

MINUTES OF THE MIDWAY CITY COUNCIL

(Regular Meeting)

Wednesday, 22 July 2015, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah

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

1. Call to Order; Opening Remarks or Invocation; Pledge of Allegiance

Mayor Bonner called the meeting to order at 6:00 p.m. She excused Council Member Hofheins, Council Member Kohler and Kraig Powell.

Members Present:

Colleen Bonner, Mayor
Dick Hines, Council Member
Ken Van Wagoner, Council Member
Karl Dodge, Council Member

Staff Present:

Michael Henke, Planning Director
Wes Johnson, Engineer
Shane Owens, Public Works Administrative
Lead
Brad Wilson, Recorder/Financial Officer

Members Excused:

Danny Hofheins, Council Member
Kent Kohler, Council Member

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

Mayor Bonner asked if a Midway City resident in attendance would like to give the opening remarks or invocation. Council Member Hines gave the opening remarks or invocation. Mayor Bonner led the Council and meeting attendees in the pledge of allegiance.

2. General Consent Calendar

- a. Agenda for the 22 July 2015 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 8 July 2015 City Council Regular Meeting
- d. Minutes of the 8 July 2015 City Council Closed Executive Session

- e. Ratify the Award of a Contract to Berg Landscape Architects for a Master Plan for the Valais Park and a Landscape Plan for Associated Pickleball Courts
- f. Ratify the Award of a Contract to Berg Engineering Resource Group for the Design of Pickleball Courts at the Valais Park
- g. Ratify the Award of a Contract to Berg Engineering Resource Group for Construction Administration of Pickleball Courts at the Valais Park
- h. Release the Construction Bond, Minus 10%, and Begin the One Year Warranty Period for Phase 9 of the Valais PUD Located at Approximately 1470 North Montchapel Lane (200 East)
- i. Release the Construction Bond and Begin the One Year Warranty Period for Plat “B” of Stringtown Estates Located at Approximately 980 South Stringtown Road

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

Mayor Bonner reported that the visitor parking, in Phase 9 of Valais, had been completed.

Motion: Council Member Hines moved to approve the consent calendar.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Hines	Aye
Council Member Hofheins	Excused from the Meeting
Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Excused from the Meeting

- 3. Public Comment** – Comments will be Taken on Any Item not Scheduled for a Public Hearing, as Well as on Any Other City Business. Comments are Limited to Two Minutes per Speaker. The Council Cannot Act on Items not Listed on the Agenda, and Therefore, the Council may or may not Respond to Non-Agenda Issues Brought up Under Public Comment. Those Wishing to Comment Should use the Podium, State Their Full Name and Address, Whom They Represent and the Subject Matter to be Addressed. Total Time Allocated to Public Comments will be no More than 10 Minutes.

Mayor Bonner asked if there were any comments from the public for items not on the agenda. No comments were offered.

- 4. Health Department Annual Report (Gerald Hayward)** – Receive the Annual Report from the Wasatch County Health Department

Gerald Hayward, a member of the Wasatch County Board of Health, distributed the annual report and commented on the following items:

- Purpose of the Health Department
- Sources of revenue
- Hazardous materials
- Air quality
- Baby stations
- Immunizations and education
- Pertussis
- Human papillomavirus (HPV)
- Electronic cigarettes
- Body art

Mayor Bonner thanked Mr. Hayward, the Board of Health and the Health Department for their work.

Council Member Hines asked the size of the Health Department. Mr. Hayward responded that it had a staff of 12 to 13.

5. Heber Valley Bank/Site Plan (Paul Berg) – Discuss and Possibly Approve a Site Plan for a Bank Proposed at 92 West Main Street

Michael Henke gave a presentation regarding the site plan and reviewed the following areas:

- Architecture
- Floor plan
- Parking

Mr. Henke also made the following comments:

- The Vision Architectural Committee (VAC) recommended approval with several changes.
- The applicant wanted an exception so the east side setback could be seven instead of 15 feet. There would be 27 feet from the foundation of the bank to the foundation of the home on the east.
- Did not want a vehicle entrance on Main Street.
- Drainage had been addressed.
- Had met with the property owners to the east. They approved of the landscaping and wanted their view to the southwest preserved.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, asked for specifics

on the landscaping. James Giolas, who owned the property to the east, asked that it include trees for privacy but not be too far forward on the lot. Mr. Berg indicated that trees would be used up to the southeast corner of the building and then there would be shrubs or flowers to the south property line.

Council Member Dodge asked the size of the building. Mr. Henke responded that it would be approximately 2,000 sq. ft.

Council Member Dodge asked about the parking for the bank. Mr. Henke responded that there would be the required number of spaces plus one on the property. He said there would be additional parking on 100 West.

Mr. Berg made the following comments:

- There would be one handicapped parking space.
- There would be a formal streetscape with parking along 100 West. It would include a sidewalk.
- The 15 foot setback had in the past only been required on the boundary between commercial and residential zones.
- The recent code change improved the setbacks but still required a buffer.
- The proposed building was one of the smallest built by the bank.

Council Member Dodge asked if there would be a park strip on 100 West. Mr. Berg responded that there would not because of customers going in and out of the building.

Council Member Dodge indicated that five employees could utilize all of the required parking. Mr. Berg responded that drivers could also park on Main Street.

Council Member Van Wagoner asked Mr. Berg to talk to the Midway Irrigation Company about its easement on the west side of the property. Mr. Henke reported that he spoke with Steve Farrell, the president of the Irrigation Company, and he wanted the company to be reimbursed for piping that section of the ditch. Mr. Henke noted that the applicant did not own the property when the ditch was piped.

Council Member Hines asked if the bank could be built that year. Mr. Berg responded that it could be built that year.

Council Member Van Wagoner was concerned about the location of the furthest south parking space on 100 West. He thought that it would block the view of drivers going from 100 West to Main Street. Mr. Henke suggested that the parking be angled. Mr. Berg suggested that the handicapped space, which required a loading area on the south, could be moved to that space.

Council Member Van Wagoner asked if the building would have a backdoor. Mr. Berg responded that the business was low traffic and one was not needed.

Wes Johnson asked the radius of the turn into the drive-up window. Mr. Berg responded that it met standards from the American Association of State Highway and Transportation Officials

(AASHTO).

Mr. Giolas asked what would be on the property line behind his garage. Mr. Berg said there would be a fence.

Motion: Council Member Hines moved to approve the site plan with the staff report, allow a seven foot setback on the east side, reconfigure the parking on 100 West as discussed, and the landscaping plan be reviewed and approved by the City and the property owners to the east.

Second: Council Member Dodge seconded the motion.

Discussion: None

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

Council Member Hines	Aye
Council Member Hofheins	Excused from the Meeting
Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Excused from the Meeting

Mr. Giolas expressed concern with the employee parking. He noted that parking was an issue in that part of the City. Mr. Henke indicated that employee parking was not covered in the Municipal Code. He said the Council could address that issue in the future.

6. Mecham Annexation/Certification – Receive a Certification that the Mecham Annexation, Located at 1100 South Stringtown Road, Meets the Requirements for Annexation

Brad Wilson gave a presentation on the annexation. He reviewed the following areas:

- Annexation process
- Aerial and neighborhood views of the annexation
- Plat map
- Development concept plan
- Petition requirements
- Acreage and land values for the properties included in the annexation

Mr. Wilson indicated that the annexation petition met all of the applicable requirements.

Michael Henke reported that Kristine Mecham, one of the annexation sponsors, would submit a development plan the following day. He said the plan would be considered at the same time as the annexation.

7. Town Hall Boiler Replacement – Discuss and Possibly Approve the Replacement of the Boiler in the Midway Town Hall Located at 120 West Main Street

Mayor Bonner explained that the boiler in the Town Hall was still not working and was out of warranty.

Wes Johnson explained that the boiler was purchased with a federal grant and was required to be made in American. He said no area companies sold that brand and parts had to be special ordered. He added that some of the frequently replaced parts had been stocked by the City.

Mr. Johnson said the manufacturer refurbished and retuned the boiler the previous year.

Council Member Van Wagoner asked how much it had cost to try and repair the boiler. Shane Owens responded that it cost approximately \$15,000.

Council Member Dodge asked how many spare parts had been purchased. Mr. Johnson thought there was \$3,000 worth of parts. He said that the City would try to return them but there might be a restocking fee.

Mayor Bonner said Abe Neerings and Son had submitted a cost of \$40,000 for the new boiler and \$10,000 to install it. She said that it was similar to the one in the Community Center. She also said that the City would buy the boiler and the company would install it. Council Member Van Wagoner asked if there had been any problems with the community center boiler. Mr. Owens responded that there had not been any problems.

Council Member Van Wagoner thought that the replacement should be put out for bid. Wes Johnson responded that he liked Neerings and the City could award them the contract to encourage standardization and because they were a single source provider.

Brad Wilson said if the City wanted to contract with one company, to do all of its heating, ventilation and air circulation (HVAC) work, then it should request proposals for a long-term contract.

Council Member Van Wagoner indicated that some people questioned why the City did not use local contractors. Council Member Hines added that some residents questioned why the City did not put more of its projects out to bid.

Mr. Wilson indicated that the City had the money in reserves to replace the boiler.

Mr. Wilson asked if the rest of the HVAC system in the Town Hall was working properly. Mr. Owens explained that the system had been inspected by the company that provided the community center boiler. He said they recommended several changes which had been made. He said one room on the second floor and the rented offices on the east side needed electric heaters.

Council Member Dodge asked if the rental rate covered the electrical costs.

Wes Johnson said it was difficult to not give a contract to the lowest bidder.

The Council agreed to request bids from contractors in the Heber Valley to replace the boiler. A contract would be award at the meeting on August 26.

Motion: Council Member Dodge moved to replace the boiler in the Town Hall with the installation being put out for bid and the budget being amended to cover the expense.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Hines	Aye
Council Member Hofheins	Excused from the Meeting
Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Excused from the Meeting

8. Department Reports

Colleen Bonner, Mayor

Heber Light & Power/Rate Increase – Mayor Bonner reported that Heber Light & Power Company (HL&P) would propose a 6% rate increase. She said that a rate study had been done and several open houses would be held to answer questions about the increase. She also said that the additional revenue would pay for the second interconnect.

Ice Rink Operator/RFP – Mayor Bonner reported that the City Attorney was working on a request for proposals (RFP) to operate the City’s ice rink.

Council Member Dodge asked how the RFP would be advertised. Mayor Bonner responded that it would be advertised in The Wasatch Wave.

Party – Mayor Bonner reminded the Council that a summer party would be held with the City’s employees on August 17th at the Town Square. She asked them to RSVP.

Pine Canyon Road/Gift Certificates – Mayor Bonner reported that the City purchased gift certificates from several local restaurants. She said they would be mailed to residents who lived along Pine Canyon Road which had been under construction for a considerable period of time.

Wes Johnson, Engineer

2014 Road and Utilities Project/Pine Canyon Road – Mr. Johnson reported that Pine Canyon Road would be graded the following day and paved the following week. He said that fill would be brought in to match the height of the driveways with the road.

2015 Road and Utilities Project/Center Street – Mr. Johnson reported that work had begun on Center Street and would be finished within three weeks.

Ice Rink Resurfacing – Mr. Johnson said that he would work with Doug Gray, who recommended the resurfacing product for the ice rink and was the chair of the Swiss Days Committee, before he released the project for bid.

Ice Rink Header and Piping – Mr. Johnson reported that Commercial Mechanical would look at the leaks in the header and piping, at the City's ice rink, within two weeks. He did not know what the repair cost would be.

Michael Henke, Planning Director

Regional Trails Plan/Tour – Mr. Henke reported on the tour of trail systems that had occurred. He explained that it was part of a Mountainland Association of Governments (MAG) sponsored and funded regional trails plan.

Michie Lane – Mr. Henke reported on the improving and widening of Michie Lane. He said that he had met with five of the seven effected property owners.

Mr. Henke indicated that The Church of Jesus Christ of Latter-day Saints (LDS Church) wanted to be paid for the needed right-of-way on their property on the north side of the road.

Council Member Van Wagoner said the road was heavily used. He suggested that at least two lanes be completed and that the full width could be obtained later.

Mayor Bonner indicated that Randy Gurule, who owned one of the parcels on the south side of the road, wanted to retain enough property to have reduced taxes under the Greenbelt Act.

Mr. Henke said that the City needed to meet with all of the owners and continue to work with the Wasatch County School District, which owned property on the north side of the road, and the LDS Church.

Shane Owens, Public Works Administrative Lead

Radio Read Meters – Mr. Owens reported on the installation of radio read water meters.

Community Center Restrooms – Mr. Owens reported that the remodeling of the restrooms, in the Community Center, would be let out for bid.

New Website – Mr. Owens reported on the City's new website.

9. Adjournment

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

The meeting was adjourned at 8:00 p.m.



Colleen Bonner, Mayor



Brad Wilson, Recorder