thriving for future generations.

Thank you for your time and consideration.

Sincerely,

Lynette Cave

From: Jake and Emily Hutchings [REDACTED]
Subject: Library
Date: May 4, 2026 at 13:12:36
To: [REDACTED]

We love the library! It's important to our family to be avid readers so we love going often. It's so close by, my kids love scanning their own books out, and there's a pretty good selection for everyone. Emily Hutchings

[Sent from Yahoo Mail for iPhone](#)

As a little girl my mom would drag us all an half hour away to the Missoula Public library. We lived in a rural area and Missoula was our closest library. Her excitement and appreciation of the library just oozed out of her. In fact it's one of the few places we went with my mom that my mom was truly excited about. She would pick out all her favorite picture books and we **would** take them home in piles. She always seemed to check out her limit. And then we would **plow** through the books and repeat. Every new place we moved to, she would check out the library and it seemed when libraries started to team up and be on a circuit with each other she would visit each one.

She definitely gave me my love of libraries and the access to books and media for free!

I have tried to instill that love in my own children. We have paid lots of fines for books that have been late for lost books and I have been okay with that. I chuckle and say, "hey if its a subscription then it's 10\$ a month. And that is cheaper than other subscriptions I pay." The library has truly blessed my life in amazing ways. Most important are the relationships I have with my origin family and my current family that I am creating.

From: Ally Allred [REDACTED]
Subject: Library
Date: May 4, 2026 at 23:34:57
To: Nicolina Tanner [REDACTED]

Our family loves the library because it has helped our family build a stronger reading culture. My favorite question I get from my children often, especially during the summer, is, "Mom, if I finish my jobs may we go to the library?" Sometimes we all go, sometimes they scooter over themselves. They walk in the door with heavy laden backpacks, pass the "Mom approved book check," then disappear to their rooms for the afternoon, devouring them. The littles especially love snuggling up with Mommy or Daddy, heaving their stack of fresh stories onto our laps. These moments are special and meaningful. Few things bring a family together more than gathering around a good book.

We have also especially loved the addition of Yoto cards! My children love to fall asleep to new songs or stories at night, and Mom and Dad are ever so grateful to not have to buy as many!

I love our library because it feels good. It's clean, engaging, interactive for little children, peaceful, and relaxing. The staff is friendly and kind.

Highland Library holds a special place in my heart and in our family!

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Kim Guymon [REDACTED]
Subject: Highland Library
Date: May 4, 2026 at 17:27:42
To: Nicolina Tanner [REDACTED]

I am a grandmother and I use the "Libby" library regularly. My life is so much better when I'm listening to great literature as I do my work.

My grandchildren love the story time! Some grandchildren live in Highland, some visit during holidays, but all love the stories and activities.

I appreciate the convenient location. I've lived in Highland for over 38 years, and we used to have to drive into American Fork. I know even that is not that far, but life is better with the library near.

Thank you.

From: Jennifer Ashcraft [REDACTED]
Subject: Library tax
Date: May 4, 2026 at 10:41:55
To: [REDACTED]

Attn: Highland city Council

Re: Proposed library tax increase

My children have been going to the Highland City Library for the past 13 years. It has been a great source for summer entertainment, education, developing a love of reading, and an opportunity for social connection for my children. It's been a great resource for me as a mom to give my kids other options for their free time instead of being behind a screen. I feel that a \$30 library tax per household is reasonable considering the benefits we receive from the library.

Especially, noting that the bonds will be repaid, I think the city is in a great position to focus funds in areas that benefit our community members, especially our youngest ones. So if the larger proportion of highland city residents are not in favor of the library tax, I think it would be wise for the council to channel some of those funds that will be freed up from the payment of the existing bonds towards supplementing the library budget.

Regards,
Jen Ashcraft

Sent from my iPhone