



HIGHLAND CITY COUNCIL MINUTES

Tuesday, October 7, 2025

Approved December 2, 2025

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

6:00 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 6:05 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, after which Kyra Colledge sang the National Anthem. 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 Rodeal	Absent
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Finance Director David Mortensen, City Engineer/Public Works Director Chris Trusty, Police Chief Brian Gwilliam, Fire Chief Brian Patten

OTHERS PRESENT: Jon Hart, Tanya Colledge, Josh Colledge, Kyra Colledge, Jeff Martin, Bradley Martin, Liz Rice, Brian Braithwaite, Ellen Kim, Julia Coffesohn, Maple Flanagan, Tayjel Rowland, Alexis Griffeth, Tyson Donaldson, Ankita Yadav, Anaya Gaur, Wesley Warren, Brandon Balkman, Shauna Larson, Kelli Campbell

1. UNSCHEDULED PUBLIC APPEARANCES

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

There were no public comments.

2. PRESENTATIONS

- a. **Appreciation Awards to Fling Committee Members** *Kurt Ostler, Mayor*

The City Council will recognize the Fling Committee Members for their efforts during the 2025 Fling.

Mayor Ostler recognized several individuals who contributed to the success of the Highland Fling event held in August 2025. The Mayor noted that these individuals had been serving for many years, making significant time commitments to ensure the event's success.

Recipients recognized during the meeting included:

- Brandon Balkman (Disc Golf)
- Shauna Larson (Arts Council)
- Kelli Campbell (Band Coordinator)
- Council Member Doug Cortney (Parade organization)
- Council Member Ron Campbell (City Council Representative)
- Lone Peak Police and Fire Representatives

Mayor Ostler also mentioned that several individuals could not attend, including Claudia Sudweeks (Historical Committee), Tammy Parker (Play Day Rodeo), Roy Buehler (Horseshoes), and Lane Downs (Car Show). The Mayor noted that the Lone Peak Police and Fire departments played crucial roles in safety during the week, mentioning they even responded to a fire in the business district during the event. He expressed appreciation to all City staff, Council Members, and community volunteers who helped with the Fling.

b. Timpanogos Special Service District Operations and 2026 Rates Update

Brian Braithwaite, Timpanogos Special Service District (TSSD) Representative, will present an update on operations and 2026 user rates as they relate to Highland City.

Brian Braithwaite, Timpanogos Special Service District (TSSD) Representative and former Highland City Council member, presented an update on operations and future rate increases. He explained that the district has been expanding the plant over several years with more construction still planned. Mr. Braithwaite discussed two main challenges facing the District:

- PFAS chemicals ("forever chemicals") that require expensive treatment, which the district is attempting to address by holding manufacturers responsible rather than passing all costs to residents.
- Significant cost increases for the plant expansion, with bids now 250% higher than when initially planned in 2015.

He informed the Council that user rates would increase by 15 percent in 2026 and another 15 percent in 2027, followed by anticipated three percent annual increases thereafter. Impact fees for new development will also increase to help cover expansion costs. The district plans to spend approximately \$310 million in 2026 as part of the expansion. Council Members and Mayor Ostler asked about the chemical treatment requirements, how water volume is calculated, and the expected lifespan of the upgrades. Mr. Braithwaite explained that the expansion is projected to last about 30 years, with some infrastructure elements lasting up to 40 years.

City Administrator Wells reminded the Council that about a year ago, they reviewed the sewer fund in light of increasing TSSD assessments to consider rate adjustments. The aim was to ensure the City's sewer fund revenues would be sufficient to cover the anticipated cost increases stemming from the TSSD's rate adjustments.

Council Member Campbell asked Administration to provide an explanation of why there are two different sewer fees paid by City residents. Finance Director Mortensen stated the reason for having two different sewer fees on residents' bills is to enhance transparency. The separate components are: one fee for the City's maintenance of its sewer lines, and another fee for the services provided by the Timpanogos Special Service District (TSSD). This division helps residents understand what part of the fees are allocated for direct City services and what part goes

toward the District's sewage treatment and operational costs. Over the years, the amounts charged have diverged from the actual costs expended in each category. Part of the City's strategy is to adjust these charges more closely with the actual expenses, thereby ensuring that the City's portion accurately reflects maintenance costs and the district portion reflects treatment and operational fees billed by the TSSD.

3. 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
July 29, 2025 City Council & Library Board Meeting
- b. **Approval of Meeting Minutes** *General City Management*
Stephannie Cottle, City Recorder
August 5, 2025

Council Member Doug Cortney requested changes to both sets of minutes as follows:

- For the July 29, 2025 minutes: Removing "council member" before "Mayor Kurt Ostler" and changing "Council Member Kevin Tams" to "Library Board Member Kevin Tams"
- For the August 5, 2025 minutes: Correcting language about Liz Rice's question regarding flat roofs.

Council Member Doug Cortney MOVED to adopt the consent agenda with the changes mentioned.

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>Absent</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:0

4. ACTION ITEMS

- a. **RESOLUTION: Grass Field Use Policy** *General City Management*
Jay Baughman, Assistant City Administrator/Community Development Director
The City Council will discuss the edits to the Field Use Policy presented in the packet and consider adopting the updated policy document.

Assistant City Administrator/Community Development Director Baughman presented proposed changes to the grass field use policy, similar to the baseball policy updated a few months prior. The changes included:

- Removing Cedar Hills City Recreation League
- Removing Wimbleton South from rentable fields as it lacks restroom facilities
- Adding "Town Center Meadows" for clarity
- Removing the nonprofit rate
- Increasing fees by \$5 (games from \$30 to \$35, practices from \$15 to \$20)
- Setting all-day rental at \$300 to match baseball field rates

Discussion among the Council and staff centered around questions about field reservations at Highland Family Park, the discrepancy between hourly and daily rates, government agency rates, and the practicality of the \$300 all-day rate given that it costs more than eight hours of hourly rental. Council members discussed field striping for soccer fields, noting this was not currently included in the policy but should be explored. The Council also addressed procedures for cancelling reservations due to inclement weather, with staff clarifying that renters would not be charged for unused hours due to weather conditions.

Council Member Ron Campbell MOVED that City Council approve the Resolution Adopting Fee Schedule Changes for Fiscal Year 2025-2026 and Adopting the Highland City Grass Field Use Policy and the Ordinance Repealing City Code Section 12.24.070 Organized Play on City Parks.

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>Absent</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:0

5. 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: 10400 North 6000 West Intersection Design Award *General City Management
Chris Trusty, City Engineer/Public Works Director*

The City Council will consider a design award to Cross Engineering in the amount of \$28,100 for the design of the 6000 West and 10400 South intersection improvements, which include curb and gutter and sidewalk.

Council Member Cortney congratulated City Engineer/Public Works Director Trusty on his one-year employment anniversary with Highland City.

City Engineer Chris Trusty presented a design award recommendation for the 10400 North and 6000 West intersection improvements. The project would include curb, gutter, and sidewalk installation to improve pedestrian access to nearby schools. Three engineering firms submitted proposals, with Cross Engineering providing the lowest bid at \$28,100. Mr. Trusty recommended awarding the contract to Cross Engineering.

During discussion among the Council and staff, Council Member Smith raised concerns about maintaining parkway detail, the landscaping strip between sidewalk and curb, consistent with the rest of the area. The Council discussed the importance of consistency with City standards and ensuring any design would accommodate fire trucks and snowplows. Mr. Trusty agreed to ensure the parkway detail would be included in the design and to bring back cost information for landscaping, which was not included in the current project funding.

Council Member Scott L. Smith MOVED that City Council award the design bid to Cross Engineering in the amount of \$28,100 for the 10400 North 6000 West Intersection improvement project.

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>Absent</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:0

b. ACTION: Sidewalk Maintenance Bid Award *General City Management*

Chris Trusty, City Engineer/Public Works Director

The City Council will consider approving a bid award for Precision Concrete Cutting for sidewalk maintenance in the amount of \$37,171.58.

City Engineer Chris Trusty presented a bid from Precision Concrete Cutting for sidewalk maintenance in the Country Club area. The bid amount was \$40,888.74, which included a 10% contingency. Mr. Trusty explained that the work primarily involved grinding down uneven sidewalks to improve safety and ADA compliance, rather than complete replacement. He noted that some areas would require sidewalk replacement due to tree root damage, but those would be addressed separately after working with affected homeowners to remove problematic trees.

Council Member Scott Smith expressed appreciation for the sidewalk improvement work, noting its importance in preventing falls, especially for older residents.

Discussion among the Mayor, Council, and staff included future plans to have Local Technical Assistance Program (LTAP) conduct a comprehensive evaluation of all City sidewalks to help prioritize maintenance more systematically, rather than responding primarily to complaints.

Council Member Doug Cortney MOVED that City Council approve a bid award to Precision Concrete Cutting in the amount of \$40,888.74.

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>Absent</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:0

c. RESOLUTION: Surplus Sale *General City Management*

Chris Trusty, City Engineer/Public Works Director

The City Council will consider a resolution for the disposal of Personal Public Property.

City Engineer/Public Works Director Trusty presented two items for surplus:

- Playground equipment at Heritage Park that is being replaced

- A Sensus Drive MXU (meter reading device) that was purchased but not used after the city switched to a different brand

The playground equipment was being replaced as part of the city's regular rotation, partly due to safety concerns and difficulty finding replacement parts. Council Member Smith asked if the equipment could be reused in another park, but Mr. Trusty explained it would not meet current standards.

The Council discussed the surplus process, confirming items would be listed on the state surplus website for approximately 14 days, after which successful bidders would coordinate pickup with the City.

Council Member Ron Campbell MOVED that City Council APPROVE the resolution declaring the indicated items as surplus and AUTHORIZE the sale or disposal of these items.

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>Absent</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:0

6. COMMUNICATION ITEMS

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

a. Lone Peak Fire Assessment Discussion *Kurt Ostler, Mayor, Erin Wells, City Administrator*

Mayor Ostler and City Administrator Erin Wells led a discussion regarding funding formulas for the Lone Peak Public Safety District, focusing specifically on the Fire Department portion. Ms. Wells explained the current issues:

- Highland pays 65 percent of fire costs but receives only 45 percent of combat staff.
- Alpine pays 35 percent of costs but receives 55 percent of combat staff.
- When staffing is reduced from eight to seven personnel (which happens 70 percent of the time), Highland drops to three staff while Alpine maintains four.

Ms. Wells presented several potential funding formulas being considered:

- Highland's proposal: Funding on taxable property value (58 percent Highland/42 percent Alpine).
- Alpine's proposals: Various combinations of equivalent residential units (ERUs), call volume, taxable value and population.
- Base cost proposals: Splitting either 50 percent or 81 percent of costs evenly, with remaining costs based on population.

Council Members expressed frustration with Alpine's perceived delay tactics and emphasized that the current arrangement is unfair to Highland residents. They discussed the importance of maintaining a four-person minimum staffing level at each station for safety reasons and stressed that while they prefer to keep the district intact, Highland needs to ensure equitable treatment. Chief Patton clarified that ideally the district needs 10 combat staff positions per day to ensure minimum staffing levels are maintained, but they are currently working toward getting to nine positions. The Mayor noted that Alpine has until October 30th to accept Highland's taxable value proposal, after which time negotiations would shift to discussing base cost arrangements.

b. Canal Boulevard Traffic Calming Update *Chris Trusty, City Engineer/Public Works Director*

Chris Trusty provided an update on traffic calming measures for Canal Boulevard. Completed measures include:

- Installation of a crosswalk at Featherstone (rapid flashing beacons pending)
- Painting of optical speed bars
- Installation of radar speed limit signs on the east end

The Council Members offered positive feedback regarding some of the traffic calming improvements that have already been completed.

Mr. Trusty noted pending measures include:

- Installation of buffered bike lanes
- Addition of bulb-outs or a median island at the Windsor crossing

Mr. Trusty sought Council direction on whether to install bulb-outs, which would impede bike lanes, or a concrete median island similar to what was installed on 6000 West. The Council expressed preference for the median island to preserve bike lanes and potentially including delineators along the shoulder. Mr. Trusty also mentioned that flashing LED stop signs had been installed at Canal Boulevard and 6000 West to further improve safety.

c. Open Space Sale Rate *Kurt Ostler, Mayor, Doug Cortney, Council Member*

Mayor Ostler and Council Member Doug Cortney led a discussion on revising the methodology for pricing orphaned open space parcels sold to adjacent property owners. The current formula uses 25 percent of the average value of 10 random parcels in the city. Council Member Cortney had previously expressed concern that this method might not reflect true market value. The Mayor proposed using actual county assessor valuations of previously sold orphaned parcels as a more accurate benchmark. Data presented showed average values of \$5.72 per square foot across multiple subdivisions, compared to the current \$4.74 rate.

Council Member Smith cautioned that while fair market value is important, the Council should consider the balance between revenue and the benefit of transferring maintenance responsibility to property owners.

Council Member Campbell emphasized the City's obligation to receive adequate compensation for property it sells.

The Council agreed to bring this topic back for further discussion after the new year, when rate resolutions are typically updated.

d. Protocol for Police Interaction with Elected Officials *Kurt Ostler, Mayor, Brian Gwilliam, Police Chief*

Police Chief Brian Gwilliam discussed appropriate protocols for interactions between law enforcement and elected officials. He emphasized several key points:

- Treating officers with respect and professionalism;
- Avoiding using official positions to influence police operations;
- Understanding boundaries between governance and operations;
- Avoiding giving instructions or directives to police officers; and
- Remembering that interactions are being recorded.

The Chief addressed scenarios including traffic stops and domestic calls, advising council members to be respectful, follow officer instructions, and understand that their position should not change how they are treated. He noted that for any potentially criminal matters involving elected officials, outside agencies would be called

in after initial contact to avoid conflicts of interest. Discussion also covered protocols for concealed carry notification and building security concerns.

e. Building Security *Kurt Ostler, Mayor, Erin Wells, City Administrator*

City Administrator Erin Wells raised concerns about building security in light of recent violent events. She requested permission to explore security options for the Council Chambers, Library, and City Hall front desk area, specifically in an active shooter scenario, with a focus on maintaining a welcoming environment while improving safety.

The Council expressed support for exploring options and bringing recommendations back to the group. They discussed using fund balance for any security improvements, with Council Member Campbell emphasizing the importance of maintaining compliance with the Americans with Disabilities Act (ADA).

Mayor Ostler and members of staff reviewed the calendar of upcoming meetings/events in the City. They briefly discussed the scheduled “Meet the Candidates/Debate” event for the 2025 Municipal General Election, with a focus on the format of that event.

7. CLOSED MEETING

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

At 9:10 pm Council Member Doug Cortney MOVED that the City Council recess the regular meeting to convene in a closed meeting in the Executive Conference Room to discuss pending or reasonably imminent litigation, as provided by Utah Code Annotated §52-4-205.

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>Absent</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 4:0

Council Member Ron Campbell MOVED to adjourn the CLOSED MEETING and Council Member Scott L. Smith SECONDED the motion. All voted in favor and the motion passed unanimously.

The CLOSED MEETING adjourned at 9:39 pm.

ADJOURNMENT

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

The meeting adjourned at 9:39 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 October 7, 2025. This document constitutes the official minutes for the Highland City Council Meeting.



Stephannie Cottle, CMC, UCC
City Recorder

**Welcome to the Highland
City Council Meeting**

October 7, 2025

Please Sign the Attendance Sheet

Scan for Agenda




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PRESENTATIONS

- a. Appreciation Awards to Fling Committee Members - *Kurt Ostler, Mayor*
- b. Timpanogos Special Service District Operations and 2026 Rates Update - *Brian Braithwaite, TSSD Representative*

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6:00 PM REGULAR SESSION


Call to Order - Mayor Kurt Ostler
 Invocation - Council Member Ron Campbell
 Pledge of Allegiance - Council Member Doug Cortney
 National Anthem - Kyra Colledge

2

CONSENT ITEMS *(5 minutes)*

- 3a. Approval of Meeting Minutes: July 29, 2025
General City Management
- 3b. Approval of Meeting Minutes: August 5, 2025
General City Management

5



UNSCHEDULED PUBLIC APPEARANCES

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

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

3

Motion to Approve

I move that the City Council approve consent item 2a, the approval of meeting minutes from July 29, 2025 and item 2b, approval of meeting minutes from August 5, 2025.

6



GRASS FIELD USE POLICY

General City Management

Item 4a - Resolution/Ordinance
Presented by - Jay Baughman, Assistant City Administrator/Community Development Director

7



10400 NORTH 6000 WEST INTERSECTION DESIGN AWARD

General City Management

Item 5a - Expedited
Presented by - Chris Trusty, City Engineer/Public Works Director


10

Proposed Fee Changes

Grass Fields Beacon Hills Upper & Lower, Canterbury Pl, Heritage Park, Highland Family Park, Lone Peak East & West, Mitchell Hollow, <u>and</u> Town Center Meadows, <u>and</u> Wimbledon South	Cedar Hills City Recreation League	\$2.00 per Highland Resident per Sports Season
	Other Governmental Agencies	\$5.00 per hour
	All Entities For-Profit Entities	\$935.00 per hour
	Competitions or Clinics Games Day Rental Practices	\$225 300.00 \$1520 .00 per hour
Miscellaneous Field Fees	Portable Toilet Maintenance	Divided Equally Between the City and the Renting Organization
	Refundable Deposit	\$150.00

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10400 N 6000 W Design



- Cross Engineering- \$28,100
- Consor- \$37,089.92
- RB&G- \$55,150

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Motion to Approve

I move that City Council approve the Resolution Adopting Fee Schedule Changes for Fiscal Year 2025-2026 and Adopting the Highland City Grass Field Use Policy and the Ordinance Repealing City Code Section 12.24.070 Organized Play on City Parks.

9

Motion to Approve

I move that City Council award the design bid to Cross Engineering in the amount of \$28,100 for the 10400 North 6000 West Intersection improvement project.

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SIDEWALK MAINTENANCE BID AWARD

General City Management

Item 5b - Expedited
Presented by - Chris Trusty, City Engineer/Public Works Director

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SURPLUS SALE

General City Management

Item 5c - Expedited/Resolution
Presented by - Chris Trusty, City Engineer/Public Works Director

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Sidewalk Repair



14

Surplus Sale



17

Motion to Approve

I move that City Council approve a bid award to Precision Concrete Cutting in the amount of \$40,888.74.

15

Motion to Approve

I move that City Council APPROVE the resolution declaring the indicated items as surplus and AUTHORIZE the sale or disposal of these items.

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LONE PEAK FIRE ASSESSMENT DISCUSSION

Item 6a - Communication
Presented by - Kurt Ostler, Mayor
Erin Wells, City Administrator

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Proposed Combat Staffing

- Fully Staffed
 - Alpine Station - 4
 - Highland Station - 5 (higher call volume)
- Staffed at 8
 - Alpine Station - 4
 - Highland Station - 4
- Highland would have a greater share of the staffing
 - Between 50% and 55%

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Background

- Lone Peak Public Safety is largely funded by assessments from each City
 - Gap after charges for services, grants, interest earnings, etc.
- Heavy conversations - particularly in relation to Fire Department during FY2026 budget process
 - Budget was approved to add an additional firefighter spot (going from 8 to 9) subject to assessment formula being re-worked

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Current Allocation Formula

- 10% - Base cost split 50/50 between cities
- 45% - Population
- 45% Equivalent Residential Units (ERU's)
- Results in payment breakdown:
 - Alpine - 35%
 - Highland - 65%

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Current Combat Staffing

- Fully Staffed
 - Alpine Station - 4 (minimum needed to enter a burning structure)
 - Highland Station - 4
- Staffed at 7 (70% of time)
 - Alpine Station - 4 (higher risk - fire danger and lack of mutual aid)
 - Highland Station - 3
- Staffing Share
 - Alpine Station - 55%
 - Highland - 45%

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Variables to Consider for New Allocation Formula

- Base Costs: Split 50/50 between the two cities
- Population: Census + building permits * average household size
- ERU's: ERU's for non-residential structures + residences occupied or permitted in City.
- Taxable Value: Value each structure is charged for property taxes. Includes primary home exemption.
- Market Value: Estimated market value for each structure. No primary home exemption.
- Call Volume: Five-year average of all calls including 911 calls, non-emergency, and officer or firefighter-initiated calls.

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Variables Split by City

City	Base	Population	ERU	Call Volume	Taxable Value	Market Value
Alpine	50%	32%	35%	38%	42%	41%
Highland	50%	68%	65%	62%	58%	59%

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Highland Proposal

- 100% - Taxable Value
 - If we were financed like a taxing entity, that would be the funding methodology.

City	Current Assessment	Proposed Assessment	Difference	Percent Share of Assessment -
Alpine	\$1,529,294	\$1,810,544	\$281,251	42%
Highland	\$2,817,049	\$2,535,799	\$(281,251)	58%

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Alpine Proposal 1

- 3-way split ERU, Call Volume, Taxable Value
 - Accounts for commercial structures, impacts because of calls, and taxing funding methodology
 - Rejected by Highland Board Members

City	Current Assessment	Proposed Assessment	Difference	Percent Share of Assessment -
Alpine	\$1,529,294	\$1,660,986	\$131,692	38%
Highland	\$2,817,049	\$2,685,357	\$(131,692)	62%

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Alternative Proposal - Base + Population

- 50% - Base cost split 50/50 between cities
- 50% - Population

City	Current Assessment	Proposed Assessment	Difference	Percent Share of Assessment -
Alpine	\$1,529,294	\$1,790,936	\$261,642	41%
Highland	\$2,817,049	\$2,555,407	\$(261,642)	59%

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Alpine Proposal 2

- 4-way split ERU, Call Volume, Taxable Value, and Population
 - Accounts for commercial structures, impacts because of calls, taxing funding methodology, and population
 - Rejected by Highland Board Members

City	Current Assessment	Proposed Assessment	Difference	Percent Share of Assessment -
Alpine	\$1,529,294	\$1,597,915	\$68,621	37%
Highland	\$2,817,049	\$2,748,428	\$(68,621)	63%

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Alternative Proposal 2 - Base + Population

- 81% - Base cost split 50/50 between cities
 - percent of budget attributed to staff costs
- 19% - Population

City	Current Assessment	Proposed Assessment	Difference	Percent Share of Assessment -
Alpine	\$1,529,294	\$2,027,922	\$498,628	47%
Highland	\$2,817,049	\$2,318,421	\$(498,628)	53%


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Requirements to Change Allocation Formula

- Amendment to Interlocal Agreement
- Direction from Lone Peak Board
 - Tentatively set for Thursday, October 30
- Approval from both City Councils
 - Alpine - Tuesday, November 11
 - Highland - Tuesday, November 18
- Alpine may ask for Board to first approve new Interlocal language which would require an unplanned meeting for Alpine in 2025.


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Canal Blvd Buffered Bike Lanes



- Lanes are stripped at 11' width; could not be narrower
- Buffered bike lane would not allow for street parking

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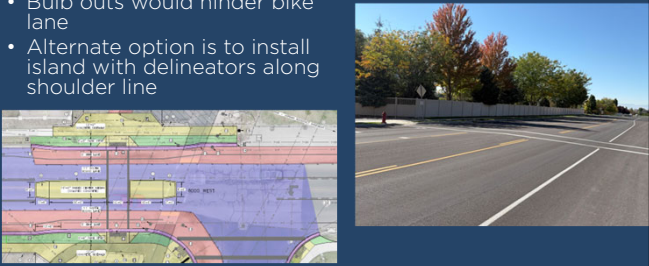
CANAL BOULEVARD TRAFFIC CALMING UPDATE

Item 6b - Communication
Presented by - Chris Trusty, City Engineer/Public Works Director

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Canal Blvd Windsor Bulb Out

- Bulb outs would hinder bike lane
- Alternate option is to install island with delineators along shoulder line



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Canal Blvd Traffic Calming List

Treatment	Status
Rapid Flashing Beacon @ Featherstone	Not Completed (win next two weeks)
Optical Speed Bars	Completed
Radar Speed Limit Signs- East Canal	Completed
Buffered Bike Lane- Mid and West Canal	Not Complete
Bulb Outs- Windsor Crossing	\$16,550 to install island as an option

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OPEN SPACE SALE RATE

Item 6c - Communication
Presented by - Kurt Ostler, Mayor
Doug Cortney, Council Member

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Proposal

- Charge based on average value of the parcels the City has sold.
 - County Assessment Rate

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BUILDING SECURITY

Item 6e – Communication
Presented by – Kurt Ostler, Mayor
Erin Wells, City Administrator

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Highland Open Space Sales						
Acre	43,560					
Subdivision	Parcel #	size	Sq ft	value	Per Sq ft	
View Point	54:195:0134	0.099	4321.15	\$ 21,100.00	\$	4.88
View Point	54:195:0138	0.189	8232.84	\$ 40,200.00	\$	4.88
Twin Bridges	35:485:0123	0.049	2121.372	\$ 12,600.00	\$	5.94
Twin Bridges	35:485:0110	0.051	2199.78	\$ 13,100.00	\$	5.96
Highland Hills	41:499:0047	0.084	3676.464	\$ 21,700.00	\$	5.90
Highland Hills	41:499:0051	0.172	7479.252	\$ 44,500.00	\$	5.95
Wimbleton	55:503:0062	0.028	1228.392	\$ 7,200.00	\$	5.86
Wimbelton	55:503:0068	0.027	1167.408	\$ 6,900.00	\$	5.91
Windsor Meadows	55:496:0048	0.19	8254.62	\$ 49,200.00	\$	5.96
Windsor Meadows	55:496:0046	0.047	2051.676	\$ 12,200.00	\$	5.95
					\$	57.19
				Per Sq Ft		\$5.72

38

Summary

- Seeking permission to explore improving building security in case of an active shooter
 - Council Chambers
 - Library
 - City Hall
- Would bring back options to City Council to discuss in closed session (security)
- Staff would recommend using General Fund fund balance, if Council approved changes

41



PROTOCOL FOR POLICE INTERACTION WITH ELECTED OFFICIALS

Item 6d – Communication
Presented by – Kurt Ostler, Mayor
Brian Gwilliam, Police Chief

39



FUTURE MEETINGS

- October 9, Candidate Debate, 6:00 pm, City Hall
- October 21, City Council Meeting, 6:00 pm, City Hall
- October 28, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- October 28, Planning Commission Meeting, 7:00 pm, City Hall
- November 4, Election Day
- November 18, City Council Meeting & Canvass, 6:00 pm, City Hall
- November 25, Planning Commission Meeting, 7:00 pm, City Hall
- December 2, City Council Meeting, 6:00 pm, City Hall
- December 10, Lone Peak Public Safety District Meeting, 7:30 am, City Hall

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Motion to Adjourn to Closed Meeting

I move that City Council recess the regular City Council meeting to convene in a closed meeting in the executive conference room to discuss pending or reasonably imminent litigation, as provided by Utah Code Annotated §52-4-205.

43



CLOSED MEETING

The Highland City Council has recessed the regular City Council meeting to convene in a closed meeting to pending or reasonably imminent litigation as provided by Utah Code Annotated §52-4-205.

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

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Highland City Council

Doug Cortney
October 7, 2025

Agenda Item #3a: July 29 Minutes

1. In the initial paragraph, I propose striking the text "Council Member Mayor Kurt Ostler" and replacing it with the text "Mayor Kurt Ostler"
2. In the initial paragraph, I propose striking the text "Council Member Kevin Tams" and replacing it with the text "Library Board Member Kevin Tams"

Agenda Item #3b: August 5 Minutes

1. In the last paragraph on page 3 of the minutes, under item #3a: PO Zone Text Amendment the draft minutes record that Liz Rice "asked if the Planning Commission had proposed to allow five percent of the buildings to have flat roofs."

According to the video (at roughly 1:19:02), Liz Rice's exact wording was "are you going with fifty percent flat roofs or are you going with seventy-five?"

I therefore propose striking the text "she asked if the Planning Commission had proposed to allow five percent of the buildings to have flat roofs" and replacing it with the text "she asked if the current proposal is to allow fifty or seventy-five percent of a building's roof to be flat."



From Inside PFAS Policy

In Surprise, EPA Decides To Retain Landmark Biden-Era CERCLA PFAS Rule

September 17, 2025

Post

In a surprise move, EPA has told a federal appellate court it is planning to retain the Biden-era rule designating two legacy PFAS as “hazardous substances” under the Superfund law, clearing the way for the agency to defend the measure in a pending industry suit despite recent reports that one top EPA official advocated for the agency to oppose the rule.

“EPA has reviewed the underlying rule and has decided to keep the Rule in place,” the agency says in a Sept. 16 filing with the U.S. Court of Appeals for the District of Columbia Circuit.

EPA asks the court to lift the stay in the case, *Chamber of Commerce of the United States, et al. v. EPA*, and “order the parties to propose an amended briefing schedule by September 30, 2025,” noting that the parties now need to complete briefing.

The agency was facing a Sept. 17 deadline to tell the court how it planned to proceed in industry’s challenge.

The first-of-its-kind rule designates perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS) – the two most studied per- and polyfluoroalkyl substances (PFAS) – as hazardous substances under the Comprehensive Environmental Response, Compensation & Liability Act (CERCLA).

The rule is the first such measure to apply the law’s section 102 to list hazardous substances by regulation.

Implementation of the rule is expected to drive a host of additional indirect requirements, including easing regulators’ ability to order cleanups, recover costs and other effects, according to EPA.

Already, states and other entities have cited the rule in their filings of cost recovery claims under CERCLA’s section 106 in order to recoup costs from the military and other potentially liable parties for PFAS cleanups.

But the Chamber and other industry groups have long raised concerns that the rule will result in significant economic costs given the Superfund law’s strict, retroactive and joint and several liability system.

The decision to retain the rule comes after the agency for several months has been punting on whether to uphold the rule, with the D.C. Circuit granting five requests from EPA to postpone the litigation while officials evaluated how to proceed.

While EPA Administrator Lee Zeldin last April suggested potential support for the rule as he pledged to work with Congress to shield so-called passive receivers from CERCLA liability, such backing was put into question after *The New York Times* reported last month that a top waste official appeared to be steering the agency toward reversing its planned support for the rule.

According to the *Times*, Steven Cook, principal deputy assistant administrator in the Office of Land and Emergency Management (OLEM), in late July met with industry parties challenging the rule, and the following business day, OLEM revised a recommendation on the rule to suggest repealing it rather than supporting it.

‘Heard Loud And Clear’

But in a Sept. 17 press release, Zeldin said that he decided to retain the rule given broad public support, though he

renewed his call for Congress to provide waivers for water utilities, landfills and other passive receivers.

“When it comes to PFOA and PFOS contamination, holding polluters accountable while providing certainty for passive receivers that did not manufacture or generate those chemicals continues to be an ongoing challenge,” Zeldin said.

“I have heard loud and clear from the American people, from Congress, and from local municipalities about this particular issue. EPA intends to do what we can based on our existing authority, but we will need new statutory language from Congress to fully address our concerns with passive receiver liability. The Trump Administration is fully committed to ensuring all Americans have the cleanest air, land, and water,” Zeldin said.

John Evans, OLEM’s senior advisor for implementation, added in a declaration attached to EPA’s motion that EPA “will continue to engage with Congress and industry to establish a clear liability framework that ensures the polluter pays and passive receivers are protected.” – *Suzanne Yohannan* (syohannan@iwpnews.com)

252082

RELATED NEWS

- **Blunting Industry Fear, New Jersey Finds PFAS In Soil Below Cleanup Limits**
- **House Slated To Delay DOD’s AFFF Phaseout After Panel Blocks Amendment**
- **Citing EPA, DOJ Seeks To Delay AFFF MDL Scrutiny Of CERCLA Claims**
- **Reversing Lower Court, 9th Circuit Revives Washington Tribes’ NRD Suit**
- **Capito Renews Support For PFAS Policies As EPA Weighs CERCLA Rule**

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RESOLUTION NO. 2025-01

A RESOLUTION REVISING THE 2024 IMPACT FEE ENACTMENT OF TIMPANOGOS SPECIAL SERVICE DISTRICT ADOPTING A REVISED IMPACT FEE EFFECTIVE JANUARY 1, 2026 ON NEW DEVELOPMENT ACTIVITY THAT DISCHARGES WASTEWATER INTO THE WASTEWATER COLLECTION AND TREATMENT SYSTEM OPERATED BY THE TIMPANOGOS SPECIAL SERVICE DISTRICT, APPROVING A SEWER IMPACT FEE ANALYSIS (Dated August 29, 2025), AND APPROVING A 2025 TECHNICAL MEMORANDUM AMENDMENT TO IMPACT FEES FACILITIES PLAN 2022 (Dated August 28, 2025).

BE IT RESOLVED BY THE ADMINISTRATIVE CONTROL BOARD OF THE TIMPANOGOS SPECIAL SERVICE DISTRICT

Section 1. Authority.

This Resolution is adopted pursuant to authority granted to the Timpanogos Special Service District (the "District") under state law.

Section 2. Purpose, Approval and Adoption.

The purpose of this Resolution is to approve and adopt: (A) the District's 2025 Amended Sewer Impact Fee Analysis prepared by Zions Public Finance and dated August 29, 2025 (the "2025 IFA"); (B) the District's 2025 Technical Memorandum Amendment to Impact Fee Facilities Plan 2025, prepared by Bowen Collins & Associates and dated August 28, 2025 (the "2025 IFFP"), and (C) this 2025 Resolution Revising the District's 2024 Impact Fee Enactment (this "Resolution" or "Enactment"). The 2025 IFA and the 2025 IFFP Amendment are attached hereto as Exhibits "A" and "B" respectively, are approved and adopted by the Administrative Control Board of the Timpanogos Special Service District and are incorporated in this Resolution by reference.¹

Section 3. Service Area.

In accordance with the 2025 IFFP Amendment and the 2025 IFA adopted herein, the District has identified a single service area to serve all users of the system. The service area is comprised of: (a) the cities of Alpine, American Fork, Cedar Hills, Highland, Lehi, Pleasant Grove and Saratoga Springs; (b) those portions of the cities of Draper, Eagle Mountain, and Vineyard that are serviced by the District; and (c) any unincorporated property of Utah County that lies within the geographical boundaries of the District.

Section 4. Condition of Development Activity.

The District has determined that it will not provide services for any additional use associated with new development activity that discharges wastewater into the District's wastewater

¹ An Impact Fee Facilities Plan was adopted by the District in 2022; that IFFP was updated in 2023 and 2024 by Technical Memoranda. The 2025 Technical Memorandum adopted by this Resolution is intended to update and supplement the 2022 IFFP and the 2024 Technical Memorandum.

collection and treatment system unless and until there is concurrency in the system to accept and treat the wastewater generated by the new development activity and until the impact fee enacted by this Resolution is paid in full. The local political subdivisions within the District's service area shall not give final development approval for new, non-standard development until they have received a "will serve" letter from the District that the new, non-standard development activity either was contemplated by the 2025 Technical Memorandum Amendment to the Impact Fee Facilities Plan 2022, and the 2025 Impact Fee Analysis or that the applicant has provided adequate assurance to build required, but unanticipated transmission or treatment capacity to service its proposed development; nor shall the said local political subdivisions issue any building permit for new development until they have collected the entire impact fee required by this Resolution. If any such entity authorizes new development activity that will utilize capacity in the District system without first obtaining a "will serve" letter, as applicable, and remitting the fee required by this Resolution, the District may exercise any available legal or equitable remedy, including without limitation, immediate discontinuation of any sewer collection and treatment service to the governmental entity or to any of its occupants or users, whether new or existing.²

Section 5. Payment to the District and City Audits.

Each city or governmental entity that has entered a contract with the District for District services shall remit to the District all impact fees collected pursuant to this Resolution within 60 days following the month in which such fees are received. Any such impact fees collected that are not remitted to the District within such time shall accrue interest at the annual rate of 3%, calculated daily, which interest the governmental entity shall pay. The District shall have the right to verify that the impact fee collected by the city or governmental entity was calculated and collected properly. If the fee was improperly calculated or less than the entire accurate fee was collected, the city or governmental entity shall be responsible to pay to the District the difference between the amount collected and the entire accurate fee that should have been imposed and collected, together with interest thereon calculated at the rate of 3% per annum, calculated daily, which interest shall accrue beginning 60 days after the month in which the related development authorization was issued.³

Section 6. Fee Imposed and Formula.

New development activity will be charged an impact fee for the services provided by the District, based on equivalent residential units, or portions or multiples thereof, for development activity that will consume capacity in the District system. Effective January 1, 2026 (which date is more than 90 days after this Resolution is adopted), the impact fee to be charged shall be \$7,023.00 for each equivalent residential unit. Said impact fee shall be charged for all development activity, including without limitation, each new structure or other improvement that will utilize system capacity, each connection for a use that was previously serviced by a septic system, or for any other similar use that utilizes system capacity. Any significant user, defined as dischargers of 25,000 gallons per day or more, that proposes new development activity that will increase its total discharge above the level previously used to calculate the original District impact fee, shall be charged an additional District impact fee, based on the fee defined herein, and an additional/increased impact fee shall be charged for new infrastructure that is required for new development activity, that is not contemplated in the current impact fee system, for each new

² See Section 1301 of the 2022 Amended and Restated Sewer Treatment Services Contract and Collection Maintenance Agreement.

³ See, generally Article VII of the 2022 Amended and Restated Sewer Treatment Services Contract and Collection Maintenance Agreement, and specifically §705 of said Agreement.

equivalent residential unit (or portion thereof) for its increased consumption of District system capacity.

The District impact fee per equivalent residential unit shall be as summarized in the following table:

Year	Impact Fee (per ERU)
2026	\$7,023.00
2027	\$7,198.00
2028	\$7,370.00
2029	\$7,538.00

The District impact fee will be adjusted annually on January 1 of each year, in accordance with the table above.

Pursuant to this Resolution, an equivalent residential unit is equal to 239.1 gallons per day of total wastewater delivered to the District's treatment facility during the peak month. This value includes both the per unit allocation for domestic wastewater (205.8 gallons per day) and an allocation for infiltration (33.3 gallons per day) that is inherent in a well-maintained regional collection system. The impact fee for each permit for new non-residential development shall be calculated based on its projected indoor water use divided by 228.7 gallons per day and multiplied by the per ERU value above, or otherwise, as provided by Sections 7 and 8 below.

Section 7. Adjustments to Impact Fee.

Upon receipt of an application that is supported by a qualified independent fee analysis that is verified for its accuracy and its utility by the District, the District may, in its sole discretion, adjust the standard impact fee, or allow for specific impact fee credits, at the time the fee is charged to: (a) ensure that the impact fees are imposed fairly; and (b) respond to unusual circumstances in specific cases.

Section 8. Credit.

An applicant may receive a credit against or proportionate reimbursement of an impact fee if the applicant:

- a. dedicates land for an improvement to the system improvements designated in the District's approved Impact Fee Facilities Plan;
- b. builds and dedicates some or all of an improvement to the District's system that is designated in the District's approved Impact Fee Facilities Plan; or
- c. dedicates a public facility that the District and the developer agree will reduce the need for an improvement to the District's system improvements designated in the District's approved Impact Fee Facilities Plan.

Section 9. Effective Date.

This Resolution shall be effective on the date of passage by the Administrative Control

Board; and the impact fee component of this Enactment shall take effect at 12:01 a.m. on January 1, 2026. The cities within the service area of the District shall impose, collect, and pay to the District the impact fee in effect on the date the political subdivision issues a building permit; any fee paid before January 1, 2026 will be the fee identified in Resolution 2024-07; any fee paid on or after January 1, 2026 shall be the fee identified in this Resolution.

ADOPTED AND APPROVED 18th day of September 2025.

TIMPANOGOS SPECIAL SERVICE DISTRICT

By: _____
 Sullivan Love
 Chair, Administrative Control Board

Attest:

 Secretary

[Seal]

Roll Call Vote	Aye	Nay	Not Present	Abstain
Sullivan Love, Chair				
Chandler Goodwin, Vice Chair				
Brian Braithwaite				
Blaine Thomas				
Brent Rummeler				
Dave Norman				
David Bunker				
Joel Thompson				
Mack Straw				
Mark Christensen				
Neal Winterton				
Richard Nielsen				

SCHEDULE OF EXHIBITS

EXHIBIT "A"

AMENDED SEWER IMPACT FEE ANALYSIS (DATED August 29, 2025)

EXHIBIT "B"

2025 TECHNICAL MEMORANDUM AMENDMENT TO IMPACT FEES FACILITIES PLAN
 2022 (DATED AUGUST 28, 2025)