HIGHLAND CITY COUNCIL MINUTES

Tuesday, September 3, 2019

Approved October 1, 2019

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

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS PRESENT: Brian Braithwaite, Ed Dennis, Tim Irwin, Kurt Ostler, Scott L. Smith

CITY STAFF PRESENT: City Administrator / Community Development Director Nathan Crane, Finance Director Gary LeCheminant, City Engineer Todd Trane, City Attorney Tim Merrill, and City Recorder Cindy Quick, Police Chief Brian Gwilliam.

OTHERS:

7:00 PM REGULAR SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Mayor Rod Mann
Invocation – Tavis Timothy
Pledge of Allegiance – Megan Maybe

The meeting was called to order by Mayor Rod Mann as a regular session at **7:00 p.m.** 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 Tavis Timothy and those assembled were led in the Pledge of Allegiance by Megan Maybe.

1. UNSCHEDULED PUBLIC APPEARANCES

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit comments to three minutes per person. Please state your name and address.)

There were no public appearances.

2. PRESENTATIONS *(35 minutes)*

a. EVENT UPDATE – *Civic Events Manager Julie Tapusoa*

City Events Manager Julie Tapusoa and Assistant Miranda Mugleston provided an update regarding the last few events. They discussed the Luau, Children's Entrepreneur event, and several other events. It was noted that all three events were well attended.

Ms. Tapusoa presented the budget and explained that they had some increases in the budget and were able to keep costs down. Council Member Tim Irwin asked if the Chamber of Commerce helped with the budget, to which Ms. Tapusoa responded in the negative. She noted that they distributed ads towards joining the alliance. Council Member Tim Irwin said he hoped the Chamber would help reduce the costs in the future.

Council Member Kurt Ostler asked if there was an increase in attendance and costs, to which Ms. Tapusoa responded in the affirmative. She noted that they had a $500 increase in the budget.

Council Member Tim Irwin asked if there was any event that they would not do next year. Ms. Tapusoa responded in the negative. Council Member Tim Irwin and Kurt Ostler thanked her for the work and effort that went into these events. Ms. Tapusoa said she enjoyed her time working on these events and remarked that it was unfortunate she was moving. She then thanked the City and its staff.

Council Member Kurt Ostler thought it was fun to see which police and fire men eat bugs.

Ms. Tapusoa thanked the volunteers. She recognized them each by name as follows:

Erin Pritchett	(photographer)
Drew Sparks	(family adventure race)
Carey Wise	(backyard garden)
Brandon Golfman	(golf tournament)
Suzanne Mann	(baby celebration)
Mary G. Widgets & Kristen Monsen	(Service Project)
Roy Beweler and Arnold Hope	(horseshoe championship)
Shauna Larson	(Arts Council)
Tammy Parker	(playday rodeo chair)
Tyler Anderson and Steve Hardmen	(Strong man competition and Highland games)
Charlie Greenland	(historical society)
Parker Brown	(trash management)
Doug Cortney and Audrey Wright	(Parade management)
Ellen Burns	(orchestra)

b. YOUTH COUNCIL REPORT – *Megan Maybe*

Ms. Maybe oriented the Council with the success of recent events. She announced that Kids' Night would take place September 14th due to the weather.

c. WATER CONSERVATION STRATEGIES – *Tavis Timothy*

Tavis Timothy oriented the Council with strategies for water conservation. He provided an update regarding water and displayed the annual PI source figures. He noted that the City used more water in 2018 despite being in a drought.

Council Member Brian Braithwaite asked about the well water being used on the north end of the City. Mr. Timothy responded with the amounts of gallons per minute these wells could produce. Council Member Brian Braithwaite asked if the pump only serviced the north end. Mr. Timothy explained that the pump produced 1100 gallons per minute which was a lot. The capacity of the aqueducts was decreasing due to other cities taking water.

Council Member Kurt Ostler stated that Highland traded water with Lehi. He asked if they traded pumped water or water from Deer Creek, to which Mr. Timothy responded they traded Deer Creek water. He then discussed how the traded deal was arranged. City Engineer Todd Trane noted the water they traded was placed in a pond off 6800 West.

The irrigation application rates were displayed. Council Member Brian Braithwaite said this information would be beneficial for those who used too much water. He noted many residents felt they were following the rules and they needed to know their numbers. Mr. Trane said they reached out to the users that abused the water usage. He noted they did not have enough meters to make an impact.

Council Member Brian Braithwaite said he wanted a report of usage; he would use less if it was making a difference.

Mr. Trane continued by explaining there were many facets that required attention. They needed meters, smart controllers, public awareness and educations, water scheduling, and several other items. These strategies would help increase the conservation efforts.

Mr. Trane then discussed Senate Bill 52, which required all new connections to have a meter. The bill required the water use to be tracked through the Division of Water Rights. Lastly, the bill required a plan to be submitted to the division of water rights with costs to meter. He said the cost estimate would be $4,500,000 for residential, commercial, and institutional properties. The cost for City connections would be $400,000. They estimated a cost of $800 to $1200 per resident.

Council Member Brian Braithwaite noted the larger cost was due to the system being maxed out. Mr. Trane said they were forced to upsize their lines due to this issue.

Council Member Scott L. Smith stated these were unfunded mandates. Mr. Trane said they had appropriated a loan of 1 to 1.5% and had also investigated a rate with Zions bank. He noted there were Federal grants for which they could apply, as well as a State loan.

Mr. Trane explained there were many benefits of metering including better conservation, fewer PI projects, and lower power costs.

3. CONSENT ITEMS *(5 minutes)*

Items on the consent agenda are of a routine nature or have been previously studied by the City Council. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. ACTION: Approval of Meeting Minutes

Regular City Council Meeting August 6, 2019

b. ACTION: Authorize the Surplus Sale of the 2007 Chevrolet

City Council will consider authorizing the surplus sale of a 2007 Chevrolet K1500 truck from the Highland City Fleet. The City Council will take appropriate action.

Council Member Tim Irwin MOVED to approve consent items. Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Tim Irwin	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed 5:0.

4. ACTION/ORDINANCE: SHORT TERM RENTALS *(20 minutes)*

City Attorney Tim Merrill oriented the City Council with an ordinance regulating short term rentals in Highland City. Staff was directed to bring the ordinance back before the Council. The ordinance would mitigate the nuisance factor. Parties and parking were the main nuisances they would regulate. The

ordinance also included an enforcement factor. The short-term rentals would require a business license to determine who are the offenders.

Council Member Tim Irwin asked if this would have an impact. Mayor Mann said he felt the enforcement would work. They would have a way to contact the owners to enforce the regulations. The City currently had no way of contacting the owners.

Council Member Tim Irwin asked what this would cost. Mr. Merrill stated that the cost would be added to the fee schedule as a home business fee.

Council Member Scott L. Smith stated these short-term rentals became party homes with drinking in the street. He said this was difficult to live near and there should be rules and regulations to control these nuisances.

Council Member Kurt Ostler said he rented out a property and his neighbors expressed concerns about parking. He stopped renting the property when the problems affected his neighbors. Council Member Tim Irwin stated he thought the ordinance presented a solution to these concerns.

Mayor Mann said he liked the code was specific to short-term rentals. All the vehicles would be required to be off the street. Council Member Kurt Ostler agreed. The code could be enforced and could potentially cause the rentals to lose licensure.

City Administrator Nathan Crane said if the Council decided to allow short-term rentals this code permitted the rentals. If there were complaints about the rentals not being used appropriately, they could lose their permission. Council Member Scott L. Smith said he was not opposed to the rentals, but they needed more structure. The Council agreed. Council Member Brian Braithwaite said he wanted to have more enforceability.

Council Member Ed Dennis suggested they have an occupancy limit. This would prevent large parties taking place in the rentals.

It was discussed that the owner would ultimately be responsible. This was difficult because they were not always available or in the State. There was then discussion about the minimum days required. It was agreed an owner-occupied rental would be allowed to have one-night rentals. The other rentals would be required to have five-day rentals. When asked how they could enforce this requirement, Mr. Merrill said they could conduct sting operations by law enforcement.

Mayor Mann opened the floor for public comments.

Helene Parkus, resident, said she was concerned with the ordinance and issues in her own neighborhood. She said the family she was referencing had 20 children and the oldest still lived at home. They had three trailers in their side yard. She said she spoke to the owners about the trailer blocking the house's view and explained that this affected the home values of the neighborhood.

Mayor Mann commented this was not a short-term rental issue, but would be addressed with staff, nonetheless.

Council Member Kurt Ostler MOVED to approve Ordinance O-2019-14 with the changes proposed; a one-day rental needs to be owner occupied and any other rental is a two-day minimum. Change the word 'room' to 'bedroom' and in Section 5.24.060, letter D in the first sentence, insert 'owner' as follows: Each short

term rental operator and owner shall ensure that the occupants and guest of its short-term rental property do not create unreasonable noise or disturbances. . . ; as well as, including the definition of Owner Occupied. Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Tim Irwin	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed 5:0.

5. ACTION/ORDINANCE: AMENDING NUISANCE ORDINANCE *(20 minutes)*

City Attorney Tim Merrill oriented the City Council with an ordinance amending Section 8.16.100 of the Highland City Municipal Code governing nuisances of noise, light and dust. The ordinance did not anticipate every incident and would rely on the judgement of the officers to apply the code.

Council Member Tim Irwin asked if Chief Gwilliams read the ordinance. Chief Gwilliams responded in the negative. It was then asked if there was a decibel level limit. Mr. Merrill stated that the level was found in many codes, but the trend was to remove this limit. He noted no one had a decibel reader.

Council Member Scott L. Smith asked what the ten minute or more limitation was, to which Mr. Merrill responded this exempted lawn maintenance. If something like a car was making noise longer than ten minutes, it would be considered excessive. There was subsequent discussion about what would be reasonable noise.

Mayor Mann opened the floor for public comments.

Josh Bird, resident, commented that the ordinance was his fault. He explained he had excavated his basement and took the dirt to his back yard. His children used motorcycles in his backyard. He noted he spoke with a neighbor who had complained about the motorcycle noise. The neighbor allegedly told the Council information that was not true about the noise. He said this ordinance was a waste of time and money. He said this was not an issue and it was hypocritical because the neighbors also were causing nuisance.

Brian Dobbins, resident, stated he lived across the street from Mr. Bird. He noted he had sent an email to the Council concerning the matter. He asked the Council to do its research and due diligence about this issue. He said the complaints were false and not true. The motorcycles were not running more than a few hours, five times a week at the most.

Council Member Brian Braithwaite asked Mr. Bird if he found a resolution with his neighbors. Nicole Bird, wife of Josh Bird, responded they were unable to reach a compromise. Council Member Tim Irwin stated they were told this was happening a lot. Ms. Bird said it was not and there was proof to that effect. Council Member Tim Irwin asked about the dust. Ms. Bird explained that they put on sprinklers before they played on the motorcycles which abated the dust.

Council Member Kurt Ostler asked if this was one hour a day for five times a week. Ms. Bird said it was less. Council Member Brian Braithwaite asked if anyone else used the track, to which Ms. Bird responded in the negative.

Mr. Merrill said this was a code enforcement issue and was not directed at the Birds. He asked the Council not to focus just on the Bird family. Council Member Brian Braithwaite said this was a difficult situation to regulate because it was too subjective. Council Member Tim Irwin agreed.

Ms. Bird said they were willing to compromise but wanted their kids to remain active. They now have silent motorcycles to avoid the noise. They moved to this area to enjoy the outdoors.

Council Member Kurt Ostler commented the neighbors were very emotional about this issue, including one neighbor who wanted to move due to then noise. Ms. Bird said she was concerned the neighbors would complain no matter what. She said they wanted to put in a pool and a basketball court, and the neighbors were upset. She felt they were too sensitive.

Mr. Merrill said their goal was to write the code to allow a reasonable and normal person to determine if there was a nuisance.

A retired attorney expressed empathy for Mr. Merrill, noting he had litigated nuisance cases for 39 years. He recommended they leave the code alone and not create an ordinance as there could be unintended consequences. The proposed language would become increasingly complicated. It would be less expensive for an attorney to bring a claim to the court.

Council Member Tim Irwin MOVED that the item be continued to a later date and that Council Members provide suggested changes by email to City Administrator Nathan Crane for City Attorney Tim Merrill and bring the changes back to a future Council meeting. Council Member Ed Dennis SECONDED the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Tim Irwin	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*No (he would prefer to deny it)*

The motion passed 4:1.

6. DISCUSSION: CEMETERY FENCE REPLACEMENT OPTIONS *(10 minutes)*

City Administrator Nathan Crane oriented the City Council with options related to replacing a portion of the cemetery fence and maintaining the remainder of the fence. He asked Council for direction. The site map was shown with lines to show what needed to be replaced.

Mr. Crane said he contacted a few fence companies for cost estimates. Photos were shown of the fence along SR92. The fence was installed in 07-08 with the cemetery expansion. It started to rust from the inside out. It was powder coated and could not be repaired. Mr. Crane provided some options and the associated costs. He discussed their potential benefits. It was noted a fence was required.

Council Member Ed Dennis asked why the fence was required to be five feet high. Mr. Crane stated that this was just an option and the staff were open to suggestions. Council Member Ed Dennis said he like a lower fence, similar to the one around the splash pad.

Council Member Kurt Ostler asked if there were issues at the cemetery. Chief Gwilliam responded in the negative. There was subsequent discussion on the available options. The Council discussed the height, thickness and the material. It was agreed to inquire in the price difference between height and materials.

Council Member Brian Braithwaite asked if there was something better than the fence. Council Member Ed Dennis explained that a perpetual care fund was set up for the cemetery that would cover the fence costs.

City Engineer Todd Trane stated there were portions of the fence that were potentially dangerous. It was staff's opinion that this was a pressing issue. He said they could eliminate the fence but there would be complaints.

7. MAYOR/COUNCIL AND STAFF DISCUSSION AND COMMUNICATION ITEMS

a. Animal Board Policy for Feral Cats

Council Member Scott L. Smith oriented the Council regarding options for handling feral cats. He was on the Animal Shelter Board and they had discussed how these cats were euthanized. He said they planned to neuter these cats and return them back to where they were taken. He explained this would increase cost and noted the Board was dependent upon donations.

b. Condition of Median Strips on Alpine Highway

Council Member Scott L. Smith oriented the Council with concerns relating to the condition of the median strips on Alpine Highway. The City was responsible for weeding the median strips and they were currently in bad condition.

City Engineer Todd Trane said the City was understaffed, thereby making it difficult to address the matter. Staff was concerned about the condition of the weeds and would try to remove them. He said they had reached out to landscaping companies to take care of the issues, and they would take bids from them as soon as possible.

8. FUTURE MEETINGS

a. Future Meetings

- September 10, City Council & Planning Commission Joint Meeting Moderate Income Housing Plan, 7:00 pm, City Hall
- September 17, City Council Meeting, 7:00 pm, City Hall
- September 24, Planning Commission Meeting, 7:00 pm, City Hall

9. CLOSED SESSION

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

*At **9:43 PM** Council Member Scott L. Smith MOVED that the City Council recess to convene in a closed session 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 Brian Braithwaite SECONDED the motion.*

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Tim Irwin	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed unanimously.

ADJOURNMENT

Council Member Scott L. Smith MOVED to adjourn the CLOSED SESSION and Council Member Brian Braithwaite SECONDED the motion. All voted in favor and the motion passed unanimously.

The CLOSED SESSION adjourned at 10:50 PM.

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

The meeting adjourned at 10:51 PM.

I, Cindy Quick, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on September 3, 2019. This document constitutes the official minutes for the Highland City Council Meeting.

Cindy Quick, MMC
City Recorder

Welcome to the Highland City Council Meeting

September 3, 2019

HIGHLAND CITY

7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann
Invocation – Council Member Kurt Ostler
Pledge of Allegiance – Council Member Brian Braithwaite

UNSCHEDULED PUBLIC APPEARANCES

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

PRESENTATIONS *(35 MINUTES)*

- Item 2a. – Event Update – *Julie Tapusoa*
- Item 2b. – Youth Council Report – *Youth Council Member*
- Item 2c. – Water Conservation Strategies – *Tavis Timothy*



July 27 – August 3, 2019











2019 Fling Summary

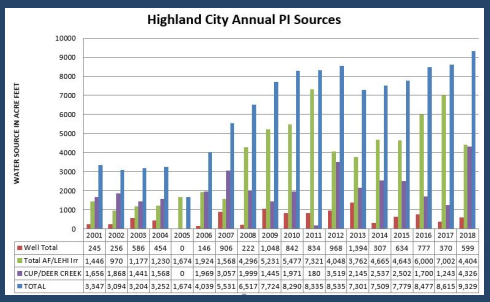
EVENT	Actual Expense	Actual Revenue	profit or Loss overall
Kickoff - Luau	$ 4,861.52	$ 3,055.00	$ (1,806.52)
5K Run & Fun Run	$ 1,722.35	$ 1,545.00	$ (177.35)
Marketing	$ 2,276.33	$ -	$ (2,276.33)
Sponsorships/ Magazine	$ 8,285.08	$ 25,000.00	$ 16,714.92
Family Adventure Race	$ 251.93	$ 390.00	$ 138.07
Baby Contest	$ 299.00	$ 230.00	$ (69.00)
Fireworks	$ 12,450.00	$ -	$ (12,450.00)
Kids' Night	$ 199.97	$ 50.00	$ (149.97)
Disc Golf	$ 3,285.03	$ 4,018.00	$ 732.97
Movie Night	$ 806.95	$ 35.00	$ (771.95)
Mass Gathering Require-ments	$ 1,573.08	$ -	$ (1,573.08)
Parade	$ 1,591.48	$ 1,525.00	$ (66.48)
Entertainment Stage	$ 12,348.64	$ -	$ (1,348.64)
Highland Games	$ 2,736.78	$ 3,274.00	$ 537.22
Youth Night - Drive In Movie	$ 215.49	$ -	$ (215.49)
Vendors	$ 369.47	$ 4,525.00	$ 4,155.53
Play Day Rodeo	$ 181.53	$ 362.00	$ 180.47
Kids' Zone	$ 5,185.62	$ 5,147.75	$ (37.87)
Pre-Teen Activity	$ 99.94	$ -	$ (99.94)
Horseshoe Tournament	$ 51.80	$ -	$ (51.80)
Miscellaneous	$ 3,483.24	$ 57.98	$ (3,022.63)
2019 FLING	**$ 62,275.23**	**$ 49,214.73**	**$ 13,060.50**
2018 FLING	$ 51,840.10	$ 39,293.00	$ 12,547.10
2017 FLING	$ 62,886.77	$ 49,138.90	$ 13,747.87
2016 FLING	$ 44,460.09	$ 30,797.00	$ 13,663.09
2015 FLING	$ 43,874.09	$ 28,714.12	$ 15,159.97



PRESSURIZED IRRIGATION WATER CONSERVATION PRESENTATION

HIGHLAND CITY

HIGHLAND CITY ANNUAL PI SOURCES



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Well Total	245	256	586	454	0	146	906	222	1,048	842	834	968	1,394	307	634	777	370	599
Total AF/LEHI Irr	1,446	970	1,177	1,230	1,674	1,924	1,568	4,296	5,231	5,477	7,321	4,048	3,762	4,665	4,643	6,000	7,002	4,404
CUP/DEER CREEK	1,656	1,868	1,441	1,568	0	1,969	3,057	1,899	1,445	1,971	180	3,519	2,145	2,537	2,502	1,700	1,243	4,326
TOTAL	3,347	3,094	3,204	3,252	1,674	4,039	5,531	6,517	7,724	8,290	8,335	8,535	7,301	7,509	7,779	8,477	8,615	9,329

IRRIGATION APPLICATION RATES

Irrigation Application Rates

City	Irrigated Area[1] (ac)	Outdoor Use[2] (ac-ft)	Application Rate (ac-ft/ac)
Saratoga Springs	995	2,547	2.6
Clinton	1,012	3,086	3.0
North Salt Lake	680	2,668	3.9
Midvale	680	2,408	3.5
Herriman	990	3,338	3.4
Roy	1,306	4,594	3.5
Washington Terrace	302	1,048	3.5
Kearns	1,210	3,922	3.2
West Jordan	3,206	10,283	3.2
Spanish Fork	1,290	5,004	3.9
Springville	1,269	5,058	4.0
Orem	2,759	11,729	4.3
Ivins	198	957	4.8
Hurricane	896	4,327	4.8
HIGHLAND	**1,391**	**8,615**	**6.2**

A sampling of outdoor Application rates are found here. Most of the City's shown do have Meters. The table provides how much water was Used for each City.

State of Utah Water Use Data Collection Program Report January 2018
STATE OF UTAH DIVISION OF WATER RESOURCES
BOWEN COLLINS & ASSOCIATES/HANSEN, ALLEN & LUCE

PI WATER USE PUZZLE

THE CITY'S WATER USE IS COMPLEX AND HAS MANY FACETS THAT REQUIRE ATTENTION:

1. High per capita use from overwatering
2. Watering land not planned to be watered
3. Encroachment into Conservation areas and or City property
4. The original PI system was designed for half of the current application rate
5. Conservation Methods
   1. Meters
   2. Smart Controllers
   3. Public Awareness/Education
   4. Watering Schedule (Not Daily)
   5. Landscape Standards
      - Park Strips, Xeroscapes, Non Residential

Senate Bill 52 Requirements

On March 28 2019, Governor Herbert signed SB 52 that requires secondary pressurized irrigation systems to:

1. Install meters on all NEW connections designed after April 1, 2020.
2. Report annually their water use data to the Utah Division of Water Rights.
3. Before December 31, 2019 submit to the Utah Division of Water Resources a plan for how metering of existing individual connections will be implemented for their system.
   - Include Cost of Full Metering
   - Proposed Process & Schedule
   - Financing of Meters

Cost of Full Metering

- A Cost Estimate of $4,500,000 for residential, commercial and institutional properties.
  - This accounts for new homes that already have meters installed.
- An additional cost of $400,000 has been estimated for City connections.
- Metering has been estimated at approximately $800-$1,200 per residence. Costs include placement of a meter box, meter and landscaping replacement.

Proposed Schedule

- A Schedule has not been mandated by the State Government. However, it is reasonable to assume that a 10-year installation period can be expected.
- The Cost of metering continues to increase yearly due to materials and labor.

Financing Options

The City may elect to fund metering through a combination of the following:

1. PI Water Rates
   - Maintain current rate once bond has been paid off in 2022
2. Grants – Watersmart Grant, City Staff preparing to submit in March, with City Council approval. Grant requires matching City funds.
3. State Loan – The State has appropriated low interest loans for meters
4. Bond

Benefits of Metering

Metering has been found to be an effective conservation tool. Benefits to the City may include:

1. Conservation – Other Cities/Districts have seen a 40% reduction in water use. Conservation is attained through water use accountability.
2. Less PI Projects – The current system is nearing capacity, to provide PI to new development the associated costs will be much greater than meter costs.
3. Lower Power Costs
4. More Water Available During Droughts
5. Better Stewards of the Natural Resource

Proceeding Forward

In upcoming meetings the City Council will need to:

1. Provide support for matching funding required by the Grant Application
2. Comment/Approve the Irrigation Meter Plan that will be provided to the State
3. Approve City wide Conservation Strategies

HIGHLAND CITY

CONSENT ITEMS *(5 MINUTES)*

- Item 3a. – Approval of August 6, 2019 Meeting Minutes
- Item 3b. – Authorize the Surplus Sale of the 2007 Chevrolet

HIGHLAND CITY

SHORT TERM RENTALS *(20 MINUTES)*

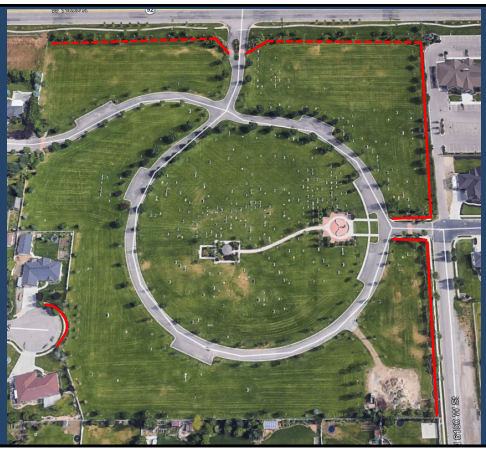
Item 4 – Action/Ordinance
Presented by – Tim Merrill, City Attorney

AMENDING NUISANCE ORDINANCE
(20 MINUTES)

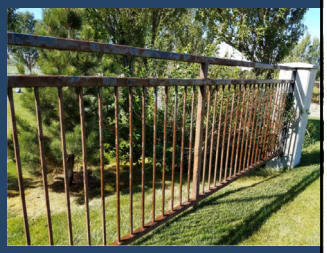
Item 5 – Action/Ordinance
Presented by – Tim Merrill, City Attorney

CEMETERY FENCE REPLACEMENT OPTIONS
(10 MINUTES)

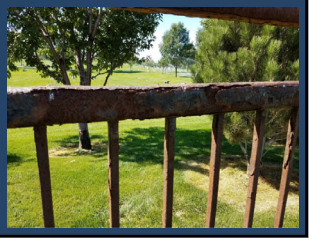
Item 6 – Discussion
Presented by – Nathan Crane, AICP, City Administrator / Community Development Director



Fence Condition

Fence Condition

Options

- Replace along SR92
- Repair and paint remainder
- Durability and ease of repair
  - Aluminum vs Powder Coated Steel
  - Picket Repair/Replacement
- Alumi-Guard
  - Splash Pad

Cost Estimates - Discussion

- Replace
- Fence Specialist: 5' fence
  - Commercial ¾": 42,444.14
  - Industrial 1': $48,263.70
- RhinoRock
  - 6' solid: $52,865
  - 3' solid and 3' Alumi-Guard: $91,995
- Repair and Paint - ??
  - Contractor

MAYOR/COUNCIL AND STAFF DISCUSSION COMMUNICATION ITEMS

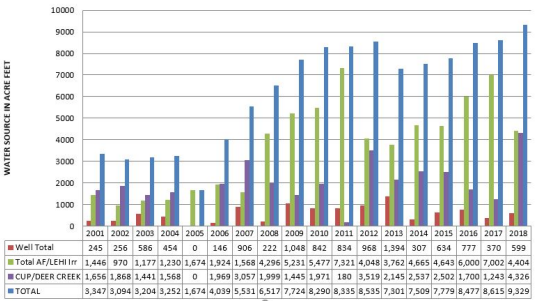
- Item 7a. – Animal Board Policy for Feral Cats – *Council Member Scott L. Smith*
- Item 7b. – Condition of Median Strips on Alpine Highway – *Council Member Scott L. Smith*

FUTURE MEETINGS

- Item 8a. – Future Meetings
  - September 10, City Council & Planning Commission Joint Meeting Moderate Income Housing Plan, 7:00 pm
  - September 17, City Council Meeting, 7:00 pm
  - September 24, Planning Commission Meeting, 7:00 pm

HIGHLAND CITY PRESSURIZED IRRIGATION WATER CONSERVATION

HIGHLAND CITY



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Well Total	245	256	586	454	0	146	906	222	1,048	842	834	968	1,394	307	634	777	370	599
Total AF/LEHI Irr	1,446	970	1,177	1,230	1,674	1,924	1,568	4,296	5,231	5,477	7,321	4,048	3,762	4,665	4,643	6,000	7,002	4,404
CUP/DEER CREEK	1,656	1,868	1,441	1,568	0	1,969	3,057	1,999	1,445	1,971	180	3,519	2,145	2,537	2,502	1,700	1,243	4,326
TOTAL	3,347	3,094	3,204	3,252	1,674	4,039	5,531	6,517	7,724	8,290	8,335	8,535	7,301	7,509	7,779	8,477	8,615	9,329

Irrigation Application Rates

City	Irrigated Area[1] (ac)	Outdoor Use[2] (ac-ft)	Application Rate (ac-ft/ac)
Saratoga Springs	995	2,547	2.6
Clinton	1,012	3,086	3.0
North Salt Lake	680	2,668	3.9
Midvale	680	2,408	3.5
Herriman	990	3,338	3.4
Roy	1,306	4,594	3.5
Washington Terrace	302	1,048	3.5
Kearns	1,210	3,922	3.2
West Jordan	3,206	10,283	3.2
Spanish Fork	1,290	5,004	3.9
Springville	1,269	5,058	4.0
Orem	2,759	11,729	4.3
Ivins	198	957	4.8
Hurricane	896	4,327	4.8
HIGHLAND	**1,391**	**8,615**	**6.2**

A sampling of outdoor Application rates are found here. Most of the City's shown do have Meters. The table provides how much water was Used for each City.

State of Utah Water Use Data Collection Program Report
January 2018
STATE OF UTAH DIVISION OF WATER RESOURCES
BOWEN COLLINS & ASSOCIATES/HANSEN, ALLEN & LUCE

PI WATER USE PUZZLE

THE CITY'S WATER USE IS COMPLEX AND HAS MANY FACETS THAT REQUIRE ATTENTION:

1. High per capita use from overwatering
2. Watering land not planned to be watered
3. Encroachment into Conservation areas and or City property
4. The original PI system was designed for half of the current application rate
5. Conservation Methods
    1. Meters
    2. Smart Controllers
    3. Public Awareness/Education
    4. Watering Schedule (Not Daily)
    5. Landscape Standards
        - Park Strips, Xeroscapes, Non Residential

Senate Bill 52 Requirements

On March 28 2019, Governor Herbert signed SB 52 that requires secondary pressurized irrigation systems to:

1. Install meters on all NEW connections designed after April 1, 2020.
2. Report annually their water use data to the Utah Division of Water Rights.
3. Before December 31, 2019 submit to the Utah Division of Water Resources a plan for how metering of existing individual connections will be implemented for their system.
    - Include Cost of Full Metering
    - Proposed Process & Schedule
    - Financing of Meters

Cost of Full Metering

- A Cost Estimate of $4,500,000 for residential, commercial and institutional properties.
    - This accounts for new homes that already have meters installed.
- An additional cost of $400,000 has been estimated for City connections.
- Metering has been estimated at approximately $800-$1,200 per residence. Costs include placement of a meter box, meter and landscaping replacement.

Proposed Schedule

- A Schedule has not been mandated by the State Government. However, it is reasonable to assume that a 10-year installation period can be expected.
- The Cost of metering continues to increase yearly due to materials and labor.

Financing Options

The City may elect to fund metering through a combination of the following:

1. PI Water Rates
   - Maintain current rate once bond has been paid off in 2022
2. Grants – Watersmart Grant, City Staff preparing to submit in March, with City Council approval. Grant requires matching City funds.
3. State Loan – The State has appropriated low interest loans for meters
4. Bond

Benefits of Metering

Metering has been found to be an effective conservation tool. Benefits to the City may include:

1. Conservation – Other Cities/Districts have seen a 40% reduction in water use. Conservation is attained through water use accountability.
2. Less PI Projects – The current system is nearing capacity, to provide PI to new development the associated costs will be much greater than meter costs.
3. Lower Power Costs
4. More Water Available During Droughts
5. Better Stewards of the Natural Resource

Proceeding Forward

In upcoming meetings the City Council will need to:

1. Provide support for matching funding required by the Grant Application
2. Comment/Approve the Irrigation Meter Plan that will be provided to the State
3. Approve City wide Conservation Strategies