



HIGHLAND CITY COUNCIL MINUTES

Tuesday, April 16, 2024

Approved May 7, 2024

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

7:00 PM REGULAR SESSION

Call to Order: Mayor Kurt Ostler

Invocation: Council Member Ron Campbell

Pledge of Allegiance: Council Member Doug Cortney

The meeting was called to order by Mayor Kurt Ostler as a regular session at 7:03 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 Ron Campbell and those in attendance were led in the Pledge of Allegiance by Council Member Doug Cortney.

PRESIDING: Mayor Kurt Ostler

COUNCIL MEMBERS: Brittney P. Bills – present
Ron Campbell - present
Doug Cortney – present
Kim Rodela – present
Scott L. Smith - present

CITY STAFF PRESENT: City Administrator Erin Wells (electronically), City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Finance Director David Mortensen, City Engineer/Public Works Director Andy Spencer, Police Chief Brian Gwilliam, Fire Chief Brian Patten, Communications Specialist Brooklyn Wild

OTHERS PRESENT: Jon Hart, Brad Weber, McKenzie Weber, Melissa Dowdle, Steven Dowdle, Tyson England, David Josse, Andrew Patterson, Nate Woodbury, Jeanne Hodges, Todd Trane, Wesley Warren, Amy Rogers, Kaylee Rogers, Brent Pugh, Nathan Parmer, April Slade, Dustin Larsen

1. UNSCHEDULED PUBLIC APPEARANCES

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

Nathan Parmer stated there is currently a development project underway, the Millhaven Subdivision, and it is north of the Canterbury neighborhood. There is a trail included in the project and City resources are being dedicated to that improvement; he asked that the City first spend money to improve and repair existing trails, sidewalks, and potholes. The new trail is connected to just one additional home and is not necessary. Those that live in the Avery Avenue neighborhood will be required to stop four times in less than 500 feet to leave the neighborhood. This is a safety concern for pedestrians and bicyclists. He asked that these matters be taken into consideration when the Council commences its work to review the City's trail and open space planning

documents.

Amy Rogers introduced her daughter Kaylee and noted that they have concerns about the Mountain Ridge Park. They recently learned of the plans to include a ninja course at the park. They are concerned about the disturbances being created at the Park and the ninja course will only make that worse. Kaylee stated that the noise at the park is excessive; her bedroom window abuts the park, and she can always hear noise from teenagers and adults playing pickleball at the facility. She has been sleep deprived as a result and she asked that the City consider mechanisms for mitigating the noise. Adding the ninja park will only make the problem worse. Amy added that she has had to call the Police Department several times since the park opened; she sees and hears things that others may not see and hear because her home is right next to the park. Her kids cannot sleep almost every night because of the noise, and she is not sure a curfew will even help. She added that the ninja course will be somewhat secluded at the park, and this will only attract more nefarious activity.

Tyson England provided the Mayor and Council with a handout document summarizing his proposal to subdivide a one-acre lot he owns at 6005 West 10050 North. Benefits for the community include:

1. Improved safety along a busy street by adding a sidewalk, curb and gutter.
2. Beautify the neighborhood with a new home in place of a weedy field.
3. Additional tax revenue for the City.

This lot qualifies for subdivision on all City requirements except the last bullet:

- The neighborhood is zoned as R-1-40, and has not yet met the full density threshold. Subdividing this lot keeps the zoning for this neighborhood to City Code without requiring a rezone.
- The lot meets the minimum 120 feet of frontage along 6000 West.
- City Code does require a minimum of 20,000 square feet on each parcel. The current area divided by two would make each side 19,700.01 square feet ... short by just 300 square feet.

To adhere to City Code, the lot would need just 600 additional square feet. Neither neighbors to the south or west are interested in selling property. There used to be a ditch that ran along the east side of the yard, and the parcel line was drawn inside that ditch. Many years ago, it was filled in, and there is now over 23 feet of city owned property from the parcel line to the road. More than enough space for a sidewalk, curb and gutter. In order to meet the City Code, he is requesting to purchase a few feet more of the property from the City; this would make good use of land that is not currently being used. Mr. England concluded by presenting a map of the property and the surrounding area.

Mayor Ostler stated that Mr. England lives in an R-1-40 subdivision, and he has been in conversations with staff about the location of City utilities and whether it would be possible to acquire City property and use it as part of his development. He noted that Mr. England has not made a formal application and there are additional steps that must be taken before the Council can consider formal action on this matter. He noted that Mr. England was advised to provide this information to the Council as an introduction to his proposal.

David Josse thanked the Mayor and Council for their time. He stated that he represents North Utah County Soccer (NUCS), a service organization that has been in the community for over 35 years. He discussed the history of the club and its administration, noting there is still a demand for the program. Last year, another soccer organization lobbied the City for exclusive access to Lone Peak Park and he was not invited to participate in discussions of that issue. He never received any communication about the proposal though his club has many more players than any other club in north Utah County. He presented a document illustrating participation numbers and highlighted the fact that NUCS has 401 Highland participants, while Utah Surf Soccer Club has just 61. However, Surf will now have exclusive use of the largest park in Highland City. They are operating as a business, not a service organization.

Brent Pugh also referenced the City's trail system; he sent a letter to the City Council earlier today to express his opinion, which is that the City is trying to 'fit a square peg in a round hole'. Trail connectivity is important, but there are better ways to do it with respect to the Millhaven neighborhood. The new planned trail will be very

disruptive to existing residential properties, which is concerning given the price point of the homes in the neighborhood. There are other logical connection opportunities, and the Council must consider this matter before approving the project. Cutting through the new Millhaven neighborhood is not the best option and it will lead to low use of that section of the trail.

Mayor Kurt Ostler requested to move item 3g and 3 h to the consent agenda. Council Member Scott L. Smith requested that 3h be left as an action item as he had questions on that item.

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
March 12, 2024 and March 19, 2024

Council Member Ron Campbell MOVED that City Council approve consent item 2a, the approval of meeting minutes from March 12, 2024 and March 19, 2024 and item 3g, 2024 Trail Maintenance Contract Award.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</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.

3. ACTION ITEMS

- a. ACTION: Public Hearing/Plat Amendment: Pearson - Peck Hollow Plat B Lot 2 Land Use (Administrative)**
Rob Patterson, City Attorney
The City Council will hold a public hearing to consider a request from Angie and Vess Pearson to amend lot 2 of the Peck Hollow Plat "B".

City Attorney Patterson explained Angie and Vess Pearson are the owners of lot 2 of the Peck Hollow Plat B subdivision (6407 W 9600 North) that they have recently built a home on. The Pearson's are also the owners of the two adjoining parcels to the east of that lot (6387 West, 9600 North). The properties are zoned R-1-20, which allows for minimum lot sizes of 20,000 square feet with 115 feet of street frontage. The adjoining parcels are not part of any recorded subdivision. One parcel is improved with an existing home. The other parcel is not developed and is currently a non-conforming parcel of record, as it does not have sufficient frontage on 9600 North. That parcel is used primarily for private access. The Pearsons desire to combine their Peck Hollow lot with the entirety of the unimproved parcel and a portion of the other parcel with a home on it. The end result of the proposed plat amendment would be to reduce the number of lots/parcels in the area from 3 to 2 and eliminate the nonconforming parcel of record. The parcel with a home on it would be reduced to 25,729.57 square feet (0.59 acres). The parcel would still conform to R-1-20 standards. Lot 2 would be increased from 1.6456 acres to 3.05 acres. The purpose of this amendment is to allow the Pearsons to increase their side yard area to complete their fencing, soccer field, and other landscaping goals. A public hearing is required because a resident of

American Fork objected to the amendment. Notice of the proposed plat amendment was mailed to property owners within 500' of the property on April 4, 2024. According to the Highland Development Code and Utah Code, the City Council can amend a plat if it finds:

1. Neither the public interest nor any person will be materially injured by the proposed amendment;
2. There is good cause for the amendment;
3. All easements for water and sewer facilities are preserved;
4. No public right of way is being vacated; and
5. The proposed amendment meets all requirements of the Development Code.

Staff believes that each of these requirements has been satisfied, as explained in the following proposed findings:

1. Neither the public interest nor any person will be injured by the proposed plat amendment. All owners of property have agreed to the plat amendment.
2. There is good cause for the amendment, because all requirements of the Development Code related to plat amendments are satisfied, the proposed plat amendment and the property line adjustments shown therein conform to the requirements of the Development Code, the amendment will remove a non-conforming parcel of record, and the amendment will allow the applicant to develop their property as desired.
3. All easements have been preserved. Public utility easements previously located on the east side of lot 2 are being relocated as part of the amendment. The utility companies have agreed to this. The plat otherwise contains all required public utility easements.
4. No public right of way is being vacated as part of this amendment.
5. Lot 2 and the developed parcel each comply with the requirements of the Development Code. The amendment will remove an existing nonconforming parcel of record.

Mayor Kurt Ostler opened the public hearing at 7:29 p.m.

There were no public comments.

Mayor Kurt Ostler closed the public hearing at 7:29 p.m.

Council Member Cortney asked if there is a technical reason for the horseshoe turnaround. Mr. Patterson stated that was the property owner's preference and the design that has been presented to the Council is their design.

Council Member Scott L. Smith MOVED that the City Council accept the findings from staff and APPROVE the plat amendment to Peck Hollow Plat B Lot 2.

Council Member Ron Campbell SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</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.

b. ACTION: Plat Amendment: Young - Sunrise Farms Plat A - Lots 103 & 104 Land Use (Administrative)

Rob Patterson, City Attorney

The City Council will consider a request from Mary Young to amend the plat for Sunrise Farms Plat

A for Lots 103 and 104.

City Attorney Patterson explained Mary Young is the owner of lots 103 and 104 of the Sunrise Farms Plat A subdivision. She desires to combine those lots into a single, larger lot to be known as lot 201 of the Sunrise Farms Plat B. The purpose is to combine the lots for a single home to be constructed on the property. The property is zoned R-1-40. The end result of the proposed plat amendment would be to reduce the density in the subdivision by one. The original subdivision was platted with 10 lots, two of which (not the lots being amended) are under 30,000 square feet. Lots 103 and 104 are each over 30,000 square feet. The combined lot will be 62,594 square feet (1.44 acres). No public hearing is required because the application and procedures satisfy all requirements of Highland City Development Code, all owners of the respective properties are signing the amended plat, and no objections have been filed. Notice of the proposed plat amendment was mailed to property owners within 500 feet of the property on April 4, 2024. According to the Highland Development Code and Utah Code, the City Council can amend a plat if it finds:

1. Neither the public interest nor any person will be materially injured by the proposed amendment;
2. There is good cause for the amendment;
3. All easements for water and sewer facilities are preserved;
4. No public right of way is being vacated; and
5. The proposed amendment meets all requirements of the Development Code.

Staff believes that each of these requirements has been satisfied, as explained in the following proposed findings:

1. Neither the public interest nor any person will be injured by the proposed plat amendment. All owners of property have agreed to the plat amendment.
2. There is good cause for the amendment, because all requirements of the Development Code related to plat amendments are satisfied, the proposed plat amendment and the property line adjustments shown therein conform to the requirements of the Development Code, and the amendment will allow the applicant to develop their property as desired.
3. There are no affected easements for water and sewer facilities. The plat contains all required public utility easements.
4. No public right of way is being vacated as part of this amendment.
5. The proposed amendment results in a lot that conforms to all requirements of the Development Code. While the subdivision could not have been platted in this manner under the R-1-40 standards, due to the number of lots under 30,000 square feet, this does not necessarily prohibit the Council from approving a subsequent plat amendment if the Council believes there is good cause for the amendment. Overall, the proposed plat amendment reduces density within the development.

Mr. Patterson concluded that there is a proposed stipulation related to this plat amendment; the combined lot cannot have two sets of utility laterals. One set of utility laterals must be removed and capped at the main. The applicant will need to coordinate with the current developer of the subdivision regarding road cuts to access the utility laterals and must have the utility disconnection and capping inspected and approved by City staff.

Mayor Ostler asked why the City would require the applicant to remove the second utility lateral; he noted that the property owner could apply to split the lot again in the future and would meet the requirements for a subdivision. City Engineer/Public Works Director Spencer stated that is correct, but the City currently does not allow two meters for one lot.

Council Member Kim Rodela MOVED that the City Council accept the findings and APPROVE the plat amendment to Sunrise Farms Plat A, including the proposed stipulation that the combined lot cannot have 2 sets of utility laterals.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills Yes

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

c. ACTION: Plat Amendment: Millhaven Homes - Foxwood Estates - Lots 17-19 Land Use (Administrative)

Rob Patterson, City Attorney

The City Council will consider a request from Millhaven Homes to amend the plat for Foxwood Estates Plat A for lots 17, 18, and 19.

City Attorney Patterson noted this is the agenda item that a few residents referred to during tonight's public comment period. He reported on April 11, 2024, the City's Development Administration Board approved the final plat for Foxwood Estates as a 20-lot subdivision. Millhaven has buyers that are interested in larger lots and would like to reconfigure and combine three lots (17, 18, and 19) into two lots. The property is zoned R-1-40. The end result of the proposed plat amendment would be to reduce the density in the subdivision by one. The 20-lot subdivision includes five lots (not the lots being amended) that are under 30,000 square feet. Lots 17, 18, and 19 are each over 30,000 square feet. The proposed reconfigured and amended lots will be 57,799 square feet (1.33 acres) and 54,281 square feet (1.25 acres). No public hearing is required because the application and procedures satisfy all requirements of Highland City Development Code, all owners of the respective properties are signing the amended plat, and no objections have been filed. Notice of the proposed plat amendment was mailed to property owners within 500 feet of the property on April 4, 2024. According to the Highland Development Code and Utah Code, the City Council can amend a plat if it finds:

1. Neither the public interest nor any person will be materially injured by the proposed amendment;
2. There is good cause for the amendment;
3. All easements for water and sewer facilities are preserved;
4. No public right of way is being vacated; and
5. The proposed amendment meets all requirements of the Development Code.

Staff believes that each of these requirements has been satisfied, as explained in the following proposed findings:

1. Neither the public interest nor any person will be injured by the proposed plat amendment. All owners of property have agreed to the plat amendment.
2. There is good cause for the amendment, because all requirements of the Development Code related to plat amendments are satisfied, the proposed plat amendment and the property line adjustments shown therein conform to the requirements of the Development Code, and the amendment will allow the applicant and future owners of the lots to develop their property as desired.
3. There are no affected easements for water and sewer facilities. The plat contains all required public utility easements.
4. No public right of way is being vacated as part of this amendment.
5. The proposed amendment results in a lot that conforms to all requirements of the Development Code. While the subdivision could not have been platted in this manner under the R-1-40 standards, due to the number of lots under 30,000 square feet, this does not necessarily prohibit the Council from approving a subsequent plat amendment if the Council believes there is good cause for the amendment. Overall, the proposed plat amendment reduces density within the development. Approving the amendment at this time (after final plat approval but before the plat is recorded) allows the developer to install the correct type and number of utility lines for the lots.

Mayor Ostler invited input from the applicant.

Todd Trane stated that he wanted to make this change at this time to avoid the need to remove utility laterals from the road once it is constructed; two owners in the subdivision would like to have larger lots and he feels the amendment benefits Highland.

Mayor Ostler asked Mr. Trane to address the comment about the trail amenity included in the project. Mr. Trane stated he is trying to schedule a preconstruction meeting with City staff to discuss those issues. The work that has been underway in the area is related to the Lehi irrigation infrastructure, not City infrastructure. Once construction drawings are approved, he will commence construction, hopefully by July. Mayor Ostler asked how many of the lots in the subdivision are already sold, to which Mr. Trane answered approximately half.

Council Member Smith stated that he still does not understand where the trail will be located. Mr. Trane reviewed the map for the project; the trail connection is at 6400 West, and it follows the roadway and trail corridor in Canterbury.

Mayor Ostler noted that this is the first subdivision that has followed the new review and approval process involving the City’s Development Administration Board; the Council has not seen these application documents until this meeting. Mr. Trane stated that nothing has changed since preliminary approval of the project. Mayor Ostler asked why the trail does not run behind the homes across the ravine. Mr. Trane stated that he looked at several scenarios and trying to get the trail across the ravine was very difficult; it made more sense to have the backyards of the homes face the ravine. Mayor Ostler asked if the trail will be ten feet wide. Mr. Trane answered yes and noted that in any location where a potential driveway crossing is needed (just two lots), he will use concrete curbing to keep the trail edges in place.

Council Member Smith asked if buyers of the lots are aware of the trail layout plans. Mr. Trane answered yes and many of them are excited about the trail and its connectivity.

Council Member Campbell stated he is excited about decreased density associated with this application and the two previous applications. Mr. Trane stated that he has many clients that want more property. Mayor Ostler stated the recent trends are related to high density housing development; however, there is still a market for larger properties, and it is great that developers are catering to that market. Mr. Trane agreed.

Council Member Cortney stated that he is somewhat disturbed by the request as it seems to be a ‘run around’ of the City’s development process. The request for 19 lots rather than 20 would not have been approved by the City’s Development Administration Board last week. Mayor Ostler stated that is correct. Mr. Trane stated that he does not want to cut the road after the project is completed. Council Member Cortney stated that is the only reason he is comfortable approving the plat amendment.

Council Member Scott L. Smith MOVED that the City Council accept the findings and APPROVE the plat amendment to Foxwood Estates Plat A.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</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.

d. ACTION: Farmers Market Memorandum of Understanding *General City Management*
Rob Patterson, City Attorney

The City Council will consider a proposed memorandum of understanding authorizing Highland Farmers Market LLC (Heather Heras) to conduct a farmers market in Heritage Park.

City Attorney Patterson explained on March 19, 2024, the Council considered as a discussion item a proposal from Heather Heras regarding the potential operation of a farmers market within Highland. Because City policy prohibits commercial activity within City parks unless they are City-sponsored, the Council discussed whether to support the farmers market and whether to make a code change or sponsor the farmers market as a City. The Council gave staff direction to work with Heather to prepare potential terms for a City-sponsored farmers market operated by Ms. Heras through an LLC. Subsequently, he and Ms. Heras have worked to draft a memorandum of understanding (MOU) regarding the administration of the farmers market; general terms include:

- Market held in Heritage Park weekly, Thursday nights, June through September;
- No market during Fling or on July 4;
- City waives special event and park/pavilion rental/use fees (no direct revenue to City); and
- Ms. Heras' LLC is responsible for ensuring vendors comply with tax reporting and state law, cleaning up park, avoiding damage to park facilities, complying with safety and other city regulations.

He presented a site plan of Heritage Park to identify the proposed uses to be included in the market. He then expounded on terms relating to insurance, compensation, signage, parking, food trucks, and an exit clause; these are items that staff needs feedback from the Council on and he facilitated discussion among the Council regarding the matters. Council Members expressed concern and opposition to providing insurance for a farmers market event, but indicated they are supportive of the City foregoing direct compensation, will allow signage related to the farmers market, will allow City vendors to use other parking lots/overflow areas, will permit food trucks to park in the parking lot or street shoulder, and to remove the exit-clause in the agreement and provide that the contract term will be for one year.

Council Member Doug Cortney MOVED that City Council approve the Memorandum of Understanding with Highland Farmers Market LLC with the following findings:

- 1. The Farmers Market is a benefit to the city because it builds a sense of community.*
- 2. The Farmers Market is a benefit which allows residents to sell items at the market.*
- 3. Highland City will not provide insurance for the Farmers Market.*

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</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.

e. ACTION: Approval of Lone Peak Public Safety District Fiscal Year 2024-2025 Tentative Budget *General City Management*

David Mortensen, Finance Director

The City Council will consider approval of the Lone Peak Public Safety District Fiscal Year 2024-

2025 Tentative Budget that was adopted by the Lone Peak Public Safety District Board on April 10, 2024.

Finance Director Mortensen explained in their April 10, 2024 Board Meeting, the Lone Peak Public Safety District Board heard a proposal from staff for a Fiscal Year 2024-2025 Tentative Budget that included assessments due from Highland City of \$249,175 for Administration, \$3,077,520 for Police, and \$2,399,003 for Fire/EMS. After some discussion, the Board moved and voted to reduce proposed wage increases, stating that they preferred a six percent overall wage increase for both the police and fire departments (market and merit percentage split to be determined by each department chief). The effect of this change, approved by the Board, resulted an increase of the Highland City assessment for Police of \$25,264 and an increase for Fire/EMS of \$44,369 for a combined increase of \$69,633. The assessment related to Administration did not change. The new proposed Highland City assessments for Police and Fire are \$3,052,256 and \$2,354,634 respectively. As a part of the interlocal agreement governing Lone Peak, if the Lone Peak Budget increase exceeds a certain amount, it is required to also come to the respective cities for their approval. This Council approval is following that process. Mr. Mortensen then stated that one matter of importance is a discrepancy he discovered in the FY 2024 assessment amounts as it related to health insurance costs. This will not change anything related to FY 2025, but it will change the FY 2024 numbers somewhat.

Council Member Campbell asked if the change has more or less of a fiscal impact to Highland, to which Mr. Mortensen answered more. He stated that when the District's budget was adopted last year, the document included a 10 percent medical benefit estimate; however, the actual percentage change from one year to the next was four percent, so the budget exceeds the actual costs.

Council Member Cortney asked what the assessment percentage change threshold is that would trigger a City Council review of the budget. Mr. Mortensen stated he is not sure of the percentage change, but he understands it is very low and the Council should plan to review the proposal each year. City Attorney Patterson stated that is correct and he compared the annual assessment adjustment to the Council's annual consideration of the certified property tax rate.

City Administrator Wells provided input regarding the Board's action relative to employee compensation and the annual assessment amount; at present, the current public safety fee is sufficient to cover the expenditures included in the budget document.

Council Member Smith stated that according to his calculations, the assessments to be charged to Alpine and Highland total approximately \$8.6 million. Mr. Mortensen stated that is correct. Council Member Smith stated the total expenditures listed in the budget are \$9.283 million and he asked how expenditures can exceed revenues. Mr. Mortensen stated the District receives other revenue besides the assessments charged to the cities. This includes fees for services, ambulance revenue, and the amount paid by the school district for school resource officers. This makes up the difference between the assessments to the cities and expenditures. Council Member Smith referred to historical budgets for the District; in 2021, the expenditures total \$7.4 million and he is concerned about a \$2 million increase in just four years. Mr. Mortensen stated that is likely due to increased staffing levels and increased employee compensation. Council Member Smith stated he is concerned this could become a problematic trend. Mayor Ostler spoke to the wage pressure in the public safety realm and invited Chiefs Gwilliam and Patton to provide their input regarding trends they are observing in the job market. Both Chiefs reported a lack of qualified candidates and a decreased desire of individuals to enter into a public safety field; it has been necessary to increase wages to be competitive with other agencies, but that pressure has leveled off somewhat. However, it will be necessary to review wages each year to determine if the District is still being competitive. This led to high level philosophical discussion among the group regarding the desired level of service related to public safety and how that impacts staffing levels and wage costs. Council Member Smith asked for statistics of the Department related to call volume and other demands/factors that have caused the District to increase staffing levels.

Council Member Doug Cortney MOVED that City Council approve the Lone Peak Public Safety District Fiscal Year 2024-2025 Tentative Budget that was adopted by the Lone Peak Public Safety District Board on April 10, 2024.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</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.

f. ACTION: Mountain Ridge Park Phase 2 Contracts *General City Management*

Andy Spencer, City Engineer/Public Works Director

The City Council will consider awarding contracts to award the primary construction items for Mountain Ridge Park Phase 2.

Council Member Smith expressed concern that each construction contract the City enters into has a 10 percent contingency, which is typically always used for any given project. City Engineer/Public Works Director Spencer noted that the contingency is not always used in full, but he acknowledged ever increasing material and construction costs, which is the basis of a contingency amount in major project contracts.

Mr. Spencer then explained on December 5, 2023, the Council approved the use of \$1.3 million in Parks Impact fee funds for Mountain Ridge Phase 2 in addition to the \$700,000 left over from Phase I construction. The Council also subsequently provided direction relative to priority items for the Phase 2 potential items that could be added to the park. With the approval of \$1.3M in Park Impact Fees, the available City funds for Mountain Ridge Park Phase 2 is approximately \$2M. A Highland City family has agreed to donate \$250,000 towards the baseball field. This donation increases the current budget to \$2,250,000. Since the time of the donor reviewing the baseball field and the Council providing guidance on priorities, the staff have been working to refine the designs to implement and get final bids.

- A bid for the balance of all planted areas (topsoil, sprinklers, grass, and trees, shrubs, rock) has been provided by Stratton & Bratt in the amount of \$1,197,625.62, based upon the topsoil import option #2 on their bid form.
- A bid for the asphalt trail has been provided by Eckles paving in the amount of \$56,295.50.
- A budgetary bid for the baseball field and the associated critical items has been provided by S & L in the amount of \$774,296.25. The final bids for some baseball related items were not available by the Council packet preparation deadline. However, the provided costs are very close to the final costs.
- The total cost of these three core items is \$2,028,217, with a 10% contingency, the total cost is \$2,231,039. There will also be some design and construction related expenses from the landscape architect and engineering teams that will likely be equivalent to the remaining available budget.

S & L is proposing to complete the work for a fixed Construction Management fee of \$73,400 and a 5% markup on subcontracts and direct in-house expenses. This will allow the City team to work with S & L to find the most efficient way of completing the baseball field and any other items that the City is able to find funds to construct. Even though the available funds are not dramatically in excess of the contingency budgets, knowing that some donations are still in process of coming in, staff is comfortable in recommending to the Council that construction proceed on the three large items described above. It is feared that if we do not proceed with construction, we will

not be able to complete the improvements in calendar year 2024. Items that do not yet have funding available are:

- Ninja Course
- Stage Foundation
- Shades and Bleachers for Baseball Area
- Futsal Fence
- Exterior Fencing of the Park
- Additional Security Cameras
- Conduits for Future Lighting
- Maintenance Building
- Baseball Field Maintenance Building

The estimated costs for these items without contingency funding is \$1,200,000. Staff and Council can continue to have conversations regarding fundraising and using other city funds to add these amenities while initial work begins on the landscaping, trail, and baseball field. The cost of this phase of the Mountain Ridge Park project is \$2,231,039. Funding for this expense is included both in FY 2024 and FY2025 in GL 40-40-78, Mountain Ridge Park. There will need to be an end of year budget adjustment in FY2024 to reflect the final expenditures for the park that will be paid in FY2024. Staff is closely tracking the available funds and expenditures to ensure that expenses do not exceed the available resources.

Mayor Ostler invited Dustin Larsen of S & L to approach the Council to discuss his proposals for the park. Mr. Larsen stated he grew up in Alpine and now lives in Highland and his children plays in parks throughout the City; from that point of view, he is very invested in building quality parks for the community, and he discussed a few park projects he has worked on in Highland and other cities. He stated a design build model is most beneficial for the City in terms of costs and the City's ability to be most transparent regarding amenities to be included in the project.

Mayor Ostler asked if the baseball field can accommodate teams of all ages. Mr. Larsen stated it will be a typical high school field, but it will use a portable mound so that it can be adjusted, and all ages can use it. The donor, however, has a child entering high school and he is interested in providing a field that will accommodate high school teams.

Council Member Rodela asked if the fencing is fixed or retractable. Mr. Larsen stated the plans call for a fixed eight-foot-tall vinyl coated fence, but he can pivot and change the fencing if desired.

Discussion among the group centered on the size of the baseball field and how it relates to other uses and nearby residential properties; Council Member Smith acknowledged concerns that have been expressed regarding the noise from the park, but noted that the area has always been planned to be used for a public park and he does not want to keep people from using it in order to reduce noise. Mayor Ostler agreed, but noted that the concerns relate largely to excessive noise in the late evening hours, and profanity and other disturbing noise that is not appropriate for a public park. This led to discussion about the City's ability to police or prevent those activities. Mayor Ostler stated he has asked that staff include an item on the next meeting agenda to discuss the neighbors' concerns in more detail.

Mayor Ostler then invited public input regarding the park design and the construction contract.

April Slade stated that she lives on the west side of the park; she addressed the comments made by Council Member Smith regarding the public knowledge that the property was to be used for a public park someday. She was aware of that fact and knew the park was coming, but it is much larger than she thought it would be. She feels bad for those that live directly adjacent to it. The City has suggested that residents donate towards the costs needed to plant trees to serve as a noise barrier. She would like for the City to carefully consider the size and type of trees

to ensure that they can serve as a barrier/shield for residents from park and the trail. She noted there has been a lot of geotagging for the park, which has attracted many different people and she is hopeful that will reduce eventually. She stated that she has a 17-year-old son who was excited about using the park, but after becoming aware of some of the activities taking place there after hours, he is less so. The Council needs to consider if the park is for Highland residents or if it is for people from other cities. She knows that the City cannot control who accesses a public park, but it is a fact that many people from other cities are traveling to Highland and impacting a city they do not live in.

Council Member Smith asked Ms. Slade to offer solutions to the concerns she has expressed, with the understating that eliminating the park is not an option.

Ms. Slade then read a statement from her husband regarding his concerns about the park, including the introduction of a storage building on the northwest side of the park. The original location has changed and that is concerning to residents. The size of the building is unknown as well. He is concerned about the ninja park and its size and purpose, the proximity of these amenities to the nearby residential properties.

The Mayor and Council discussed the plans for the storage shed at the park and the manner in which it will be used. Mr. Spencer stated it is 24 feet by 30 feet in size, and 16 feet tall. It is fairly small when considering the size of the park, but will benefit staff and special events coordinators by giving them access to storage space for basic elements needed at the park.

Council Member Rodela stated that this agenda item was intended to be a discussion and action on the contracts for the baseball and soccer fields and other specific elements; she does not feel comfortable talking about anything that exceeds that scope because it was not publicly advertised to give residents the opportunity to attend and discuss some of the issues that are being discussed.

Mr. Spencer briefly discussed the scope of the asphalt trail and baseball field construction; he provided a site plan to identify the elements that will be discussed at a later date. Council Member Smith stated that the contracts being acted upon tonight include the area between the trail and residential fences and he asked if the contractor will plant trees in that area. Mr. Spencer answered yes, and the contract documents include the planting plans for that area. Mayor Ostler added he would be open to hearing input from the residents in that area regarding the types of trees they would prefer be planted in that area.

Brad Weber stated his home is west of the site of the ninja course; he has monitored this issue for several months and noted that the documents that have been publicly posted do not include the ninja course. Also, it is too close to residential properties. The buffer between the playground and his property was supposed to be grass and trees, but the City is now putting the ninja course there and he is very concerned. He will attend the next meeting to discuss his other suggestions regarding noise and the concept of a curfew.

Council Member Rodela asked Mr. Weber if he knew there would be a maintenance building near his home. Mr. Weber stated he understood that was part of the proposal, but in doing his due diligence to buy his property, he learned that the building would be moved to another location. He is not opposed to the park, but he was simply not aware that it would be so large and grand in scale.

Council Member Campbell stated that the ninja course is not part of the action to be taken by the Council tonight; when that element of the park is brought to the Council for action, he would like to have a history of when that amenity was added to the plan and how it was communicated to the nearby residents. Mr. Weber stated that he only recently heard about the ninja course when he saw this agenda and that is why he and other residents have attended tonight's meeting.

Steven Dowdle stated he was aware there would be a park in that location, but he did not know how large it would

be. He is frustrated by some of the proposed future plans for the rest of the park, including the ninja course. He did not expect to be living next to an amusement park, and that is what the park has turned into in his opinion. Each weekend the parking lot is completely full and parking issues will only get worse when the baseball field is completed and being used regularly. He stated his three children do not enjoy using the park because of the type of individuals who are using it. They have experienced other children urinating from the top of the playground structure, loud music, and other disturbances in the evening hours. He stated the reason he feels his concerns are valid is that some of the decisions being made tonight will impact the entire plan for the area going forward. The maintenance building described by Mr. Spencer sounds very large, much larger than a typical shed. He would prefer that a smaller maintenance building be used as a support function for the baseball field, but such a large building directly adjacent to homes is unreasonable. He added he has planted 20 trees in his own backyard, but the noise disturbance is still quite substantial and concerning.

Wesley Warren stated he also lives near the park, and he shared some thoughts from neighbors Paul and Rachel Adams. They have noticed increased noise and light pollution associated with the pickleball courts. They have seen teens at the park late in the evening hours, but they have not noticed too much noise. The playground equipment is about what they expected. He also shared thoughts from Cody Dean, who is fine with everything that has been proposed. However, it is important for the City to consider how parks impact adjacent residential properties and he will share his thoughts on that matter at the next meeting.

McKenzie Weber stated she has had the complete opposite experience as those mentioned by Mr. Warren; she lives next to the park and has been miserable since it opened. She will also attend the next meeting.

Council Member Kim Rodela MOVED that City Council APPROVE contracts for Mountain Ridge Park, Phase 2 with Stratton & Bratt in an amount up to \$1,317,388.18, Eckles Paving in an amount up to \$61,925, and S & L, Inc. in an amount up to \$851,726 and AUTHORIZE the City Administrator to sign the contracts.

Council Member Doug Cortney SECONDED the motion.

Council Member Cortney asked if staff could review the landscaping plans to ensure there is adequate room for trees between the walking trail and residential properties. Mr. Spencer stated he will review the plans with the landscape architect.

Council Member Ron Campbell suggested that the Council continue this item to look at the overall park design and the impact the elements being considered tonight will have on neighboring residents.

Mr. Spencer stated that the park is a multi-use park, and it will require regular maintenance; staff needs to have adequate access to the park and a place to store equipment and tools needed for proper maintenance. If this contract is not awarded and he is unable to proceed, he will not be able to complete some elements this year. Council Member Smith understands there is some urgency associated with this agenda item, but he also wants to be considerate of residents' concerns. He stated he will vote against awarding the contract tonight.

City Administrator Wells stated that it has been staff's understanding that the Council wants to get the park constructed as soon as possible and that is why phase two has moved at the pace it has. Administration has been operating upon the most approved plan and list of priorities approved by the Council. She quickly reviewed the history of the plan and found that the City has been discussing it since 2021, but Mr. Weber is correct in that previously published maps of the park did not include a ninja course. There have been no less than 10 different maps/plans for the project, but Administration was only operating based upon the most recently approved plan for the project.

Mr. Larsen stated he has found the City's process to be somewhat atypical, but he has been selected as an asset to identify and solve many of the problems the residents have discussed, not to hurry and build the park as quickly as

possible. He will take the concerns into consideration and make adjustments to meet the needs of the community. It is not absolutely necessary to include a ninja course in the project.

Council Member Campbell asked if there is room on the west side of the ninja course for both a drive aisle for City staff and trees to serve as a buffer for residential properties. Mr. Larsen stated he does not believe there is sufficient room for both in that area; he clarified that the approval before the Council tonight does not include a ninja course and that element can be approved separately at a future date.

Council Member Bills stated that the contract includes elements that the Council has already approved; she expressed a willingness to participate in smaller group that could meet with residents to discuss their concerns at length. Council Member Campbell stated he would be willing to participate with a smaller group as well.

The vote was recorded as follows:

<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</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 passed 4:1.

Council Member Smith would like to be part of the group as well. Council Member Bills stated she would give up her position to Council Member Smith, but would like to receive a summary of all the discussions in resident meetings.

- g. ACTION: Trails Maintenance Contract Awards** *General City Management*
Andy Spencer, City Engineer/Public Works Director
The City Council will consider awarding the bid for the 2024 Trail Maintenance Project.

This item was moved to the consent agenda, where is passed unanimously.

- h. ACTION: 2024 Street Preservation Contract Award** *General City Management*
Andy Spencer, City Engineer/Public Works Director

The City Council will consider awarding Morgan Pavement a contract for road seal coat.

On March 19, 2024, the Council approved the largest portion of the 2024 street preservation contracts. The bid for the mastic seal portion of the project was not available for that Council meeting. Highland City received a bid for the 2024 Highland City Street Maintenance from Morgan Pavement. The bid for projects involves Crack Seal for \$4,560.00 and ONYX Frictional Mastic Sealant for \$56,200.00 for various streets in Highland City. The cost of this Road Treatment Project is \$70,940.00 with a 10% contingency. Funding for this expense is included in GL 70-23-05 Development Seal Coat Budget within the FY 20234/2024 budget (38,186.50), and the remaining portion will be paid from GL 56-40-70 Roads Fee Project. This award will make the total programed from City Roads Fee sources for Calendar Year 2024 to \$1,356,527.64.

Council Member Smith stated he reviewed the map regarding this project, and it appeared that most of the roads are in uninhabited neighborhoods. Mr. Spencer stated that when a subdivision is completed, contractors have two options: they can treat the street with a seal coat after the one-year maintenance period, or they can pay the City for the treatment. When the second option is selected, the City will typically allow some time to pass to get the greatest value for the money available. The maps actually are not accurate and many of the streets now have homes on them.

Council Member Scott L. Smith MOVED that City Council APPROVE the contract to Morgan Pavement for
Highland City Council APPROVED Minutes ~ April 16, 2024

streets preservation in an amount up to \$70,940.00 and AUTHORIZE the City Administrator to sign the contract documents.

Council Member Ron Campbell SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	Yes
Council Member Ron Campbell	Yes
Council Member Doug Cortney	Yes
Council Member Kim Rodela	Yes
Council Member Scott L. Smith	Yes

The motion passed 5:0.

- i. **RESOLUTION: Alpine Highland Justice Court Interlocal Agreement** *General City Management Rob Patterson, City Attorney*
The City Council will consider a proposed interlocal agreement with Alpine City to formalize the city’s current justice court operations.

City Attorney Patterson explained on December 5, 2023, the Council adopted a resolution requesting recertification of the Highland City Justice Court from the state. As part of that recertification process, the state reviewed the justice court's operations and asked for clarification regarding how the justice court was set up to serve both Highland and Alpine and what contracts established that arrangement. As staff reviewed the issue and history, it became clear that Highland has always operated and certified the justice court, with Alpine paying a portion of the justice court costs. However, there has not been a formal agreement establishing this. The state recertified the Highland City Justice Court on February 1, 2024, but they also imposed a deadline of May 1 for the cities to enter into an interlocal agreement regarding justice court operations. Accordingly, Highland City prepared an interlocal agreement that formalizes the long-standing practices of the cities. The proposed agreement generally establishes the following terms:

1. The court is Highland City's court, the court remains located in Highland, and Highland remains responsible for all costs and expenses to staff and equip the court. Highland remains responsible to certify the court and ensure the court meets state certification requirements.
2. Alpine and Highland agree to extend Highland's justice court's jurisdiction to include Alpine, allowing Alpine residents to use the court for small claims and allowing the court to hear and decide citations issued by the Lone Peak Police Department or other law enforcement officers in Alpine.
3. Highland appoints the judge of the court and sets the judge's salary, with the advice of Alpine.
4. Each city separately contracts for prosecution and defense services, though they can agree to contract with the same attorneys for convenience.
5. Alpine pays 40% of court costs and 40% of rent costs on a monthly basis.
6. The court continues to remit fines and fees to each city based on the origin of the case or citation.

Council Member Scott L. Smith MOVED that City Council ADOPT the resolution approving the Interlocal Cooperation Agreement for Justice Court Services with Alpine City.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	Yes
Council Member Ron Campbell	Yes

Council Member Doug Cortney *Yes*
Council Member Kim Rodela *Yes*
Council Member Scott L. Smith *Yes*

The motion passed 5:0.

j. ACTION: Emergency Preparedness Committee General City Management

Ron Campbell, Council Member

The City Council will consider a request from Council Member Ron Campbell to form an Emergency Preparedness Committee.

On January 16, 2024, the Council ratified the Mayor's appointment of Council members to serve on various Highland City boards and committees. Along with his appointments, Mayor Ostler requested Council Member Ron Campbell to focus on Emergency Preparedness for Highland City. On March 19, 2024, the Council briefly discussed this new ad hoc committee and provided direction to staff to bring this item back for further discussion and consideration.

Council Member Campbell discussed his request for the creation of an Emergency Preparedness Committee, and he presented a draft bylaws document to govern the Committee. The Council reviewed and discussed the bylaws document; Council Member Cortney offered some technical and grammatical corrections needed and suggested a sunset or expiration date for the Committee. The Council discussed the makeup of the Committee and their goals, with Council Member Rodela asking that the Committee and their efforts be reviewed after one year to determine if the Committee should be made permanent.

Council Member Campbell stated he feels strongly that the Committee should have seven members; he will propose that they meet every two weeks at first, and once a month at a minimum. He is also willing to provide a quarterly report of the Committee's work. Council Member Rodela stated she would be comfortable with a bi-annual report, Council Member Smith agreed.

Council Member Doug Cortney MOVED that City Council approve the creation of the ad hoc Emergency Preparedness Committee for Highland City with the following corrections:

- 1. Correct OPMA reference*
- 2. Add police representation*
- 3. Bi-annual reporting to City Council*
- 4. 5-member committee*

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills *Yes*
Council Member Ron Campbell *Yes*
Council Member Doug Cortney *Yes*
Council Member Kim Rodela *Yes*
Council Member Scott L. Smith *Yes*

The motion passed 5:0.

4. EXPEDITED ITEMS

Items in this section are to be acted upon by City Council. These items have been brought before Council previously. The report and presentation may be abbreviated.

a. ACTION: General Plan Contract Award General City Management

Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney

The City Council will consider approving a contract with Landmark Design Team to engage their services in the update of the Highland City General Plan.

City Attorney Patterson explained on December 5, 2023, City staff requested volunteers from the City Council to be part of the committee that would evaluate the responses from firms seeking to partner with the City on its General Plan update. City Council members Doug Cortney and Ron Campbell volunteered to be on the evaluation committee, which also includes Planning Commission members Chris Howden, Audrey Moore, and Debra Maughan and staff members Erin Wells, Andy Spencer, and Jay Baughman. In late 2023, City staff issued a request for proposals (RFP) from qualified firms seeking to partner with the City on its General Plan update taking place in 2024. Of the three firms that sent responses, two of them were selected by the evaluation committee to interview with them to get a better feel for each firm's approach to the update process. Through these meetings, as well as recommendations from these firm's former clients, the committee selected Landmark Design Team. The committee was impressed by their approach to engaging with the Highland community, their expertise in transportation planning, and the examples they provided of the finished product. The proposed agreement runs from April 2024 to April 2025 with the option to extend the time frame as needed. Compensation is \$127,855, which is close to the amount that was budgeted for the project and less than the amount asked by the other firm that was interviewed. The Evaluation Committee is requesting the optional Social Pinpoint Online Engagement tool offered by Landmark Design Team, which will allow Highland citizens to provide input on the General Plan through an interactive online map. Other provisions of the agreement set forth authorized representatives of each party, the nature of the City's relationship to Landmark Design Team, indemnification, termination, and amendments. The overall plan, process, and schedule for the update of the general plan is outlined in Landmark's proposal, attached to the contract. It includes the creation of a Plan Advisory Committee formed of City staff and officials, public stakeholders, and potentially representatives from other impacted entities (UDOT or utilities). Landmark proposes at least three public meetings to gather information and feedback on the plan with additional advertising, public outreach, and methods of gathering data from the public throughout the initial phase of the process. The schedule also proposes additional meetings with the Plan Advisory Committee and City leadership. They tentatively propose to have a draft plan prepared in January for city and public review, followed by revisions leading to a final plan. The cost of this project is \$127,855. Funding for this expense is included in GL 24-52-25, Special Projects, within the FY2024 budget. An additional \$20,000 is included in an additional budget request for FY2025 to cover the shortfall as well as provide funds for additional communication efforts the Council may want to undertake with this process. This project will span both the FY2024 and FY2025 fiscal years, with part of the funds being spent in the current year.

Council Member Smith asked for some examples of why the selection committee felt Landmark's proposal was the strongest. Council Member Campbell stated none of the proposals was perfect, but he only had minimal concerns with Landmark's proposal and work product. Council Member Cortney agreed Landmark's end product was of the highest quality. Additionally, Mr. Baughman contacted references listed by Landmark and all indicated they would work with Landmark again in the future.

Council Member Ron Campbell MOVED that City Council approve the contract with Landmark Design Team.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills Yes

Council Member Ron Campbell Yes

Council Member Doug Cortney Yes

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

The motion passed 5:0.

5. DISCUSSION ITEMS

Items in this section are for discussion and direction to staff only. No final action will be taken.

a. DISCUSSION: Culinary Meter Reading Technology General City Management

Andy Spencer, City Engineer/Public Works Director

The City Council will consider purchasing the proper amount of MXU radios for the Culinary Drinking water system to replace the older "R" radios that do not have the capability to communicate with the Sensus AMI tower system with new "M" radios that have the capability to communicate with the recently installed Sensus AMI tower system.

Council Member Doug Cortney MOVED to extend the meeting to 10:15 pm. Council Member Ron Campbell SECONDED the motion. All voted in favor, except Council Member Kim Rodela. Motion passed.

City Engineer/Public Works Director Spencer explained Highland City made the decision to convert our entire Culinary water meter system to the Sensus Metering system around 2007-2009. At that time, the MXU "R" radios were installed to provide the ability to read the water meters via a drive by radio read system. This requires an employee to spend a day driving a truck around Highland with the meter reading equipment to get within radio range to read the meters. Prior to this improvement, the water staff would spend 3-4 weeks individually reading the meters which only happened yearly. The original "R" radios that were installed had an anticipated battery life span of 20 years (approximately 2027-2029). With new technological advances, Sensus has created an "M" radio which has the ability to communicate via a tower system directly to City Hall. With the current PI meter project, we have now installed the 2 radio towers needed to read all the PI and Culinary meters in the City as long as they have the proper "M" radio in the meter pit to transmit the signal and information to the towers and directly to City Hall. This will also provide residents with the opportunity to create a user profile and see their real-time water usage. If we continue with the MXU "R" radios for culinary, residents will only be able to see their PI readings in real-time, an employee would still need to spend a day driving around the City one day per month, and we would still need to address the impending battery failure of the MXU "R" radios. There are approximately 3,500 radios that need to be updated to an "M" radio. The exact number of radios will be available in the very near future as the tower system begins to read those meters that will respond. Staff is asking for preliminary direction whether Council would like to move forward with the conversion to the "M" radios because, due to the supply backup of these parts, the City will not receive these radios until after July 2025. If Council gives direction to move forward, a formal action will come to the Council shortly. The estimated costs of these radios is approximately \$650,000 for the parts only, not including the labor to install them. This purchase will impact the FY2026 budget. As these radios are not contemplated in the current utility rate studies, it is anticipated that an adjustment in utility rates would be needed to complete this project. If Council approves moving forward with the new radios, staff will undertake a water rate study analysis once the sewer rate study is complete.

Council Member Bills suggested staff explore grant opportunities for this type of project. Council Member Smith echoed the suggestion. He asked if it will be funded through the enterprise funding if a grant is not available. Mr. Spencer answered yes. He stated that the financial information he has provided tonight is not concrete and is based upon an estimate he has received for the project. He simply wanted to put the project 'on the Council's radar' tonight.

Council Member Cortney asked if there will be a cost savings associated with this improvement. Mr. Spencer stated most changes will be a result of the ability of a homeowner to detect a leak much sooner because they will have access to daily usage information.

b. DISCUSSION: Alpine Highway Fence Replacement Program *General City Management Rob Patterson, City Attorney, Andy Spencer, City Engineer/Public Works Director*

The City Council will give staff direction on their goals for the Alpine Highway Fence replacement program.

City Attorney Patterson stated that on March 19, 2024, the City Council discussed the bid the City had received to repair the existing fence into serviceable condition, which cost approximately \$250,000. After discussion, a majority of the Council indicated that they did not want to proceed with the City repairing the fence and would prefer to consider some type of grant/reimbursement program instead. It is staff's understanding that this program would be solely for the portion of the fence facing Alpine Highway and not any other fence on those properties, and that the residents would be required to purchase and install the fence and provide proof of payment and fence completion in order to obtain City funds. In order for staff to establish the Alpine Highway Fence replacement program, staff needs further direction from the City Council on six issues. These issues are not presented in any particular order, but each would need to be addressed to move forward with a replacement program.

1. How much money total does the Council want to dedicate to the program?
2. How many years will the program continue?
3. Is the money made available all at once from the City and used until it is gone, or are lesser sums made available each year?
 - a. For example, if the City offered \$150,000 as total fence reimbursement funding, is that money to be made available immediately and remains until used while the program lasts, or would the Council prefer to budget \$50,000 per year for three years?
4. How much money will the City offer on a per-linear-foot basis for fence replacement?
 - a. Staff estimate the total length of fencing at 4,650 linear feet. Applying that number to different total potential funding amounts results in the following calculations (approximately \$10.75 per linear foot for each \$50,000 provided in funding):
 - i. \$100,000 = \$21.50 per linear foot
 - ii. \$150,000 = \$32.25 per linear foot
 - iii. \$200,000 = \$43 per linear foot
 - iv. \$250,000 = \$53.75 per linear foot
 - v. \$300,000 = \$64.50 per linear foot
5. How many people need to join together in order to obtain funding?
 - a. For example, can a single resident opt to change their fence along Alpine Highway (more patchwork appearance), or do they need two of their adjacent neighbors to also change their fence at the same time? What about neighbors that are the holdouts or last ones to complete the fence?
6. What designs will the Council allow, and does the Council want to continue allowing the current brick/wood style fence to be maintained?
 - a. If the Council does not approve an alternate design, then the only fence type permitted would be the current brick/wood. The Council could approve either a general material (pre-cast concrete or CMU blocks) or a specific design that must be followed in order for a resident to obtain grant funding. Attached are some fence design options to consider.

Mayor Ostler facilitated discussion among the Council regarding the questions asked by Mr. Patterson; they discussed a grant fund of \$250,000 and CMU blocks that can be consistent in appearance along the corridor. Council Members Rodela and Bills expressed an understanding that the City has some obligation to participate in funding the fence replacement, but indicated they are not comfortable with \$250,000. The Council settled on \$100,000 per year for the next two years. Council Member Rodela reiterated her opposition and stated she can support \$75,000; she and Council Member Bills highlighted the decision to reduce the proposed salary increases for public safety, but are willing to spend a significant amount of money on a fence. Council Member Smith stated

that this is a one-time expense, whereas public safety wage increases are ongoing and will compound year after year. Council Member Campbell stated he has changed his position based upon Council Member Rodela’s input; he can also support \$75,000 per year for the next two years.

Mr. Patterson concluded he will use the feedback provided tonight and bring a few optional proposals to the Council at their next meeting.

6. COMMUNICATION ITEMS

Communication items will be informational only. No final action will be taken.

a. School District Boundaries *Rob Patterson, City Attorney*

Council Member Doug Cortney MOVED to extend the meeting by 5 minutes. Council Member Ron Campbell SECONDED the motion. All voted in favor except Council Members Scott L. Smith and Kim Rodela. The motion passed.

City Attorney Patterson stated that the Alpine School District is considering a boundary realignment action and some cities have talked about doing something similar. Particularly, Alpine is considering adjusting its boundaries and that would impact Highland. He will be monitoring the issue and if anything comes to fruition, he will inform the Mayor and Council immediately.

7. CLOSED SESSION

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

At 10:18 pm Council Member Doug Cortney MOVED that the City Council recess to convene in a closed session to discuss reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

Council Member Ron Cambell SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Brittney P. Bills</i>	<i>Yes</i>
<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</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 unanimously.

Council Member Ron Campbell MOVED to adjourn the CLOSED SESSION and Council Member Kim Rodela SECONDED the motion. All voted in favor and the motion passed unanimously.

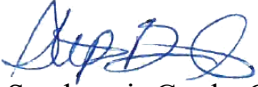
The CLOSED SESSION adjourned at 11:25 pm.

ADJOURNMENT

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

The meeting adjourned at 11:25 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 April 16, 2024. This document constitutes the official minutes for the Highland City Council Meeting.



Stephannie Cottle, CMC
City Recorder

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4

5



Background

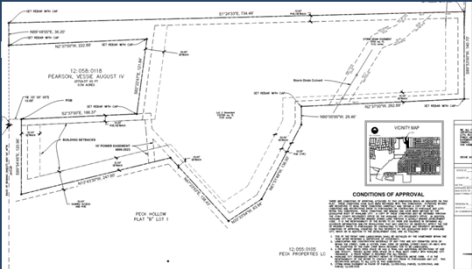
- Angie and Vess Pearson
- Own all property at issue
- Want to readjust property between lot and parcels in order to expand access and use of their property



7

Proposed Amended Plat

- Lot 2: 3.05 acres
- Home Parcel: 0.59 acres



8

Standard

- Under City and State Code, the Council can amend a plat if:
 - Neither the public interest nor any person will be materially injured;
 - There is good cause for the amendment;
 - All easements for water and sewer facilities are preserved;
 - No public right of way is being vacated; and
 - The amendment meets all requirements of the Development Code.
- Notice was mailed to owners within 500 feet on April 4, 2024
- Staff received one objection from a resident in American Fork who wished to see the property remain as open-space-style property.
- Because an objection was received, a public hearing is required

9

Staff Recommendation

- Staff believes all required findings are satisfied and recommends approval of the proposed plat amendment after holding a public hearing

10

Motion to Approve

I move that the City Council accept the findings and APPROVE the plat amendment to Peck Hollow Plat B Lot 2.

11



PLAT AMENDMENT: YOUNG - SUNRISE FARMS PLAT A - LOTS 103 & 104 *Land Use (Administrative)*

Item 3b - Action
Presented by - Rob Patterson, City Attorney/Planning & Zoning Administrator

12

Background

- Mary Young
- Owns all property at issue
- Lot combination of lots 103 & 104

13

Proposed Amended Plat

- New Lot 201: 1.44 ac

14

Standard

- Under City and State Code, the Council can amend a plat if:
 - Neither the public interest nor any person will be materially injured;
 - There is good cause for the amendment;
 - All easements for water and sewer facilities are preserved;
 - No public right of way is being vacated; and
 - The amendment meets all requirements of the Development Code.
- Notice was mailed to owners within 500 feet on April 4, 2024
- No objections were received

15

Staff Recommendation

- Staff believes all required findings are satisfied and recommends approval of the proposed plat amendment with one (1) stipulation:
 1. The combined lot cannot have two sets of utility laterals. One set of utility laterals must be removed and capped at the main. The applicant will need to coordinate with the current developer of the subdivision regarding road cuts to access the utility laterals and must have the utility disconnection and capping inspected and approved by City staff.

16

Motion to Approve

I move that the City Council accept the findings and APPROVE the plat amendment to Sunrise Farms Plat A with the one stipulation recommended by staff.

17



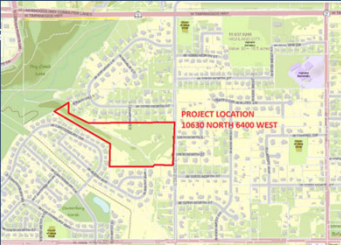
PLAT AMENDMENT: MILLHAVEN HOMES – FOXWOOD ESTATES *Land Use (Administrative)*

Item 3c - Action
Presented by - Rob Patterson, City Attorney/Planning & Zoning Administrator

18

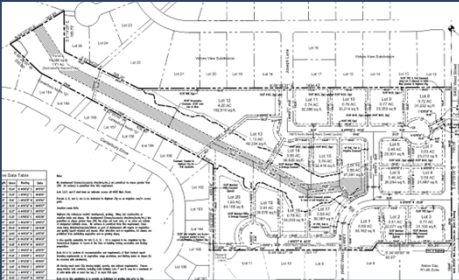
Background

- Millhaven Homes
- Owns all property at issue
- Final plat approved by DAB 4/11/24
- Want to combine three lots into two lots



19

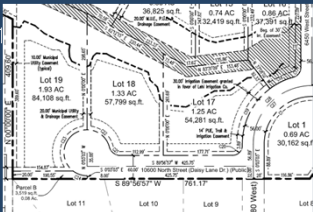
Approved Final Plat



20

Proposed Amended Plat

- Lots 19, 18, and 17 are combined into 2 lots (17 & 18)
- Lot 17: 1.25 acres
- Lot 18: 1.33 acres
- Lot 20 is renumbered to lot 19, but otherwise not changed



21

Standard

- Under City and State Code, the Council can amend a plat if:
 - Neither the public interest nor any person will be materially injured;
 - There is good cause for the amendment;
 - All easements for water and sewer facilities are preserved;
 - No public right of way is being vacated; and
 - The amendment meets all requirements of the Development Code.
- Notice was mailed to owners within 500 feet on April 4, 2024
- Staff received no objections

22

Staff Recommendation

- Staff believes all required findings are satisfied and recommends approval of the proposed plat amendment

23

Motion to Approve

I move that the City Council accept the findings and APPROVE the plat amendment to Foxwood Estates Plat A.

24



FARMERS MARKET MEMORANDUM OF UNDERSTANDING

General City Management

Item 3d - Action
Presented by - Rob Patterson, City Attorney/Planning & Zoning Administrator

25

Prior Council Direction

- On March 19, 2024, Council discussed a proposal from Heather Heras regarding a potential farmers' market within Highland.
- Because City policy prohibits commercial activity within City parks unless they are City-sponsored, a code change or partnership with the City would be required for the market.
- The Council directed staff to work with Heather and prepare potential terms for an agreement.

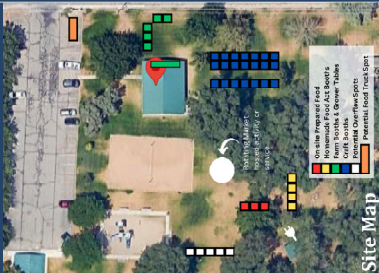
26

Proposed Terms - General

- Market held in Heritage Park weekly, Thursday nights, June through September
- No market during Fling or on July 4
- City waives special event and park/pavilion rental/use fees (no direct revenue to City)
- Heather's LLC is responsible for ensuring vendors comply with tax reporting and state law, cleaning up park, avoiding damage to park facilities, complying with safety and other city regulations

27

Proposed Terms - Site Plan



28

Proposed Terms - Highlighted Issues

- Insurance
 - Heather asked that the City cover the market through City insurance and that her LLC not be required to obtain separate insurance
 - City's insurer recommends against it
- Compensation
 - City receives no direct compensation
- Signs
 - Allow limited, temporary signs near intersection in park?

29

Proposed Terms - Highlighted Issues

- Parking
 - Will the City allow vendors to use other parking lots (Mountain Ridge Park, Community Center) to park during the market or only allow Heritage Park parking/on-street parking?
- Food Trucks
 - Contract proposes allowing two food trucks, which would need to be parked within parking lot or street shoulder (no grass parking)
- Exit Clause
 - Allow City to terminate agreement at-will?

30

Motion to Approve

I move that City Council approve, approve with modifications [council will need to specify the modifications], or reject the proposed Memorandum of Understanding with Highland Farmers Market LLC.

31



APPROVAL OF LONE PEAK PUBLIC SAFETY DISTRICT FISCAL YEAR 2024-2025 TENTATIVE BUDGET *General City Management*

Item 3e – Action
Presented by – David Mortensen, Finance Director

32

LPPSD FY2025 Tentative Budget Summary

GENERAL FUND SUMMARY 2025					
	ACTUALS FY2021	ACTUALS FY2022	ACTUALS FY2023	ADOPTED BUDGET FY2024	PROPOSED BUDGET FY2025
BEGINNING FUND BALANCE:				\$ 2,063,037	\$ 2,063,037
REVENUES:					
Administration	\$ 238,882	\$ 258,088	\$ 314,914	\$ 417,673	\$ 404,671
Police	3,725,082	3,574,781	4,320,833	4,417,652	4,674,652
Fire & EMS	4,042,496	3,988,143	4,445,262	3,887,526	4,169,072
Wildland Deployment	-	-	-	35,000	35,000
TOTAL REVENUE	\$ 8,006,460	\$ 7,821,023	\$ 9,081,009	\$ 8,757,851	\$ 9,283,395
GENERAL FUND EXPENDITURES:					
Administration	\$ 194,241	\$ 249,197	\$ 190,345	\$ 417,673	\$ 404,671
Police	3,641,494	3,624,879	3,822,532	4,417,652	4,674,652
Fire & EMS	3,644,514	3,914,259	4,064,578	3,922,527	4,169,072
Wildland Deployment	-	-	-	-	35,000
TOTAL EXPENDITURES	\$ 7,480,249	\$ 7,788,335	\$ 8,077,456	\$ 8,757,852	\$ 9,283,395
OPERATING SURPLUS/DEFICIT	\$ 526,211	\$ 32,688	\$ 1,003,553	\$ 0	\$ 0

33

LPPSD FY2025 Tentative Budget Assessments

FY2025 LPPSD City Assessments					
Annual	Fire	Police	Admin	Total	
Alpine	\$ 1,310,638	\$ 1,506,396	\$ 125,496	\$ 2,942,530	
Highland	\$ 2,354,634	\$ 3,052,258	\$ 249,175	\$ 5,656,065	
TOTAL	\$ 3,665,272	\$ 4,558,652	\$ 374,671	\$ 8,598,595	
FY2024 Assessments (Prior Year)					
Annual	Fire	Police	Admin	Total	
Alpine	\$ 1,261,436	\$ 1,451,350	\$ 134,601	\$ 2,826,702	
Highland	\$ 2,209,990	\$ 2,857,303	\$ 282,572	\$ 5,313,625	
TOTAL	\$ 3,471,426	\$ 4,308,652	\$ 417,173	\$ 8,140,327	
Change Over Prior Year					
Annual	Fire	Police	Admin	Total	
Alpine	\$49,202 (3.9%)	\$55,046 (3.8%)	-\$9,105 (-6.8%)	\$115,828 (4.1%)	
Highland	\$144,644 (6.5%)	\$199,953 (6.8%)	-\$33,397 (-11.8%)	\$342,440 (6.4%)	
TOTAL	\$193,846 (5.6%)	\$250,000 (5.8%)	-\$42,502 (-10.2%)	\$458,268 (5.6%)	

34

Motion to Approve

I move that City Council approve the Lone Peak Public Safety District Fiscal Year 2024-2025 Tentative Budget that was adopted by the Lone Peak Public Safety District Board on April 10, 2024.

35



MOUNTAIN RIDGE PARK PHASE 2 CONTRACTS *General City Management*

Item 3f – Action
Presented by – Andy Spencer, City Engineer/Public Works Director

36

Prior Council Direction

On December 5, 2023, the Council approved the use of \$1.3M in Parks Impact Fee funds for Mountain Ridge Park. This increased the total amount available for this phase to \$2M.

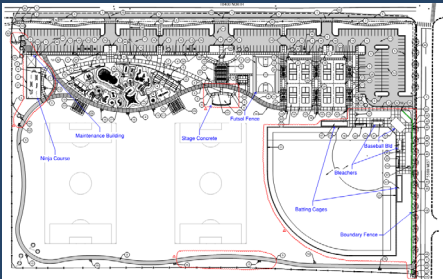
37

Donations

A Highland City family has agreed to donate \$250,000 for the baseball field. This donation raises the available budgeted funds to \$2,250,000. The funds from the donor have not yet been received. However, they have indicated a willingness to provide the funding when needed.

38

Site Plan



39

Contract Award

Landscape of remaining items: \$1,197,626
Trail: \$56,296
Baseball Field: \$774,296
Total: \$2,028,217 (without contingencies)

40

Future Items - Funding Needed

Ninja Course
Stage Foundation
Shades and Bleachers for Baseball
Futsal Fence
Exterior Park Fencing
Additional Security Cameras
Conduits for future lighting
Maintenance Building
Baseball Maintenance Building

41

Motion to Approve

I move that City Council APPROVE contracts for Mountain Ridge Park, Phase 2 with Stratton & Bratt in an amount up to \$1,317,388.18, Eckles Paving in an amount up to \$61,925, and S & L, Inc. in an amount up to \$851,726 and AUTHORIZE the City Administrator to sign the contracts.

42



**2024 STREET PRESERVATION
CONTRACT AWARD** *General City
Management*

Item 3h – Action
Presented by – Andy Spencer, City Engineer/Public Works Director

43

Prior Council Direction

44

Motion to Approve

I move that City Council APPROVE the contract to Morgan Pavement for streets preservation in an amount up to \$70,940.00 and AUTHORIZE the City Administrator to sign the contract documents.

45



**ALPINE HIGHLAND JUSTICE COURT
INTERLOCAL AGREEMENT** *General City
Management*

Item 3i – Action/Resolution
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

46

Prior Council Direction

- December 5, 2023, Council approved the recertification of the Highland City justice court
- Justice court was recertified by the state on February 1, 2024
- As part of recertification, the state asked for documentation of agreement between Highland and Alpine related to shared court operations and imposed a May 1 deadline for the agreement

47

Proposed Terms

- Justice court remains the Highland court – Highland is responsible for certifying, funding, and providing for court needs
- Cities agree that court can operate in Highland and Alpine
- Highland appoints judge and sets salary with Alpine advice
- Cities separately contract for prosecution and defense services
- Alpine pays 40% of court costs and rent
- Court remits fines/fees to each city separately

48

Motion to Approve

I move that City Council ADOPT the resolution approving the Interlocal Cooperation Agreement for Justice Court Services with Alpine City.

49



EMERGENCY PREPAREDNESS

COMMITTEE *General City Management*

Item 3j – Action/Resolution
Presented by – Ron Campbell, Council Member

50

Motion to Approve

I move that City Council approve the creation of the ad hoc Emergency Preparedness Committee for Highland City.

51



GENERAL PLAN CONTRACT AWARD

General City Management

Item 4a – Expedited
Presented by – Jay Baughman, Assistant City Administrator/Community Development Director
Rob Patterson, City Attorney/Planning & Zoning Administrator

52

Prior Council Direction

- Late 2023, City issues RFP for general plan update. Three responses received
- December 5, 2023, City staff requested volunteers from the Council to be part of the evaluation committee for proposals
- Committee formed with City Council members Doug Cortney and Ron Campbell, Planning Commission members Chris Howden, Audrey Moore, and Debra Maughan, and staff members Erin Wells, Andy Spencer, and Jay Baughman.

53

Landmark Proposal

- Cost: \$127,855 (with socialpinpoint engagement tool)
- | Tasks | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Planning Process | | | | | | | | | | | | |
| Community Engagement & Outreach | | | | | | | | | | | | |
| A. Plan Advisory Committee | | | | | | | | | | | | |
| B. Project Website | | | | | | | | | | | | |
| C. Public Meetings | | | | | | | | | | | | |
| D. Focus Interviews | | | | | | | | | | | | |
| E. City Leadership Briefings | | | | | | | | | | | | |
| F. Social Pinpoint Online Engagement (Optional) | | | | | | | | | | | | |
| 1. Review Existing Plans & Documentation | | | | | | | | | | | | |
| 2. Research & Analysis | | | | | | | | | | | | |
| 3. Core Plan & Plan Elements | | | | | | | | | | | | |
| 4. Draft Plan | | | | | | | | | | | | |
| 5. Draft Final Plan | | | | | | | | | | | | |
| 6. Approval & Adoption/Final Plan Delivered | | | | | | | | | | | | |

54

9

Motion to Approve

I move that City Council approve the contract with Landmark Design Team.

55



CULINARY METER READING TECHNOLOGY

General City Management

Item 5a - Discussion
Presented by - Andy Spencer, City Engineer/Public Works Director

56

How do we read water meters?

- Drive by system
 - Advantage (system is paid for)
 - Disadvantage (no real-time data)
 - Nearing end of warranty life
- Tower System
 - Advantage (real-time data)
 - Advantage (matches PI meter reading)
 - Disadvantage (Cost to implement = +/- \$650,000)
 - Order to Delivery (Approx. 1 year)

57

Water Rates

With Council concurrence, a water rate study analysis will be undertaken following the current sewer rate study to determine if rates are sufficient to allow for this project.

58



ALPINE HIGHWAY FENCE REPLACEMENT PROGRAM

General City Management

Item 5b - Discussion
Presented by - Andy Spencer, City Engineer/Public Works Director
Rob Patterson, City Attorney/Planning & Zoning Administrator

59

Alpine Fence Questions

1. How much money total?
2. How many years will program operate?
3. Money made available up-front or funded year-to-year?
4. How much money to offer per linear foot?
5. How many residents need to apply together?
6. What designs allowed/required?

60



SCHOOL DISTRICT BOUNDARIES

Item 6a – Communication
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

61



FUTURE MEETINGS

- April 23, Planning Commission Meeting, 7:00 pm, City Hall
- April 30, City Council Budget Work Session, 6:00 pm, City Hall
- May 7, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- May 7, City Council Meeting, 7:00 pm, City Hall
- May 8, City Open House, 5:00 – 8:00 pm, City Hall
- May 15, Resident Budget Presentation, 7:00 pm, City Hall
- May 21, City Council Meeting 7:00 pm, City Hall
- May 28, Planning Commission Meeting, 7:00 pm, City Hall

62



CLOSED SESSION

The Highland City Council has recessed the regular City Council meeting to convene in a closed session to discuss 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 session.

63

Option 1- Existing Wood Fence and Brick Columns (require repairs/maintenance)



Option 2- Replace existing Wood Fence with CMU Fence



Option 3- Pre-Cast Concrete Fence (Style?)

A



B



C



D



Subdivision of lot

6005 West 10050 North Highland UT

Subdivision: Mountain View Acres

Current Acreage: 0.9045 = 39,400.02 sqft

Benefits for Highland City when lot is subdivided:

1. Improved safety along a busy street by adding a sidewalk, curb and gutter.
2. Beautify the neighborhood with a new home in place of a weedy field
3. Additional tax revenue to the city

This lot qualifies for subdivision on all city requirements except the last bullet:

- The neighborhood is zoned as R-1-40, and has not yet met the full density threshold. Subdividing this lot keeps the zoning for this neighborhood to city code without requiring a rezone.
- The lot meets the minimum 120' of frontage along 6000 west
- City code does require a minimum of 20,000 sqft on each parcel. The current area divided by 2 would make each side 19,700.01 sqft .. short by just 300 sqft

To adhere to city code, the lot would need just 600 additional square feet. Neither neighbors to the south or west are interested in selling property.

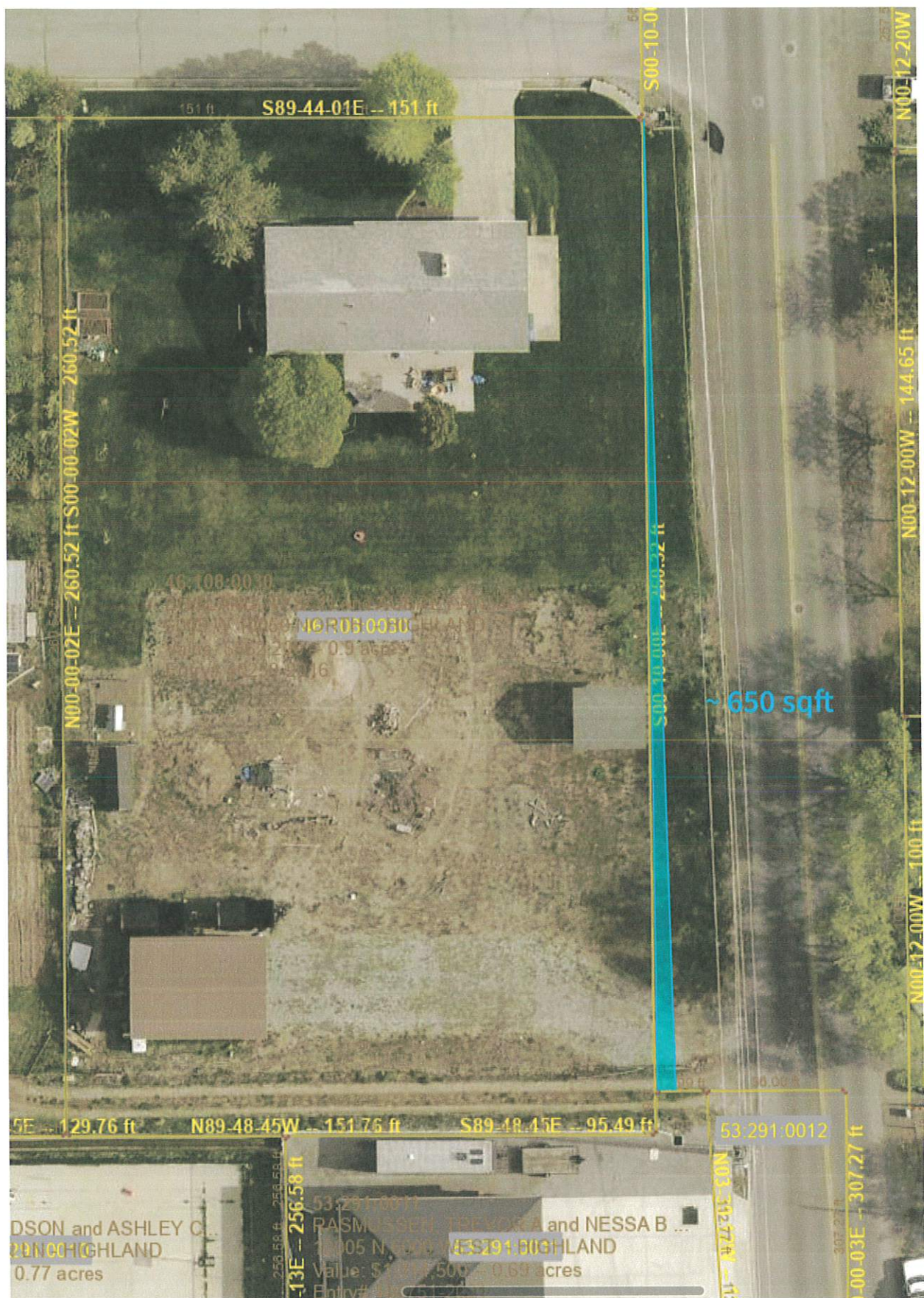
There used to be a ditch that ran along the east side of the yard, and the parcel line was drawn inside that ditch. Many years ago it was filled in, and there is now over 23 feet of city owned property from the parcel line to the road. More than enough space for a sidewalk, curb and gutter.

In order to meet the city code we would like to purchase just a few feet more of the property from the city. It would be making good use of land that is not currently being used.

The following page shows an example of the sliver of ground we are requesting to purchase from the city.

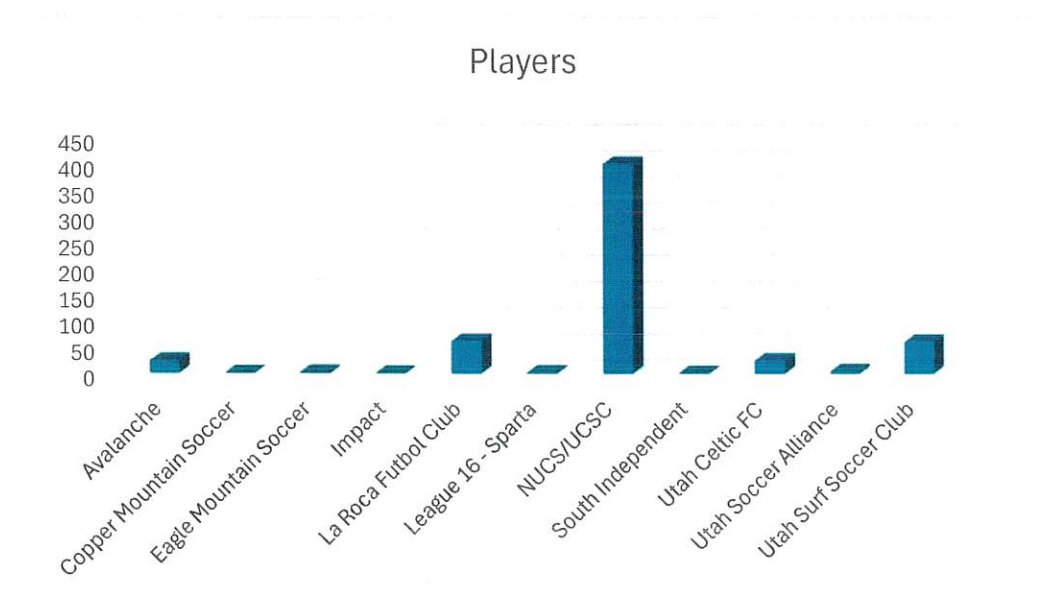
Thank you for your time.

The England family



Soccer Players who are Highland City Residents

Soccer Club	Players
Avalanche	24
Copper Mountain Soccer	1
Eagle Mountain Soccer	2
Impact	1
La Roca Futbol Club	62
League 16 - Sparta	2
NUCS/UCSC	401
South Independent	1
Utah Celtic FC	25
Utah Soccer Alliance	5
Utah Surf Soccer Club	61



PLAYERS



TEAM INFO – For Fall 2023 – Spring 2024

NUCS

Max fees. These include the fees collected by parent organization

Most players pay \$100 - \$180 less than these amounts.

Age	Year born	Registration Fee*
U9	2015	\$305
U10	2014	\$305
U11	2013	\$320
U12	2012	\$320
U13	2011	\$335
U14	2010	\$335
U15	2009	\$270
U16	2008	\$270
U17	2007	\$270
U18	2006	\$270
U19	2005	\$270

* U15-U19 fee is only one season,

** up to

2023-2024 UTAH SURF SOCCER FEES

Minimum Fees

AGE GROUP	Competition Type	State Registration Fee	Legacy Field Fee	League Fee	Referee Fees	Club Fee Range	Uniform	
							New	Returning
U6-U8	Academy	N/A	N/A	N/A	N/A	\$145 - \$475	NUCS \$90	
U9	IRL	\$12.25	\$40	\$42	\$60	\$950 - \$1220	\$137	
U10	IRL	\$12.25	\$40	\$42	\$60	\$1095 - \$1350	\$137	
U11-U12	IRL - Premier	\$12.25	\$40	\$42	\$120	\$1150 - \$1595	\$250	\$123
U13-U14	IRL - Premier	\$12.25	\$40	\$50	\$120	\$1295 - \$2195	\$250	\$123
U15	IRL - Premier	\$12.25	\$40	\$30	\$60	\$1490 - \$2095	\$250	\$123
	HSP	---	---	\$30	\$60	\$60	N/A	
U16-U19	IRL - Premier	\$12.25	\$40	\$30	\$60	\$1490 - \$2095	\$250	\$123
	HSP	---	---	\$30	\$60	\$60	N/A	

Fees collected by UYSA

Club Fees are calculated based on the league teams compete in, coach licensure levels, age, level of play, costs of field rentals, etc.

Utah Surf

Club Fee

Information:

Club fees cover field contracts, painting and maintenance, coaching staff, coach education, coach gear and equipment, operations, club registrar, referee assignor, marketing, staff and administrative costs, payroll taxes, workers comp, insurance, player scholarships, website, etc.

Club fees do NOT include the following: tournament fees, indoor league fees, travel to/from events, indoor training facility rental fees, coach travel expenses

Fees are for the age of the team the player is registered to, not necessarily the age of the player.

Payment

Payment plans are available at registration.