

MIDWAY CITY COUNCIL REGULAR MEETING

Wednesday, 11 July 2018, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small town Swiss character & natural environment, as well as remaining fiscally responsible.

1. Call to Order

a. Pledge of Allegiance

b. Prayer and/or Inspirational Message

Any Midway resident interested in giving a prayer and/or an inspirational message may contact the City Recorder at bwilson@midwaycityut.org or 435-654-3223 x118.

2. Consent Calendar

Be it hereby moved that the following consent calendar items stand approved:

- a. Agenda for the 11 July 2018 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 13 June 2018 City Council Work Meeting
- d. Minutes of the 13 June 2018 City Council Regular Meeting

3. Public Comment (Approximately 15 minutes)

This is the public's opportunity to comment on items not on the agenda. Please state your name and address.

4. Ordinance 2018-16 / Theaters in Commercial Zones (City Planner – Approximately 30 minutes) – Discuss Ordinance 2018-16 amending Title 16 of the Midway City Municipal Code to allow theaters in the C-2 and C-3 zones. Recommended without conditions by the Midway City Planning Commission (**Public Hearing**).

5. Department Reports (Approximately 30 minutes)

- a. Heber Valley Tourism and Economic Development, Midway Business Alliance and Legislative.
- b. Midway Boosters, Ice Rink, Open Space, and the Swiss Days Committee.
- c. Heber Light & Power Company, Heber Valley Railroad, Heber Valley Special Service District, and the Midway Sanitation District.

6. HVTED / Mid-Year Tourism Update (Ryan Starks – Approximately 15 minutes) – Receive a mid-year tourism update from Heber Valley Tourism and Economic Development.

7. Wildfire Prevention Program / Presentation (Approximately 15 minutes) – Receive a presentation on Midway City's participation in the Utah Department of Natural Resources' wildfire prevention program.

8. **Ice Rink / Agreement Addendum** (City Attorney – Approximately 10 minutes) – Discuss and possibly approve an addendum to the Midway Ice Rink Facility Management Agreement dated 22 November 2017.
9. **Resolution 2018-24 / Security Deposit for Park Pavilions** (Purchasing Agent – Approximately 10 minutes) – Discuss and possibly approve Resolution 2018-24 amending the Midway City Fee Schedule regarding security deposits for park pavilions.
10. **Bond Counsel Services / Award Contract** (Purchasing Agent – Approximately 5 minutes) – Discuss and possibly award a contract for bond counsel services.
11. **Financial Advisory Services / Award Contract** (Georgia McGuire – Approximately 5 minutes) – Discuss and possibly award a contract for financial advisory services.
12. **Resolution 2018-14 / Whitaker Annexation Amendment** (City Planner – Approximately 30 Minutes) – Discuss and Possibly Approve Resolution 2018-14 Adopting an Amended Agreement for the Whitaker Annexation.
13. **Whitaker Farm / Preliminary Approval** (City Planner - Approximately 30 Minutes) – Discuss and possibly grant preliminary approval for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43). Recommended with conditions by the Midway City Planning Commission.
14. **Adjournment**

Published on the Utah Public Notice Website on 6 July 2018 at 10:15 a.m. by Brad Wilson (City Recorder)
Posted on 6 July 2018 at 5:00 p.m. by Becky Wood (Deputy City Recorder)

The order of individual items on this agenda is subject to change up to 24 hours in advance.
All times are approximate.

For those individuals needing special assistance in accordance with the Americans with Disabilities Act, please contact Brad Wilson at the Midway City Office Building, at 75 North 100 West, Midway, UT 84049, 1-435-654-3223 x104, or by email at: bwilson@midwaycityut.org.

Midway City Council
11 July 2018
Regular Meeting

Warrants

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
200								
200	Blue Stakes of Utah 811	UT201802346	BILLABLE E-MAIL NOTIFICATIO	06/30/2018	91.60	.00		
Total 200:					91.60	.00		
505								
505	HEBER CITY CORPORATION	06222018	July 2017 - June 2018	06/20/2018	1,080.00	1,080.00	06/28/2018	
Total 505:					1,080.00	1,080.00		
545								
545	HICKEN OXYGEN @ PLAZA	R053118-61	OXYGEN	05/31/2018	24.00	24.00	06/28/2018	
Total 545:					24.00	24.00		
565								
565	HORROCKS ENGINEERS INC	47123	Sunburst Ranch 2 (Construction)	06/14/2018	41.84	41.84	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Granary CUP	06/14/2018	560.70	560.70	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Alder Meadows (Construction)	06/14/2018	520.36	520.36	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Indian Summer (Construction)	06/14/2018	5,183.02	5,183.02	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Cascades at SH 2 (Planning)	06/14/2018	348.50	348.50	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Remund Farms (Planning)	06/14/2018	4,005.00	4,005.00	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Appenzell 2 (Planning)	06/14/2018	495.00	495.00	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Scotch Fields (Construction)	06/14/2018	1,474.34	1,474.34	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Whitaker Farms (Planning)	06/14/2018	1,155.00	1,155.00	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Cascades at SH 2 (Construction)	06/14/2018	4,255.52	4,255.52	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Saint-Prex (Construction)	06/14/2018	6,312.44	6,312.44	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Corner Restaurant (Planning)	06/14/2018	280.00	280.00	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Kelson Subdivision (Construction)	06/14/2018	117.46	117.46	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Lime Canyon (Construction)	06/14/2018	1,684.24	1,684.24	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Council Meetings	06/14/2018	900.00	900.00	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	General Engineering	06/14/2018	4,359.75	4,359.75	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Update WATER GIS Map	06/14/2018	185.00	185.00	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Water System Maintenance	06/14/2018	71.72	71.72	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Update Trail Plan	06/14/2018	300.00	300.00	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Meter Water Sources	06/14/2018	1,500.86	1,500.86	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Michie Lane	06/14/2018	722.60	722.60	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	2017 Road Surface Treatments	06/14/2018	630.26	630.26	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Valais Tennis Court Repairs	06/14/2018	218.75	218.75	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Cut Permits	06/14/2018	212.06	212.06	06/28/2018	
565	HORROCKS ENGINEERS INC	47123	Probst Way Improvements	06/14/2018	6,598.30	6,598.30	06/28/2018	
Total 565:					42,132.72	42,132.72		
715								
715	LANCE EXCAVATING, INC	06202018	Clean Concrete	06/20/2018	67.52	.00		
715	LANCE EXCAVATING, INC	12789	Reinforced Concrete	06/19/2018	67.05	.00		
Total 715:					134.57	.00		
845								
845	MOUNTAINLAND SUPPLY COM	S102636346.0	Supplies	06/18/2018	63.41	63.41	06/28/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
845	MOUNTAINLAND SUPPLY COM	S102640521.0	2 PVC SCH40 PIPE	05/29/2018	187.69	187.69	06/15/2018	
845	MOUNTAINLAND SUPPLY COM	S102655656.0	MAINSTREET FLOWERS	06/07/2018	22.05	22.05	06/15/2018	
845	MOUNTAINLAND SUPPLY COM	S102656430.0	Flat Ring & CVR	06/13/2018	949.25	949.25	06/15/2018	
845	MOUNTAINLAND SUPPLY COM	S102669662.0	Supplies	06/18/2018	64.05	64.05	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102670887.0	Supplies	06/19/2018	2,192.88	2,192.88	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102670887.0	Supplies	06/25/2018	2,797.38	2,797.38	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102672342.0	Supplies	06/20/2018	191.16	191.16	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102674489.0	Supplies	06/21/2018	513.93	513.93	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102674740.0	Shear Blade	06/21/2018	30.96	30.96	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102675337.0	Supplies	06/25/2018	516.43	516.43	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102675455.0	Teflon Tape	06/21/2018	12.92	.00		
845	MOUNTAINLAND SUPPLY COM	S102675737.0	Supplies	06/21/2018	289.45	289.45	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102676356.0	Supplies	06/21/2018	1,019.42	1,019.42	06/28/2018	
845	MOUNTAINLAND SUPPLY COM	S102682896.0	Supplies	06/26/2018	113.11	.00		
Total 845:					8,964.09	8,838.06		
875								
875	OFFICE DEPOT	150752314001	Scanner Wireless	06/12/2018	280.16	280.16	06/28/2018	
875	OFFICE DEPOT	150752469001	Label	06/13/2018	6.89	6.89	06/28/2018	
875	OFFICE DEPOT	150752469001	Labels	06/13/2018	46.08	46.08	06/28/2018	
875	OFFICE DEPOT	150752469001	Manila FF, LTR	06/13/2018	30.90	30.90	06/28/2018	
875	OFFICE DEPOT	150752470001	Roller, Xtra	06/13/2018	39.55	39.55	06/28/2018	
875	OFFICE DEPOT	151465483001	OFFICE SUPPLIES	06/13/2018	32.73	32.73	06/28/2018	
875	OFFICE DEPOT	156110418001	Stamps & Postage Fee	06/26/2018	275.00	.00		
875	OFFICE DEPOT	156110418001	Keyborad and Mouse	06/26/2018	37.98	.00		
875	OFFICE DEPOT	156111556001	24IN LED	06/26/2018	296.98	.00		
875	OFFICE DEPOT	156111557001	Organizer, Monitor, Black	06/27/2018	39.58	.00		
Total 875:					1,085.85	436.31		
930								
930	Dominion Energy	2731063797 6/	COMMUNITY CENTER 2731063	06/12/2018	141.48	141.48	06/15/2018	
930	Dominion Energy	5770020000 6/	town hall 5770020000	06/12/2018	216.10	216.10	06/15/2018	
930	Dominion Energy	6558550000 6/	MAINTENANCE SHOP 65585500	06/12/2018	79.43	79.43	06/15/2018	
930	Dominion Energy	6801020000 6/	ADMIN OFFICES 6801020000	06/12/2018	52.69	52.69	06/15/2018	
Total 930:					489.70	489.70		
945								
945	CENTURYLINK - 435-654-3223 2	06072018	4356543223 269B	06/07/2018	430.68	430.68	06/14/2018	
Total 945:					430.68	430.68		
955								
955	REAMS	697007	2 pair work pants (Shane O.)	06/12/2018	99.98	99.98	06/28/2018	
Total 955:					99.98	99.98		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	163952	Vests	05/01/2018	16.75	16.75	06/14/2018	
1015	SAFETY SUPPLY & SIGN CO IN	164745	Supplies	06/26/2018	488.73	488.73	06/28/2018	
Total 1015:					505.48	505.48		
1045								
1045	STANDARD PLUMBING SUPPLY	HKP335	Rainbird, Joint Plier, Propane torc	06/13/2018	65.39	65.39	06/14/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1045	STANDARD PLUMBING SUPPLY	HKT311	Rainbird 1300F Bubbler	06/14/2018	18.75	18.75	06/28/2018	
1045	STANDARD PLUMBING SUPPLY	HLC6553	PVC Tee	06/20/2018	47.70	47.70	06/28/2018	
1045	STANDARD PLUMBING SUPPLY	HLCZ26	PVC Glue, Purple Primer	06/20/2018	105.04	105.04	06/28/2018	
1045	STANDARD PLUMBING SUPPLY	HLDH58	SUPPLIES	06/21/2018	68.17	68.17	06/28/2018	
1045	STANDARD PLUMBING SUPPLY	HLGH30	SUPPLIES	06/22/2018	9.34	9.34	06/28/2018	
1045	STANDARD PLUMBING SUPPLY	HLQF40	PVC Slip Cap	06/28/2018	4.32	.00		
Total 1045:					318.71	314.39		
1170								
1170	TIMBERLINE ACE HARDWARE	118779	WAND MARKING	06/11/2018	49.98	49.98	06/14/2018	
1170	TIMBERLINE ACE HARDWARE	118905	Boot	06/15/2018	131.99	131.99	06/28/2018	
1170	TIMBERLINE ACE HARDWARE	118979	Link Chain	06/18/2018	11.96	11.96	06/28/2018	
1170	TIMBERLINE ACE HARDWARE	119034	EPOXY 2TON CLR 1OZ	06/20/2018	13.77	13.77	06/28/2018	
1170	TIMBERLINE ACE HARDWARE	119228	SUPPLIES	06/28/2018	94.72	.00		
1170	TIMBERLINE ACE HARDWARE	119280	Phillip FH, Screw PH	06/29/2018	16.51	.00		
1170	TIMBERLINE ACE HARDWARE	119304	Gloves	06/30/2018	39.98	.00		
1170	TIMBERLINE ACE HARDWARE	119362	Hillman Misc Nuts & Bolts	07/03/2018	3.60	.00		
Total 1170:					362.51	207.70		
1255								
1255	UTAH LOCAL GOVERNMENTS	1566711	Insurance	05/30/2018	2,535.12	2,535.12	06/28/2018	
Total 1255:					2,535.12	2,535.12		
1310								
1310	WASATCH AUTO PARTS	144416	Trailer Connect Kit	06/12/2018	4.99	4.99	06/28/2018	
Total 1310:					4.99	4.99		
1340								
1340	WASATCH COUNTY SHERIFFS	518	LAW ENFORCEMENT (May 2018	06/18/2018	8,928.92	8,928.92	06/28/2018	
Total 1340:					8,928.92	8,928.92		
1360								
1360	WASATCH COUNTY SOLID WA	90042 6/18	90042 Community Center	06/01/2018	75.00	75.00	06/14/2018	
1360	WASATCH COUNTY SOLID WA	90291 6/18	90291 Park & Offices	06/01/2018	145.00	145.00	06/14/2018	
1360	WASATCH COUNTY SOLID WA	90292 6/18	90292 Cemetery	06/01/2018	75.00	75.00	06/14/2018	
1360	WASATCH COUNTY SOLID WA	93287 6/18	93287 City Shop	06/01/2018	75.00	75.00	06/14/2018	
Total 1360:					370.00	370.00		
1365								
1365	WAVE PUBLISHING	C 60357	Full Time Planning/Zoning	05/31/2018	40.50	40.50	06/28/2018	
1365	WAVE PUBLISHING	D 80981	Open Space Board	05/31/2018	210.00	210.00	06/28/2018	
1365	WAVE PUBLISHING	L 16094	Public Notice	06/06/2018	41.61	41.61	06/28/2018	
1365	WAVE PUBLISHING	L 16095	Public Notice	06/06/2018	101.74	101.74	06/28/2018	
1365	WAVE PUBLISHING	L16080	Public Notice	05/30/2018	101.76	101.76	06/14/2018	
1365	WAVE PUBLISHING	L16081	Public Notice	05/30/2018	83.26	83.26	06/14/2018	
1365	WAVE PUBLISHING	L16085	Public Notice	05/30/2018	37.00	37.00	06/14/2018	
1365	WAVE PUBLISHING	L16086	Public Notice	05/30/2018	32.38	32.38	06/14/2018	
1365	WAVE PUBLISHING	L16087	Public Notice	05/30/2018	39.31	39.31	06/14/2018	
Total 1365:					687.56	687.56		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1414								
1414	GENEVA ROCK PRODUCTS INC	07052018	Probst Way - Partial Payment #1	07/01/2018	128,205.05	.00		
Total 1414:					128,205.05	.00		
1418								
1418	WENDY JOHNSON	06132018	Closet & Threshold	06/14/2018	54.81	54.81	06/14/2018	
Total 1418:					54.81	54.81		
1421								
1421	HEBER LIGHT & POWER	06152018	Impact Fee for Vehicle Building	06/15/2018	2,774.30	2,774.30	06/15/2018	
1421	HEBER LIGHT & POWER	06292018	Sprinkler Line for Michie Lane 250	06/29/2018	1,387.15	1,387.15	06/29/2018	
Total 1421:					4,161.45	4,161.45		
1440								
1440	POSTMASTER	07032018	3rd Quarter Water Billings 2018	07/03/2018	607.25	607.25	07/03/2018	
Total 1440:					607.25	607.25		
1571								
1571	FASTENAL IND & CONST SUPP	UTHEB62866	CABLE TIES	06/07/2018	14.36	14.36	06/14/2018	
1571	FASTENAL IND & CONST SUPP	UTHEB63070	Inverted Stripe Wand	06/20/2018	96.17	96.17	06/28/2018	
Total 1571:					110.53	110.53		
1603								
1603	ROCKY MOUNTAIN POWER	06202018	SWISS MOUNTAIN PUMP	06/20/2018	24.72	24.72	06/28/2018	
Total 1603:					24.72	24.72		
1813								
1813	REFUND	06222018	Refund Cancell Town Hall Rental	06/20/2018	500.00	500.00	06/28/2018	
Total 1813:					500.00	500.00		
1821								
1821	WEX BANK	54450444	FUEL	05/31/2018	684.05	684.05	06/15/2018	
Total 1821:					684.05	684.05		
1928								
1928	TRUCO ENTERPRISES, INC	184302	CEMETARY-FERTLIZER	05/31/2018	663.56	663.56	06/28/2018	
1928	TRUCO ENTERPRISES, INC	184303	CENTENNIAL PARK/TOWN HAL	05/31/2018	407.63	407.63	06/28/2018	
1928	TRUCO ENTERPRISES, INC	184304	MAIN STREET PARKSTRIPS - F	05/31/2018	256.32	256.32	06/28/2018	
1928	TRUCO ENTERPRISES, INC	184305	TOWN SQUARE	05/31/2018	356.18	356.18	06/28/2018	
1928	TRUCO ENTERPRISES, INC	184306	Valais Park-FERTLIZER	05/31/2018	914.55	914.55	06/28/2018	
1928	TRUCO ENTERPRISES, INC	184307	ALPINHOF-FERTLIZER	05/31/2018	167.71	167.71	06/28/2018	
1928	TRUCO ENTERPRISES, INC	184308	ROUND-A-ABOUT-FERTLIZER	05/31/2018	48.00	48.00	06/28/2018	
Total 1928:					2,813.95	2,813.95		
1989								
1989	BANKCARD CENTER	4717 MC 6/18	Office Equipment	06/04/2018	56.46	56.46	06/19/2018	
1989	BANKCARD CENTER	4717 MC 6/18	Office Equipment	06/04/2018	724.98	724.98	06/19/2018	
1989	BANKCARD CENTER	4717 MC 6/18	Office Equipment	06/04/2018	134.86	134.86	06/19/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1989	BANKCARD CENTER	4945 06/18	Volley Ball Net Package	06/04/2018	407.82	407.82	06/14/2018	
1989	BANKCARD CENTER	4945 06/18	Swing Seat	06/04/2018	254.85	254.85	06/14/2018	
1989	BANKCARD CENTER	4945 06/18	Equipment	06/04/2018	86.42	86.42	06/14/2018	
1989	BANKCARD CENTER	4945 06/18	Phone Equipment	06/04/2018	47.76	47.76	06/14/2018	
1989	BANKCARD CENTER	4945 06/18	Lamination	06/04/2018	4.78	4.78	06/14/2018	
1989	BANKCARD CENTER	4945 06/18	Lamination	06/04/2018	15.94	15.94	06/14/2018	
1989	BANKCARD CENTER	5219 06/18	Water Equipment	06/04/2018	49.22	49.22	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	StamPS	06/04/2018	149.00	149.00	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	SPRING CLEAN	06/04/2018	175.89	175.89	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	Spring Clean	06/04/2018	200.45	200.45	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	Mileage	06/04/2018	39.60	39.60	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	Office Supply	06/04/2018	93.40	93.40	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	Lodging	06/04/2018	335.76	335.76	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	Staff Lunch	06/04/2018	27.90	27.90	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	Book "Powers & Duties"	06/04/2018	35.00	35.00	06/14/2018	
1989	BANKCARD CENTER	6014 6/18	Training	06/04/2018	100.00	100.00	06/14/2018	
1989	BANKCARD CENTER	6215 6/18	City Clean Up	06/04/2018	10.30	10.30	06/14/2018	
1989	BANKCARD CENTER	6215 6/18	City Clean Up	06/04/2018	82.30	82.30	06/14/2018	
1989	BANKCARD CENTER	6215 6/18	City Clean Up	06/04/2018	16.48	16.48	06/14/2018	
1989	BANKCARD CENTER	6215 6/18	Payroll Meeting	06/04/2018	20.00	20.00	06/14/2018	
Total 1989:					3,069.17	3,069.17		
2075								
2075	MIDWAY CITY	100002 7/18	Midway City Office 100002	07/01/2018	84.00	.00		
2075	MIDWAY CITY	100004 7/2018	Town Hall Kitchen 100004	07/01/2018	84.00	.00		
2075	MIDWAY CITY	100005 7/2018	Town Square Shelter 100005	07/01/2018	84.00	.00		
2075	MIDWAY CITY	100006 7/2018	North Park Strip 100006	07/01/2018	84.00	.00		
2075	MIDWAY CITY	100007 7/2018	South Park Strip 100007	07/01/2018	84.00	.00		
2075	MIDWAY CITY	100010 7/2018	Cemetery Restrooms 100010	07/01/2018	84.00	.00		
2075	MIDWAY CITY	100013 7/2018	Shop Wash Room 100013	07/01/2018	84.00	.00		
Total 2075:					588.00	.00		
2080								
2080	NATIONAL BENEFIT SERVICES	655490	FSA PLAN ADMIN FEE June 201	06/30/2018	75.00	75.00	07/05/2018	
Total 2080:					75.00	75.00		
2147								
2147	CHEMTECH-FORD LABORATO	18G0048	colilert AP	07/03/2018	100.00	.00		
Total 2147:					100.00	.00		
2164								
2164	POINT S	0121196	Service Call and Safety Inspection	06/07/2018	135.00	135.00	06/14/2018	
Total 2164:					135.00	135.00		
2377								
2377	RIDLEY'S FAMILY MARKETS	040	MAYOR JOHNSON-OPEN SPAC	06/06/2018	12.33	12.33	06/14/2018	
2377	RIDLEY'S FAMILY MARKETS	06222018	SALES and Use Tax (March)	06/22/2018	3,913.84	3,913.84	06/28/2018	
2377	RIDLEY'S FAMILY MARKETS	06222018	RESORT TAX (March)	06/22/2018	2,061.75	2,061.75	06/28/2018	
2377	RIDLEY'S FAMILY MARKETS	06222018-2	Personal Property Tax (2018)	06/22/2018	268.58	268.58	06/28/2018	
2377	RIDLEY'S FAMILY MARKETS	6182018	Fuel	06/18/2018	130.45	130.45	06/28/2018	
2377	RIDLEY'S FAMILY MARKETS	6192018	Real Property Tax (2017)	06/19/2018	1,824.43	1,824.43	06/28/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2377:					8,211.38	8,211.38		
2418								
2418	FINAL COMPLETION DEPOSIT	17-126 FCD	17-126 Final Completion Deposit	06/20/2018	1,500.00	1,500.00	06/28/2018	
Total 2418:					1,500.00	1,500.00		
2421								
2421	PUBLIC FACILITIES DEPOSIT	16-175 PFD	16-175 Public Facilities Deposit	06/28/2018	1,750.00	1,750.00	06/28/2018	
2421	PUBLIC FACILITIES DEPOSIT	17-126 PFD	17-126 Public Facilities Deposit	06/20/2018	1,750.00	1,750.00	06/28/2018	
Total 2421:					3,500.00	3,500.00		
2422								
2422	STATE OF UTAH	JULY 2018	4th Qtr June 30, 2018	07/01/2018	444.36	.00		
Total 2422:					444.36	.00		
2456								
2456	IWORQ	10386	BUILDing safety	06/05/2018	300.00	300.00	06/28/2018	
2456	IWORQ	10386	Planning/Zoning	06/05/2018	300.00	300.00	06/28/2018	
2456	IWORQ	10386	Sewer District	06/05/2018	300.00	300.00	06/28/2018	
2456	IWORQ	10386	Public Works	06/05/2018	300.00	300.00	06/28/2018	
Total 2456:					1,200.00	1,200.00		
2513								
2513	PR DIAMOND PRODUCTS, INC.	0049239-IN	Electroplated C/G 30/40 Grit. Multi	06/27/2018	1,105.00	.00		
Total 2513:					1,105.00	.00		
2520								
2520	Staker Parson Companies	4653630	washed concrete sand	06/13/2018	264.83	264.83	06/28/2018	
2520	Staker Parson Companies	4655799	washed concrete sand	06/14/2018	1,074.28	1,074.28	06/28/2018	
2520	Staker Parson Companies	4660070	Supplies	06/19/2018	99.33	99.33	06/28/2018	
Total 2520:					1,438.44	1,438.44		
2561								
2561	CENTURYLINK -435-654-3924 4	3924 453B 6/1	435-654-3924 453B	06/07/2018	134.25	134.25	06/28/2018	
Total 2561:					134.25	134.25		
2562								
2562	CENTURYLINK 435-654-4204 77	06072018	435-654-4204 775B	06/07/2018	45.66	45.66	06/14/2018	
Total 2562:					45.66	45.66		
2563								
2563	CENTURYLINK 76612167	1442174561	76612167	05/31/2018	26.92	26.92	06/14/2018	
Total 2563:					26.92	26.92		
2582								
2582	WEST COAST CODE CONSULT	UT18-504-006	Plan Review Services	05/08/2018	2,505.26	2,505.26	06/28/2018	
2582	WEST COAST CODE CONSULT	UT18-504-007	Plan Review Services	05/10/2018	255.00	255.00	06/28/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2582:					2,760.26	2,760.26		
2614								
2614	Executech Utah, Inc.	52549	Monthly Maintenance Agreement	06/01/2018	910.00	.00		
2614	Executech Utah, Inc.	53071	Monthly Licenses and Subscriptio	05/31/2018	570.99	.00		
Total 2614:					1,480.99	.00		
2627								
2627	Gordon Law Group, P.C.	3692	Monthly Flat Fee	06/01/2018	5,000.00	5,000.00	06/28/2018	
2627	Gordon Law Group, P.C.	3692	John Probst Litigation	06/01/2018	3,005.83	3,005.83	06/28/2018	
2627	Gordon Law Group, P.C.	3692	Cascades at Soldier Hollow, Phas	06/01/2018	819.00	819.00	06/28/2018	
2627	Gordon Law Group, P.C.	3692	Saint Prex Estates	06/01/2018	195.00	195.00	06/28/2018	
2627	Gordon Law Group, P.C.	3692	Whitaker Farm Annexation	06/01/2018	585.00	585.00	06/28/2018	
2627	Gordon Law Group, P.C.	3692	Remund Farm Subdivision	06/01/2018	419.25	419.25	06/28/2018	
Total 2627:					10,024.08	10,024.08		
2636								
2636	CenturyLink 435-654-4120	1442940299	435-654-4120 Phone Services	06/11/2018	855.00	855.00	06/28/2018	
Total 2636:					855.00	855.00		
2641								
2641	Crescent Electric Supply Compan	S504501654.0	Credit Memo	12/22/2017	15.66-	.00		
Total 2641:					15.66-	.00		
2658								
2658	SIGNARAMA	INV-1497	MCPW FLEET NUMBER DECAL	05/31/2018	82.56	82.56	06/14/2018	
2658	SIGNARAMA	INV-1587	MAINTENANCE BUILDING SIGN	06/06/2018	70.25	70.25	06/14/2018	
2658	SIGNARAMA	INV-1590	Embroidery	06/06/2018	234.00	234.00	06/28/2018	
2658	SIGNARAMA	INV-1643	Training Class Signage	06/14/2018	104.24	104.24	06/28/2018	
2658	SIGNARAMA	INV-1668	Open Space Banners	06/18/2018	230.57	230.57	06/28/2018	
2658	SIGNARAMA	INV-1690	Signs	06/20/2018	104.24	104.24	06/28/2018	
Total 2658:					825.86	825.86		
2666								
2666	MARKETING VIDEOS CLUB	INV-0668	City Council Live Stream 6-13-201	06/14/2018	225.00	225.00	06/14/2018	
Total 2666:					225.00	225.00		
2672								
2672	Child Richards	94826	Quarterly Accounting	05/31/2018	1,200.00	1,200.00	06/15/2018	
Total 2672:					1,200.00	1,200.00		
2683								
2683	NORCO INC	23399142-234	CREDIT FOR INVOICE 3/29/2018	06/01/2018	755.37-	.00		
Total 2683:					755.37-	.00		
2698								
2698	Promo Ink LLC	10-1547	Uniforms	06/20/2018	79.62	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2698:					79.62	.00		
2700								
2700	Car Quest Auto Parts	15341-9472	Wide band OXY SEN, OXY Sens	06/14/2018	69.15	69.15	06/14/2018	
2700	Car Quest Auto Parts	15341-9473	CP Wrnch 80 MM 15FL	06/14/2018	5.51	5.51	06/14/2018	
Total 2700:					74.66	74.66		
2701								
2701	Colette Caldwell	3	June 2018 Janitorial Service	06/27/2018	1,000.00	1,000.00	06/28/2018	
Total 2701:					1,000.00	1,000.00		
2709								
2709	Celeste Johnson	06082018	BEAUTIFICATION SATURDAY 6/	06/08/2018	26.94	26.94	06/14/2018	
2709	Celeste Johnson	109713	Lunch/JeanFreau from UVU, tax b	06/18/2018	28.92	28.92	06/28/2018	
Total 2709:					55.86	55.86		
2710								
2710	ISDUP	LIME KILN PLA	LIME KILN PLAQUE - DUP	06/18/2018	1,296.00	1,296.00	06/18/2018	
Total 2710:					1,296.00	1,296.00		
2711								
2711	David Carson	31553738	Reimburse for payment to Survey	05/10/2018	37.00	37.00	06/28/2018	
2711	David Carson	31746292	Reimburse for payment to Survey	06/10/2018	37.00	37.00	06/28/2018	
Total 2711:					74.00	74.00		
2712								
2712	Big T Recreation	3317	Engineered Wood Fiber for Playgr	06/20/2018	2,912.50	2,912.50	06/28/2018	
2712	Big T Recreation	3317	Engineered Wood Fiber for Playgr	06/20/2018	2,912.50	2,912.50	06/28/2018	
Total 2712:					5,825.00	5,825.00		
Grand Totals:					251,986.77	119,593.91		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Midway City Council
11 July 2018
Regular Meeting

Minutes of the
13 June 2018
Work Meeting



Memo

Date: 6 July 2018
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 13 June 2018 City Council Work Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

**MINUTES OF THE
MIDWAY CITY COUNCIL
(Work Meeting)**

**Wednesday, 13 June 2018, 10:00 a.m.
Midway City Office Building, Old City Council Chambers
75 North 100 West, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, Public Works Assistant Crew Chief, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and the City's website. A copy of the public notice/agenda is contained in the supplemental file.

1. Call to Order

Mayor Johnson called the meeting to order at 10:02 p.m. She excused Council Member Probst.

Members Present:

Celeste Johnson, Mayor
Lisa Christen, Council Member
Jeff Drury, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Members Excused:

Bob Probst, Council Member

Others Present:

Randy Larsen, GilmoreBell

2. Work Meeting Times

Mayor Johnson asked when the Council preferred to start its work meetings. The Council indicated 9:00 a.m.

3. Resolution 2018-13 / Whitaker Annexation Amendment / Whitaker Farm Preliminary Approval

Mayor Johnson reported that she and Wes Johnson would meet with the Wasatch County Council that afternoon. She said they would determine support for a roundabout at the entrance to the Memorial Hill.

Council Member Van Wagoner asked why the City was doing the work on the roundabout instead of the Whitaker Farm developer. Wes Johnson responded that the developer was paying for the work. Mayor Johnson added that the proposed roundabout was beneficial to the City and a better option than what had previously been proposed. Council Member Van

Wagoner stated that the City should not do the work for every developer.

Council Member Van Wagoner thought that the Whitaker Farm Subdivision was not ready for preliminary approval.

Council Member Drury asked if the developer would construct bike lanes on River Road. Michael Henke responded that the latest plan showed five-foot bike lanes.

Council Member Van Wagoner thought that roundabouts did not slow traffic. He indicated that traffic lights and stops signs were more effective. Mayor Johnson thought that roundabouts slowed traffic at least for a short distance.

Michael Henke noted that the Whitaker annexation agreement had to be amended to allow for roundabouts at the entrances to the project and other changes to River Road.

Mr. Henke also noted that issues with the water for the project still needed to be resolved. Wes Johnson was concerned that in certain circumstance someone could build a development without providing the necessary water.

4. Resolution 2018-23 / Resort Zone (City Planner – Approximately 10 minutes) – Discuss Resolution 2018-23 noticing a pending ordinance regarding the Resort Zone.

Michael Henke gave a presentation regarding the proposed resolution and reviewed the following items:

- Zoning map
- Resort zone
- Water rights
- Water requirements

Mr. Henke also made the following comments:

- The resolution noticed a pending ordinance regarding the resort zone.
- The Municipal Code assumed but did not require that only resorts would be built in the resort zone.
- The Code did not require commercial uses.
- It needed to accommodate small parcels in the zone.
- Vague and ambiguous language also needed to be eliminated.
- There were no density or height limits in the zone.
- The uses in the zone needed to be defined.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

Corbin Gordon explained that any notice of pending ordinance needed to be specific.

5. Open Space Committee / Presentation (Approximately 2 hours) – Receive and discuss a presentation from the Midway City Open Space Advisory Committee regarding bonding for

the preservation of open space.

Mayor Johnson introduced the members of the Midway City Open Space Advisory Committee and thanked them for their work.

Courtland Nelson, chair of the Committee, made the following comments:

- Recommended that an open space bond proposition be on the ballot that year.
- There had been several years of studies and surveys regarding open space and bonding for it.
- A resolution from the Committee would be presented.
- The Wasatch County Council voted to place an open space bond proposition on the ballot for that year.
- The County would focus on preserving agricultural land.
- Each City might receive a portion of the County's bond proceeds.

David Carson, committee member, gave a presentation and reviewed the following items regarding the survey conducted by the Committee:

- Survey details
- Geographic representation of respondents
- Demographic representation of respondents
- Recommended size of a bond
- Financial impact of a bond
- Types of land to preserve
- Open space maintenance

Note: A copy of Mr. Carson's presentation is contained in the supplemental file.

Mr. Carson indicated that the Committee recommended a five-million-dollar bond based upon the survey.

Natalie Streeter, committee member, made the following comments regarding the forums held by the Committee:

- They were public meetings.
- The Committee tried to reach out to residents.
- Committee members were neutral at the forums.
- Discussed open space for Midway and not Wasatch County.
- Provided information.
- Addressed why a bond was needed at that time and why open space could not be preserved through zoning.
- Reviewed the impact of future growth.
- Discussed leveraging the bond proceeds.
- A bond provided the money that would be a key to a box of tools to preserve open space.

Paul Tew, committee member, indicated that the Committee focused on transparency and

education. It also emphasized the Municipal Code and its limitation for preserving open space.

Woody Woodruff, committee member, reviewed the committee resolution and the following items:

- Timeline
- FAQ
- Possible tax burden
- Bond amounts
- Open space maintenance costs

Mr. Woodruff also made the following comments:

- The tax impact would only begin when bonds were funded
- Residential development did not pay for itself.
- Open space cost less to service and maintain than residential development.
- There was an open space plan in the General Plan.
- Open space was in the eye of the beholder.
- The committee could not determine the impact of a local bond being on the same ballot as a county bond and how they would affect each other.
- Recommended against the outright purchase of open space.
- It was unwise to use loaned money to maintain open space.
- Bond proceeds should be used to leverage money, partner with other funding sources and purchase conservation easements.

Randy Larson made the following comments:

- Bond proceeds that were used for operation and maintenance were not tax exempt.
- Recommended against including O&M in the bond parameters.
- The details of a bond issue could be explained in the ballot language and voter information pamphlet.
- Advocating for or against a ballot proposition had to be independent of the City.

Motion: Without objection, Mayor Johnson recessed the meeting at 11:33 a.m. She reconvened the meeting at 11:40 a.m.

The Council, staff and meeting attendees discussed the following items:

- How significant was the long-term cost of residential development?
- How much money would the City save if a piece of land was open space instead of a development?
- Owners should not be punished for developing their land.
- Owners would not be forced to sell their land to preserve open space.
- The bond proceeds would provide another option for landowners.
- In what geographic area should the bond proceeds be used?
- The City was better prepared that year to put a bond proposition on the ballot.
- Organizations like Utah Open Lands could arrange for open space to be farmed.
- Bond proceeds could purchase trail easements but should not be used for trail

maintenance.

Corbin Gordon indicated that the proposed memorandum of understanding (MOU) with Wasatch County, regarding open space and an open lands board, was not well defined and unworkable. Mayor Johnson responded that Midway, Heber City and Wasatch County needed to discuss the MOU.

6. Sidewalk / Swiss Alpine Road

Council Member Van Wagoner recommended that the City construct a sidewalk from the Swiss Alpine Road entrance of Saint-Prex Estates to Homestead Drive. He also said that the developer of Saint-Prex Estates could install that sidewalk instead of putting ribbon curb along the road.

Michael Henke recommended that the sidewalk along Sunburst Ranch be extended to Saint-Prex Estates.

7. Parking / Commercial Zones

Council Member Van Wagoner recommended that the Council amend the Municipal Code regarding parking in and around the commercial zones. He indicated that businesses did not have enough parking. He said that businesses could also participate in common parking areas.

The Council, staff and meeting attendees discussed the following items regarding parking:

- Current parking requirements did not consider outdoor seating.
- The City should focus on off-site/common parking areas.
- There were a lot of places for parking.
- Swiss Days equipment behind the Cannery could be moved to the City's maintenance yard. That area could then be used for parking.
- Should parking be behind businesses?
- The theater that was being discussed would increase parking problems.
- Parking could be added around the Centennial Park.
- Signs should be installed directing people to parking.

8. Adjournment

Motion: Council Member Van Wagoner moved to adjourn the meeting. Council Member Drury seconded the motion. The motion passed unanimously.

The meeting was adjourned at 1:27 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
11 July 2018
Regular Meeting

Minutes of the
13 June 2018
Regular Meeting



Memo

Date: 6 July 2018
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 13 June 2018 City Council Regular Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

**MINUTES OF THE
MIDWAY CITY COUNCIL
(Regular Meeting)**

**Wednesday, 13 June 2018, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, Public Works Assistant Crew Chief, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and the City's website. A copy of the public notice/agenda is contained in the supplemental file.

1. Call to Order; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 6:01 p.m.

Members Present:

Celeste Johnson, Mayor
Lisa Christen, Council Member
Jeff Drury, Council Member
Bob Probst, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Note: A copy of the meeting roll is contained in the supplemental file.

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. Katie Noble gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 13 June 2018 City Council Regular Meeting.
- b. Warrants.
- c. Minutes of the 23 May 2018 City Council Work Meeting.
- d. Minutes of the 23 May 2018 City Council Regular Meeting.
- e. Ordinance 2018-15 adopting the 2017 National Electrical Code, including state amendments, effective 1 July 2018.
- f. Steve Stevens and Mary Katherine Villani as alternate members of the Midway City Open Space Advisory Committee.
- g. Change application for the transfer of water rights from a well, owned by Craig Ford, into the Alpenhof/Weber well owned by Midway City.

Note: Copies of items 2a through 2g are contained in the supplemental file.

Motion: Council Member Van Wagoner moved to approve the consent calendar.

Second: Council Member Simonsen seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

3. Public Comment – Comments were taken for items not on the agenda.

Mayor Johnson asked if there were any comments from the public. No comments were offered.

4. Department Reports

Community Center / Roof Repair

Council Member Probst reported that the Community Center roof repair would begin that week.

Town Hall / Roof Treatment

Council Member Probst reported that he was trying to get another bid to treat the shingles on the Town Hall roof.

Cemetery / Maintenance Building Boarder

Council Member Probst reported that a boarder between the cemetery and the cemetery maintenance building was being considered. A fence or trees had been suggested.

Cemetery / Expand Roads

Council Member Probst reported that in 2019 the roads would be expanded into several of the new sections of the Cemetery.

Public Works Vehicle Building / Foundation

Council Member Van Wagoner reported that the foundation, for the public works vehicle building, would be poured the following day.

Road / Mowing

Council Member Van Wagoner reported that the sides of the roads were being mowed.

Michie Lane Park / Open House

Council Member Simonsen reported that an open house would be held the following week to receive input on the planned Michie Lane Park.

2018 Road & Utility Improvements

Council Member Simonsen reported that the replacement of utilities and resurfacing of Probst Lane was almost complete.

Speeding

Council Member Simonsen reported that a lot of drivers were speeding in the City. He said that solutions to the problem should be considered.

Commercial Zones / Parking

Council Member Simonsen reported that parking in the commercial zones, especially around restaurants, was a problem. He recommended that the City work with the Utah Department of Transportation (UDOT) to paint corner curbs red. Council Member Van Wagoner also suggested no parking signs with arrows.

Council Member Simonsen suggested signs directing drivers to parking.

Main Street Turn Lane / Delivery Trucks

Council Member Simonsen reported that Wes Johnson spoke to the owner of the Mercantile Restaurant regarding delivery trucks parking in the Main Street turn lane and too close to a crosswalk.

Sidewalk / Swiss Alpine Road

Council Member Simonsen reported that the City was considering installing a sidewalk from Saint-Prex Estates to Homestead Drive.

5. Open Space Committee / Presentation (Approximately 45 minutes) – Receive a

presentation from the Midway City Open Space Advisory Committee regarding bonding for the preservation of open space.

Mayor Johnson introduced the members of the Open Space Committee and thanked them for their work.

Courtland Nelson, chair of the Committee, reviewed the following items:

- History of the Committee
- Bonding
- Meetings
- Online survey
- Landowners' meeting
- Heritage families
- Partnering with willing landowners

Mr. Nelson also made the following comments:

- The Committee prepared a resolution in response to the Council resolution.
- Recommended a five-million-dollar bond proposition be on the ballot that November.
- Time was limited to put a proposition on the ballot.

David Carson, committee member, gave a presentation and reviewed the following items regarding the survey conducted by the Committee:

- Survey details
- Geographic representation of respondents
- Demographic representation of respondents
- Recommended size of a bond
- Financial impact of a bond

Note: A copy of Mr. Carson's presentation is contained in the supplemental file.

Woody Woodruff, committee member, reviewed the committee resolution and the following items:

- Data on bond amounts and how they would affect residents' taxes
- Definition of open space
- Bond language
- Geographic boundaries for use of bond proceeds
- Public meetings
- Landowners' meeting

Mr. Woodruff also made the following comments:

- The City had an open space plan in its General Plan.
- The Committee was working on a new chapter to the General Plan and consolidating the portions regarding open space.

- Taxes would not increase until a bond had been issued.
- The total authorized amount might be broken down into several bonds over time.
- The Committee could not predict the impact of a city proposition on the bond proposition by Wasatch County.
- The Committee recommended against bonding for open space operation and maintenance (O&M).
- Willing sellers were needed to protect open space.
- A substantial majority of survey participants supported bonding for some type of open space.
- Residential development cost more in services than it provided in revenue.
- Open space organizations and the Internal Revenue Service looked for buy-in from a local community.
- The bond proceeds provided a third option for landowners.

Natalie Streeter, committee member, made the following comments regarding the forums held by the Committee:

- Varied the schedule of the meetings to facilitate participation.
- Committee members remained neutral.
- The purpose was education rather than selling an open space bond.
- Addressed why a bond was needed at that time and why open space could not be preserved through zoning.
- Open space was a component of a rural community.
- A bond provided the money that would be a key to a box of tools to preserve open space.

The Council, staff and meeting attendees discussed the following items:

- Purchasing land was the least attractive option for preserving open space.
- Trail easements could be purchased.
- Building parks should be avoided.
- Purchasing conservation easements was preferred. They did not require a lot maintenance by the City.
- The Council should do what was best for the community.
- How would the City bond proposition effect the County's bond proposition?
- Several other entities might issue bonds soon.
- The Council should work with facts.
- Residents needed to have a voice in bonding for open space.
- The burden on residents with fixed incomes could be reduced.

Motion: Council Member Drury moved to approve the following items:

- Place the open space bond on the ballot.
- Retain an attorney for that purpose.
- Refine the language in the draft to address the use of bond proceeds for maintenance expenses.
- Refine the area and scope in which the bond funds could be used.

Second: Council Member Simonsen seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

- 6. Retain Bond Counsel** (Approximately 30 minutes) - Discuss and possibly approve retaining bond counsel to prepare a resolution, providing for a special bond election to finance the purchase of open space, to be considered by the City Council on 11 July 2018.

Council Member Van Wagoner asked if a formal bid process was needed to retain bond counsel. Corbin Gordon responded that a formal bid process was required.

- 7. Resolution 2018-18 / FY 2018 Budget Amendment** (Financial Officer – Approximately 15 minutes) – Discuss and possibly approve Resolution 2018-18 amending the Fiscal Year 2018 Budget (**Public Hearing**).

Brad Wilson gave a presentation on the FY 2018 budget amendment.

Note: A copy of Mr. Wilson’s presentation is contained in the supplemental file.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Van Wagoner moved to approve Resolution 2018-18, amending the FY 2018 Budget, as presented by Brad Wilson.

Second: Council Member Probst seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

8. Tentative FY 2019 Budget / Public Hearing (Financial Officer – Approximately 30 minutes)
– The adopted tentative FY 2019 Budget for Midway City (**Public Hearing**).

Brad Wilson gave a presentation on the adopted tentative FY 2019 budget.

Note: A copy of Mr. Wilson’s presentation is contained in the supplemental file.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

9. Resolution 2018-17 / FY 2019 Budget (Financial Officer – Approximately 10 minutes) –
Discuss and possibly approve Resolution 2018-17 adopting the Fiscal Year 2019 Budget.

Motion: Council Member Christen moved to approve Resolution 2018-17, adopting the FY 2019 budget, as just reviewed.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 8:08 p.m. She reconvened the meeting at 8:17 p.m.

10. Resolution 2018-20 / Property Tax Rate (Financial Officer – Approximately 10 minutes) –
Discuss and possibly approve Resolution 2018-20 adopting a certified property tax rate for Midway City.

Brad Wilson gave a presentation on the proposed property tax rate.

Note: A copy of Mr. Wilson’s presentation is contained in the supplemental file.

Motion: Council Member Probst moved to approve Resolution 2018-20, adopting a certified property tax rate for Midway City, as outlined by the financial officer.

Second: Council Member Drury seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

11. Resolution 2018-19 / Fee Schedule Amendments (Financial Officer – Approximately 10 minutes) – Discuss and possibly approve Resolution 2018-19 amending the Midway City Fee Schedule regarding a cleaning deposit for the Town Square Shelter and an out-of-pocket deposit for annexation/disconnect petitions.

Brad Wilson gave a presentation on the proposed amendments to the fee schedule.

Note: A copy of Mr. Wilson’s presentation is contained in the supplemental file.

Council Member Van Wagoner suggested a security deposit for the other pavilions rented in the parks. He said that a deposit would discourage bad behavior and mistreatment of the pavilions.

Motion: Council Member Simonsen moved to approve Resolution 2018-19, amending the Midway City Fee Schedule, as proposed with the addition of a \$50 deposit for other pavilions.

Second: Council Member Christen seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

12. Resolution 2018-23 / Resort Zone (City Planner – Approximately 10 minutes) – Discuss and possibly approve Resolution 2018-23 noticing a pending ordinance regarding the Resort Zone.

Council Member Christen recused herself from consideration of the resolution.

Note: Council Member Christen left at 8:25 p.m.

Michael Henke gave a presentation regarding the resolution and reviewed the following items:

- Land use map
- Locations of the resort zone
- Proposed resolution and notice
- Draft ordinance

Mr. Henke also made the following comments:

- The resolution noticed a pending ordinance.
- The resort zone should provide a tax base for the City.
- The Municipal Code currently expected but did not require resorts in the resort zone.
- There were several other items that needed to be addressed with the zone.
- The zone was not an overlay.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

Council Member Van Wagoner asked if parking in the zone needed to be addressed. Mr. Henke responded that he would include the issue of parking.

Motion: Council Member Simonsen moved to adopt Resolution 2018-23, noticing a pending ordinance regarding the resort zone, as proposed with the addition of parking in item one on page one.

Second: Council Member Drury seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Excused
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Council Member Christen returned at 8:42 p.m.

13. Remund Farms, Phase I / Final Approval (City Planner – Approximately 20 minutes) – Discuss and possibly grant final approval for Phase I of the Remund Farms PUD located at 200 East and 600 North (Zoning is R-1-15). Recommended with conditions by the Midway City Planning Commission.

Michael Henke gave a presentation regarding the request and reviewed the following items:

- Land use summary
- Off-site open space
- Landscaping plan
- Location
- Parks plan with linear park
- Trails
- Perimeter trail
- Phasing
- Temporary cul-de-sacs
- Open space for Phase I
- Site plan for Phase I
- Setbacks
- Landscaping plan
- Proposed plat map
- Site studies
- Water board recommendation
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The off-site open space had been reviewed by the Vision Architecture Committee (VAC).
- It would be maintained by the HOA for Remund Farms.
- The developer had received some density for it.
- The City could maintain open space and landscaping if an HOA did not. It would then bill the HOA for the work.
- The Lacy Lane HOA would allow the off-site open space to be watered through its sprinkler system.
- The developer worked with Cathy Philpot to bring a trail through her property to 250 North.
- A trail would be stubbed that could eventually connect to the Indian Summer Subdivision.
- All public trails would be six feet wide.
- A landscape architect, with the City Engineer's office, would review the landscaping to insure the correct trees were next to the trails.
- The Harold Remund house would be a one lot subdivision.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

Wes Johnson made the following comments:

- 600 North and the associated water line would be upsized.
- Money saved from a narrower road cross-section in the project would be used for the trail along 600 North.
- The trail easement should tie into the Mountain Spa property.

Council Member Drury asked if drought resistant landscaping had been considered for the off-site open space. He encouraged such landscaping in the City.

Motion: Council Member Simonsen moved to grant final approval for Phase I of the Remund Farms PUD with the following conditions:

- A hydrology study would be conducted on site and the areas of Phase II and Phase III would be monitored along with the existing monitoring on Phase I for potential impacts of disturbance by the work on Phase I, as reasonably determined by the City Engineer, on those areas or on neighboring properties. If any impacts were discovered then a reasonable plan, as determined by the City Engineer, would be presented to mitigate those impacts. Any issues that the City Engineer had to address with this condition would be at the developer's expense.
- The linear park public trail and the perimeter trail that would have public access would be built in their entirety as a part of Phase I and would connect to 250 North although they would not need to be completely paved until the trail associated with a particular phase was developed and then it would be paved at that time.
- Off-site open space and water would be deeded to the City with Phase I as required by the report from the Water Board. The Remund Farms HOA would maintain the landscaped area both in the boundaries of the development and the off-site open space in perpetuity as a part of the development plan.
- A 20-foot easement would be granted by the developer/owner along the northerly boundary of the property heading westerly to the east border of the Remund lot to allow access to a potential north bound trail that could be facilitated at some time in the future.
- The developer agreed to have a review of the trees, next to any trails that the City would maintain, done by someone through the City Engineers' office.
- The agreement to use an easement through the Philpot property be completed.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

14. Resolution 2018-22 / Remund Farms Development Agreement (City Planner – Approximately 10 minutes) – Discuss and possibly approve Resolution 2018-22 adopting a development agreement for the Remund Farms PUD located at 200 East and 600 North (Zoning is R-1-15).

Corbin Gordon reviewed the proposed development agreement and made the following comments:

- Met with the developer the prior week and finalized the development agreement and the

master plan agreement.

- The HOA would be responsible for the off-site open space.
- Maintenance vehicles would be allowed in the Philpot easement.
- Savings from the narrower street cross-section would be used to extend the trail along 600 North.
- Overburden could be put in certain areas with conditions.
- Weed control and the open space credit were the same in both agreements.
- Would add a pressurized irrigation easement for the Philpot property if needed.

Motion: Council Member Van Wagoner moved to approve Resolution 2018-22, adopting a development agreement for the Remund Farms PUD, with the following changes and conditions:

- Those discussed by the City Attorney that evening.
- Weed control and the open space credit would be the same in the master plan agreement and the development agreement.
- The Philpot easement agreement would include both sewer and pressurized irrigation.
- All public trails would be asphalt.
- The development agreement was conditioned upon receipt of all easements.

Second: Council Member Drury seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

15. Lodges at Snake Creek / Plat Amendment (City Planner – Approximately 15 Minutes) – Discuss and possibly approve a plat amendment for The Lodges at Snake Creek PUD located at the intersection of Cari Lane and Pine Canyon Road (Zoning is R-1-15). Recommended with conditions by the Midway City Planning Commission.

Michael Henke gave a presentation regarding the request and reviewed the following items:

- Land use summary
- Original plat map
- Proposed site plan
- Wetlands
- Proposed plat map
- Midway Irrigation Company easement
- Warm springs easement
- Proposed location of easements
- Representations of the proposed units

- Proposed conditions
- Conditions requested by the owners of the properties to the south and west.

Mr. Henke also made the following comments:

- The amendment was continued from a previous council meeting. A public hearing was held at that meeting.
- The developer agreed with the conditions requested by the adjoining property owners. He was close to signing an agreement with the owners regarding the warm springs easement.
- The developer still controlled the HOA.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

Wes Johnson noted that certain infrastructure had to be relocated and capped. He indicated that needed to be included in the bond.

Motion: Council Member Simonsen moved to approve the plat amendment for The Lodges at Snake Creek PUD with the following conditions:

- A landscaping bond would be established before the plat was recorded
- A construction bond would be established for the missing and damaged infrastructure before the plat was recorded. The bond would also include infrastructure that had to be relocated.
- A mutually agreed upon amended maintenance and easement agreement would be written and signed by Jeremy Clark, agent for Snake Creek Properties, LLC (new owner of the Lodges at Snake Creek) and Jon Winget and Larry K. Johnson, partners in Hidden Springs, LLC. This amended agreement would identify the new easement location and specify the pipeline maintenance, repair, and replacement requirements. This amendment would provide Hidden Springs, LLC the protection needed for the requested relocation of the easement and hot water pipeline. The amended agreement would be recorded in Wasatch County.
- The Hidden Springs, LLC easement would be identified on the amended plat map to be recorded in Wasatch County.
- An easement would also be established for the Midway Irrigation Company and the pressurized irrigation system.
- The obligations of the agreements would be assumed by any future developers and the HOA for the project.
- Other owners of property within the plat would have to approve the amendment.

Second: Council Member Probst seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye

Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

16. Resolution 2018-13 / Whitaker Annexation Amendment (City Planner – Approximately 30 Minutes) – Discuss and Possibly Approve Resolution 2018-13 Adopting an Amended Agreement for the Whitaker Annexation.

17. Whitaker Farm / Preliminary Approval (Dan Luster - Approximately 30 Minutes) – Discuss and possibly grant preliminary approval for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43). Recommended with conditions by the Midway City Planning Commission.

Council member Van Wagoner recommended continuing items 16 and 17 until the necessary information, including approval from Wasatch County and an agreement between the Salazar family and the developer, was provided in a timely manner. He further recommended that the information would have to be provided by July 2nd for the items to be considered at the July 11th meeting.

Motion: Council Member Probst moved to table Resolution 2018-13 and preliminary approval until such time as the proper documentation was provided to the City from Wasatch County and the Salazar family. The documentation would have to be provided no later than July 2nd for the items to be considered at the July 11th meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

18. CDRA Meeting – A meeting of the Community Development and Renewal Agency of Midway City.

Motion: Council Member Van Wagoner moved to convene as the governing board of the Community Development and Renewal Agency of Midway City.

Second: Council Member Simonsen seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Minutes of the Agency are maintained separately.

Motion: Board Member Christen moved to adjourn the board meeting of the Community Development and Renewal Agency and to continue the City council meeting.

Second: Board Member Simonsen seconded the motion.

Discussion: None

Vote: The motion was approved with the Board voting as follows:

Board Member Christen	Aye
Board Member Drury	Aye
Board Member Probst	Aye
Board Member Simonsen	Aye
Board Member Van Wagoner	Aye

19. Adjournment

Motion: Council Member Van Wagoner moved to adjourn the meeting. Council Member Christen seconded the motion. The motion passed unanimously.

The meeting was adjourned at 9:45 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder