

MIDWAY CITY COUNCIL REGULAR MEETING

Tuesday, 21 May 2019, 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 21 May 2019 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 7 May 2019 City Council Work Meeting
- d. Minutes of the 7 May 2019 City Council Closed Meeting
- e. Minutes of the 7 May 2019 City Council Regular Meeting
- f. Minutes of the 9 May 2019 City Council Meeting
- g. Minutes of the 9 May 2019 City Council Closed Meeting
- h. Conclude the warranty period and release the remainder of the bond for the Deer Creek Estates Subdivision located at 300 East Michie Lane subject to the payment of all fees due to Midway City

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. Department Reports (Approximately 30 minutes)

- a. Buildings and Cemetery
- b. Public Works, Water Board and Weed Board
- c. Roads, Sidewalks, Parking, Parks & Trails, and Animal Control

5. Tentative FY 2020 Budget / Public Hearing (Financial Officer – Approximately 15 minutes) – Receive public comment on and possibly discuss the adopted tentative FY 2020 Budget for Midway City (**Public Hearing**).

6. CDRA Meeting – A meeting of the Community Development and Renewal Agency of Midway City (Please see separate agenda).

7. Pelo Subdivision / Culinary Water Will Serve Letter (Brad Pelo – Approximately 10 minutes) – Discuss and possibly approve a letter stating that Midway City will provide culinary water service to the Pelo Subdivision located at 520 South 500 East.

8. **Resolution 2019-15 / Carriage Agreement** (City Attorney – Approximately 30 minutes) – Discuss and possibly approve Resolution 2019-15 adopting a carriage agreement between Midway City and the Midway Irrigation Company.
9. **Contracts / Policy** (City Attorney – Approximately 45 minutes) – Review existing contracts, agreements, memorandums of understanding, and related documents between Midway City and various parties. Discuss a policy for such documents.
10. **Closed Meeting to Discuss Pending or Reasonably Imminent Litigation and the Character, Professional Competence, or Physical or Mental Health of an Individual**
11. **Settlement Agreement / John Probst Case** (City Attorney – Approximately 10 minutes) – Consider and possibly approve a settlement agreement in the John Probst case.
12. **Adjournment**

Published on the Utah Public Notice Website on _____ 2019 at _____ p.m. by Becky Wood (Deputy City Recorder)
 Posted on _____ 2019 at _____ p.m. by Becky Wood (Deputy City Recorder)
 Amended on _____ 2019 at _____ 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
21 May 2019
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	UT20190926	BILLABLE E-MAIL NOTIFICATIO	04/30/2019	70.21	.00		
Total 200:					70.21	.00		
270								
270	CASELLE INC	94665	Contract AND MAINTENANCE 6/	05/01/2019	68.00	.00		
270	CASELLE INC	94665	Contract AND MAINTENANCE J	05/01/2019	358.27	.00		
Total 270:					426.27	.00		
305								
305	COLONIAL FLAG & SPECIALTY	0191034-IN	Administrative Rotations	04/29/2019	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0191048-IN	Town Hall Rotations	04/29/2019	45.00	.00		
305	COLONIAL FLAG & SPECIALTY	0191050-IN	Cemetery Flag Rotations	04/29/2019	45.00	.00		
305	COLONIAL FLAG & SPECIALTY	0191295-IN	6x10 US Nylon Replacement flag	05/02/2019	65.60	.00		
305	COLONIAL FLAG & SPECIALTY	S0191049-IN	Hamlet Park Rotations	04/29/2019	112.00	.00		
Total 305:					379.60	.00		
460								
460	GREAT BASIN FIRE EQUIPMEN	8385	Flood lamps, wiring, exit units, etc	05/07/2019	811.99	.00		
460	GREAT BASIN FIRE EQUIPMEN	8389	Flood light units, battery connecto	05/06/2019	214.00	.00		
Total 460:					1,025.99	.00		
505								
505	HEBER CITY CORPORATION	470462	animal control (March 2019)	03/31/2019	3,117.59	.00		
505	HEBER CITY CORPORATION	47056	animal control (Jan2019)	01/31/2019	2,766.70	.00		
505	HEBER CITY CORPORATION	47059	animal control (February 2019)	02/28/2019	3,432.26	.00		
Total 505:					9,316.55	.00		
545								
545	HICKEN OXYGEN @ PLAZA	R033119-57	OXYGEN	03/31/2019	24.00	.00		
Total 545:					24.00	.00		
565								
565	HORROCKS ENGINEERS INC	51157	SADDLE CREEK RANCH	05/10/2019	350.00	.00		
565	HORROCKS ENGINEERS INC	51157	DEER CREEK ESTATES (Constr	05/10/2019	178.45	.00		
565	HORROCKS ENGINEERS INC	51157	SCOTCH FIELDS, Phase 2 (const	05/10/2019	5,533.80	.00		
565	HORROCKS ENGINEERS INC	51157	Whitaker Farm Subdivision (Plann	05/10/2019	2,625.00	.00		
565	HORROCKS ENGINEERS INC	51157	Remund Farms, Phase 1 (constru	05/10/2019	3,811.15	.00		
565	HORROCKS ENGINEERS INC	51157	Appenzell, Phase 2 (Const)	05/10/2019	1,549.30	.00		
565	HORROCKS ENGINEERS INC	51157	Canyon View PUD, PhaseB (Con	05/10/2019	6,018.05	.00		
565	HORROCKS ENGINEERS INC	51157	Homestead Master Plan (Planning	05/10/2019	4,200.00	.00		
565	HORROCKS ENGINEERS INC	51157	Scotch Fields, Phase 3&4 (Planni	05/10/2019	700.00	.00		
565	HORROCKS ENGINEERS INC	51157	Lime Canyon Meadows (Planning	05/10/2019	175.00	.00		
565	HORROCKS ENGINEERS INC	51157	Attend Council Meetings	05/10/2019	459.00	.00		
565	HORROCKS ENGINEERS INC	51157	General Engineering Tasks	05/10/2019	1,861.50	.00		
565	HORROCKS ENGINEERS INC	51157	10 yr road and water plan	05/10/2019	612.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
565	HORROCKS ENGINEERS INC	51157	Attend Planning Commission	05/10/2019	306.00	.00		
565	HORROCKS ENGINEERS INC	51157	UPDATE TRAIL General Plan	05/10/2019	306.00	.00		
565	HORROCKS ENGINEERS INC	51157	CARI TO STate Park Trail	05/10/2019	306.00	.00		
565	HORROCKS ENGINEERS INC	51157	350 S to 970 S Trail	05/10/2019	630.00	.00		
565	HORROCKS ENGINEERS INC	51157	CEMETERY ROADS (DESIGN)	05/10/2019	685.60	.00		
565	HORROCKS ENGINEERS INC	51157	TATE LANE WATER LINE (Desig	05/10/2019	880.60	.00		
565	HORROCKS ENGINEERS INC	51157	600 N (Design & Const)	05/10/2019	4,834.20	.00		
565	HORROCKS ENGINEERS INC	51157	TOWN HALL PARKING LOT	05/10/2019	1,416.30	.00		
Total 565:					37,437.95	.00		
845								
845	MOUNTAINLAND SUPPLY COM	S103027316.0	ROMAC, saddle pin, sad wide	05/06/2019	156.45	.00		
845	MOUNTAINLAND SUPPLY COM	S103050692.0	Inlet ball valve, cartridge, etc	05/06/2019	1,373.74	.00		
845	MOUNTAINLAND SUPPLY COM	S103052615.0	RB Nozzle, etc	05/06/2019	94.20	.00		
845	MOUNTAINLAND SUPPLY COM	S103053788.0	FORdC86, etc	05/07/2019	380.63	.00		
845	MOUNTAINLAND SUPPLY COM	S103064153	Parts misc	05/14/2019	304.48	.00		
Total 845:					2,309.50	.00		
930								
930	Dominion Energy	2731063797 05	2731063797 COMMUNITY CENT	05/10/2019	224.83	.00		
930	Dominion Energy	5770020000 05	5770020000 TOWN HALL	05/10/2019	275.92	.00		
930	Dominion Energy	6558550000 05	6558550000 Maintenance Shop	05/10/2019	278.92	.00		
930	Dominion Energy	6558550000 05	6558550000 New Public Works B	05/10/2019	109.67	.00		
930	Dominion Energy	6801020000 05	6801020000 Admin Office	05/10/2019	57.23	.00		
Total 930:					946.57	.00		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	168576	Barridaces, gloves, etc	05/07/2019	876.64	.00		
1015	SAFETY SUPPLY & SIGN CO IN	168577	Lime safety vests for staff	05/07/2019	442.76	.00		
Total 1015:					1,319.40	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	JNMG00	GALv Bushing	05/02/2019	3.75	.00		
1045	STANDARD PLUMBING SUPPLY	JNF754	HOSE Remnant	05/01/2019	7.99	.00		
1045	STANDARD PLUMBING SUPPLY	JNM411	CAulk and seal tape	05/06/2019	37.74	.00		
1045	STANDARD PLUMBING SUPPLY	JNMY38	High Dens Foam	05/06/2019	29.96	.00		
1045	STANDARD PLUMBING SUPPLY	JNVB57	PVC pipe and misc parts	05/09/2019	148.86	.00		
1045	STANDARD PLUMBING SUPPLY	JPFF72	GAzebo repair items	05/14/2019	36.47	.00		
1045	STANDARD PLUMBING SUPPLY	JPFV67	Primer	05/14/2019	36.54	.00		
Total 1045:					301.31	.00		
1150								
1150	HOME DEPOT Credit Services	44072831469	Peat moss	05/03/2019	95.76	.00		
1150	HOME DEPOT Credit Services	44072831527	Bark Mulch	05/03/2019	52.05	.00		
1150	HOME DEPOT Credit Services	44150279885	4x4, grinder tool, jobsite radio, ma	05/13/2019	756.54	.00		
Total 1150:					904.35	.00		
1250								
1250	UTAH LEAGUE OF CITIES & TO	050319	ANNUAL MEMBERSHIP FEE	05/03/2019	4,706.60	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1250:					4,706.60	.00		
1305								
1305	VERIZON WIRELESS	9829178269	Kelton Webb 3852085410	05/01/2019	73.31	.00		
1305	VERIZON WIRELESS	9829178269	Georgia Jetpack	05/01/2019	45.19	.00		
1305	VERIZON WIRELESS	9829178269	Ice Rink Jetpack	05/01/2019	45.19	.00		
1305	VERIZON WIRELESS	9829178269	MONICa Echols Tablet	05/01/2019	45.19	.00		
1305	VERIZON WIRELESS	9829178269	Steve Rhoads phone	05/01/2019	43.32	.00		
1305	VERIZON WIRELESS	9829178269	Steven Tablet	05/01/2019	40.01	.00		
1305	VERIZON WIRELESS	9829178269	SHANE OWENS Phone	05/01/2019	60.46	.00		
1305	VERIZON WIRELESS	9829178269	CORY LOTT Jetpack	05/01/2019	40.15	.00		
1305	VERIZON WIRELESS	9829178269	MICHale Henke phone	05/01/2019	50.31	.00		
1305	VERIZON WIRELESS	9829178269	CORY LOTT Phone	05/01/2019	46.46	.00		
1305	VERIZON WIRELESS	9829178269	ON CALL PHONE	05/01/2019	31.15	.00		
1305	VERIZON WIRELESS	9829178269	Darin Bunker	05/01/2019	51.50	.00		
1305	VERIZON WIRELESS	9829178269	MONICIA ECHOLS	05/01/2019	51.32	.00		
Total 1305:					623.56	.00		
1360								
1360	WASATCH COUNTY SOLID WA	90042 050119	90042 Community Center	05/01/2019	75.00	.00		
1360	WASATCH COUNTY SOLID WA	90291 050119	90291 Park & Offices	05/01/2019	145.00	.00		
1360	WASATCH COUNTY SOLID WA	90292 050119	90292 Cemetery	05/01/2019	75.00	.00		
1360	WASATCH COUNTY SOLID WA	93287 050119	93287 City Shop	05/01/2019	75.00	.00		
Total 1360:					370.00	.00		
1365								
1365	WAVE PUBLISHING	L16443	NOTICE OF PUBLIC HEARING 4	04/24/2019	129.50	.00		
1365	WAVE PUBLISHING	L16445	Open Elected Office 4/24, 5/1	04/24/2019	83.24	.00		
1365	WAVE PUBLISHING	L16449	NOTICE OF PUBLIC Mtg - 4/24-5	04/24/2019	111.00	.00		
1365	WAVE PUBLISHING	L16452	public notice 5/1, 5/8	05/01/2019	32.36	.00		
1365	WAVE PUBLISHING	L16453	NOTICE OF PUBLIC Mtg - 5/1, 5/	05/01/2019	198.86	.00		
1365	WAVE PUBLISHING	L16454	NOTICE OF Committee Mtg 5/1	05/01/2019	13.87	.00		
1365	WAVE PUBLISHING	L16455	Ordinance Adoption 5/1	05/01/2019	25.43	.00		
Total 1365:					594.26	.00		
1421								
1421	HEBER LIGHT & POWER	18153001 0430	18153001 Gerber Water Tank	04/30/2019	122.61	.00		
1421	HEBER LIGHT & POWER	18153002 0430	18153002 75 N 100 W	04/30/2019	346.91	.00		
1421	HEBER LIGHT & POWER	18153003 0430	18153003 Cemetery FG PL Light	04/30/2019	208.64	.00		
1421	HEBER LIGHT & POWER	18153004 0430	18153004 Cottages 3 Pump	04/30/2019	1,766.01	.00		
1421	HEBER LIGHT & POWER	18153006 0430	18153006 Maintenance Shop	04/30/2019	245.33	.00		
1421	HEBER LIGHT & POWER	18153007 0430	18153007 850 E Main-Hamlet	04/30/2019	13.75	.00		
1421	HEBER LIGHT & POWER	18153008 0430	18153008 Town Hall	04/30/2019	482.30	.00		
1421	HEBER LIGHT & POWER	18153009 0430	18153009 Ice Rink TS Lights	04/30/2019	275.80	.00		
1421	HEBER LIGHT & POWER	18153010 0430	18153010 Ice Rink Chiller	04/30/2019	2,162.91	.00		
1421	HEBER LIGHT & POWER	18153012 0430	18153012 ROUNDABOUT	04/30/2019	8.48	.00		
1421	HEBER LIGHT & POWER	18153013 0430	18153013 Community Center	04/30/2019	197.90	.00		
1421	HEBER LIGHT & POWER	18153014 0430	18153014 Valais Park	04/30/2019	8.77	.00		
1421	HEBER LIGHT & POWER	18153015 0430	18153015 Centennial Park	04/30/2019	12.02	.00		
1421	HEBER LIGHT & POWER	18153016 0430	18153016 Ball Park Lights	04/30/2019	10.93	.00		
1421	HEBER LIGHT & POWER	18153017 0430	18153017 Swiss Days Trailer	04/30/2019	206.34	.00		
1421	HEBER LIGHT & POWER	18153018 0430	18153018 Alpinhof Tank	04/30/2019	14.64	.00		
1421	HEBER LIGHT & POWER	18153019 0430	18153019 Town Square Shelter	04/30/2019	398.71	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1421	HEBER LIGHT & POWER	18153021 0430	18153021 Restrooms	04/30/2019	9.30	.00		
1421	HEBER LIGHT & POWER	18153022 0430	18153022 Mahogany Well	04/30/2019	181.42	.00		
1421	HEBER LIGHT & POWER	18153033 0430	18153033 Pedestal for Swiss Day	04/30/2019	14.68	.00		
1421	HEBER LIGHT & POWER	18153034 0430	18153034 1295 W 310 N	04/30/2019	1,537.86	.00		
1421	HEBER LIGHT & POWER	18153035 0430	18153035 New Maint. Building (C)	04/30/2019	213.51	.00		
1421	HEBER LIGHT & POWER	18153036 0430	18153036-250 EAST MICHIE LN-	04/30/2019	8.00	.00		
1421	HEBER LIGHT & POWER	290 E 300 S 10	290 E 300 S SprinklerMeter Impac	05/08/2019	1,387.15	1,387.15	05/08/2019	
1421	HEBER LIGHT & POWER	301 E 300 S M	301 E 300 S Sprinkler Meter Impa	05/08/2019	1,387.15	1,387.15	05/08/2019	
Total 1421:					11,221.12	2,774.30		
1542								
1542	STATE OF UTAH GASCARD/FU	NP56012814	GAS/FUEL	05/03/2019	2,281.59	.00		
Total 1542:					2,281.59	.00		
1678								
1678	MHL SYSTEMS	19-14351	Carbide Tungsten Insert Snow bla	05/08/2019	551.00	.00		
Total 1678:					551.00	.00		
1950								
1950	MORETON & COMPANY	286293	INSURANCE	05/06/2019	294.00	.00		
1950	MORETON & COMPANY	286365	INStallment - Position Schedule B	05/06/2019	489.95	.00		
Total 1950:					783.95	.00		
1989								
1989	BANKCARD CENTER	4717 APR2019	Food BN	04/01/2019	54.00	.00		
1989	BANKCARD CENTER	4717 APR2019	Food BN	04/01/2019	38.16	.00		
1989	BANKCARD CENTER	4717 APR2019	Food BN	04/01/2019	73.13	.00		
1989	BANKCARD CENTER	4717 APR2019	Food BN	04/01/2019	38.16-	.00		
1989	BANKCARD CENTER	4717 APR2019	Food BN	04/01/2019	5.24	.00		
1989	BANKCARD CENTER	4717 APR2019	Travel	04/01/2019	100.00	.00		
1989	BANKCARD CENTER	4717 APR2019	Travel	04/01/2019	100.00	.00		
1989	BANKCARD CENTER	4717 APR2019	Travel	04/01/2019	100.00	.00		
1989	BANKCARD CENTER	4717 APR2019	Travel	04/01/2019	79.10	.00		
1989	BANKCARD CENTER	4717 APR2019	Travel	04/01/2019	79.10	.00		
1989	BANKCARD CENTER	4717 APR2019	Travel	04/01/2019	79.10	.00		
1989	BANKCARD CENTER	5219 APR2019	Tractor Supply supplies	04/01/2019	64.97	.00		
1989	BANKCARD CENTER	5219 APR2019	Huish Materials	04/01/2019	1,555.00	.00		
1989	BANKCARD CENTER	6014 APR2019	Building Safety Training	04/01/2019	300.00	.00		
1989	BANKCARD CENTER	6014 APR2019	Subscription credit	04/01/2019	104.77-	.00		
1989	BANKCARD CENTER	6014 APR2019	Office supplies	04/01/2019	11.78	.00		
1989	BANKCARD CENTER	6014 APR2019	Office Supplies	04/01/2019	14.78	.00		
1989	BANKCARD CENTER	6014 APR2019	Binders	04/01/2019	25.94	.00		
1989	BANKCARD CENTER	6014 APR2019	Employee lunch	04/01/2019	45.87	.00		
1989	BANKCARD CENTER	6014 APR2019	Food/Training	04/01/2019	51.31	.00		
1989	BANKCARD CENTER	6014 APR2019	Registration PC Chamber	04/01/2019	55.00	.00		
1989	BANKCARD CENTER	6014 APR2019	Rural water Cert Test	04/01/2019	150.00	.00		
1989	BANKCARD CENTER	6014 APR2019	PC Chamber Registration	04/01/2019	55.00	.00		
1989	BANKCARD CENTER	6014 APR2019	Ridleys food/council mtg	04/01/2019	18.40	.00		
1989	BANKCARD CENTER	6014 APR2019	Postage USPO	04/01/2019	10.91	.00		
1989	BANKCARD CENTER	6014 APR2019	Judys food council mtg	04/01/2019	46.87	.00		
1989	BANKCARD CENTER	6014 APR2019	Plant hangers for cemetery	04/01/2019	207.84	.00		
1989	BANKCARD CENTER	6215 APR2019	Staff mtg food	04/01/2019	39.01	.00		
1989	BANKCARD CENTER	6215 APR2019	Biz cards VistaPrint	04/01/2019	16.08	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1989	BANKCARD CENTER	8789 APR2019	Web hosting	04/01/2019	128.87	.00		
1989	BANKCARD CENTER	8789 APR2019	Home depot supplies	04/01/2019	448.33	.00		
1989	BANKCARD CENTER	8789 APR2019	Walmart markers	04/01/2019	14.84	.00		
Total 1989:					3,825.70	.00		
2147								
2147	CHEMTECH-FORD LABORATO	19E0009	Monthly Bacteriological Samples	05/02/2019	100.00	.00		
Total 2147:					100.00	.00		
2164								
2164	POINT S	0138123	Mount & Balance, Alignment, Tire	05/02/2019	173.99	.00		
Total 2164:					173.99	.00		
2165								
2165	INTERMOUNTAIN FARMERS AS	1011645535	Addtl work gloves	05/08/2019	278.81	.00		
2165	INTERMOUNTAIN FARMERS AS	1011675414	WORK GLOVES	05/11/2019	168.87	.00		
Total 2165:					447.68	.00		
2173								
2173	JACK B PARSON COMPANIES	4915578	Ready Mix & delivery	05/07/2019	620.50	.00		
Total 2173:					620.50	.00		
2186								
2186	SANDERS GLASS ART & ENGR	1914	Sandblast gazebo	04/01/2019	2,500.00	.00		
Total 2186:					2,500.00	.00		
2377								
2377	RIDLEY'S FAMILY MARKETS	0019	Mtg treats	02/06/2019	36.47	.00		
2377	RIDLEY'S FAMILY MARKETS	0057	PROPANE	05/08/2019	18.99	.00		
Total 2377:					55.46	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	17-213 FCD	17-213 FINAL COMPLETION DE	05/09/2019	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	18-025 FCD	18-025 FINAL COMPLETION DE	05/14/2019	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	18-123 FCD	18-123 FINAL COMPLETION DE	05/14/2019	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	18-128 FCD	18-128 FINAL COMPLETION DE	05/01/2019	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	18-147 FCD	18-147 FINAL COMPLETION DE	05/02/2019	1,500.00	.00		
Total 2418:					7,500.00	.00		
2508								
2508	Quality Tire Company	109912-00	Steel Radial tires for trailer	05/10/2019	327.34	.00		
Total 2508:					327.34	.00		
2520								
2520	Staker Parson Companies	4903799	2-4" Jordanelle Cobble	04/24/2019	1,851.84	.00		
Total 2520:					1,851.84	.00		

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2530								
2530	Warner Landscaping	8503	SOD 28	04/30/2019	420.00	.00		
Total 2530:					420.00	.00		
2563								
2563	CENTURYLINK 76612167	1467547856	435-654-3227	04/30/2019	22.56	.00		
Total 2563:					22.56	.00		
2582								
2582	WEST COAST CODE CONSULT	UT19-504-003	DARrell Stanley PV 1st review (19-	05/10/2019	85.00	.00		
2582	WEST COAST CODE CONSULT	UT19-504-003	George Murphy - 1st review (19-0	05/10/2019	85.00	.00		
2582	WEST COAST CODE CONSULT	UT19-504-003	DARrell Stanley PV-2nd review (19	05/10/2019	85.00	.00		
Total 2582:					255.00	.00		
2614								
2614	Executech Utah, Inc.	130250	Monthly Licenses and Subscriptio	03/31/2019	587.94	.00		
2614	Executech Utah, Inc.	EXEC-61200	Monthly Maintenance Agreement	03/31/2019	910.00	.00		
2614	Executech Utah, Inc.	EXEC-61674	Contract Labor Overage	03/31/2019	267.95	.00		
Total 2614:					1,765.89	.00		
2627								
2627	Gordon Law Group, P.C.	6304	MONTHLY FLAT FEE	05/01/2019	4,700.00	.00		
2627	Gordon Law Group, P.C.	6304	PRO & TECHNICAL SERVICES	05/01/2019	300.00	.00		
2627	Gordon Law Group, P.C.	6304	ADDITIONAL HOURS	05/01/2019	2,104.19	.00		
2627	Gordon Law Group, P.C.	6304	ADDITIONAL HRS	05/01/2019	134.31	.00		
2627	Gordon Law Group, P.C.	6305	HOMESTEAD DEVELOPMENT	05/01/2019	2,710.50	.00		
2627	Gordon Law Group, P.C.	6306	SUNBURST RANCH DEV	05/01/2019	156.00	.00		
2627	Gordon Law Group, P.C.	6307	PELO SUBDIVISION	05/01/2019	604.50	.00		
2627	Gordon Law Group, P.C.	6308	John Probst Litigation	05/01/2019	2,976.00	.00		
2627	Gordon Law Group, P.C.	6309	Whitaker Farm Annexation	05/01/2019	195.00	.00		
Total 2627:					13,880.50	.00		
2658								
2658	SIGNARAMA	INV-3873	dog park closed for spraying sign	05/10/2019	40.31	.00		
Total 2658:					40.31	.00		
2720								
2720	Wasatch Arborists	214748604	Tree Removal for 600 North proje	04/30/2019	9,250.00	.00		
Total 2720:					9,250.00	.00		
2757								
2757	BORDER STATES INDUSTRIES	8025963464	LEV 1222-2W etc	05/09/2019	17.77	.00		
Total 2757:					17.77	.00		
2758								
2758	SPECTRUM Landscaping Service	9313	Monthly landscaping contract CE	05/01/2019	2,326.00	.00		
2758	SPECTRUM Landscaping Service	9314	Parks (9 locations) Monthly contra	05/01/2019	8,107.16	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2758:					10,433.16	.00		
2763								
2763	PRECISION MANHOLES Inc.	19-2056	Replace water valve collar near Z	04/19/2019	300.00	.00		
Total 2763:					300.00	.00		
Grand Totals:					129,381.48	2,774.30		

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
21 May 2019
Regular Meeting

Minutes of the
7 May 2019
Work Meeting



Memo

Date: 16 May 2019
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 7 May 2019 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)**

**Tuesday, 7 May 2018, 9:00 a.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, 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 9:05 a.m. She excused Council Member Probst.

Members Present:

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

Staff Present:

Corbin Gordon, Attorney (Left at 11:40 a.m.)
Michael Henke, Planning Director (Left at
11:40 a.m.)
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Members Excused:

Bob Probst, Council Member

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

2. Saddle Creek Ranch / Master Plan (Berg Engineering – Approximately 30 minutes) – Discuss a master plan for the Saddle Creek Ranch PUD located at 970 South and 250 West (Zoning is R-1-22). Recommended for approval with conditions by the Midway City Planning Commission.

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

- Future steps in the approval process
- Land use summary
- Location of the proposed development
- Pictures of the property proposed for development
- Sensitive lands

- Recorded plat map
- Proposed site plan
- Trails
- New route of the existing sewer line
- Building pad for Lot #29
- Setbacks
- Phasing
- Discussion points
- Road improvements
- Proposed conditions
- Turn lanes on Center Street
- Pictures of transmission lines

Mr. Henke also made the following comments:

- The master plan had been reviewed by the Planning Commission.
- The City would give the transportation impact fees from the development to the developer as a reimbursement for improving 970 South.
- 970 South would be expanded onto the applicant's side of the road and not the south side.
- An exception should not be made for height.
- Recommended that all public trails be built with the first phase.
- Water rights for the project had already been given to the City.
- The City needed to decide how it would track the water rights for a remnant parcel that would be disconnected from the project and sold.
- The trail along 970 South should be connect to Center Street along Byron Day's lot.
- The new transmission line along 970 South would be approved that year and installed in 2020. It would be above ground, but the distribution and communication lines would be underground. Heber Light & Power Company would pay to bury the distribution lines and run conduit for the communication lines.
- The applicant would wait until after the new transmission line was installed to begin work on phase one.

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

Corbin Gordon reviewed the following items:

- Fencing
- Height limits for auxiliary buildings
- Updated calculations for the water line extension agreements
- Affordable housing fee

Paul Berg, Berg Engineering Resource Group and representing the applicant, indicated that building the trail along 250 West with the first phase would make it difficult to build the second phase.

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

- The water rights for the remnant parcel could be reissued in the City's name and tied to that specific property.
- The trail along 250 West did not need to be completed with the first phase because it did not continue beyond the project.
- It would be the City's responsibility to improve 250 West and install the trail from the project to 500 South.
- Should all of 250 West be improved at the same time? The irrigation ditch should be left on the east side.
- The fee for affordable housing should be waived in exchange for the City keeping the transportation impact fees.
- The chip seal requirement should remain for flexibility.

3. Department Reports

Open Space Application Process

Mayor Johnson reported that the Trails and Parks Advisory Committee was finalizing the process for landowners to apply to preserve open space.

Airport Master Plan Committee / Member

Mayor Johnson reported that a committee would be formed regarding the master plan for the Heber City Airport. She said that Midway would have one member on the committee.

Interlocal Advisory Committee

Mayor Johnson reported that the interlocal advisory committee would meet that Thursday. Council Member Van Wagoner and Council Member Orme said that they would try to attend.

Volksmarch

Mayor Johnson explained a Volksmarch and indicated that one would be held that year in the City.

Habitat for Humanity / Affordable Housing

Mayor Johnson reported on Habitat for Humanity and affordable housing.

Parking / Property Lease

Mayor Johnson reported that the City Attorney had drafted an agreement to lease property, on Main Street at approximately 70 East, for parking.

Parking / Study

Mayor Johnson reviewed the study being done by the Council regarding parking on Main Street.

Lagoon / Passes

Mayor Johnson distributed discount passes for Lagoon.

Healthy Dialogue

Mayor Johnson distributed a healthy dialogue brochure.

Spring Clean-Up

Mayor Johnson indicated that the spring clean-up would be discontinued because residents no longer participated. She said that groups could still do volunteer work for the City.

Main Street / LED Lights

Mayor Johnson asked the Council to consider single or double LED lamps for the decorative streetlights on Main Street.

Council Meetings / Prayer & Opening Remarks

Mayor Johnson reviewed assignments to find someone to give the prayer and/or opening remarks for city council meetings.

Council Meetings / UDOT

Mayor Johnson reminded the Council that a meeting would be held that Thursday with representative of the Utah Department of Transportation (UDOT).

Council Meetings / Work Meetings / Summer Schedule

The Council discussed continuing to hold work meetings during the day. They also discussed their meeting schedule for that summer. It was decided that work meetings during the day would be avoided. It was also decided that meetings would not be held on June 4th, July 2nd and August 6th.

Motion: Without objection, Mayor Johnson recessed the meeting at 10:44 a.m. She reconvened the meeting at 10:50 a.m.

4. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

Motion: Council Member Orme moved to go into a closed meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

Motion: Council Member Van Wagoner moved to go out of the closed meeting.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Corbin Gordon and Michael Henke left at 11:40 a.m.

5. FY 2020 Budget (Financial Officer – Approximately 2.5 hours) – Discuss the proposed FY 2020 budget for Midway City.

The Council and staff discussed the following items related to the proposed budget:

- It should include a 3% cost of living adjustment and a possible 3% additional merit increase.
- It should include \$400,000 for potential legal cost related to the John Probst lawsuit.
- Should the City pay off the bond for additional cemetery property?
- The Council should consider uses for the remaining General Fund surplus.
- Evaluating if a city manager needed to be hired.
- The electrical bill for the ice rink chiller.

Council Member Van Wagoner distributed a list of additional water projects that could be done in 2020. He said that the associated water lines had needed a lot of repairs.

6. Adjournment

Motion: Council Member Simonsen moved to adjourn the meeting. Council Member Orme seconded the motion. The motion passed unanimously.

The meeting was adjourned at 12:55 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT

Midway City Council
21 May 2019
Regular Meeting

Minutes of the
7 May 2019
Regular Meeting



Memo

Date: 17 May 2019
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 7 May 2019 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)**

**Tuesday, 7 May 2019, 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 United States Post Office, 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 6:00 p.m. She excused Council Member Probst.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, 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

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. Clint Coleman gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 7 May 2019 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 16 April 2019 City Council Regular Meeting
- d. Minutes of the 16 April 2019 City Council Closed Meeting
- e. Minutes of the 23 April 2019 City Council Work Meeting
- f. Minutes of the 23 April 2019 City Council Closed Meeting
- g. Minutes of the 23 April 2019 City Council Meeting
- h. Appoint Ken Mickelson as a full member of the Midway City Trails and Park Committee

Note: Copies of items 2a, 2b, 2c, 2e, 2g, and 2h are contained in the supplemental file.

Motion: Council Member Drury 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 Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
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 for items not on the agenda.

Deer Creek Estates / Warranty Bond

Christopher Huffman, original developer of Deer Creek Estates, made the following comments:

- There was a scheduling issue with the release of the warranty bond for Deer Creek Estates.
- The remainder of the sidewalks would be completed that week or the following week.
- Needed clarification on when the secondary water meters needed to be provided.
- Requested that releasing the bond, conditioned on Wes Johnson's approval, be put on the agenda for the May 9th council meeting.
- Needed the bond released prior to the council meeting on May 21st.
- Most cities let their engineer release bonds.

Wes Johnson made the following comments:

- All required items had not been completed for the release of the bond.
- Twenty secondary water meters still needed to be provided.
- Ivory Homes had purchased the development and preferred to purchase the meters when each home was built. Was concerned with that request and the issue needed to be resolved.
- Some sections of sidewalks had been removed and now needed to be replaced.
- The original developers would contribute \$92,000 for the completion of the Michie Lane Park.
- Mike Kohler, manager for the Midway Irrigation Company, installed the secondary water meters.

Mayor Johnson indicated that there might not be a quorum at the meeting on the 9th.

Brad Wilson explained the process to release a warranty bond. Council Member Van Wagoner recommended that the City not deviate from that process. Council Member Simonsen agreed.

No further comments were offered.

4. Department Reports

Open Space Committee / Meeting with Landowners

Council Member Van Wagoner asked if the Open Space Advisory Committee would meet with landowners interested in preserving their property as open space. Council Member Drury responded that pairs of committee members would meet individually with anyone who submitted a notice of interest.

Economic Development Conference

Council Member Orme reported on an economic development conference that would be held the following week.

ULCT / Conference

Council Member Orme reported on the conference, for the Utah League of Cities and Towns, that had been held the prior week.

Midway Boosters / Beautification

Council Member Drury reported on the beautification event that would be held by the Midway Boosters.

Ice Rink / Management Agreement

Council Member Drury reported that a management agreement would be finalized for the ice rink once the Midway Boosters had submitted financial statements for the season.

Transmission Line / 970 South & Wards Lane

Mayor Johnson reported that the City had received a conditional use application to replace the transmission line along 970 South, Stringtown Road and Wards Lane.

HVRR / Transcontinental Railroad

Mayor Johnson reported that the Heber Valley Railroad (HVRR) would hold an event celebrating the 150th anniversary of the transcontinental railroad's completion.

HVSSD / Hay

Mayor Johnson reported on the sale of hay by the Heber Valley Special Service District.

5. Health Department / Annual Report (Gerald Hayward – Approximately 20 minutes) – Receive an annual report from the Wasatch County Board of Health.

Gerald Hayward, member of the Wasatch County Board of Health, presented an annual report and reviewed the following items:

- Air quality
- A new water lab operated by the Wasatch County Health Department
- Transient rentals
- Immunizations
- Vaping
- Food insecurity

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

6. Homestead Resort / Master Plan Amendment (Russ Watts – Approximately 60 minutes) – Discuss and possibly approve an amendment to the master plan for the Homestead Resort located at 700 North Homestead Drive (Zoning is Resort). Recommended for approval with conditions by the Midway City Planning Commission.

The applicant asked that the item not be considered at the meeting.

7. Resolution 2019-10 / Amended Homestead Master Plan Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2019-10 adopting an amendment to the Homestead Resort Master Plan Agreement.

The applicant asked that the item not be considered at the meeting.

8. Saddle Creek Ranch / Master Plan (Berg Engineering – Approximately 30 minutes) – Discuss and possibly adopt a master plan for the Saddle Creek Ranch PUD located at 970 South and 250 West (Zoning is R-1-22). Recommended for approval with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Land use summary
- Location of the proposed development
- Pictures of the property proposed for development
- Sensitive lands
- An existing sewer line on the property

- Recorded plat map
- Proposed site plan
- Sewer lines
- Trails
- Road dedications
- Phasing
- Transmission lines
- Center Street turn lane
- Discussion points
- Water
- Property to be removed from the project
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- A plat map and development agreement had already been recorded for the property.
- The applicant wanted to amend those documents.
- The Council was not required to approve the request.

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

Paul Berg, Berg Engineering Resource Group and representing the applicant, made the following comments:

- The proposed development would decrease density from what was previously approved.
- A subdivision rather than a PUD would be a better fit in that area.
- It would include open space buffers.
- The applicant was willing to connect the trail from the development to Center Street.
- Would begin construction when work started on moving the transmission lines.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Lisbeth Downs

Ms. Downs lived on the north side of the development. She preferred a PUD which would have green space instead of lots.

Seija Surr

Ms. Surr asked the City to address the need for affordable housing. Mayor Johnson, Council Member Orme and Michael Henke reviewed efforts to provide such housing.

Joe Rail

Mr. Rail asked if there would be a weed control plan for the property. Mr. Henke responded that the City regulated weeds and enforced those regulations.

Steve Dougherty

Mr. Dougherty asked how the property, which would be removed from the project, would be accessed. Mr. Henke responded that it would be combined with existing property that already had access.

Mayor Johnson closed the hearing when no further public comment was offered.

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

- The rear setbacks for dwellings was 30 feet but for accessory structures it was two feet.
- Lot #36 could have a building envelope to restrict the location of any structures. The applicant did not oppose the restriction.
- Some residents liked the reduced density.
- Developers changing vacant projects to align with the current Municipal Code was a positive thing.
- Appreciated the applicant's willingness to work with the neighbors.

Motion: Council Member Drury moved to approve a master plan amendment for the Saddle Creek Ranch PUD with the following findings and conditions:

- The proposed master plan appeared to meet the requirements of the code.
- The proposal met the vision as described in the General Plan for the R-1-22 zone.
- The General Plan supported reducing density in Midway wherever appropriate.
- The proposal contained 21 less lots than the recorded PUD subdivision.
- All off-site improvements would be constructed with phase 1 except the improvements to 250 West and the trail along 250 West which would be done in phase 2.
- The developer would complete the trail from the development to Center Street.
- No plats would be recorded, or any construction of improvements could be made until the transmission lines along 970 South were moved or buried so that the required improvements for 970 South could be constructed.
- For Lot #36 any buildings would have a 30-foot setback from the northern lot boundary.

Second: Council Member Orme seconded the motion.

Discussion: Wes Johnson asked if the transmission line needed to be moved before the plat map could be recorded? Council Member Drury recommended that construction begin once an agreement was reached for moving the line. Mr. Johnson suggested that moving the line had to begin before a preconstruction meeting could be held.

Amended Motion: Council Member Drury moved to approve a master plan amendment for the Saddle Creek Ranch PUD with the following findings and conditions:

- The proposed master plan appeared to meet the requirements of the code.
- The proposal met the vision as described in the General Plan for the R-1-22 zone.
- The General Plan supported reducing density in Midway wherever appropriate.
- The proposal contained 21 less lots than the recorded PUD subdivision.
- All off-site improvements would be constructed with phase 1 except the improvements to 250 West and the trail along 250 West which would be done in phase 2.
- The developer would complete the trail from the development to Center Street.
- No plat map could be recorded, or any construction of improvements could be made, until the transmission line along 970 South was approved to be moved by Heber Light & Power or was actually being moved.
- For Lot #36 any buildings would have a 30-foot setback from the northern lot boundary.

Paul Berg clarified that construction of the improvements could occur while the transmission line was being moved.

Second: Council Member Orme seconded the amended motion.

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

9. Resolution 2019-14 / Saddle Creek Ranch Master Plan Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2019-14 adopting a master plan agreement for the Saddle Creek Ranch PUD located at 970 South and 250 West.

Corbin Gordon reviewed changes to the agreement including the following items:

- Water for the remnant property
- Setbacks
- Trails
- Water line extension agreements and payments
- Improvements along 970 South and 250 West
- Phasing
- Center Street turn lane
- Warranty

Council Member Simonsen asked about how to disclose the restrictions on Lot #36. Mr. Henke responded that a disclosure could be filed against the lot.

Motion: Council Member Simonsen moved to approve Resolution 2019-14 as drafted and presented by the City Attorney with the following conditions:

- 2.5 water shares associated with the remnant parcel would be reassigned to the

property.

- A plat note would state the restrictions on Lot #36 and the developer would disclose the restrictions to potential buyers.
- The water line extension fees would be recalculated based on 18 connections per line.
- The wording for 250 West would be changed to “full width”.
- Language regarding the transmission lines would match the motion granting the amendment.
- The address for the Byron Day property would be corrected.
- The Center Street turn lane would meet UDOT standards.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

10. Lime Canyon Meadows / Preliminary Approval (Brett Walker – Approximately 20 minutes) – Discuss and possibly grant preliminary approval for the Lime Canyon Meadows Subdivision located at 960 West Lime Canyon Road (Zoning is R-1-22). Recommended for approval with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Land use summary
- Location of the proposed development
- Transmission line
- Propose site plan
- Easements
- Discussion items
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The development was possible because of a recent change to the Municipal Code.
- The drainage swale along Lime Canyon Road needed to be protected.
- There was not a clear channel where drainage left the property.
- The development and its design were a good fit for the property.
- The land for the development had not been counted as the open space for the adjoining rural preservation subdivision.

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

Paul Berg, Berg Engineering Resource Group and representing the applicant, made the following comments:

- Received the hydrology report, which included drainage, the day before and questioned some of its conclusions.
- The density for the project and the adjoining rural preservation subdivision was low.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Katie Villani

Ms. Villani made the following comments:

- Standing water had been seen on the property.
- Thought that the property would not be developed because of the drainage issues.

Rosanne Power

Ms. Power made the following comments:

- The drainage swale along Lime Canyon Road had to remain open or Turnberry could be flooded. Wes Johnson agreed that the swale had to be kept open.
- Would the project be dark skies compliant? Mr. Henke explained the City's lighting regulations. He explained that streetlights had to have a partial cut-off and the light from homes had to be below a certain number of lumens. She asked that homeowners be educated on the regulations.
- The property was disorganized and had piles of junk. Mayor Johnson responded that the applicant would address those issues.

Brett Walker, Applicant

Mr. Walker made the following comments:

- Appreciated the neighbor's patience.
- Researched the history of the property and the surrounding infrastructure.
- The property did not have significant high and low areas where deep water could accumulate.
- No hydrology study had been required for a development in Dutch Canyon which had a stream.
- The drainage was not a significant issue.
- Would indemnify the City from any drainage issues and flooding.

Mayor Johnson closed the hearing when no further public comment was offered.

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

- The lowest lots should be reviewed carefully to prevent any liability for the City.
- It was the applicant's hydrology study that said there were potential drainage and flooding problems on the property.
- One unit in Turnberry flooded and the detention pond filled when the drainage swale was blocked.
- The Council needed to review an accurate hydrology report before it could act.

Motion: Council Member Van Wagoner moved to continue consideration of the item until the Council could review the hydrology study.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

11. Resolution 2019-13 / Lime Canyon Meadows Development Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2019-13 adopting a development agreement for the Pine Canyon Meadows Subdivision located at 960 West Lime Canyon Road.

Motion: Council Member Van Wagoner moved to continue consideration of the item.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

12. Michie Lane Park Contract / Change Order (City Planner – Approximately 10 minutes) – Discuss and possibly approve a change order to the Michie Lane Park Contract adding an ADA ramp and trees for other locations.

Michael Henke gave a presentation on the proposed change order and made the following comments:

- 31 trees needed to be added for locations other than Michie Lane Park. The cost would be \$12,400.
- It included an ADA ramp across the park strip. The cost would be \$4,400.
- The total would be \$16,800.

Wes Johnson asked if a drinking fountain should be installed in the park. Council Member Simonsen responded that at least the water lateral should be run for the fountain. Mr. Johnson estimated \$500 to install the line.

Motion: Council Member Simonsen moved to approve the change order to add an ADA ramp on the west side of the road, purchase 31 additional trees and add a water line for a drinking fountain for a total of \$17,200.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Abstained
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 8:45 p.m. She reconvened the meeting at 8:55 p.m.

13. Tentative FY 2020 Budget / Adoption (Financial Officer - Approximately 15 Minutes) – Discuss and possibly adopt a tentative budget for FY 2020.

Brad Wilson reviewed the proposed tentative budget for FY 2020. He detailed the following changes that had been requested at the work meeting that day:

- Appropriated fund balance in the General Fund.
- Increase in legal fees for possible litigation.
- Transfers from the General Fund to the Capital Improvements Project Fund.
- Additional capital water projects.

Note: A copy of the budget as presented is contained in the supplemental file.

Motion: Council Member Orme moved to adopt the FY 2020 Budget as presented.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

14. Tentative FY 2020 Budget / Set Public Hearing (Financial Officer - Approximately 5 Minutes) – Discuss and possibly set a time and place for a public hearing on the tentative budget for FY 2020.

Brad Wilson explained the requirement for a public hearing and recommended that it be held at the next regular council meeting.

Motion: Council Member Van Wagoner moved to set a public hearing for May 21st, 6:00 p.m. at the Midway Community Center.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

15. CDRA Meeting – A Meeting of the Community Development and Renewal Agency for Midway City (Please See Separate Agenda)

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

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Minutes of the Agency are maintained separately.

Motion: Board Member Orme 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

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

Board Member Drury	Aye
Board Member Orme	Aye
Board Member Probst	Excused from the Meeting
Board Member Simonsen	Aye
Board Member Van Wagoner	Aye

16. Adjournment

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

The meeting was adjourned at 9:11 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
21 May 2019
Regular Meeting

Minutes of the
9 May 2019
Meeting



Memo

Date: 17 May 2019
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 9 May 2019 City Council Meeting

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

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

**Thursday, 9 May 2019, 1:30 p.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, 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 1:30 p.m.

Members Present:

Celeste Johnson, Mayor
Lisa Orme, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

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

Members Excused:

Jeff Drury, Council Member
Bob Probst, Council Member

Others Present:

Doug Bassett, UDOT
Jeremy Brown, UDOT

2. Main Street Parking / UDOT – Meet with representatives of the Utah Department of Transportation (UDOT) regarding parking and parking lots along Main Street.

The Mayor, City Council, staff, and representatives of UDOT discussed the following items:

- Parking signs would still be installed at intersection corners.
- Angled parking was allowed if it satisfied UDOT policy requirements.
- There were safety concerns with median parking. Angled parking was preferred.
- Parking should be maximized on Main Street before public parking lots were built.
- Access standards for parking lots along Main Street.
- Parking along a State highway was technically illegal, but it was not enforced.
- Interior block parking.
- Directional parking signs.
- Wayfinding signs.
- Signal light at Main Street and 400 West.
- Michie Lane turn lane.

- Widening and improving Main Street from 300 East to 500 East.
- The City could do a project and then be reimbursed by UDOT.
- An entrance from Hwy 113 to clean the Island Ditch.

Note: Doug Bassett and Jeremy Brown left.

3. Hamlet PUD / Open Space

Michael Henke reviewed the proposal that the Hamlet HOA would deed its open space, on the south side of Michie Lane, to the City. He indicated that the HOA would still want to store snow on the property.

4. Michie Lane Parcel / Improvements

Michael Henke reviewed a parcel of property on Michie Lane, at approximately 426 East, where the City would need to install access improvements.

5. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

Motion: Council Member Orme moved to go into a closed meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

Motion: Council Member Simonsen moved to go out of the closed meeting.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

6. Adjournment

Motion: Council Member Simonsen moved to adjourn the meeting. Council Member Orme seconded the motion. The motion passed unanimously.

The meeting was adjourned at 3:00 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
21 May 2019
Regular Meeting

Deer Creek Estates /
Conclude Warranty Period