

**MIDWAY WATER ADVISORY BOARD
MONDAY DECEMBER 4, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held December 4, 2017 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Brent Kelly, Grant Kohler. Midway City: Mayor Colleen Bonner, City Council Member: Karl Dodge, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

City Council Member Kenny VanWagoner was excused from the meeting.

General Consent Calendar

Chairman/Mayor Bonner asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for December 4, 2017
- b. Approval of the minutes for August 7, 2017
- c. Calendar Dates for 2018 Midway Water Advisory Board

Treasurer/Water Advisory Board Secretary noted that she had failed to list the Calendar Dates for 2018 Midway Water Advisory Board under the General Consent Calendar, but had included the chart with the supporting document. Mayor Bonner stated that we would add that to the consent calendar.

The board discussed the calendar, and it was decided to leave the meeting for July on the 2nd of the month. It would be discussed in June if it needed to be moved to the 2nd Monday, or possibly cancelled. It was also noted that there would be no meeting in September because of Swiss Days and Labor Day.

Motion: Midway City Council Member Karl Dodge made a motion to approve the General Consent Calendar with the addition of the calendar dates (item #c) to the consent calendar and no other changes. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

All My Favorites (Soda & Fries) 231 East Main Street

Michael Henke, City Planner presented the following regarding this property

1. C-2 zone
2. .57 of an acre

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3. Commercial Business
4. 1 residential unit
5. North end of the property will be reserved for future commercial development.

Planner Henke stated that there currently is a historical home on the property, and it would be remaining. Nothing is being added on to the structure, the 1st floor is going under a total remodel, and will be used entirely for the commercial business. Originally it was going to be a Soda and Fries business, however the applicant has now decided to do Donuts and Sodas instead. There is a room on the main floor that can be used as an office, and it will primarily be a drive thru business, however there will be a small area to go in and eat at. Upstairs will be a two-bedroom, one-bathroom apartment.

The property owner, Thom Wright was at the meeting and would be able to answer any questions the board had. The board reviewed the property via google and plat maps. They also looked at updated drawings that the applicant brought in with him.

Mr. Wright stated he had spoke with Coca-Cola about the water usage that they thought would happen looking at other businesses they service. They compared it to Quench It, which is in Heber City, and they use about 25,000 gallons of water for the entire year. Water usage should be the same with this business as well, however there is the component that there will also be an apartment with this building. Currently based on their meter size they can use 30,000 gallons of water in three months.

The board discussed the property and the usage with the commercial space and the residential space upstairs. They discussed the current meter size (3/4 inch) and it was decided at this time it was an adequate meter size. The board felt the best thing to do is give the development a credit for the existing home, and in two (2) years from when the business opens have the applicant come back to water board to check on water usage, meter size and if needed have them turn in more water.

Mayor Bonner asked if there were further questions regarding this item? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval of the All my Favorites with credit for the historic home on site of one connection and an Agreement for two years from the open date to monitor the water usage during that time. After that time period the business may need to come back to water board to review the water usage and possibly turn in additional water. Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Exchange Program

The board asked Secretary Sweat to contact Corbin Gordon, Legal Counsel for Midway City to draft a Memorandum of Understanding between Midway City and Midway Irrigation Company regarding the Exchange Program. Included in the memo it should state that based on the amount that the irrigation company bills each person on the exchange program, 50% of that will be paid to Midway City. Each year in November when the Class B invoice is created, we will include that amount as a credit towards the invoice. A listing of those homes on the exchange program will be sent to Mike Kohler and he will calculate what they were billed and apply 50% to our invoice. Also, each year in January the program will be reviewed. The next time it will be reviewed will be January 2019.

Also, it needs to be mentioned in the memo that no new homes can be added to the exchange program without approval from both Midway City and Midway Irrigation Company.

The board discussed the Exchange Program and thought this was an agreement that needed to be put in place. Secretary Sweat stated she would send this to Mr. Gordon to work on. No motion was needed as per the Board.

New/Old Business

Mayor Bonner asked if there were any other items of business to discuss? There was not.

Midway Irrigation Member Grant Kohler moved for adjournment at 6:30 p.m. Midway City Council Member Karl Dodge 2nd the motion. It was carried unanimously.