



HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, January 20, 2026

Approved February 3, 2026

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

6:00 PM REGULAR SESSION

Call to Order: Mayor Brittney P. Bills

Invocation: Council Member Scott L. Smith

Pledge of Allegiance: Council Member Ron Campbell

The meeting was called to order by Mayor Brittney P. Bills as a regular session at 6:02 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 Scott L. Smith and those in attendance were led in the Pledge of Allegiance by Council Member Ron Campbell.

PRESIDING: Mayor Brittney P. Bills

COUNCIL MEMBERS:

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

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

OTHERS PRESENT: Jon Hart, Debra Maughan, Kristin Richey, Brad & Linda Walton, Jeanne Hodges, Mark & DeAnn Coombs, Laura Mortensen, Leena Harral, Shelli & Stan Biesele, Sam Eggleston, Alexandra Gruenewald, Kassidy Hughes, Amanda & Mike Bunnell, David Wilkins, Helene Pockrus, Christine Bradford, Sherry Kramer, Wesley Warren

1. UNSCHEDULED PUBLIC APPEARANCES

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

Alexandra Gruenewald addressed the Council regarding traffic concerns on Canal Boulevard (also known as Madison Avenue or 9860 North) between 6800 West and 6000 West. She presented maps highlighting areas of

concern, noting that this stretch is the most residential section of Canal Boulevard and has had several close calls with pedestrians, including her own 2-year-old son. She mentioned that many families avoid crossing at certain intersections due to safety concerns and requested a traffic study and implementation of traffic calming measures. She asked what steps residents should take to facilitate changes in this area.

Mayor Bills indicated she would pass the comment card to staff for follow-up after the meeting.

2. PRESENTATIONS

Items in this section are formal presentations by invited organizations or individuals. If further discussion is needed, it will be brought to the City Council on a future agenda.

a. Honoring the Heroes from the Library Fire - Kassidy Hughes and Lone Peak Fire represented by Captain P. J. Christensen

Mayor Bills and City Council Members will recognize Kassidy Hughes and Lone Peak Fire Department for their role in reporting and extinguishing the fire which occurred at the Highland City Library on January 1, 2026.

Mayor Bills and the Council Members recognized Kassidy Hughes and the Lone Peak Fire Department for their remarkable efforts in reporting and extinguishing the fire that was at the Highland City library on January 1, 2026. She presented them with certificates of recognition.

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

November 18, 2025

b. Approval of Meeting Minutes *General City Management*

Stephannie Cottle, City Recorder

December 2, 2025

c. Approval of Meeting Minutes *General City Management*

Stephannie Cottle, City Recorder

December 11, 2025

d. Approval of Meeting Minutes *General City Management*

Stephannie Cottle, City Recorder

January 6, 2026

e. Ratification of Large Purchases *General City Management*

David Mortensen, Finance Director

The City Council will consider the ratification of large purchases made during December 2025.

f. Central Utah 911 Alternate Board Member Appointment *General City Management*

Brittney Bills, Mayor

The City Council will consider Mayor Brittney P. Bills' appointment of Liz Rice as an alternate to the Central Utah 911 Board of Directors.

The Central Utah 911 Alternate Board Member Appointment item was moved to the February 3, 2026 meeting.

Council Member Cortney noted he had amendments to Items 3a and 3c that were distributed to all Council Members and made publicly available.

Council Member Smith requested that Item 3e (Ratification of Large Purchases) be removed for discussion.

Council Member Doug Cortney *MOVED* to approve the amended consent agenda, including the amendments to the minutes as distributed.

Council Member Kim Rodela *SECONDED* the motion.

The vote was recorded as follows:

Council Member Ron Campbell	Yes
Council Member Doug Cortney	Yes
Council Member Liz Rice	Yes
Council Member Kim Rodela	Yes
Council Member Scott L. Smith	Yes

Regarding Item 3e (Ratification of Large Purchases), Council Member Smith asked questions about payments made to American Fork Irrigation, Lehi Irrigation, and Highland Conservation. Public Works Director Trusty explained these were annual payments and estimated that American Fork Irrigation represents about 20 percent of Highland's water portfolio, with Highland being the second largest shareholder after American Fork City.

Finance Director Mortensen clarified that the large payment to TSSD (Timpanogos Special Service District) in December represented two months of usage charges (October and November). Council Member Smith expressed concern about the lack of elected officials on the TSSD board despite their authority to raise fees and impact fees, suggesting future discussions with other mayors on this topic.

Council Member Courtney pointed out that Highland had prepaid American Fork irrigation fees to help offset costs for the debris basin at the mouth of the canyon, and the city would be reimbursed for the approximately \$200,000 payment made in advance.

Council Member Scott L. Smith *MOVED* to approve consent 3e.

Council Member Kim Rodela *SECONDED* the motion.

The vote was recorded as follows:

Council Member Ron Campbell	Yes
Council Member Doug Cortney	Yes
Council Member Liz Rice	Yes
Council Member Kim Rodela	Yes
Council Member Scott L. Smith	Yes

The motion carried 5:0

4. ACTION ITEMS

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

- a. **PUBLIC HEARING: General Plan, Comprehensive Update and Amendment, Public Hearing**
General Plan Amendment (Legislative)
Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will discuss the proposed comprehensive update and amendment to the General Plan, including the master transportation plan; hold a public hearing; and adopt the draft amended General Plan if ready to do so.

Assistant City Administrator/Planner Jay Baughman presented the comprehensive update to the General Plan, focusing on changes since the December meeting. He explained that summary bullets for Canal Boulevard and Alpine Highway on Page 48 needed to be switched due to an error. He noted that the correct arrangement could be found on Page 35 of the Transportation Master Plan. There were also duplicate bullet points on Page 50 that needed to be removed. The General Plan update was publicized in the December newsletter and through postcards mailed earlier in the month, resulting in three public comments.

Mayor Bills opened the public hearing at 6:23 p.m.

David Wilkins expressed support for making the city more walkable and accessible, noting his disappointment upon moving to Highland in 2021 and discovering limited walkability in his area.

Chris Howden thanked everyone involved in creating the General Plan and requested the Council consider future funding to extend the Bull River Trail to 6000 West and then along 6000 West to SR 92, creating a connected trail system. He clarified that neighbors were not opposed to the trail along 6000 West, contrary to previous statements.

Jay Wenzel spoke about the need for sidewalks on 9600 North to improve safety for children biking to school.

Mayor Brittney P. Bills closed the public hearing at 6:30 p.m.

Council Member Rice asked Mr. Wenzel if he has ideas or an opinion about what should be done on 9600 North. Mr. Wenzel mentioned the need for sidewalks for kids walking or biking to school and that people regularly exceed the speed limit on this road and that clearer speed signage is needed.

Council Member Rice expressed concerns about statements in the plan regarding Canal Boulevard, particularly the phrase "no road improvements are proposed." She also suggested changing "urban improvements" to "semi-urban improvements" on 9600 North and advocated for adding a traffic calming section to the plan.

Council Member Campbell agreed with adding traffic calming language, especially for 9600 North, noting that the 25-mph speed limit is consistently exceeded. He supported removing language stating "no planned improvements" for any road in the City.

Council Member Courtney suggested adding a separate traffic calming section on Page 51 rather than modifying the active transportation section, proposing language that the city should prioritize using its traffic calming toolkit, particularly on 9600 North and parts of Canal Boulevard.

Council Member Smith provided historical context about Canal Boulevard and Alpine Highway boundaries, noting that all of Canal Boulevard is within Highland's limits. He also addressed the mix-up between Alpine Highway and Canal Boulevard descriptions in the document.

After extensive discussion, the Council agreed to make four changes to the General Plan:

1. Switching the bullet points between Alpine Highway and Canal Boulevard sections
2. Changing the Canal Boulevard definition to run from North County Boulevard to 6800 West
3. Striking the word "urban" from the proposed improvements for 9600 North

4. Extending the 6000 West trail to SR 92 in the plan

Council Member Kim Rodela MOVED that the City Council adopt the comprehensive update and amendment to the Highland City General Plan and Transportation Master Plan, incorporating the four changes and additions approved by the City Council as follows:

1. *On pg. 48 of the General Plan, switch bullets underneath the sections for Canal Blvd and Alpine Hwy.*
2. *On pg. 48 of the General Plan, change Canal Blvd to say it is from North County to 6800 W, instead of Alpine Hwy to 6800 W.*
3. *On pg. 48 (pg. 50) of the General Plan, strike the word "urban" in the changes related to 9600 North.*
4. *On pg. 112 of the General Plan, extend the trail down 6000 W to SR92.*

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

b. PUBLIC HEARING/ORDINANCE: Right of Way Closure - 11200 North General City Management

Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will consider adopting an ordinance to indefinitely close and convert to trail and active transportation purposes the unpaved portion of the 11200 North right-of-way.

City Attorney Rob Patterson presented the indefinite closure of the unpaved portion of 11200 North right-of-way. He explained that the Council had previously directed staff to vacate the property, but research showed that if vacated, the property would automatically revert to adjacent property owners. Instead, the proposal was to indefinitely close the section and convert it to trail and utility purposes, which would allow the city to retain ownership and maintain utility lines that run underneath it.

Mayor Bills opened the public hearing at 7:08 p.m.

David Wilkins expressed support for permanently closing this section of road, noting that any opportunity to turn it into a road effectively disappeared years ago.

Mayor Bills closed the public hearing at 7:09 p.m.

Council Member Smith commented on the balance between quality of life and transportation needs, noting that while connecting the road might make logical sense from a transportation perspective, residents clearly preferred keeping their neighborhoods quiet and safe without additional thoroughfares.

Council Member Rodela explained that while she typically makes decisions based on what is best for the entire

City, she respected the residents' desires to protect their neighborhood.

Council Member Liz Rice MOVED that City Council adopt the proposed findings and ordinance to indefinitely close and convert to trail and active transportation purposes the unpaved portion of the 11200 North right-of-way.

Council Member Ron Campbell SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

- c. PUBLIC HEARING/ORDINANCE: Fiscal Year 2025-2026 Mid-Year Budget Adjustments** *General City Management*
David Mortensen, Finance Director
The City Council will consider amending the fiscal year 2025-2026 budget for various items as shown in the attached exhibit.

Finance Director David Mortensen presented the mid-year budget adjustments affecting five city funds:
General Fund adjustments included:

- Expenses for library director recruitment
- Funding for Everbridge and Yoppify communication systems (Yoppify was previously covered by a grant that has now expired)
- Staff phone reimbursement that was overlooked in the original budget
- Using insurance proceeds from a stolen Public Works truck to purchase a service bed for an existing truck
- Moving the Youth Council budget from the City Council department to City Events department

Cemetery Fund adjustment for completion of a cemetery study with Zions Public Finance that crossed fiscal years.

Library Fund adjustments for:

- Increased mileage reimbursement for library staff transporting books between libraries in the Timpanogos Library Consortium
- Replacement of staff chairs in disrepair, using Library Board-authorized fund balance

Adjustments for previously approved change orders for sewer slip lining in the Sewer Fund and the Hanover Sewer Repair Storm Sewer Fund project.

Mayor Bills opened the public hearing at 7:27 p.m.

There were no public comments.

Mayor Bills closed the public hearing at 7:27 p.m.

Council members asked questions about the stolen truck incident, with City Administrator Wells explaining it occurred over a weekend and wasn't discovered until Monday. Council Member Campbell requested better notification to the Council about significant incidents like stolen vehicles. There was continued discussion about the stolen vehicle with staff informing the Council that the City had implemented security improvements including a locking gate at the Public Works building and is exploring vehicle tracking options.

Council Member Scott L. Smith MOVED that City Council adopt the ordinance amending the Highland City fiscal year 2025-2026 budget as shown in the included exhibit and as presented by staff.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

d. RESOLUTION: Canal Boulevard Speed Limit *General City Management*

Chris Trusty, City Engineer/Public Works Director

The City Council will consider increasing the speed on Canal Boulevard between North County Boulevard and Alpine Highway.

City Engineer/Public Works Director Chris Trusty presented findings on traffic calming measures implemented on the eastern section of Canal Boulevard between Alpine Highway and North County Boulevard. These measures included optical speed bars, a rapid flashing beacon at Featherstone Drive, and driver feedback speed signs. The measures resulted in a modest reduction in speeds, with average speeds decreasing from 36 to 34 mph and 85th percentile speeds dropping from 40 to 38 mph.

Based on the city's guidelines for determining speed limits, staff recommended increasing the speed limit from 30 to 35 mph on this section. The criteria considered included traffic counts over 10,000 ADT, fewer driveway accesses, road geometry, and absence of schools or parks along this section.

Council Member Smith expressed concerns about increasing the speed limit, noting that high school students frequently cross this road improperly despite the underpass, and the curvilinear nature of the road presents safety challenges. He worried that increasing the speed limit could create pressure to raise limits on other sections of Canal Boulevard and lead to safety issues for cyclists using the bike lanes.

Council Member Rodela supported the staff recommendation, noting that when 85% of drivers are travelling at around 40 mph, setting a speed limit that matches actual driving behavior improves safety. She highlighted the differences between this section of Canal Boulevard and other sections, including the presence of concrete fences rather than residential driveways.

Council Member Rice opposed the increase, citing concerns about noise, potential UDOT involvement, accident severity, and maintaining Highland's character rather than facilitating faster travel through the city.

Council Member Campbell, who initially favored increasing the speed limit, changed his position after driving the road at 35 mph and finding the optical speed bars effective at slowing traffic. He noted the current average speed of 34 mph with a 30-mph limit and worried that increasing to 35 mph would lead to actual speeds of 40 mph.

Council Member Courtney acknowledged being torn between following the established guidelines for setting speed limits and addressing the safety concerns raised.

Council Member Scott L. Smith MOVED that City Council deny Resolution 2025 Establishing a Speed Limit for a Portion of Canal Boulevard and leave the speed limit of Canal Boulevard between North County Blvd and the Alpine Highway at 30 MPH.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 3:2

e. RESOLUTION: Open Space Sale Rate Policy *General City Management Jay Baughman, Assistant City Administrator/Community Development Director*

The City Council will consider options for, and a resolution, designating the value of orphan parcels and other City-owned land for 2026. The Council will take appropriate action.

Assistant City Administrator/Planner Jay Baughman presented two methodologies for determining the sale rate of city-owned orphan parcels for 2026:

1. Current methodology (established in Resolution 2021-09): Using full-size lots with homes as samples and reducing the value by 25%, resulting in a rate of \$5.18 per square foot
2. Alternate methodology: Using recently sold orphaned parcels as the sample, resulting in a rate of \$5.72 per square foot

Council Member Rodela indicated her openness to either pricing methodology but leaned toward supporting the alternative method. She inquired whether past sales of orphan properties had been hindered by the original rates. She garnered confirmation that, while complaints about pricing arose, ultimately, many residents proceeded with purchases. Consequently, she concluded that the alternative approach was acceptable. Council Member Campbell agreed.

Council Member Rice, reflecting on her prolonged involvement with open space issues, expressed an inclination to favor the increase suggested in the alternate methodology. She viewed the adjustment as a reflection of the rising property market in Highland and endorsed the higher valuation for orphan parcels.

Council Member Smith provided historical context on the open space neighborhoods, explaining that the original concept created many small orphan parcels that became maintenance challenges for the city. He noted that allowing residents to purchase these parcels adjacent to their homes improved maintenance and resolved

contentious issues, while also generating property tax revenue.

Council Member Cortney recommended continuing the item until the first meeting in February to properly replace Resolution 2021-09 with a new resolution adopting the alternate methodology. He emphasized the importance of adhering to established processes, explaining that once a resolution has been passed, he prefers to follow it unless officially changed. He pointed out that the current resolution mandates the use of the existing method to determine the value of orphan parcels and changing it without updating the resolution would not align with the procedural integrity he values.

Council Member Doug Cortney MOVED to CONTINUE until the next meeting and come back with a new resolution to replace R-2021-09 with the alternate methodology.

Council Member Ron Campbell SECONDED the motion.

Council Member Rice raised a question, acknowledging her openness to continuing the item but seeking clarification on the need for a new resolution. She queried whether a change to the resolution was truly necessary. Council Member Cortney responded that he preferred to change the existing methodology officially through a new resolution to adhere to procedural integrity. As the current resolution mandates the use of the original method to determine the value of orphan parcels, any change without officially updating the resolution would circumvent the established process. He emphasized the necessity to replace the resolution before implementing the alternate methodology.

The vote was recorded as follows:

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

The motion carried 4:1

f. ORDINANCE: Wildland Urban Interface (WUI) Boundary & Building Code Municipal Code Update (Legislative)

Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will consider adopting the state wildland urban interface code.

City Attorney/Planning & Zoning Administrator Patterson explained that House Bill 48 requires cities to adopt the Wildland Urban Interface (WUI) code to maintain state reimbursement for wildfire fighting costs. He presented two components:

1. The WUI code, which includes requirements for fire-resistant construction, sprinkler systems, and defensible space for new construction and remodels in designated areas
2. A proposed map designating areas where the code would apply, primarily following the mountain, washes, and ravines

Council Member Rice shared experiences from her interactions with insurance agents, who indicated significant reductions in premiums for compliant properties, emphasizing the long-term benefits of adopting such protective measures despite their initial cost.

Council Member Cortney raised concerns about the ordinance specifying that the WUI map must be reevaluated and updated every three years or more frequently if necessary. He emphasized the need for a non-person-dependent process to ensure that these reviews occur on schedule, suggesting the importance of establishing a systematic approach rather than relying on individual accountability.

Council Member Smith raised concerns regarding the financial implications for homeowners in areas designated as WUI zones. He shared worries that extensive remodeling could entail substantial costs for fire sprinkler installations and meeting the requirements for reduced vegetation to secure defensible space. Council Member Smith noted that such efforts could impact affordability and overall project feasibility for residents looking to remodel or expand their homes. Mr. Patterson addressed Council Member Smith's concerns regarding the code impacting remodeling projects. He clarified that the code would apply to any construction requiring a building permit. While not every project would necessitate a new sprinkler installation, and there are options like creating firewalls, applying the code could mean updating sections involved in alterations to comply with fire resistance standards. Consequently, while smaller remodels might avoid sprinkler requirements, the fire prevention regulations could still impose additional costs.

Council Member Rice responded to Council Member Smith's concerns, suggesting that while there's an upfront expense associated with these upgrades, they could potentially lead to reduced insurance premiums. She elaborated that these improvements not only provide essential safety enhancements but could translate into financial relief through insurance benefits, as insurance companies might offer discounts for homes that adhere to rigorous fire safety standards.

Council Member Rodela expressed support for the proposed WUI code, noting that listening to the fire safety experts makes it clear that the code is necessary for mitigation efforts. She emphasized that it is less expensive to assert precautionary fire safety measures, such as installing a sprinkler system, than it would be to replace an entire house. She stated she would defer to the expertise of the fire chief on identifying and implementing these boundaries.

Fire Chief Patten discussed the significance of the WUI (Wildland Urban Interface) code in ensuring the prevention of fires from spreading between homes and nearby wildland areas. He underscored that the code's main purpose is to serve as an educational resource, helping residents comprehend and proactively address wildfire risks. Chief Patten highlighted instances like the fire that originated in a backyard in Cedar Hills, rapidly escalating into a significant wildfire that necessitated interventions from various fire departments and culminated in significant costs. He stated that despite its severity, Cedar Hills was protected from bearing the financial burden due to their compliance with WUI standards. Chief Patten explained that the code is critical in guiding residents through creating defensible spaces and using fire-resistant materials, thus minimizing the potential of a house fire turning into a widespread wildfire.

Council Member Ron Campbell MOVED that City Council adopt the ordinance adopting the state wildland urban interface code.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>

Council Member Scott L. Smith *Abstain*

The motion carried 4:0

The Council agreed to review the proposed WUI map at the next meeting, with Council Members requesting more specifics about implementation costs and educational materials for affected residents.

g. ACTION: Authorization for the Purchase of a Backhoe *General City Management*
Chris Trusty, City Engineer/Public Works Director

The City Council will consider the purchase of a backhoe for the culinary water department.

City Engineer/Public Works Director Chris Trusty presented two options for replacing the city's backhoe after the lease expired in December 2025:

1. Purchase the existing 2020 CAT 420E backhoe for \$52,500, which has only 584 hours of use and an estimated 10-15 years of remaining service life.
2. Enter a new 5-year lease for a new backhoe at \$22,000 per year, almost double the previous lease cost.

Council Member Campbell asked about the age of the backhoe. Mr. Trusty noted it is five years old with an estimated remaining service life of 10 to 15 years, bringing its total lifespan to about 20 years. Council Member Campbell also inquired about the budget, with Mr. Trusty confirming that \$12,000 per year was previously budgeted for this matter. The Council could consider a year-end budget adjustment to identify funding to purchase the backhoe for \$52,500. Mr. Trusty also confirmed that security measures had been implemented to prevent theft of equipment, including secured gates and air tagging of larger equipment.

Council Member Rice asked how much a new backhoe would cost. Mr. Trusty stated he is unsure of the purchase price of a new backhoe, but the lease per year for a new backhoe would be \$22,000 per year.

Council Member Scott L. Smith MOVED that City Council approve the purchase of a 420 backhoe for \$52,500 from CAT.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

5. EXPEDITED ITEMS

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

a. RESOLUTION: Lone Peak Interlocal Agreement Amendment *General City Management*
Erin Wells, City Administrator

The City Council will consider adopting changes to the Lone Peak Public Safety Interlocal Agreement, that would lock in the new assessment formula for the Fire Department for a period of three years.

City Administrator Erin Wells explained that Alpine City Council had approved Highland's proposed ILA amendment in January with one small change: locking in the formula (not the actual payment amount) for three years to provide budget stability. Alpine also asked the Lone Peak Board to consider using fund balance to ease into the new formula as part of the budget process, but this was not included in the ILA amendment.

Council members expressed appreciation for the difficult work done by the Lone Peak Safety Board to reach this agreement while maintaining the relationship between Highland and Alpine.

Council Member Liz Rice MOVED that City Council approve the resolution Approving and Adopting Amendments to the Interlocal Cooperation Agreement Between Alpine City and Highland City Governing the Lone Peak Public Safety District.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

b. ACTION: Plat Amendment: Sunrise Farms-Dry Creek Lot Line Adjustment and Conservation Easement Vacation Land Use (Administrative)

Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will consider a request to amend lot 105 of Sunrise Farms and lot 6 of Dry Creek Phase 1 to adjust their mutual boundary line and to vacate a portion of a private conservation easement.

City Attorney Rob Patterson presented a request to amend lot 105 of Sunrise Farms and lot 6 of Dry Creek Phase 1 to adjust their mutual boundary line and vacate a portion of a private conservation easement. He noted that the applicants had obtained approval from the Dry Creek HOA, and staff would ensure that conservation easement notes would be included on the plat.

Council Member Kim Rodela MOVED that City Council accept the findings and APPROVE the proposed subdivision plat amendment.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

c. ACTION: Award of Mitchell Hollow Trail Construction Bid *General City Management*

Chris Trusty, City Engineer/Public Works Director

The City Council will consider awarding a bid to VANCON Inc. in the amount of \$2,025,100 for the construction of the Mitchell Hollow Trail.

City Engineer/Public Works Director Trusty reported that the City received eleven competitive bids for the Mitchell Hollow Trail project, with VANCON Inc. submitting the lowest bid at \$1,800,000.

Council Member Smith noted it is important for the public to understand that while \$2 million seems significant for a trail, the funding is coming from MAG (Mountainland Association of Governments), which collects money from throughout Utah County.

Council Member Doug Cortney MOVED that City Council approve the bid award to VANCON Inc. in the amount up to \$2,025,100 for the construction of the Mitchell Hollow Trail.

Council Member Ron Campbell SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

d. RESOLUTION: Utah County Interlocal Agreement for Mitchell Hollow Trail *General City Management*

Chris Trusty, City Engineer/Public Works Director

The City Council will consider the approval of an interlocal agreement between Utah County and Highland City for the funding of improvements to the Mitchell Hollow Trail.

City Engineer/Public Works Director Chris Trusty presented an interlocal agreement with Utah County to fund the Mitchell Hollow Trail project that was just approved. He explained that the Utah County Public Works Director realized they hadn't put this agreement in place despite coordinating on the design.

Council Member Cortney suggested creating a checklist to ensure such agreements are in place before projects proceed.

Council Member Kim Rodela MOVED that City Council approve the Interlocal Agreement between Utah County and Highland City for the funding of improvements to the Mitchell Hollow Trail.

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 5:0

- e. **ACTION: Surplus of Excess Water Meters** *General City Management*
Chris Trusty, City Engineer/Public Works Director
 The City Council will consider surplusizing 300 1-inch water meters.

This item will be discussed at the February 3, 2026 meeting.

6. COMMUNICATION ITEMS

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

- a. **Update on Potential Independent Chamber of Commerce** *General City Management*
Ron Campbell, Council Member, Liz Rice, Council Member

Council Members Rice and Campbell provided an update on the formation of a Highland-Alpine Chamber of Commerce. Council Member Campbell explained that Highland had previously been part of the American Fork Chamber, paying \$3,500 annually in membership fees. Local businesses expressed interest in forming their own chamber, and Highland resident Rob Crawley has taken the lead in organizing the effort.

An organizing committee of eight members, including Council Members Rice and Campbell, has been formed. The group is working to establish a 501(c)(6) organization, with assistance from Melissa Clark, who helped establish Eagle Mountain's Chamber. Proposed membership fees would be \$250 for businesses and \$150 for home-based businesses.

Council Member Campbell noted that once established, the City would consider becoming a member of the Chamber but emphasized that the Chamber should remain independent from the City. He suggested that in the future, the Chamber could help with event planning and business promotion.

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 9:06 pm Council Member Scott L. Smith MOVED that the City Council recess the regular meeting to convene in a closed meeting in the Executive Conference Room to discuss the character, professional competence, or physical or mental health of an individual, as provided by Utah Code Annotated §52-4-205.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>

Council Member Scott L. Smith

Yes

The motion carried 5:0

Council Member Doug Cortney MOVED to adjourn the CLOSED MEETING and Council Member Liz Rice SECONDED the motion. All voted in favor and the motion passed unanimously.

The CLOSED MEETING adjourned at 9:48 pm.

ADJOURNMENT

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

The meeting adjourned at 9:49 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 January 20, 2026. 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

January 20, 2026

Please Sign the Attendance Sheet

Scan for Agenda





6:00 PM REGULAR SESSION

Call to Order – Mayor Brittney P. Bills

Invocation – Council Member Scott L. Smith

Pledge of Allegiance – Council Member Ron Campbell



UNSCHEDULED PUBLIC APPEARANCES

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

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

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



PRESENTATIONS

- a. Honoring the Heroes from the Library Fire – Kassidy Hughes and Lone Peak Fire represented by Captain P. J. Christensen

CONSENT ITEMS *(5 minutes)*

- 3a. Approval of Meeting Minutes: November 18, 2025
General City Management
- 3b. Approval of Meeting Minutes: December 2, 2025
General City Management
- 3c. Approval of Meeting Minutes: December 11, 2025
General City Management
- 3d. Approval of Meeting Minutes: January 6, 2026
General City Management
- 3e. Ratification of Large Purchases
General City Management
- 3f. Central Utah 911 Alternate Board Member Appointment
General City Management (Item Removed-will be brought back on 2/3/2026)

Motion to Approve

I move that the City Council approve the consent agenda.



GENERAL PLAN, COMPREHENSIVE UPDATE, AND AMENDMENT, PUBLIC HEARING

General Plan Amendment (Legislative)

Item 4a - Public Hearing

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

Motion to Approve

I move that the City Council adopt the comprehensive update and amendment to the Highland City General Plan and Transportation Master Plan, incorporating any changes and additions approved by the City Council tonight.



RIGHT OF WAY CLOSURE – 11200 NORTH

General City Management

Item 4b – Public Hearing/Ordinance

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

Motion to Approve

I move that City Council adopt the proposed findings and ordinance to indefinitely close and convert to trail and active transportation purposes the unpaved portion of the 11200 North right-of-way.



FISCAL YEAR 2025-2026 MID-YEAR BUDGET ADJUSTMENTS

General City Management

Item 4c – Public Hearing/Ordinance

Presented by – David Mortensen, Finance Director

Motion to Approve

I move that City Council adopt the ordinance amending the Highland City fiscal year 2025-2026 budget as shown in the included exhibit and as presented by staff.



CANAL BOULEVARD SPEED LIMIT

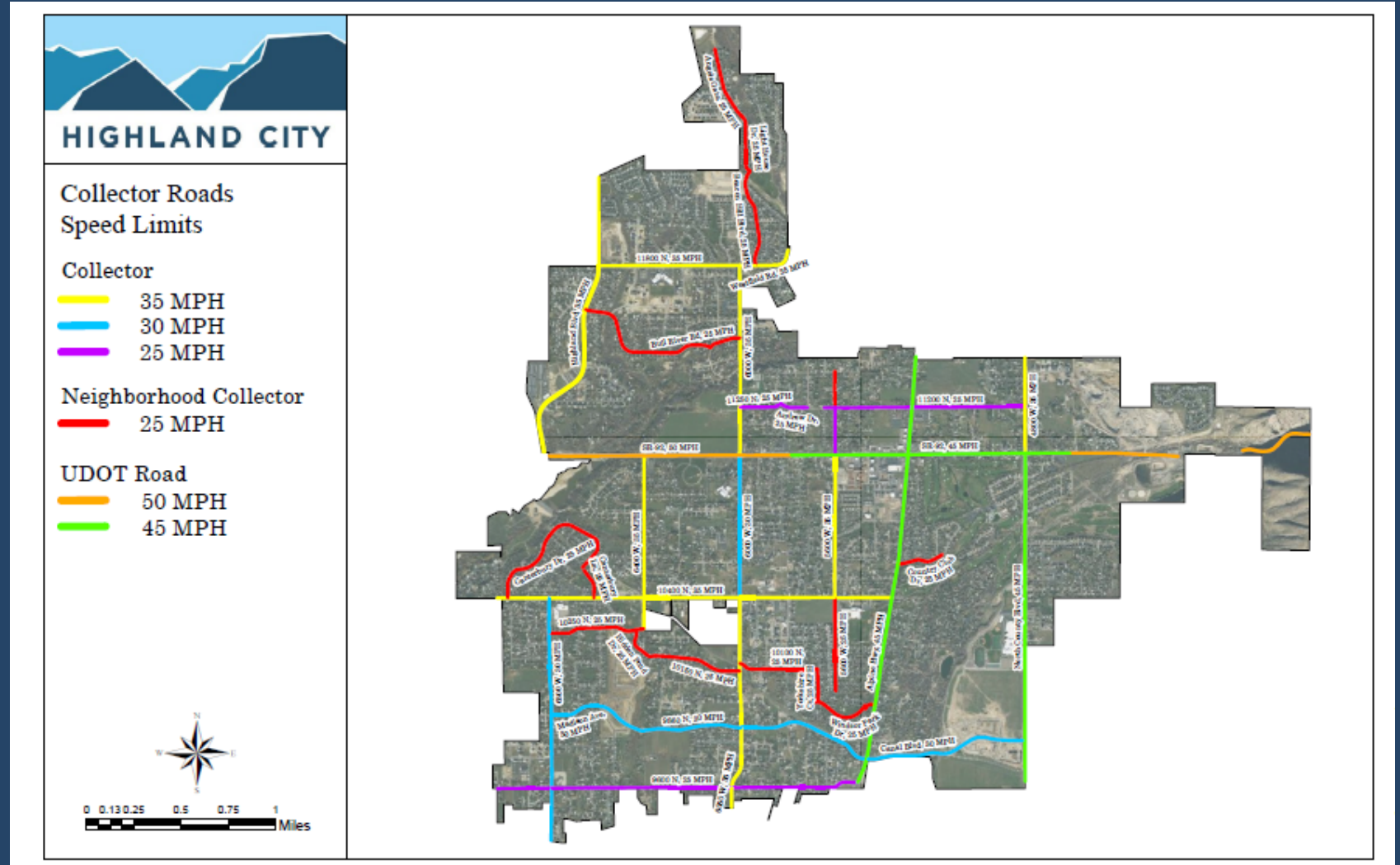
General City Management

Item 4d – Resolution

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

Speed Limit Map

Canal Blvd is currently designated as a 30 MPH roadway

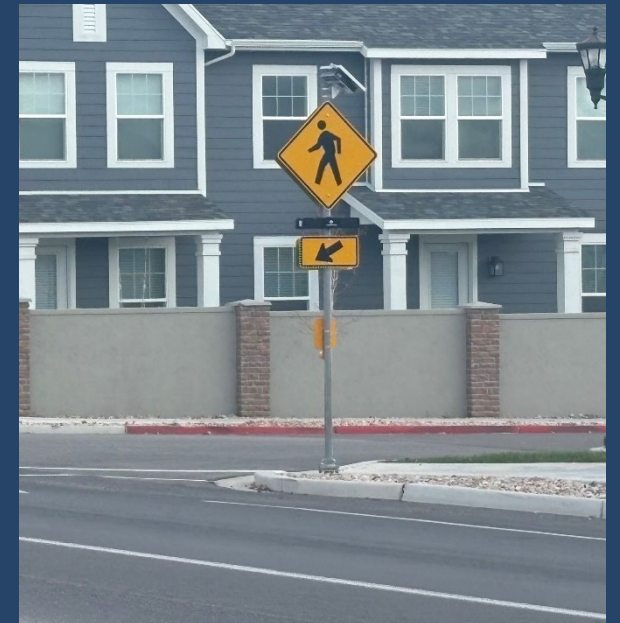


Canal Blvd Traffic Calming Implementation



Canal Blvd East

- Optical Speed Bars
- Driver Feedback Signs
- RFBB at Featherstone



Canal Blvd Speed Comparison

	Canal Blvd East Previous	Canal Blvd Post Improvement
Speed Limit	30 MPH	30 MPH
Average Speed	36 MPH (6 over)	34 MPH (4 over)
85 th % speed	40 MPH (30% over)	38.0 MPH (22% over)
# daily trips	10,175	>10,000

Speed Limits Guideline

SPEED LIMIT POLICY

-Speed limits are set based on an evaluation of the road width, traffic counts, road geometry, number of driveways and USLIMITS2 evaluation

-Table below provides baseline data to assist in that determination

-Traffic calming to be used to combat excessive speeding and traffic accidents

	Local Roads	Neighborhood Collector	Minor Collector	Major Collector
Approximate Traffic Count	~1000	1,000-2,000	2,000-10,000	>10,000
Standard Road Width	56	56	66	74
Ideal Location for Schools & Parks	Neighborhood Parks	Neighborhood Parks	Yes	No
Allowable Road Geometry	Curvilinear	Curvilinear	Straight	Straight
Preferred Driveway Access	Yes	Yes	No	No
Statutory Speed Limit	25	25-30	30-35	35-40

Speed Limits Recommendations

	Current Speed Limit	USLIMITS2 Recommended Speed Limit	Staff Recommended Speed Limit	Notes/ Comments
11800 North*	35	35	35	Limited access/ wide road
11200 North*	25	35	25	Narrow Road
10400 North	35	35	35	Install traffic calming
Canal Blvd East	30	35	35	High traffic count
Canal Blvd Mid	30	30	30	Limited access; wide
Canal Blvd West	30	30	30	Limited access; wide; curvy
9600 North	25	30	25	Narrow road/ high access

* Crash data not included in USLIMITS2 evaluation for these streets

Motion to Increase Speed Limit

I move that City Council adopt Resolution 2025 Establishing a Speed Limit for a Portion of Canal Boulevard and increase the speed limit of Canal Boulevard between North County Blvd and the Alpine Highway from 30 MPH to 35 MPH.

Motion to Leave the Speed Limit as Status Quo

I move that City Council deny Resolution 2025 Establishing a Speed Limit for a Portion of Canal Boulevard and leave the speed limit of Canal Boulevard between North County Blvd and the Alpine Highway at 30 MPH.



OPEN SPACE SALE RATE POLICY

General City Management

Item 4e – Resolution

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

Motion to Approve

I move that City Council adopt the Resolution {"Current Method" or "Alternate Method"} designating the valuation of orphan parcels for 2026.



WILDLAND URBAN INTERFACE (WUI) BOUNDARY & BUILDING CODE

Municipal Code Update (Legislative)

Item 4f – Ordinance

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

Motion to Approve

I move that City Council adopt the ordinance adopting the state wildland urban interface code.



AUTHORIZATION FOR THE PURCHASE OF A BACKHOE

General City Management

Item 4g - Action

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

Backhoe Purchase

- Existing Backhoe leased for \$12,000/ year
- Existing backhoe is 2020 CAT 420E with 584.5 hours
- Remaining service life of 10-15 years



Backhoe Purchase

- Current leased expired 12/31/25
- City was informed in December by CAT that we would have two options moving forward
 - Option 1 purchase existing backhoe for \$52,500
 - Option 2 sign new 5-year lease for new 420-07 backhoe for \$22,000/ Year
- Fleet Manager's & water superintendent recommendation is to purchase based on feasibility, longevity of the equipment and ongoing costs for leasing

Motion to Approve

I move that City Council approve the purchase of a 420 backhoe for \$52,500 from CAT



LONE PEAK INTERLOCAL AGREEMENT AMENDMENT

General City Management

Item 5a – Expedited/Resolution

Presented by – Erin Wells, City Administrator

Motion to Approve

I move that City Council approve the resolution Approving and Adopting Amendments to the Interlocal Cooperation Agreement Between Alpine City and Highland City Governing the Lone Peak Public Safety District.

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PLAT AMENDMENT: SUNRISE FARMS – DRY CREEK LOT LINE ADJUSTMENT AND CONSERVATION EASEMENT VACATION

General City Management

Item 5b – Expedited

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

Motion to Approve

I move that City Council accept the findings and APPROVE the proposed subdivision plat amendment.



AWARD OF MITCHELL HOLLOW TRAIL CONSTRUCTION BID

General City Management

Item 5c - Expedited

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

Motion to Approve

I move that City Council approve the bid award to VANCON Inc. in the amount up to \$2,025,100 for the construction of the Mitchell Hollow Trail.



UTAH COUNTY INTERLOCAL AGREEMENT FOR MITCHELL HOLLOW TRAIL

General City Management

Item 5d - Expedited/Resolution

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

Motion to Approve

I move that City Council approve the Interlocal Agreement between Utah County and Highland City for the funding of improvements to the Mitchell Hollow Trail.



SURPLUS OF EXCESS WATER METERS

General City Management

This item will be presented on 2/3/2026

Item 5e – Expedited/Resolution

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



UPDATE ON POTENTIAL INDEPENDENT CHAMBER OF COMMERCE

Item 6a – Communication

Presented by – Ron Campbell, City Council Member

Liz Rice, City Council Member



FUTURE MEETINGS

- January 27, Planning Commission Meeting, 7:00 pm, City Hall
- February 5, City Council Budget Retreat
- February 17, City Council Meeting, 6:00 pm, City Hall
- February 24, Planning Commission Meeting, 7:00 pm, City Hall
- March 3, City Council Meeting, 6:00 pm, City Hall
- March 10, Lone Peak Public Safety District Meeting, 7:30 am, City Hall

Motion to Adjourn to Closed Meeting

I move that City Council recess the regular City Council meeting to convene in a closed meeting in the executive conference room to discuss the character, professional competence, or physical or mental health of an individual, as provided by Utah Code Annotated §52-4-205.



CLOSED MEETING

The Highland City Council has recessed the regular City Council meeting to convene in a closed meeting to discuss the character, professional competence, or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

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