

MIDWAY CITY COUNCIL REGULAR MEETING

Tuesday, 15 October 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 15 October 2019 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 1 October 2019 City Council Regular Meeting
- d. Minutes of the 1 October 2019 City Council Closed 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. 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. Rocky Mountain Power / Conditional Use Permit for Transmission Line (City Planner – Approximately 60 minutes) – Discuss a conditional use permit for Rocky Mountain Power to improve a transmission line along 970 South, Stringtown Road and Wards Lane. **Public Hearing**

6. Midway Wrangler Subdivision / Preliminary Approval (Berg Engineering – Approximately 30 minutes) – Discuss and possibly grant preliminary approval for the Midway Wrangler Subdivision located at 180 East Michie Lane (Zoning is R-1-15). Recommended for approval with conditions by the Midway City Planning Commission.

7. Homestead Resort / Local Consent for Alcoholic Beverages (City Planning – Approximately 15 minutes) – Discuss and possibly grant local consent for the purchase, sale and consumption of alcoholic beverages at the Homestead Resort located at 700 North Homestead Drive. **Public Hearing**

8. **CDRA Meeting** – A meeting of the Community Development and Renewal Agency of Midway City (Please see separate agenda).
9. **Parking / Main Street** (Mayor Johnson – Approximately 15 minutes) – Discuss parking along Midway Main Street.
10. **Closed Meeting to Discuss the Purchase, Exchange, or Lease of Real Property**
11. **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
15 October 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
105								
105	ABE NEERINGS & SON	5767	Boiler repair-Town hall	09/14/2019	100.00	.00		
Total 105:					100.00	.00		
200								
200	Blue Stakes of Utah 811	UT20191933	BILLABLE E-MAIL NOTIFICATIO	09/30/2019	76.26	.00		
Total 200:					76.26	.00		
270								
270	CASELLE INC	97623	Contract AND MAINTENANCE 1	10/01/2019	358.27	.00		
270	CASELLE INC	97623	Contract service computer suppor	10/01/2019	68.00	.00		
Total 270:					426.27	.00		
720								
720	LATIMER DO IT BEST HARDWA	B266968	anti-freeze	10/01/2019	11.16	.00		
Total 720:					11.16	.00		
840								
840	MOUNTAINLAND ASSOCIATION	S103252451.0	Water meter equipment	09/24/2019	1,715.05	.00		
Total 840:					1,715.05	.00		
845								
845	MOUNTAINLAND SUPPLY COM	S103243399.0	Reducer	09/25/2019	21.81	.00		
Total 845:					21.81	.00		
875								
875	OFFICE DEPOT	369005654001	Scott towels, kleenex	08/27/2019	57.24	.00		
875	OFFICE DEPOT	369314911001	Postage stamps, processing fees	08/27/2019	300.00	.00		
875	OFFICE DEPOT	369314911001	Manila folders	08/27/2019	38.76	.00		
875	OFFICE DEPOT	377680288001	Carson Bigeye mag glass	09/13/2019	9.79	.00		
875	OFFICE DEPOT	377680326001	Toner 5k	09/13/2019	99.13	.00		
875	OFFICE DEPOT	385786339001	Copy paper	10/03/2019	138.82	.00		
875	OFFICE DEPOT	385786339001	Dividers	10/03/2019	2.49	.00		
Total 875:					646.23	.00		
955								
955	REAMS	944835	muck boots, gloves (Preston)	09/28/2019	210.00	.00		
Total 955:					210.00	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	KCRV82	Regulator gauge	10/01/2019	43.25	.00		
1045	STANDARD PLUMBING SUPPLY	KCX473	Conduit, elbows, adapters	10/03/2019	20.94	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1045:					64.19	.00		
1150								
1150	HOME DEPOT Credit Services	44150884411	Replacement tool box Shane's tru	09/12/2019	339.00	.00		
Total 1150:					339.00	.00		
1310								
1310	WASATCH AUTO PARTS	180465	Fuel filter	09/24/2019	51.82	.00		
1310	WASATCH AUTO PARTS	180929	Battery and core deposit	09/30/2019	428.97	.00		
Total 1310:					480.79	.00		
1340								
1340	WASATCH COUNTY SHERIFFS	INV0919	LAW ENFORCEMENT (Sept2019	09/01/2019	14,120.83	.00		
Total 1340:					14,120.83	.00		
1360								
1360	WASATCH COUNTY SOLID WA	76091 100119	76091 Valais&Alpenhoff (3cans Q	10/01/2019	192.00	.00		
1360	WASATCH COUNTY SOLID WA	80293 100119	80293 Centennial park	10/01/2019	220.00	.00		
1360	WASATCH COUNTY SOLID WA	90042 100119	90042 Community Center	10/01/2019	75.00	.00		
1360	WASATCH COUNTY SOLID WA	90291 100119	90291 Park & Offices	10/01/2019	145.00	.00		
1360	WASATCH COUNTY SOLID WA	90292 100119	90292 Cemetery	10/01/2019	75.00	.00		
1360	WASATCH COUNTY SOLID WA	93287 100119	93287 City Shop	10/01/2019	75.00	.00		
Total 1360:					782.00	.00		
1365								
1365	WAVE PUBLISHING	L16608	NOTICE OF PUBLIC HEARING 9	09/19/2019	138.74	.00		
1365	WAVE PUBLISHING	L16621	NOTICE OF PUBLIC Mtg 9/25, 10	09/25/2019	208.12	.00		
1365	WAVE PUBLISHING	L16626	Public Notice Open Space 10/2	10/02/2019	13.87	.00		
Total 1365:					360.73	.00		
1375								
1375	WHEELER MACHINERY CO	RS0000136260	Caterpillar & Backhoe loader - ren	09/25/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000136260	Caterpillar & backhoe loader to 9.	09/25/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000136260	Caterpillar & backhoe loader to 9.	09/25/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000136260	Caterpillar & backhoe loader to 9.	09/25/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000136299	Mini excavtor & CAT thru 9.2.20	09/25/2019	2,250.00	.00		
1375	WHEELER MACHINERY CO	RS0000136299	Mini excavtor & CAT thru 9.2.20	09/25/2019	2,250.00	.00		
1375	WHEELER MACHINERY CO	RS0000136299	Mini excavtor & CAT thru 9.2.20	09/25/2019	2,250.00	.00		
Total 1375:					15,250.00	.00		
1421								
1421	HEBER LIGHT & POWER	18153001 0930	18153001 Gerber Water Tank	09/30/2019	41.72	.00		
1421	HEBER LIGHT & POWER	18153002 0930	18153002 75 N 100 W	09/30/2019	354.93	.00		
1421	HEBER LIGHT & POWER	18153003 0930	18153003 Cemetery FG PL Light	09/30/2019	64.67	.00		
1421	HEBER LIGHT & POWER	18153004 0930	18153004 Cottages 3 Pump	09/30/2019	1,840.69	.00		
1421	HEBER LIGHT & POWER	18153006 0930	18153006 Maintenance Shop	09/30/2019	233.38	.00		
1421	HEBER LIGHT & POWER	18153007 0930	18153007 850 E Main-Hamlet	09/30/2019	23.27	.00		
1421	HEBER LIGHT & POWER	18153008 0930	18153008 Town Hall	09/30/2019	398.21	.00		
1421	HEBER LIGHT & POWER	18153009 0930	18153009 Ice Rink TS Lights	09/30/2019	279.68	.00		
1421	HEBER LIGHT & POWER	18153010 0930	18153010 Ice Rink Chiller	09/30/2019	8.48	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1421	HEBER LIGHT & POWER	18153012 0930	18153012 ROUNDABOUT	09/30/2019	17.99	.00		
1421	HEBER LIGHT & POWER	18153013 0930	18153013 Community Center	09/30/2019	237.52	.00		
1421	HEBER LIGHT & POWER	18153014 0930	18153014 Valais Park	09/30/2019	9.14	.00		
1421	HEBER LIGHT & POWER	18153015 0930	18153015 Centenial Park	09/30/2019	12.95	.00		
1421	HEBER LIGHT & POWER	18153016 0930	18153016 Ball Park Lights	09/30/2019	8.48	.00		
1421	HEBER LIGHT & POWER	18153017 0930	18153017 Swiss Days Trailer	09/30/2019	56.47	.00		
1421	HEBER LIGHT & POWER	18153018 0930	18153018 Alpinhof Tank	09/30/2019	9.07	.00		
1421	HEBER LIGHT & POWER	18153019 0930	18153019 Town Square Shelter	09/30/2019	192.57	.00		
1421	HEBER LIGHT & POWER	18153021 0930	18153021 Restrooms	09/30/2019	10.64	.00		
1421	HEBER LIGHT & POWER	18153022 0930	18153022 Mahogany Well	09/30/2019	102.22	.00		
1421	HEBER LIGHT & POWER	18153033 0930	18153033 Pedestal for Swiss Day	09/30/2019	112.12	.00		
1421	HEBER LIGHT & POWER	18153034 0930	18153034 1295 W 310 N	09/30/2019	1,630.95	.00		
1421	HEBER LIGHT & POWER	18153035 0930	18153035 New Maint. Building (C)	09/30/2019	191.98	.00		
1421	HEBER LIGHT & POWER	18153036 0930	18153036-250 EAST MICHIE LN-	09/30/2019	8.49	.00		
1421	HEBER LIGHT & POWER	18153040 0930	18153040 300 S 300 E SPRINKL	09/30/2019	9.08	.00		
1421	HEBER LIGHT & POWER	18153041 0930	18153041 350 S 300 E SPRINKL	09/30/2019	9.08	.00		
Total 1421:					5,863.78	.00		
1440								
1440	POSTMASTER	100319	4th Quarter Water Billings 2019	10/03/2019	613.35	613.35	10/02/2019	
Total 1440:					613.35	613.35		
1479								
1479	BRAD WILSON	100819	Purchase of WiFi Access Point	10/08/2019	158.89	.00		
1479	BRAD WILSON	100819	Purchase of Network Switch	10/08/2019	114.96	.00		
Total 1479:					273.85	.00		
1571								
1571	FASTENAL IND & CONST SUPP	UTHEB72396	Scout project supplies	09/12/2019	19.50	.00		
1571	FASTENAL IND & CONST SUPP	UTHEB72590	Metal hole saw, pilot bit	09/23/2019	40.30	.00		
Total 1571:					59.80	.00		
1603								
1603	ROCKY MOUNTAIN POWER	52369498-002	868 W GOLF COURSE DR.	09/20/2019	12.27	.00		
Total 1603:					12.27	.00		
1878								
1878	LANE TAYLOR	093019 REIMB	HunterGTX boots (Lane Taylor)	09/30/2019	471.90	.00		
Total 1878:					471.90	.00		
1989								
1989	BANKCARD CENTER	4717 SEP2019	Food BN*	10/02/2019	51.45	.00		
1989	BANKCARD CENTER	4717 SEP2019	Food supplies BN*	10/02/2019	207.22	.00		
1989	BANKCARD CENTER	4717 SEP2019	Supplies	10/02/2019	445.46	.00		
1989	BANKCARD CENTER	4717 SEP2019	Supplies	10/02/2019	620.94	.00		
1989	BANKCARD CENTER	6014 SEP2019	Lodging	10/02/2019	183.68	.00		
1989	BANKCARD CENTER	6014 SEP2019	Keyboard	10/02/2019	68.75	.00		
1989	BANKCARD CENTER	6014 SEP2019	conf REGISTRATION	10/02/2019	267.00	.00		
1989	BANKCARD CENTER	6014 SEP2019	UT chapter APA conf reg	10/02/2019	287.00	.00		
1989	BANKCARD CENTER	6014 SEP2019	American Planning membership	10/02/2019	95.00	.00		
1989	BANKCARD CENTER	6014 SEP2019	USPS mailing	10/02/2019	7.25	.00		

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1989	BANKCARD CENTER	6014 SEP2019	USPS mailing	10/02/2019	14.35	.00		
1989	BANKCARD CENTER	6014 SEP2019	Departmnt Lunch	10/02/2019	42.50	.00		
1989	BANKCARD CENTER	6014 SEP2019	VistaPrint officesupply	10/02/2019	31.15	.00		
1989	BANKCARD CENTER	6014 SEP2019	Scanner part	10/02/2019	21.26	.00		
1989	BANKCARD CENTER	6215 SEP2019	walmart (Parks)	10/02/2019	21.92	.00		
1989	BANKCARD CENTER	6215 SEP2019	Credit on order (Amzon)	10/02/2019	70.40-	.00		
1989	BANKCARD CENTER	6215 SEP2019	Office furniture	10/02/2019	958.00	.00		
1989	BANKCARD CENTER	8789 SEP2019	Cemetery	10/02/2019	178.69	.00		
1989	BANKCARD CENTER	8789 SEP2019	Cemetery supplies	10/02/2019	33.91	.00		
1989	BANKCARD CENTER	8789 SEP2019	Drinks for training	10/02/2019	68.83	.00		
1989	BANKCARD CENTER	8789 SEP2019	Ice	10/02/2019	10.25	.00		
1989	BANKCARD CENTER	8789 SEP2019	Vacuum cleaner	10/02/2019	114.91	.00		
1989	BANKCARD CENTER	8789 SEP2019	Dog park	10/02/2019	859.95	.00		
1989	BANKCARD CENTER	8789 SEP2019	water training	10/02/2019	40.12	.00		
1989	BANKCARD CENTER	8789 SEP2019	water training	10/02/2019	6.41	.00		
1989	BANKCARD CENTER	8789 SEP2019	Dog park	10/02/2019	60.98	.00		
1989	BANKCARD CENTER	8789 SEP2019	Monthly fee	10/02/2019	17.00	.00		
1989	BANKCARD CENTER	8789 SEP2019	Supplies	10/02/2019	94.32	.00		
Total 1989:					4,737.90	.00		
1992								
1992	K O ELECTRIC, INC.	4506	Power install-shop vehicle lift	09/25/2019	993.00	.00		
Total 1992:					993.00	.00		
2075								
2075	MIDWAY CITY	100002 100119	Midway City Office 100002	10/01/2019	84.00	.00		
2075	MIDWAY CITY	100004 100119	Town Hall Kitchen 100004	10/01/2019	84.00	.00		
2075	MIDWAY CITY	100005 100119	Town Square Shelter 100005	10/01/2019	84.00	.00		
2075	MIDWAY CITY	100010 100119	Cemetery Restrooms 100010	10/01/2019	84.00	.00		
2075	MIDWAY CITY	100013 100119	100013 Shop Wash Room	10/01/2019	84.00	.00		
Total 2075:					420.00	.00		
2147								
2147	CHEMTECH-FORD LABORATO	19J0081	colilert AP(6)	10/02/2019	120.00	.00		
Total 2147:					120.00	.00		
2215								
2215	O'REILLY AUTO PARTS	3664-440209	2.5 gal BlueDEF	10/07/2019	75.54	.00		
Total 2215:					75.54	.00		
2264								
2264	GRAINGER	9310056743	Motor PSC	10/01/2019	265.25	.00		
Total 2264:					265.25	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	19-022 FCD	19-022 FINAL COMPLETION DE	09/26/2019	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	19-066 FCD	19-066 FINAL COMPLETION DE	09/25/2019	1,500.00	.00		
Total 2418:					3,000.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2422								
2422	STATE OF UTAH	093019	BUILDING PERMIT FEE 1st qtr 2	09/30/2019	717.08	.00		
Total 2422:					717.08	.00		
2425								
2425	GARRETT & COMPANY, INC	1204	Play structure price adjustment	09/27/2019	3,765.00	.00		
Total 2425:					3,765.00	.00		
2520								
2520	Staker Parson Companies	5055214	3/8" natural sand	09/26/2019	215.88	.00		
Total 2520:					215.88	.00		
2550								
2550	Mabey, Wright & James, PLLC	20187	Review change applications	09/30/2019	330.00	.00		
Total 2550:					330.00	.00		
2563								
2563	CENTURYLINK 76612167	1477743536	Phone Service 435-654-3227	09/30/2019	22.72	.00		
Total 2563:					22.72	.00		
2594								
2594	Out of Pocket Refund Fees	09302019	Refund on unused out of pocket f	09/30/2019	500.00	.00		
2594	Out of Pocket Refund Fees	BURNENER20	Refund on unused out of pocket f	09/30/2019	340.00	.00		
2594	Out of Pocket Refund Fees	CALDWELL20	Refund on unused out of pocket f	09/30/2019	1,040.00	.00		
2594	Out of Pocket Refund Fees	DUNN2019	Refund on unused out of pocket f	09/30/2019	2,340.00	.00		
2594	Out of Pocket Refund Fees	GERTSCH201	Refund on unused out of pocket f	09/30/2019	819.50	.00		
2594	Out of Pocket Refund Fees	HIGGINSON20	Refund on unused out of pocket f	09/30/2019	280.00	.00		
2594	Out of Pocket Refund Fees	HOOVER2019	Refund on unused out of pocket f	09/30/2019	132.00	.00		
2594	Out of Pocket Refund Fees	L&L LAND2019	Refund on unused out of pocket f	09/30/2019	486.56	.00		
2594	Out of Pocket Refund Fees	LUNDIN2019	Refund on unused out of pocket f	09/30/2019	2,913.50	.00		
2594	Out of Pocket Refund Fees	MEADOWS201	Refund on unused out of pocket f	09/30/2019	10,874.38	.00		
2594	Out of Pocket Refund Fees	RD DEV2019	Refund on unused out of pocket f	09/30/2019	3,781.00	.00		
2594	Out of Pocket Refund Fees	SEVERSON20	Refund on unused out of pocket f	09/30/2019	608.33	.00		
2594	Out of Pocket Refund Fees	SHELTON2019	Refund on unused out of pocket f	09/30/2019	1,000.00	.00		
2594	Out of Pocket Refund Fees	WALKER2019	Refund on unused out of pocket f	09/30/2019	365.87	.00		
2594	Out of Pocket Refund Fees	WARDLE2019	Refund on unused out of pocket f	09/30/2019	58.50	.00		
2594	Out of Pocket Refund Fees	WRIGHT2019	Refund on unused out of pocket f	09/30/2019	118.97	.00		
Total 2594:					25,658.61	.00		
2618								
2618	Mountainland Association of Gove	AO2465	Wasatch County Transit Study	10/03/2019	1,000.00	.00		
Total 2618:					1,000.00	.00		
2627								
2627	Gordon Law Group, P.C.	6566	Homestead Dev (Watts)	07/22/2019	507.00	.00		
2627	Gordon Law Group, P.C.	6889	Homestead Dev (Jones&Surca)	10/01/2019	195.00	.00		
2627	Gordon Law Group, P.C.	6893	Saddle Creek Subdivision	10/01/2019	195.00	.00		
2627	Gordon Law Group, P.C.	6894	Indian Summer Subdivision	10/01/2019	292.50	.00		
2627	Gordon Law Group, P.C.	6897	Monthly flat fee	10/01/2019	4,700.00	.00		
2627	Gordon Law Group, P.C.	6897	MONTHLY FLAT FEE	10/01/2019	300.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2627	Gordon Law Group, P.C.	6897	Additional Hours	10/01/2019	1,468.28	.00		
2627	Gordon Law Group, P.C.	6897	Additional Hours	10/01/2019	93.72	.00		
2627	Gordon Law Group, P.C.	6915	Haven Farms Subdivision	10/01/2019	858.00	.00		
2627	Gordon Law Group, P.C.	6916	Whitaker Farm Annexation	10/01/2019	1,579.50	.00		
2627	Gordon Law Group, P.C.	6917	Walker Ranch Subdivision	10/01/2019	292.50	.00		
2627	Gordon Law Group, P.C.	6918	John Probst Lawsuit	10/01/2019	375.00	.00		
2627	Gordon Law Group, P.C.	6919	Mountain Spa Development	10/01/2019	175.50	.00		
2627	Gordon Law Group, P.C.	6920	Remund Farms Sub	10/01/2019	1,033.50	.00		
Total 2627:					12,065.50	.00		
2658								
2658	SIGNARAMA	INV-4943	Saturday hours signs	09/30/2019	141.46	.00		
2658	SIGNARAMA	INV-4944	QR Code signs	09/25/2019	584.00	.00		
2658	SIGNARAMA	INV-4973	Drinking water sign	09/11/2019	66.25	.00		
2658	SIGNARAMA	INV-5118	Restrooms closed for winter	09/30/2019	75.00	.00		
2658	SIGNARAMA	INV-5124	Reserved for mayor sign	09/30/2019	54.63	.00		
Total 2658:					921.34	.00		
2701								
2701	Colette Caldwell	18	September cleaning 2019	09/28/2019	1,000.00	1,000.00	10/02/2019	
Total 2701:					1,000.00	1,000.00		
2728								
2728	MONICIA ECHOLS	092519	Marking paint for inspections	09/25/2019	6.99	.00		
Total 2728:					6.99	.00		
2737								
2737	FIREWORKS WEST INTERNATI	100819	FIREWORKS FOR TREE LIGHTI	11/30/2019	1,000.00	.00		
Total 2737:					1,000.00	.00		
2752								
2752	WOODROW DAVID COLLETTE	093019	INSPECTIONS/Plan reviews 9/3 t	09/30/2019	3,037.50	.00		
Total 2752:					3,037.50	.00		
2757								
2757	BORDER STATES INDUSTRIES	918405476	Inline splice, OutlCVR	08/28/2019	185.48	.00		
2757	BORDER STATES INDUSTRIES	918591553	misc parts	09/25/2019	7.44	.00		
2757	BORDER STATES INDUSTRIES	918594037	Rubber pendant, cover plate	09/25/2019	77.34	.00		
2757	BORDER STATES INDUSTRIES	918673273	Electrical parts (Denver at KO)	10/07/2019	733.75	.00		
Total 2757:					1,004.01	.00		
2784								
2784	McGEE COMPANY	20088524-00	New rotary vehicle lift for shop	09/24/2019	19,925.00	.00		
Total 2784:					19,925.00	.00		
Grand Totals:					122,180.59	1,613.35		

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
15 October 2019
Regular Meeting

Minutes of the
1 October 2019
Regular Meeting



Memo

Date: 11 October 2019
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 1 October 2019 City 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, 1 October 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 6:02 p.m. She excused Council Member Drury.

Members Present:

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

Staff Present:

Corbin Gordon, Attorney (Arrived at 8:17 p.m.)
Dan Matthews, City Attorney's Office (Left at 8:17 p.m.)
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Members Excused:

Jeff Drury, 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. Council Member Orme gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 1 October 2019 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 17 September 2019 City Council Regular Meeting
- d. Minutes of the 17 September 2019 City Council Closed Meeting
- e. Release the construction bond, minus 10%, and begin the one-year warranty period for the Lime Canyon Rural Preservation Subdivision located at approximately 950 West Lime Canyon Road

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

Mayor Johnson indicated that requested changes to the closed meeting minutes had been emailed to the council members.

Motion: Council Member Orme moved to approve the consent calendar with the changes to the closed meeting minutes.

Second: Council Member Probst 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	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 for items not on the agenda.

High Valley Arts / Reception

Sue Waldrip, chair of the High Valley Arts Foundation, and Jenn Iverson gave a presentation on the Foundation including its benefits to the community and upcoming performances. Ms. Iverson invited the Council to a reception following one of the performances.

No further comments were offered.

4. Department Reports

Cowboy Poetry

Council Member Orme reviewed the upcoming Heber Valley Western Music & Cowboy Poetry Gathering.

City Office Building / Phone System

Brad Wilson reported that the phone system, in the City Office Building, needed some repairs. He added that staff was also obtaining quotes to replace the system. He said the information gathered would be brought back to the Council.

HL&P / Impact Fee Increase

Mayor Johnson reported that Heber Light & Power Company (HL&P) was considering increasing the amount of its impact fee.

Transmission Line

Mayor Johnson reported that the City Council would hold a public hearing, in two weeks, on replacing the transmission line along 970 South, Stringtown Road and Wards Lane.

HVRR / Railroad Cars / Storage Building

Mayor Johnson reported that the Heber Valley Railroad (HVRR) had received almost all its new railroad cars. She indicated that it was selling some of its old cars. She also indicated that the new storage building for cars was complete.

MSD / Grease Traps

Mayor Johnson explained the program by the Midway Sanitation District (MSD) to pay for upgrading grease traps at businesses.

5. Open Space Committee / Presentation (Courtland Nelson – Approximately 15 minutes) – Receive a presentation from the Midway City Open Space Advisory Committee.

Courtland Nelson, chair of the Open Space Committee, updated the Council on the work of the Committee and reviewed the following items:

- Four owners interested in preserving their property as open space.
- Certified land trusts
- Criteria for preservation
- Additional property would be considered
- Wasatch County's landowners' meeting regarding open space
- Conservation easements were preferred

Michael Henke reviewed the history of preserving open space and the related sections of the General Plan.

Steve Stevens, a member of the Open Space Committee, gave an overview of the following four properties:

- Brown property
- Kohler property
- Lundin property
- Siggard property

Katie Villani, a member of the Open Space Committee, reviewed the following items:

- Giving options to landowners
- Available grant money
- Leveraging money
- Did the Council want to specify how much money the City would contribute?
- Fair vs. equal
- Local certified land trusts

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

Alison Weyher, Utah Open Lands, explained that her organization was mindful of the City’s resources and would not want it to be the primary funder for any open space. She also explained that projects in all phases of consideration was beneficial.

6. Resolution 2019-25 / Watts Remund Farms Master Plan Amendment (City Attorney – Approximately 10 Minutes) – Discuss and possibly approve Resolution 2019-25 adopting an amendment to the master plan for the Watts Remund Farms PUD located at approximately 200 East 600 North (Zoning is R-1-15).

Michael Henke gave a presentation regarding the proposed amendment and noted that it had been continued from the last council meeting. He reviewed the changes requested at the meeting. Council Member Simonsen summarized the discussion from the meeting.

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

Motion: Council Member Van Wagoner moved to approve Resolution 2019-25 adopting the Watts Remund Farms master plan amendment.

Second: Council Member Orme 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	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

7. Homestead Resort Master Plan / Transfer of Rights (Steve Eddington – Approximately 10 minutes) – Discuss and possibly approve the transfer of rights for the master plan for the Homestead Resort located at 700 North Homestead Drive.

Michael Henke reviewed the requirements to transfer the rights and recommended that the

transfer occur when the buyers completed the purchase of the resort.

Steve Eddington, Legacy Homestead LLC, introduced Scott Jones and Steve Jurca who were the buyers.

Mr. Jones made the following comments:

- The purchase would close in two weeks.
- Would execute the master plan in phases.
- Would keep the property as a resort.
- It would be a high-end boutique hotel.
- Additional rooms would be added once the number of guests increased.

Mr. Jurca indicated that he and Mr. Jones had 35 years of experience with hotels and had worked for several hotel development companies such as Marriott.

Dan Matthews indicated that the agreement ran with the property and that the Council could only deny the transfer because of a significant issue.

Council Member Orme thought that the buyers wanted the transfer approved before they purchased the property.

Motion: Council Member Van Wagoner moved to transfer the rights to the master plan to the Homestead Group, LLC.

Second: Council Member Probst 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	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

- 8. Walker Farm Subdivision / Preliminary & Final Approval** (Mike Johnston – Approximately 30 minutes) – Discuss and possibly grant preliminary and final approval for the Walker Farm Rural Preservation Subdivision located at 500 West Main Street (Zoning is RA-1-43). 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:

- Rural preservation subdivisions
- Land use summary
- Location of the development

- Easement and road access
- Floodplain
- Area trails
- Proposed plat map
- Points of discussion
- Midway Water Advisory Board recommendation
- Proposed conditions.

Mr. Henke also made the following comments:

- Surrounding property owners would sign the deed restriction on the lot.
- The applicant requested that the Water Board reconsider its recommendation.
- Was being considered that night because it was noticed for a public hearing.
- The City did not have a deeded right-of-way, with an established width, to the development.
- Recommended deeds or an access agreement from everyone with title to the road accessing the property.
- A rural preservation subdivision required a 30-foot-wide access.
- The proposed access was outside of the current road.
- The road could be moved to the east.

Note: A copy of Mr. Henke'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.

Paul Berg, Berg Engineering Resource Group

Mr. Berg said an adjoining property owner, who he represented, wanted to also use the access. He preferred having the consent of all those who had title to the road.

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

Mike Johnston, Summit Engineering and representing the applicants, made the following comments:

- The applicants lived in Washington State.
- The brother of one of the applicants, who owned adjoining property, would accommodate the development.
- The access was a second parcel.
- The applicants would grant an easement and did not want two lanes.
- Was talking with Kem Gardner who owned property along the road.
- Only four shares of water had been used on the property and the remaining area had not been irrigated.

- Would work with Mr. Berg to resolve the access issue.

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

- Where would snowplows turnaround on the access?
- Should the public access be converted to private?
- Should the access be public but not snowplowed by the City?

Motion: Council Member Van Wagoner moved to continue consideration of the approval for two weeks.

Second: Council Member Orme 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	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

- 9. Resolution 2019-17 / Walker Farm Development Agreement** (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2019-17 adopting a development agreement for the Walker Farm Rural Preservation Subdivision located at 500 West Main Street (Zoning is RA-1-43).

Mayor Johnson indicated that the development agreement would also be postponed for two weeks.

- 10. Watts Remund Farms PUD, Phase I / Amendment** (Berg Engineering – Approximately 20 minutes) – Discuss and possibly amend Phase I of the Watts Remund Farms PUD located at 552 North Granary Lane (Zoning is R-1-15). Recommended for approval without conditions by the Midway City Planning Commission. **Public Hearing**

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

- Land use summary
- Recorded plat map
- Proposed findings

Mr. Henke also made the following comments:

- Units 22 and 23 were being aligned for better views and streetscape.
- Had been contacted by a neighbor with concerns and invited her to attend that night's

meeting.

Note: A copy of Mr. Henke'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 Probst moved to approve the plat amendment for Phase I of the Watts Remund Farms PUD.

Second: Council Member Orme 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	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

11. Midway Wrangler Subdivision / Preliminary Approval (Berg Engineering – Approximately 30 minutes) – Discuss and possibly grant preliminary approval for the Midway Wrangler Subdivision located at 180 East Michie Lane (Zoning is R-1-15). Recommended for approval with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Land use summary
- Location of the subdivision
- Surrounding developments
- Michie Lane development
- Proposed plat map
- 220 East
- Concept plan
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- It was a largescale subdivision because it included a road.
- The second parcel would remain agriculture.
- To have a full width road would require some of the parcel to the east. This would

include the east park strip and sidewalk.

- The request was to subdivide property and not for a specific use.
- Any uses on the property would require additional approvals by the Council.
- The school that was proposed for the first parcel would require a conditional use permit.
- Reviewed the traffic flow at Daniels Canyon Elementary School which had the same design and layout.
- The proposed school would not have a crosswalk across 220 East or a turnaround at the end of the road.
- 400 South could connect to 220 East through the property to the east.
- A road was planned in the area to connect Michie Lane to State Highway 113 further south.
- The water board would consider the subdivision the following Monday.
- The property to the east could have greater density if 220 East was built.

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

Wes Johnson made the following comments:

- Was impressed with the traffic flow, loading and unloading at Daniels Canyon Elementary.
- There might not be enough parking on 220 East for waiting cars.
- There needed to be enough crosswalks.
- Would the turn pockets on Michie Lane have to be increased to accommodate the additional traffic?

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

- The traffic impact of the proposed school needed to be studied.
- The issues raised could be addressed when a conditional use permit was sought for the school.
- The Council should consider what would happen if the bond, for the school, was not approved.
- There would be a lot more traffic on Michie Lane.

Note: Dan Matthews left, and Corbin Gordon arrived at 8:17 p.m.

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

- The Wasatch County School District wanted to proceed regardless of the outcome of the bond.
- The property would at least be reserved as a future school site.
- The subdivision created the piece that the District could then buy.
- Questions could also be addressed with final approval.
- 220 East would be wider than a standard road. It would include a turn lane and eight feet of parking. There would be an eight-foot sidewalk on the west side.

- A crosswalk for 220 East in front of the school was not critical.
- Discussions with the owners of the property to the east were progressing.
- The peak traffic periods for the school would only be ten to twenty minutes.
- Requested that preliminary approval be granted, and any concerns addressed for final approval.

Public Hearing

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

Steve Dougherty

Mr. Dougherty made the following comments:

- Took his granddaughter to the current elementary school.
- Spoke with the District's superintendent about the new school.
- Was 220 East, as planned, enough for emergency vehicle access?
- Preferred more busing and fewer parents taking children to and from school.
- Construction of the school was contingent on other things happening.
- Should there be a roundabout at Michie Lane and 220 East?
- Having homes on the east side of 220 East would be problematic.
- Midway residents were becoming younger.

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

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

- 220 East would be too long without another access.
- 400 South would not connect until the property to the east was developed.
- 600 children being unloaded or loaded in ten minutes was a lot.
- The Council should visit Daniels Canyon Elementary during unloading and loading of the children.
- Questioned if a roundabout at Michie Lane and 220 East was a good idea.

Motion: Council Member Van Wagoner moved to continue consideration of the subdivision so that the Council could have more time to review it.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Orme asked if the property to the east could have homes with driveways on 220 East. Mr. Henke responded that it could.

Mayor Johnson asked if 220 East could be changed to a collector road. Council Member Orme thought that would take away development rights.

Wes Johnson asked Mr. Berg to do a traffic study showing the impact on Michie Lane and area

residents. He also wanted to know the options for addressing the traffic impact.

Council Member Orme suggested doing the traffic study when the school was considered for approval.

Council Member Van Wagoner asked Mr. Berg to explore options for emergency access. He suggested an access or trail on the west side of the school going to Michie Lane. Mr. Berg responded that 400 South would connect to 220 East and improve emergency access. Mr. Henke noted that 400 South was not on the City's transportation plan.

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	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 8:46 p.m. She reconvened the meeting at 8:54 p.m.

12. Land Use Agreements / Duration (City Attorney – Approximately 15 minutes) – Discuss the duration for various agreements related to land use including annexation agreements, master plan agreements, development agreements, etc.

The Council postponed the item until all its members could be present.

13. Parking / Main Street (Mayor Johnson – Approximately 15 minutes) – Discuss parking along Midway Main Street.

Mayor Johnson indicated that parking should be discussed in a closed meeting.

14. Closed Meeting to Discuss the Purchase, Exchange, or Lease of Real Property

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

Second: Council Member Orme 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	Aye
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 Probst 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	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

15. Adjournment

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

The meeting was adjourned at 9:54 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder