

Midway City Council  
7 April 2020  
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
<b>565</b>								
565	HORROCKS ENGINEERS INC	55045	REMUND FARMS PHASE 1 CON	03/17/2020	350.00	.00		
565	HORROCKS ENGINEERS INC	55045	SNAKE CREEK PARTNERS:LOD	03/17/2020	2,328.45	.00		
565	HORROCKS ENGINEERS INC	55045	SUNBURST RANCH PHASE 3-M	03/17/2020	308.56	.00		
565	HORROCKS ENGINEERS INC	55045	Midway CREST CONSTRUCTIO	03/17/2020	743.45	.00		
565	HORROCKS ENGINEERS INC	55045	WHITAKER FARM SUB-CONSTR	03/17/2020	15,019.77	.00		
565	HORROCKS ENGINEERS INC	55045	SCOTCH FIELDS PHASE 3 & 4	03/17/2020	525.00	.00		
565	HORROCKS ENGINEERS INC	55045	REMUND FARMS PHASE 3, 3A,	03/17/2020	1,064.00	.00		
565	HORROCKS ENGINEERS INC	55045	REMUND FARMS PHASE 2/3	03/17/2020	1,225.00	.00		
565	HORROCKS ENGINEERS INC	55045	Update CONSTRUCTION STAND	03/17/2020	594.00	.00		
565	HORROCKS ENGINEERS INC	55045	Attend city Council Mtg	03/17/2020	459.00	.00		
565	HORROCKS ENGINEERS INC	55045	Midway General Engineering Task	03/17/2020	2,342.00	.00		
565	HORROCKS ENGINEERS INC	55045	Update GENERAL TRAIL PLAN	03/17/2020	652.50	.00		
565	HORROCKS ENGINEERS INC	55045	2019 trail, 350 S to 970 S Design	03/17/2020	2,487.00	.00		
565	HORROCKS ENGINEERS INC	55045	2020 TrailS HOMESTEAD AND	03/17/2020	7,556.71	.00		
565	HORROCKS ENGINEERS INC	55045	2020 Water Line Design	03/17/2020	25,349.33	.00		
565	HORROCKS ENGINEERS INC	55045	2019 CentER AND HOMESTEAD	03/17/2020	3,322.00	.00		
565	HORROCKS ENGINEERS INC	55045	2020 Road Surface Treatment-De	03/17/2020	4,107.75	.00		
Total 565:					68,434.52	.00		
<b>705</b>								
705	LABRUM CHEVROLET/FORD	03182020	2019 CHEVY COLORADO-BUILD	03/26/2020	29,459.50	29,459.50	03/26/2020	
Total 705:					29,459.50	29,459.50		
<b>800</b>								
800	MIDWAY IRRIGATION COMPANY	04012020	AS PER RESOLUTION 2013-08 1	04/01/2020	19,739.16	.00		
Total 800:					19,739.16	.00		
<b>845</b>								
845	MOUNTAINLAND SUPPLY COMP	S103408235.0	MetERS	02/03/2020	8,205.14	.00		
845	MOUNTAINLAND SUPPLY COMP	S103455731.0	Water BLUE/GREEN PAINT	03/11/2020	6,403.57	.00		
845	MOUNTAINLAND SUPPLY COMP	S103466988.0	INDIAN SPRINGS	03/19/2020	177.06	.00		
Total 845:					14,785.77	.00		
<b>875</b>								
875	OFFICE DEPOT	1041240	self stamp ink	01/31/2020	23.01	.00		
875	OFFICE DEPOT	438863154001	LABELS	02/04/2020	6.89	.00		
875	OFFICE DEPOT	438863154001	BAG TRASH	02/04/2020	34.02	.00		
875	OFFICE DEPOT	438863154001	LYSOL SPRAY	02/04/2020	12.62	.00		
875	OFFICE DEPOT	448947143001	UPS BATTERY BACKUP	02/27/2020	197.98	.00		
875	OFFICE DEPOT	448947311001	ENVELOPES 9X12	02/27/2020	40.95	.00		
875	OFFICE DEPOT	449768602001	file sorter	02/29/2020	49.48	.00		
875	OFFICE DEPOT	449768778001	PAPER	03/02/2020	37.38	.00		
875	OFFICE DEPOT	451618249001	UPS BATTERY BACKUP	03/04/2020	98.99	.00		
875	OFFICE DEPOT	451618249002	UPS BATTERY BACKUP	03/06/2020	197.98	.00		
875	OFFICE DEPOT	451618445001	PAPER/PENS	03/03/2020	42.02	.00		
875	OFFICE DEPOT	456687298001	Phone rest	03/12/2020	38.76	.00		
875	OFFICE DEPOT	456687694001	HEADSET-RECEPTION	03/12/2020	207.20	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
875	OFFICE DEPOT	456687695001	spare charging cable	03/11/2020	8.90	.00		
875	OFFICE DEPOT	456687696001	Privacy filter	03/12/2020	256.56	.00		
875	OFFICE DEPOT	456687696001	marker/sharpie/fine	03/12/2020	7.48	.00		
875	OFFICE DEPOT	456687697001	folder letter	03/12/2020	36.02	.00		
875	OFFICE DEPOT	456690408001	HEADSET-TREASURER	03/12/2020	98.99	.00		
875	OFFICE DEPOT	456690639001	spare charging cable	03/11/2020	8.90	.00		
875	OFFICE DEPOT	456701203001	mesh holder paper clip	03/26/2020	6.42	.00		
875	OFFICE DEPOT	461146642001	KEYBOARD TRAY	03/18/2020	79.19	.00		
875	OFFICE DEPOT	461146856001	RECYCLED CUBICLE COAT	03/18/2020	5.22	.00		
875	OFFICE DEPOT	461146856001	FILTER 16-9 RATIO	03/18/2020	177.32	.00		
875	OFFICE DEPOT	465700326001	reception supplies - tray, hanging f	03/26/2020	87.47	.00		
875	OFFICE DEPOT	465700326001	PAPER	03/26/2020	120.24	.00		
Total 875:					1,879.99	.00		
<b>930</b>								
930	Dominion Energy	03112020-6801	6801020000 Admin Office	03/11/2020	197.09	.00		
Total 930:					197.09	.00		
<b>945</b>								
945	CENTURYLINK - 435-654-3223 2	03072020	435-654-3223 269B	03/07/2020	413.70	.00		
Total 945:					413.70	.00		
<b>955</b>								
955	REAMS	744846	Eric Mecham - Boots	02/20/2020	250.00	.00		
955	REAMS	851671	Eric Mecham - Shirts	09/13/2019	120.00	.00		
Total 955:					370.00	.00		
<b>1045</b>								
1045	STANDARD PLUMBING SUPPLY	KQRW61	Battery - AA	03/12/2020	15.99	15.99	03/18/2020	
1045	STANDARD PLUMBING SUPPLY	KRDT51	PICTURE HANGERS	03/18/2020	11.97	.00		
1045	STANDARD PLUMBING SUPPLY	KRMJ88	MOUSE TRAP	03/23/2020	3.64	.00		
1045	STANDARD PLUMBING SUPPLY	KRN044	DRY SCREW	03/23/2020	3.29	.00		
1045	STANDARD PLUMBING SUPPLY	KRPV30	FIX AIRLINE AT SHOP	03/24/2020	3.14	.00		
1045	STANDARD PLUMBING SUPPLY	KRTJ91	DEMING BIT SHOP	03/26/2020	19.99	.00		
1045	STANDARD PLUMBING SUPPLY	KRWW68	RIVER ROAD-WATER PART	03/27/2020	13.00	.00		
Total 1045:					71.02	15.99		
<b>1170</b>								
1170	TIMBERLINE ACE HARDWARE	132166	BATTERIES	03/16/2020	11.98	.00		
1170	TIMBERLINE ACE HARDWARE	132223	TENNIS NETS	03/18/2020	9.99	.00		
1170	TIMBERLINE ACE HARDWARE	132232	POSTER STRIPS	03/19/2020	17.98	.00		
1170	TIMBERLINE ACE HARDWARE	132409	BUILDINGS	03/27/2020	22.16	.00		
Total 1170:					62.11	.00		
<b>1255</b>								
1255	UTAH LOCAL GOVERNMENTS T	1566818	TRUST PREMIUM RELIEF CRED	04/01/2020	288.00-	.00		
1255	UTAH LOCAL GOVERNMENTS T	1581596	AUTO PHYSICAL DAMAGE	03/10/2020	112.20	.00		
1255	UTAH LOCAL GOVERNMENTS T	1581597	WORKERS COMP Policy - Monthl	03/10/2020	1,285.52	.00		
Total 1255:					1,109.72	.00		

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<b>1300</b>								
1300	UTAH WATER USERS ASSOCIA	032020	2020 ANNUAL DUES	03/20/2020	100.00	.00		
Total 1300:					100.00	.00		
<b>1305</b>								
1305	VERIZON WIRELESS	9849456559	KELTON WEBB-PHONE	03/24/2020	43.71	.00		
1305	VERIZON WIRELESS	9849456559	GEORGIA MCGUIRE-JETPACK	03/24/2020	45.19	.00		
1305	VERIZON WIRELESS	9849456559	ICE RINK-JETPACK	03/24/2020	45.19	.00		
1305	VERIZON WIRELESS	9849456559	MONICIA ECHOLS - Phone	03/24/2020	45.19	.00		
1305	VERIZON WIRELESS	9849456559	BUILDING DEPT-TABLET	03/24/2020	40.01	.00		
1305	VERIZON WIRELESS	9849456559	SHANE OWENS -Phone	03/24/2020	60.88	.00		
1305	VERIZON WIRELESS	9849456559	CORY LOTT Jetpack	03/24/2020	40.03	.00		
1305	VERIZON WIRELESS	9849456559	Michael Henke-PHONE	03/24/2020	43.71	.00		
1305	VERIZON WIRELESS	9849456559	CORY LOTT-PHONE	03/24/2020	46.88	.00		
1305	VERIZON WIRELESS	9849456559	ON CALL PHONE	03/24/2020	31.59	.00		
1305	VERIZON WIRELESS	9849456559	Darin Bunker Phone	03/24/2020	52.05	.00		
1305	VERIZON WIRELESS	9849456559	MONICIA ECHOLS - Phone	03/24/2020	51.71	.00		
Total 1305:					546.14	.00		
<b>1310</b>								
1310	WASATCH AUTO PARTS	191756	TAPA CIRC FUSE HOLDER	03/12/2020	55.16	55.16	03/18/2020	
1310	WASATCH AUTO PARTS	191757	GLASS CLEANER	03/12/2020	23.88	23.88	03/18/2020	
1310	WASATCH AUTO PARTS	191758	FUSE ASSORTMENT	03/12/2020	36.99	36.99	03/18/2020	
1310	WASATCH AUTO PARTS	192037	CORY-DODGE	03/16/2020	123.07	.00		
1310	WASATCH AUTO PARTS	192500	Flannel RAGS	03/24/2020	57.41	.00		
1310	WASATCH AUTO PARTS	192573	CORY-DODGE	03/25/2020	317.56	.00		
Total 1310:					614.07	116.03		
<b>1360</b>								
1360	WASATCH COUNTY SOLID WAS	127608	Dump Fee 3/4/2020	03/04/2020	7.00	.00		
Total 1360:					7.00	.00		
<b>1365</b>								
1365	WAVE PUBLISHING	L16788	Open space COMMITTE MEETIN	02/26/2020	27.74	27.74	03/18/2020	
1365	WAVE PUBLISHING	L16789	PLANNING COMMISSION BRAD	02/26/2020	134.12	134.12	03/18/2020	
1365	WAVE PUBLISHING	L16799	Request for bid 2020 MIDWAY TR	02/26/2020	222.00	.00		
1365	WAVE PUBLISHING	L16800	NOTICE OF PUBLIC hearing - SC	02/26/2020	57.81	57.81	03/18/2020	
1365	WAVE PUBLISHING	L16807	Ordinance Adoption 2020-06	03/04/2020	20.81	20.81	03/18/2020	
1365	WAVE PUBLISHING	L16810	TRAILS AND PARKS MEETING	03/04/2020	27.74	.00		
1365	WAVE PUBLISHING	L16813	GOLF COURSE DR. PINE CANY	03/04/2020	464.79	.00		
1365	WAVE PUBLISHING	L16817	NOTICE OF PUBLIC MEETINGS	03/04/2020	111.00	.00		
1365	WAVE PUBLISHING	L16834	Bond Issuance Notice	03/26/2020	143.38	.00		
1365	WAVE PUBLISHING	L16836	PUBLIC HEARINGS	03/25/2020	115.62	.00		
Total 1365:					1,325.01	240.48		
<b>1571</b>								
1571	FASTENAL IND & CONST SUPP	UTHEB75989	BLK THIN HST	03/10/2020	16.02	.00		
1571	FASTENAL IND & CONST SUPP	UTHEB76115	PARTS FOR SHOP	03/18/2020	6.30	.00		
Total 1571:					22.32	.00		

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<b>1603</b>								
1603	ROCKY MOUNTAIN POWER	03092020	SWISS MOUNTAIN PUMP	03/23/2020	12.12	.00		
Total 1603:					12.12	.00		
<b>1818</b>								
1818	CASH	03272020	FUEL FOR JEEP - M HENKE	03/27/2020	30.00	.00		
1818	CASH	03272020	cERTIFIED LETTER PLANNING	03/27/2020	6.95	.00		
1818	CASH	03272020	cERTIFIED LETTER PLANNING	03/27/2020	27.80	.00		
1818	CASH	03272020	OVEN CLEANER	03/27/2020	4.29	.00		
1818	CASH	03272020	cERTIFIED LETTER PLANNING	03/27/2020	6.95	.00		
Total 1818:					75.99	.00		
<b>1989</b>								
1989	BANKCARD CENTER	1229 MARCH 0	Workshop-Robert Almonte LLC	03/03/2020	495.00	495.00	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Workshop-Robert Almonte LLC	03/03/2020	495.00	495.00	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Workshop - Robert Almonte LLC	03/03/2020	495.00	495.00	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Daytona Beach Lodging	03/03/2020	156.38	156.38	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Daytona Beach Lodging	03/03/2020	156.38	156.38	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Daytona Beach Lodging	03/03/2020	156.38	156.38	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	hotel	03/03/2020	521.16	521.16	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	AirFare	03/03/2020	525.80	525.80	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Airfare	03/03/2020	525.80	525.80	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Airfare	03/03/2020	525.80	525.80	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Airfare	03/03/2020	1,139.40	1,139.40	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Airfare	03/03/2020	1,139.40	1,139.40	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	Airfare	03/03/2020	1,139.40	1,139.40	03/18/2020	
1989	BANKCARD CENTER	1229 MARCH 0	COSTCO WHOLESALE-NO REC	03/03/2020	114.39	114.39	03/19/2020	
1989	BANKCARD CENTER	1229 MARCH 0	pEAK ART AND FRAME-NO REC	03/03/2020	629.48	629.48	03/19/2020	
1989	BANKCARD CENTER	1229 MARCH 0	EXPEDIA-CAR RENTEL	03/03/2020	60.00	60.00	03/19/2020	
1989	BANKCARD CENTER	5219 MARCH 0	REWARDS FEE	03/03/2020	25.00	25.00	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	Staff Meeting-Public Works	03/03/2020	33.90	33.90	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	Batteries	03/03/2020	5.98	5.98	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	meeting food	03/03/2020	29.30	29.30	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	meeting food	03/03/2020	29.30	29.30	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	dotties - meeting food	03/03/2020	15.00	15.00	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	dotties-meeting food	03/03/2020	15.00	15.00	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	food for trip to get statue	03/03/2020	17.19	17.19	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	black bear-st george statue	03/03/2020	33.53	33.53	03/18/2020	
1989	BANKCARD CENTER	5219 MARCH 0	hardward	03/03/2020	154.34	154.34	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Office Supplies	03/03/2020	27.64	27.64	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Office Supplies	03/03/2020	17.08	17.08	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	APT US&C July 2020 Conference	03/03/2020	499.00	499.00	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Room Reservation - July 2020 Co	03/03/2020	158.46	158.46	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Pitney Bowes - Postage	03/03/2020	137.26	137.26	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Training-Woody Collette	03/03/2020	20.40	20.40	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Office Supplies	03/03/2020	15.07	15.07	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Office Supplies	03/03/2020	53.51	53.51	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Walgreens Supplie - building dept	03/03/2020	14.23	14.23	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Walgreens Supplies - building dep	03/03/2020	6.83	6.83	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	BestBuy - furniture	03/03/2020	90.28	90.28	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	furniture	03/03/2020	5.84	5.84	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Walgreens-furniture	03/03/2020	11.70	11.70	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Hilton Lodging - Water School	03/03/2020	579.60	579.60	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Hilton Lodging - Water School	03/03/2020	579.60	579.60	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Hilton Lodging - Water School	03/03/2020	579.60	579.60	03/18/2020	

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1989	BANKCARD CENTER	6014 MARCH 0	Costco Membership	03/03/2020	321.75	321.75	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	Additional Night-Water School S.	03/03/2020	133.66	133.66	03/18/2020	
1989	BANKCARD CENTER	6014 MARCH 0	city council food	03/03/2020	89.53	89.53	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	UofU Student Meeting	03/03/2020	61.45	61.45	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	UTLC April 2020 Conference	03/03/2020	290.00	290.00	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	ULCT April 2020 Conference	03/03/2020	290.00	290.00	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	ULCT April 2020 Conference	03/03/2020	290.00	290.00	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	office supplies	03/03/2020	27.11	27.11	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	Staff Party	03/03/2020	33.16	33.16	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	Lights	03/03/2020	60.28	60.28	03/18/2020	
1989	BANKCARD CENTER	6215 MARCH 0	lights	03/03/2020	158.09	158.09	03/18/2020	
1989	BANKCARD CENTER	8789 MARCH 0	Rural Water Books	03/03/2020	105.00	105.00	03/18/2020	
1989	BANKCARD CENTER	8789 MARCH 0	office supplies	03/03/2020	236.85	236.85	03/18/2020	
1989	BANKCARD CENTER	8789 MARCH 0	furniture	03/03/2020	69.00	69.00	03/18/2020	
1989	BANKCARD CENTER	8789 MARCH 0	Rural Water Conference	03/03/2020	595.00	595.00	03/18/2020	
1989	BANKCARD CENTER	8789 MARCH 0	park city lock and key	03/03/2020	65.43	65.43	03/18/2020	
1989	BANKCARD CENTER	8789 MARCH 0	office supplies	03/03/2020	96.30	96.30	03/18/2020	
1989	BANKCARD CENTER	8789 MARCH 0	cell phone	03/03/2020	53.23	53.23	03/18/2020	
Total 1989:					14,405.25	14,405.25		
<b>2075</b>								
2075	MIDWAY CITY	03192020	Reimburse for rESTITUTION EXP	03/19/2020	114.39	114.39	03/30/2020	
2075	MIDWAY CITY	03232020	Reimburse for rESTITUTION EXP	03/23/2020	629.48	629.48	03/30/2020	
Total 2075:					743.87	743.87		
<b>2147</b>								
2147	CHEMTECH-FORD LABORATOR	20C0036	DBPs (Disinfection Byproducts)	03/12/2020	240.00	240.00	03/18/2020	
Total 2147:					240.00	240.00		
<b>2166</b>								
2166	HARBOR FREIGHT TOOLS	912751	duplicate invoice	03/02/2020	101.21-	.00		
Total 2166:					101.21-	.00		
<b>2244</b>								
2244	PEAK ALARM CO, INC	1024814	INSTALLATION	03/24/2020	1,399.00	.00		
2244	PEAK ALARM CO, INC	1024815	Public Works Building	03/24/2020	185.86	.00		
2244	PEAK ALARM CO, INC	1024815	credit per peak alarm	03/24/2020	185.86-	.00		
Total 2244:					1,399.00	.00		
<b>2264</b>								
2264	GRAINGER	9483807559	PRESSURE SWITCH	03/23/2020	129.60	.00		
Total 2264:					129.60	.00		
<b>2295</b>								
2295	DARIN BUNKER	03132020	payment for physical to obtain cdl	03/13/2020	116.00	116.00	03/18/2020	
Total 2295:					116.00	116.00		
<b>2418</b>								
2418	FINAL COMPLETION DEPOSIT	18-194 FINAL	18-194 FINAL COMPLETION DE	03/30/2020	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	18-196 FCD	18-196 FINAL COMPLETION DE	03/30/2020	1,500.00	.00		

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2418	FINAL COMPLETION DEPOSIT	19-034-FINAL	19-034 FINAL COMPLETION DE	03/19/2020	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	19-102 FCD	19-102 FINAL COMPLETION DE	03/30/2020	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	19-112 FCD	19-112 FINAL COMPLETION DE	03/18/2020	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	FCD - 19-035	19-035 FINAL COMPLETION DE	03/12/2020	1,500.00	1,500.00	03/18/2020	
2418	FINAL COMPLETION DEPOSIT	FCD-19-014	19-014 FINAL COMPLETION DE	03/12/2020	1,500.00	1,500.00	03/18/2020	
Total 2418:					10,500.00	3,000.00		
<b>2479</b>								
2479	BUILDING RENTAL DEPOSIT RE	03192020	BUILDING REntal Deposit Refund	03/19/2020	300.00	.00		
2479	BUILDING RENTAL DEPOSIT RE	03192020-2	BUILDING REntal Deposit Refund	03/19/2020	300.00	.00		
Total 2479:					600.00	.00		
<b>2509</b>								
2509	Building Permit Refund	19-121-BUILD	19-121-OVER PAID	03/24/2020	157.00	.00		
2509	Building Permit Refund	19-121-BUILD	19-121 OVER PAID	03/24/2020	1.33	.00		
2509	Building Permit Refund	19-121-BUILD	19-121 OVER PAID	03/24/2020	.24	.00		
Total 2509:					158.57	.00		
<b>2520</b>								
2520	Staker Parson Companies	5180167	water IEAK REPAIR LACEY LAN	03/24/2020	210.79	.00		
Total 2520:					210.79	.00		
<b>2561</b>								
2561	CENTURYLINK -435-654-3924 45	03072020	435-654-3924 453B BN	03/07/2020	155.65	.00		
Total 2561:					155.65	.00		
<b>2562</b>								
2562	CENTURYLINK 435-654-4204 77	03072020	435-654-4204 775B	03/07/2020	58.21	.00		
Total 2562:					58.21	.00		
<b>2575</b>								
2575	Wasatch County	03052020	2020 BUILDING SAFETY MONT	03/05/2020	750.00	.00		
Total 2575:					750.00	.00		
<b>2582</b>								
2582	WEST COAST CODE CONSULT	UT20-504-003	JAMES PRINCE EXPEDITE	03/10/2020	127.50	.00		
2582	WEST COAST CODE CONSULT	UT20-504-004	Plan Review Janice Pierce PV 1st	03/10/2020	8,247.54	.00		
2582	WEST COAST CODE CONSULT	UT20-504-005	JON WEBB-INSPECTIONS	03/10/2020	312.63	.00		
Total 2582:					8,687.67	.00		
<b>2614</b>								
2614	Executech Utah, Inc.	144499	Monthly Licenses and Subscriptio	02/29/2020	401.92	401.92	03/18/2020	
2614	Executech Utah, Inc.	EXEC-77138	Monthly Maintenance Agreement	02/29/2020	1,430.00	1,430.00	03/18/2020	
2614	Executech Utah, Inc.	EXEC-77138	Monthly Licenses and Subscriptio	02/29/2020	188.80	188.80	03/18/2020	
Total 2614:					2,020.72	2,020.72		
<b>2627</b>								
2627	GORDON LAW GROUP, P.C.	7204	Higginson Subdivision	03/01/2020	858.00	858.00	03/18/2020	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2627	GORDON LAW GROUP, P.C.	7647	MONTHLY FLAT FEE	03/01/2020	4,700.00	4,700.00	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7647	MONTHLY FLAT FEE	03/01/2020	300.00	300.00	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7647	Additional Hours	03/01/2020	446.50	446.50	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7647	Additional Hours	03/01/2020	28.50	28.50	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7648	Hunter LITIGATION	03/01/2020	60.00	60.00	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7649	Lynn David Litigation STATE/GRA	03/01/2020	45.00	45.00	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7650	Lynn David Litigation	03/01/2020	270.00	270.00	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7651	PROBST/RESIDENTIAL TREATM	03/01/2020	615.00	615.00	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7652	CRYSTAL SPRINGS DEVELOPM	03/01/2020	1,755.00	1,755.00	03/18/2020	
2627	GORDON LAW GROUP, P.C.	7653	Higginson Subdivision	03/01/2020	117.00	117.00	03/18/2020	
Total 2627:					9,195.00	9,195.00		
<b>2636</b>								
2636	CenturyLink 435-654-4120	1487938117	435-654-4120 Phone Services	03/11/2020	902.88	.00		
Total 2636:					902.88	.00		
<b>2658</b>								
2658	SIGNARAMA	INV-6233	CITY OFFICE CLOSED	03/27/2020	48.00	.00		
Total 2658:					48.00	.00		
<b>2672</b>								
2672	Child Richards	104824	2nd quarter Financials	02/29/2020	1,200.00	1,200.00	03/18/2020	
Total 2672:					1,200.00	1,200.00		
<b>2703</b>								
2703	Mike Kohler	526	2020 POLITICAL/GOVERNMENT	03/28/2020	2,000.00	.00		
Total 2703:					2,000.00	.00		
<b>2748</b>								
2748	ENFUSION TECHNOLOGIES	200107	LICENSE FEE/MAINTENANCE &	01/21/2020	700.00	.00		
2748	ENFUSION TECHNOLOGIES	200107	LICENSE FEE/MAINTENANCE &	01/21/2020	700.00	.00		
2748	ENFUSION TECHNOLOGIES	200107	LICENSE FEE/MAINTENANCE &	01/21/2020	600.00	.00		
Total 2748:					2,000.00	.00		
<b>2752</b>								
2752	WOODROW DAVID COLLETTE	03162020	EduCode conference 2020 Woody	03/16/2020	800.00	800.00	03/26/2020	
2752	WOODROW DAVID COLLETTE	03162020	Renewal icc membership	03/16/2020	50.00	50.00	03/26/2020	
2752	WOODROW DAVID COLLETTE	03162020	Renewal of certifications	03/16/2020	100.00	100.00	03/26/2020	
Total 2752:					950.00	950.00		
<b>2753</b>								
2753	LENS EQUIPMENT	5225	DATA SERVICE	03/20/2020	499.00	.00		
Total 2753:					499.00	.00		
<b>2757</b>								
2757	BORDER STATES INDUSTRIES I	9192523795	Office remodel (Admin bldg)	01/10/2020	170.23	.00		
2757	BORDER STATES INDUSTRIES I	919662588	Office remodel (Admin bldg)	03/19/2020	206.58	.00		



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2757:					376.81	.00		
<b>2764</b>								
2764	POWER EQUIPMENT RENTAL	1-518085	Cut off machine	03/19/2020	1,019.95	.00		
Total 2764:					1,019.95	.00		
<b>2772</b>								
2772	BD BUSH EXCAVATION	03122020	Pay request 1 2019 Midway Trails	03/12/2020	125,790.45	125,790.45	03/18/2020	
Total 2772:					125,790.45	125,790.45		
<b>2795</b>								
2795	BRIDGEPOINTE PARTNERS LL	03252020-FIN	FINAL PAYMENT FOR ADMIN BU	03/25/2020	12,394.15	12,394.15	03/25/2020	
2795	BRIDGEPOINTE PARTNERS LL	03252020-FIN	EXTRA FOR ART AND FRAME-V	03/25/2020	1,957.00	1,957.00	03/25/2020	
Total 2795:					14,351.15	14,351.15		
<b>2802</b>								
2802	RANDY B. BIRCH, P.C.	23495	Planning Commission - legal gene	03/03/2020	1,320.00	1,320.00	03/18/2020	
Total 2802:					1,320.00	1,320.00		
<b>2806</b>								
2806	SUPERIOR LOCKSMITH	65515	CITY OFFICE BUILDING DOOR	03/12/2020	5,042.90	5,042.90	03/18/2020	
2806	SUPERIOR LOCKSMITH	66514	CITY OFFICE BUILDING DOOR	03/12/2020	4,342.90	4,342.90	03/18/2020	
Total 2806:					9,385.80	9,385.80		
<b>2807</b>								
2807	RIGHTWAY SANITARY SUPPLY	101121	JANITORIAL SUPPLIES	03/13/2020	234.02	234.02	03/18/2020	
2807	RIGHTWAY SANITARY SUPPLY	101311	JANITORIAL SUPPLIES	03/27/2020	248.65	.00		
Total 2807:					482.67	234.02		
<b>2808</b>								
2808	TODD JAMES KELLY	1	Janitorial Services-March 2020	03/30/2020	1,800.00	.00		
2808	TODD JAMES KELLY	1-SUPPLIES	supplies purchased	03/30/2020	65.57	.00		
Total 2808:					1,865.57	.00		
Grand Totals:					350,686.63	212,784.26		

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

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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\_\_\_\_\_

City Recorder: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

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Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

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Midway City Council  
7 April 2020  
Regular Meeting

Minutes of the  
3 March 2020  
Work Meeting



# Memo

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**Date:** 3 April 2020  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder/Financial Officer  
**RE:** Minutes of the 3 March 2020 City Council Work Meeting

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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, 3 March 2020, 9:00 a.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 9:10 p.m.

**Members Present:**

Celeste Johnson, Mayor  
Steve Dougherty, Council Member  
Jeff Drury, Council Member (Left at 12:33 p.m.)  
Lisa Orme, Council Member  
Kevin Payne, Council Member (Arrived at 9:47 a.m.)  
JC Simonsen, Council Member (Arrived at 12:33 p.m.)

and Returned at 12:41 p.m.)  
Michael Henke, Planning Director  
Brad Wilson, Recorder/Financial Officer

**Others Present:**

Mark Anderson, Zions Bank Public Finance  
Brian Baker, Zions Bank Public Finance  
Courtland Nelson, Midway City Open Space Committee Chair  
Steve Stevens, Midway City Open Space Committee Member

**Staff Present:**

Corbin Gordon, Attorney (Left at 10:13 a.m.)

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

**2. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation and the Purchase, Exchange, or Lease of Real Property**

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

**Second:** Council Member Drury seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Not Present
Council Member Simonsen	Excused from the Meeting

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

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

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Excused from the Meeting

**3. Rebranding / City Logo** (Mayor Johnson – Approximately 5 minutes) – Discuss a rebranding campaign, including a new logo, for Midway City.

Mayor Johnson asked if public input should be sought on a new logo. She indicated that other mayors discouraged public input on such an issue. The Council concurred.

The Council chose the canton with the mountains instead of the edelweiss.

The Council agreed to start using the new logo and then explain its significance and meaning later.

**4. Meeting Statistics**

Mayor Johnson reviewed various statistics regarding council meetings including how many items were continued and acted upon. She asked the Council to obtain as much information as possible before a meeting and avoid repeatedly continuing items.

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

- Some items were continued because more information was needed.
- Council members should think about items before the meeting.

- Public comment should not be limited.

**5. Ordinance 2020-03 / Outside Dining and Parking** (City Planner – Approximately 30 minutes) – Discuss Ordinance 2020-03 amending Section 16.13.39(A)(11) (Off-Street Parking and Loading) of the Midway City Municipal Code regarding outside dining and parking. The Midway City Planning Commission recommended no change to the current code.

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

- Overview
- Parking analysis
- Code for Westminster, CA
- Potential code
- Off-site parking

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

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

- The parking requirements for restaurants were recently increased by 66%.
- The proposed requirement was too high.
- Restaurants could purchase off-site parking. This could be required for all outside dining. Nothing in the Municipal Code drove restaurant owners to use this type of parking.
- The City should prevent buildings from being razed.
- Residents who lived near restaurants had complained about parking.
- The parking issue was a user problem not a shortage of spaces. The user problem should be addressed first.
- Restaurants should be encouraged along Main Street.
- The proposal would not solve the problem of parking in front of nearby residences.
- Multiple solutions were needed.
- Some current restaurants could not have started if the proposal had been in place.
- Some restaurants did not have enough parking.
- It was unfair to not require parking for outside dining.
- The proposed restaurant square footage per parking stall could be increased from 150 to 200 or 250.
- The taxpayers should not solve the restaurants' problem.
- A business would not succeed if it did not have enough parking.
- If a business could not afford parking, then it was not viable and would close.

**6. Use of Buildings** (Approximately 1.5 hours) – Discuss the use of Midway City's buildings.

Council Member Dougherty reported that he toured the Town Hall and Community Center and made the following comments:

- Too much junk was stored in the buildings.

- Flammable items were also being stored in the buildings.
- The Town Hall had several prime office spaces that could be used to highlight Midway. They were at street level and had windows.
- A distinction needed to be made between non-profit and for-profit users of the buildings.
- The use of buildings needed to be managed and the City compensated fairly.
- Better security and lease agreements were needed.
- The use of the buildings should not be just about making money.

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

- If religious activities for one group were not allowed, then all religious activities should be barred.
- The Daughters of the Utah Pioneers could be moved to another space.
- Some of the items stored in the buildings were only used once a year. Other items were used often.
- Groups like the Swiss Choir were part of Midway's culture and should be efficiently supported.
- There was not a good fee schedule for the use of individual rooms.
- Schools were hard on the buildings.
- The City almost made enough money from renting its buildings to pay for their daily maintenance. However, there was a lot of deferred maintenance.
- The buildings should be checked after every use.
- The people using the buildings the most got the best deal.
- The City could provide a space for the CAPS program to operate a retail store.
- A building coordinator was needed which staff was not providing.
- Parking enforcement should be increased.
- The City had grown significantly without increasing its resources.

**Note:** Council Member Drury left at 12:33 p.m.

**Motion:** Without objection, Mayor Johnson recessed the meeting at 12:33 p.m. She reconvened the meeting at 12:41 p.m.

**7. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation and the Purchase, Exchange, or Lease of Real Property**

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

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting



Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	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 Dougherty moved to go out of the closed meeting.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**Motion:** Without objection, Mayor Johnson recessed the meeting at 2:15 p.m. She reconvened the meeting at 2:21 p.m.

**8. Accessory Dwelling Units / One-Family Dwellings / Accessory Buildings** (City Planner – Approximately 60 minutes) – Discuss regulations regarding accessory dwelling units, one-family dwellings and accessory buildings.

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

- What was an Accessory Dwelling Unit (ADU)?
- ADU benefits and negatives
- Points of discussion

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

Council Member Orme made the following comments:

- Strongly supported ADUs.
- Was approached by several residents that wanted to do ADUs. These people paid property taxes.
- ADUs helped people who grew up in Midway to stay in Midway.
- Housing in Midway was not affordable.
- A basement apartment would be more affordable.
- ADUs reduced density because there would be a basement apartment instead of

another house.

- They would maintain the look and feel of Midway.
- Duplexes should not be encouraged. Residents did not want them.
- Lost a sale because the buyer could not have a mother-in-law apartment.
- The primary owner should live in the house.
- There were illegal ADUs.
- The City's regulations needed to be enforced.
- Affordable housing was not the issue for her.
- A couple could let a young couple live in their basement once their children had moved out.
- The issue had been discussed for four years.

Council Member Payne made the following comments:

- Had developed affordable housing throughout the west in both rural and urban areas.
- ADUs achieved affordable housing in the short-term but not in the long-term.
- They encouraged density, were counter to a rural feel and accelerated growth.
- Affordable housing had to be professionally managed.
- You could not distinguish between family and non-family.
- Property owners had rights, but they were also subject to zoning regulations.
- ADU regulations were impossible to enforce.
- They could turn single family lots into duplex lots.
- Houses with ADUs commanded a higher price.
- The market would dominate.
- Owners would change as much as they could for ADUs.
- ADUs functioned like duplexes.
- They allowed two living units on a property.
- The land use code should not be used to supplement someone's income.
- Did not oppose a family with one kitchen letting another family member in need stay with them. However, the Municipal Code already allowed some flexibility for family needs.
- Setbacks could change based on the zone.

Council Member Dougherty made the following comments:

- More residents contacted him regarding ADUs than any other issue.
- There was a need for this type of housing.
- ADUs should be addressed sooner rather than later.
- The name attainable housing was better than affordable housing.
- ADUs were a pressure relief valve.
- Some property owners needed supplemental income.
- "McMansions" would have a greater impact than ADUs.
- ADUs were not duplexes.
- They helped the elderly.
- They would have a limited impact if done properly.
- They would not increase traditional development.
- They should not be restricted to just the center of Midway.
- Recreational development should also be considered.
- The best enforcement tool was ADUs in owner occupied houses.
- ADUs should not be put on small lots.

- Had an ADU at his house but he did not use it or rent it.

Council Member Simonsen made the following comments:

- Housing in Midway was not affordable.
- The City should work hard to retain the resort tax, Midway's character and agriculture.
- Density was a significant issue.
- The area's quality of life was threatened.
- ADUs would increase density, population and traffic.
- They would not solve the affordability problem.
- The market would overrule other factors.
- Specifically developing land for affordable housing would be more productive.
- Had a lot of concerns that needed to be addressed.
- Ran for election on the issue.

Mayor Johnson made the following comments:

- Regulations should be enforced.
- It was not the City's job to make houses affordable.
- Tools like a reverse mortgage were available.
- Had lived in an area where the wealthy moved in and other residents had to move out.
- Someone living in a basement could not afford to build a house.
- There was no guarantee that the City could make ADUs affordable or fair for families.
- The City needed to watch its growth and create a greater resort tax base.
- Never had a second entrance to her house when her children came back to live with her.
- The single-family dwelling zones needed to be protected.
- Any houses with ADUs should be owner occupied.
- ADUs were difficult to regulate.
- There were a lot of other issues that needed to be considered first.
- The two council members that supported ADUs could respond, at a future work meeting, to the concerns that had been raised.

Michael Henke asked the Council to still address the definitions of living quarters and single-family homes even if they postponed consideration of ADUs. Council Member Dougherty questioned prohibiting ADUs if they might be allowed soon.

Council Member Simonsen suggested inclusionary zoning. Mr. Henke responded that the State Code prohibited requiring such zoning. He said that it allowed a fee in lieu.

Council Member Dougherty said that he and Council Member Orme would discuss the issue with other council members and bring it back to a future work meeting.

Council Member Payne, who was assigned to oversee affordable housing, reviewed the issue and efforts by area governments to address it. He thought that developers would choose the least expensive option and the real need was not being addressed. He also reviewed efforts by the State to address the issue. He recommended that area councils should be setting the direction and the affordable housing boards implementing that direction.

## 9. 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 4:07 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

DRAFT

Midway City Council  
7 April 2020  
Regular Meeting

Minutes of the  
3 March 2020  
Regular Meeting



# Memo

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**Date:** 3 April 2020  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder/Financial Officer  
**RE:** Minutes of the 3 March 2020 City Council Regular Meeting

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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, 3 March 2020, 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 6:03 p.m.

**Members Present:**

Celeste Johnson, Mayor  
Steve Dougherty, Council Member  
Jeff Drury, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
JC Simonsen, Council Member

**Staff Present:**

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

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

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

**2. Consent Calendar**

- a. Agenda for the 3 March 2020 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 18 February 2020 City Council Regular Meeting
- d. Minutes of the 18 February 2020 City Council Closed Meeting

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

Brad Wilson reviewed the warrant for a used vehicle.

**Motion:** Council Member Orme moved to approve the consent calendar.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	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.

River Road / Closure / Pedestrian Crosswalk

Brad Hart indicated that closing River Road because of construction had slowed traffic on the road, which was used as a shortcut between Utah County and Park City. He also requested a pedestrian crosswalk for the road.

Homestead Drive / Speeding / Passing Busses

Randy Lundin indicated that drivers were speeding on Homestead Drive and passing stopped school busses. He asked the City to speak with UDOT regarding the problems.

Traffic Enforcement

Brad Hard indicated that traffic enforcement could be paid for by the tickets that were issued.

100 North / Chip Seal

Quinn Calder indicated that the chip seal on 100 North was starting to come off. He asked that the road be swept. Wes Johnson responded that the contractor would redo the road when they were back in the area.

No further comments were offered.

**4. Department Reports**

Wasatch County Housing Authority / Prestige, Phase 2



Council Member Payne reported on the Wasatch County Housing Authority and funding for the Prestige, Phase 2 development.

#### Midway Boosters / Festival Market Business Licenses

Council Member Drury reported that the Midway Boosters wanted to form a committee with local business owners to review the City's festival market business license regulations.

#### Ice Rink / Update

Council Member Drury reported that the City's ice rink was open day to day depending upon the temperatures.

#### HL&P / Loan to Bury Transmission Lines

Mayor Johnson reported that the board for Heber Light & Power Company (HL&P) would meet the following day to discuss loaning Midway City the money to bury the 970 South transmission line.

#### HVRR / Update

Mayor Johnson reported on the Heber Valley Railroad (HVRR), its north pole express, new railroad cars and the number of riders.

#### HVSSD / Purchase of Additional Land

Mayor Johnson reported that the Heber Valley Special Service District (HVSSD) wanted to purchase additional land for its sewer farm.

#### River Road Water Line

Wes Johnson recommended that the contractor, working on the Whitaker Farm Subdivision, be contracted to extend the City's water line along River Road/400 West. He said that the cost would be less because the contractor was already on site and would use 2018 costs. Brad Wilson explained that the purchasing policy allowed for change orders to existing contracts with the City but did not anticipate the same for contracts between developers and their contractors.

Mayor Johnson asked Mr. Johnson, the City Attorney and Brad Wilson to review the recommendation.

Council Member Simonsen suggested that the purchasing policy be amended to address the situation.

**Note:** Council Member Orme left at 6:50 p.m.

**5. Albert Kohler Legacy Farm / Letter of Financial Support** (Approximately 60 minutes) – Discuss and possibly approve a letter of financial support for the preservation of open space at the Albert Kohler Legacy Farm located at River Road and Burgi Lane. **Public Hearing**

Wendy Fischer, Utah Open Lands Executive Director, gave a presentation regarding the Albert Kohler Legacy Farm and made the following comments:

- The project was a watershed moment.
- It had scenic, agricultural, educational, and economic value.
- The Kohler family was committed to preserving the entire farm.
- The City's contribution would be leveraged 7 to 1.
- The appraisal for the project would be updated.
- Feared that if the Farm was not preserved now it would be developed.
- Utah Open Lands would hold the conservation easement with the City being a co-holder.
- The family would be good stewards of the land.

**Note:** A copy of Ms. Fischer's presentation is contained in the supplemental file.

Michael Henke made the following comments:

- The Farm was the first preservation project to be considered by the City.
- The bond money could only be used for open space within the City or its annexation boundary.
- One of the two parcels in the project was outside of the annexation boundary.
- The Open Space Advisory Committee recommended a \$1 million contribution by the City.

Mr. Henke explained the difference between purchasing land and a conservation easement.

Courtland Nelson, Midway City Open Space Advisory Committee Chair, reviewed the Committee's work. He said that the Committee supported the project because it brought together a view corridor, agriculture, a historic farm and retail.

Steve Stevens, a member of the Open Space Advisory Committee, also emphasized the educational component of the farm.

**Public Hearing**

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

**Art Lang**

Mr. Lang supported the project because it would protect open space, the rural nature of the community, a small business, an area around the Provo River, a riparian area, and wetlands.

**Dallin Koecher, Heber Valley Tourism and Economic Development**

Mr. Koecher supported the project because of the cheese factory, and that it was one of the last two dairies in the area.

Robert Duncan

Mr. Duncan supported the project because it would be the last chance to save the dairy. He noted that some other open space was spotted throughout developments which was not ideal.

Ken Mickelson

Mr. Mickelson noted that he preserved open space during his career. He supported the project because of the leveraging of funds and that it set a pattern for future projects. He thought that it was the best proposal.

Katie Noble

Ms. Noble said that the project “knocked it out of the park” and set a tone for future preservation.

Becky Rambo

Ms. Rambo supported the project and encouraged young people to get into sustainable farming.

Russ Watts

Mr. Watts supported the project and indicated that he tried to preserve open space with his developments.

Lori Stone

Ms. Stone supported the project because it protected the legacy of Midway and could encourage others to preserve their land.

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

Council Member Simonsen supported the project because it was a working dairy, encouraged agritourism and would use other fields preserved as open space.

**Motion:** Council Member Drury moved to approve the letter of financial support for the Albert Kohler Legacy Farm with the following findings:

- The project and funding request were consistent with the vision of the Open Space Element of the General Plan.

- The 5.5 to one leveraging maximized Midways' possible contribution, and the continuation of an important agricultural business was an added benefit.
- The project was located along one of the three major entry corridors into Midway.
- Preservation of the dairy would keep valuable agricultural land as open space and the dairy would continue to provide agricultural products to the community.
- While the motion demonstrated Midway City's intent in principal to commit up to \$1 million there were many details and conditions including the possible annexation of the property into the Midway City limits, that still needed to be negotiated.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Recused
Council Member Payne	Aye
Council Member Simonsen	Aye

**Note:** Council Member Orme returned at 7:40 p.m.

- 6. Sale of Bonds / Open Space** (Approximately 20 minutes) – Discuss and possibly authorize the preparation of an authorizing resolution and preliminary official statement for the sale of general obligation bonds for the preservation of open space. **Public Hearing**

Michael Henke presented potential open space projects and Brad Wilson reviewed the bond issuance process.

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

Mayor Johnson indicated that positive things were happening, such as the donation of 40 acres of open land to the City, because of its commitment to bond for open space.

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

- The difference between the interest rate for the bond and the interest rate for investments with the Public Treasurers' Investment Fund was negligible.
- The amount on residents' property tax bill, to repay the bond, would only vary based on the number of taxpayers and the value of their properties.
- Issuing the full \$5 million in bonds gave the City flexibility and showed its support for open space preservation.

### **Public Hearing**

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

Katie Noble

Ms. Noble asked how many preservation projects were dependent upon Wasatch County and how that would affect their timeframe. Courtland Nelson responded that approximately five projects were associated with the County. He added that there were a lot of issues that needed to be worked out and that the County favored preserving agricultural land.

Nora Lundin

Ms. Lundin asked for clarification on the County's preservation plan. Mr. Nelson reviewed the County's standards for preservation and indicated that how much of the money would be spent in each community still needed to be determined.

Ms. Lundin asked if her family's property was annexed into Midway could they receive any county money for preservation. Mayor Johnson responded that Midway and the County needed to work together on preservation.

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

**Motion:** Council Member Payne moved to approve the preparation of an authorizing resolution and preliminary official statement for the sale of a single issuance of \$5 million of bonds and that they be brought back to the Council at its next scheduled meeting.

**Second:** Council Member Drury seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**Department Reports (Continued)**

Mike Kohler, who lobbied for the City at the State Legislature, reviewed legislation that potentially effected municipalities. He and the Council reviewed efforts to allow school districts to impose impact fees.

**Motion:** Without objection, Mayor Johnson recessed the meeting at 8:36 p.m. She reconvened the meeting at 8:44 p.m.

**7. Jory Mixed-Use Development / Conditional Use Permit** (Matthew and Chelsea Jory – Approximately 15 minutes) – Discuss and possibly approve a conditional use permit for a mixed-use development located at 17 South 580 East (Zoning is C-2). Recommended without conditions by the Midway City Planning Commission. **Public Hearing**

Michael Henke gave a presentation regarding the proposed conditional use permit and reviewed the following items:

- Land use summary
- Location of the property
- Site plan
- Setbacks
- Parking
- Proposed building
- Mixed-use requirements
- Visual Architecture Committee (VAC) motion
- Possible findings

Mr. Henke also made the following comments:

- The proposed building would match the house and its architectural elements.
- The VAC recommended approval of the request.
- The width of the road in front of the house allowed for on-street parking.
- Several neighbors' concerns about the visual impact of the business were resolved when they saw the drawings for the proposed building.
- Noise and hours of operation could be an issue.
- The main garage was also the parking stall for the business owner/homeowner.
- Sound studies were not required but could be a condition of approval.
- This was an allowed use in the commercial zone and a conditional use permit in a mixed-use development.

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

Chelsea Jory, applicant, made the following comments:

- Her and her husband had owned the business for seven years.
- They were the only employees.
- They now served more local motorcyclists than racers.
- It was a boutique business.
- The business was clean and quiet.
- The building would be built to eliminate noise and engines would not be started every day.
- Equipment would be tested in a sound insulated booth.
- There would be normal hours of operation.
- Did not need to warehouse parts.
- There would be a solvent tank which was regulated.
- All work would be done inside except for washing the motorcycles.

## **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.

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

- Noise, windows on the east side of the proposed building and on-street parking after business hours were concerns.
- The applicants had spoken to their neighbors about the proposal.
- If the proposed building was designed correctly it would not be overwhelming.
- There should not be any storage or operations outside of the building.
- Noise was regulated by the Municipal Code.

**Motion:** Council Member Drury moved to approve the mixed-use conditional use permit located in the C-2 zone with the following findings and conditions:

- The proposed use was a conditional use in the C-2 zone.
- The proposal was consistent with the vision of the General Plan for Main Street.
- Limit commercial on street parking during the day to the South property line.
- No overnight on-street parking for the business.
- No windows on the East side of the commercial building as specified on the building plans.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Payne asked if a condition regarding sound was needed. Mr. Henke responded that noise was regulated by the Municipal Code.

Council Member Payne was concerned about someone else purchasing the property and not being as quiet or clean. He also was concerned about outside storage. Mr. Henke responded that the Municipal Code did not allow outside storage which included motorcycles.

Council Member Drury did not object to motorcycles being washed outside.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

- 8. Scotch Fields PUD / Master Plan Amendment** (Berg Engineering – Approximately 15 minutes) – Discuss and possibly amend the master plan for the Scotch Fields PUD located at 1300 North Canyon view Drive (Zoning is RA-1-43). Recommended 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
- Location of the PUD
- Phasing plan
- Proposed phasing plan
- Plan to split a phase
- Water Advisory Board recommendation
- Property line issue with Laren Gertsch

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

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

- The applicant did not know that there was an error in recording the deed to resolve the property line issue.
- A new deed had been prepared and would be recorded.
- The triangle piece of property near the entrance was not large enough to be a lot or further developed.
- The phasing was being changed for partnership and tax reasons.

Laren Gertsch asked that the deed be recorded before the plat map for the phase.

### **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 Simonsen moved to approve the request to re-phase the PUD subject to the deed, resolving the property line issue with Laren Gertsch, being recorded before the plat map.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye



- 9. Watts Remund Farms PUD, Phases 2 and 3 / Final Approval** (Berg Engineering – Approximately 15 minutes) – Discuss and possibly grant final approval for Phases 2 and 3 of the Watts Remund Farms PUD located at 200 East and 600 North (Zoning is R-1-15). Recommended without conditions by the Midway City Planning Commission.

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

- Land use summary
- Location of the PUD
- Phasing plan
- Open space analysis
- Site plan
- Trails
- Roads
- Private areas
- Proposed plat maps
- Site studies
- Water Advisory Board recommendation
- Possible findings

Mr. Henke also made the following comments:

- Originally the developer looked at connecting the project to 250 North and 300 North. The project was not approved with these connections and met the requirements of the Municipal Code. The Wasatch County Fire District did not raise any concerns about access at that time.

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

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

- Setback requirements were met.
- An issue of running the sewer line through some wetlands needed to be finalized.

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

- The plat map should include a note stating that water rights had not been turned in for the wetlands. If they dried up, then more water rights had to be turned in for that land to be irrigated.
- Work on the sewer line encroachment in the wetlands could not be done until approved by the Army Corp of Engineers.

**Motion:** Council Member Orme moved to grant final approval to Watts Remund Farms, Phases 2 and 3 with the plat note regarding irrigating the wetlands.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**10. Resolution 2020-06 / Watts Remund Farms PUD, Phases 2 and 3 Development**

**Agreement** (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2020-06 adopting a development agreement for Phases 2 and 3 of the Watts Remund Farms PUD located at 200 East and 600 North (Zoning is R-1-15).

Corbin Gordon indicated that the agreement would be ready for the next meeting.

Russ Watts, applicant, asked if a preconstruction meeting could be held.

**Motion:** Council Member Drury moved to table Resolution 2020-06 until the next meeting and authorize a preconstruction meeting once the construction plans were completed.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**Scotch Fields PUD / Master Plan Amendment (Continued)**

Corbin Gordon indicated that a formal agreement was needed for the amendment. He asked that the Council approve him drafting it and then the Mayor signing it.

**Motion:** Council Member Simonsen moved to authorize the Mayor to sign an agreement allowing the phases to be changed in the master plan.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**11. Resolution 2020-04 / Amend FY 2020 Budget** (Financial Officer – Approximately 15 minutes) – Discuss and possibly approve Resolution 2020-04, amending the Midway City FY 2020 Budget, to approve and fund an update to the Midway City Impact Fee Facilities Plan and to adjust expenditures for various capital projects. **Public Hearing**

Brad Wilson reviewed the budget amendment and explained that it budgeted for an update to the City's impact fee facilities plan. He indicated that no other changes were being made including to capital projects.

Wes Johnson recommended the update because there had been significant changes to the City's roads, trails, etc.

### **Public Hearing**

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

### **Clint Coleman**

Mr. Coleman asked what was next. Mayor Johnson responded that the plan would be updated.

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

**Motion:** Council Member Payne moved to approve the budget amendment to allow the plan to be reviewed and updated.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**12. Parking Agreement / 70 East Main Street** (City Attorney – Approximately 5 minutes) –

Discuss and possibly approve an agreement to use property at 70 East Main Street for public parking.

Mayor Johnson indicated that the City Attorney had been unable to reach the landowner.

**Motion:** Council Member Simonsen moved to continue consideration of the agreement until the next meeting because there was information that still needed to be reviewed.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**13. Ordinance 2020-07 / Amend Planning Commission Bylaws** (City Attorney – Approximately 20 minutes) – Discuss and possibly adopt Ordinance 2020-07 amending the by-laws for the Midway City Planning Commission.

Corbin Gordon indicated that the ordinance was completed but had not yet been distributed to the Council.

**Motion:** Council Member Simonsen moved, that because it had not yet been prepared, to continue Ordinance 2020-07 amending the planning commission bylaws.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**14. Reimbursement for Damage / 1206 North Cottage Way** (City Attorney – Approximately 5 minutes) – Discuss and possibly approve an agreement to reimburse the property owners for damage at a home at 1206 North Cottage Way.

Mayor Johnson indicated that the couple, whose home had been damaged, wanted to discuss the agreement before deciding.

**Motion:** Council Member Payne moved to continue item 14 until the next meeting.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**15. 2020 Water Line Projects / Approve Contract** (City Engineer – Approximately 5 minutes)  
– Discuss and possibly approve a contract for the 2020 water line projects.

Wes Johnson reviewed the 2020 water line projects and the received bids. Council Member Dougherty questioned why the low bid was so much less than the other bids. Mr. Johnson responded that he had worked with the low bidder a lot and they were fair and honest.

**Motion:** Council Member Simonsen moved to accept the bid from KW Robinson Construction, because they were the low bidder and recommended by the City Engineer, and authorized the Mayor to sign the contract for \$1,295,841.97.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**16. 2020 Road Surface Treatments / Approve Contract** (City Engineer – Approximately 5 minutes) – Discuss and possibly approve a contract for the 2020 road surface treatments.

Wes Johnson reviewed the 2020 road surface treatments and the received bids. He had not worked with the low bidder. He met with them and they assured him that they could do the work for the bid amount. He added that the company would be bonded and insured and had been in business for two years. He had reviewed the projects they had done and found no problems when he contacted their references.

**Motion:** Council Member Simonsen moved to accept the bid from Asphalt Preservation for \$201,158.90, for the 2020 road surface treatments, because they were the low bidder and recommended by the City Engineer and authorized the Mayor to sign the contract.

**Second:** Council Member Drury seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

## 17. Adjournment

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

The meeting was adjourned at 10:26 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

Midway City Council  
7 April 2020  
Regular Meeting

Minutes of the  
17 March 2020  
Regular Meeting



# Memo

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**Date:** 3 April 2020  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder/Financial Officer  
**RE:** Minutes of the 17 March 2020 City Council Regular Meeting

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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, 17 March 2020, 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 6:01 p.m. Some council members participated electronically. The online chat from the meeting is contained in the supplemental file.

**Members Present:**

Celeste Johnson, Mayor  
Steve Dougherty, Council Member  
Jeff Drury, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
JC Simonsen, Council Member

**Staff Present:**

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

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

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

**2. Consent Calendar**

- a. Agenda for the 17 March 2020 City Council Regular Meeting
- b. Warrants
- c. Conclude the warranty period and release the remainder of the bond for the Saint-Prex Estates Subdivision, located at 800 West Swiss Alpine Road, subject to the payment of all fees due to Midway City.
- d. Conclude the warranty period and release the remainder of the bond for the Cascades at Soldier Hollow Subdivision, Phase 2, located at 500 West Cascade Parkway, subject to the payment of all fees due to Midway City.

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

Council Member Dougherty asked about the warrant to BD Bush. Wes Johnson explained the warrant and indicated that it was for the construction of the Center Street and Homestead trails.

Council Member Drury asked about a trail from Saint-Prex Estates to Homestead Drive. Wes Johnson explained that a trail, attached to the road, existed but would be detached when the adjoining property developed.

**Motion:** Council Member Drury moved to approve the consent calendar including the agenda, warrants and bond releases as specified on the agenda.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	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. No comments were offered.

#### **4. Department Reports**

##### HVTED / Director

Council Member Orme reported that Dallin Koecher had been appointed the director of Heber Valley Tourism and Economic Development (HVTED).

##### Trails and Park Committee / Dog Park / Trails / Tree City USA

Council Member Simonsen reported that the Trails and Parks Advisory Committee discussed the dog park and that a shade sail was still needed.

The Committee also discussed trails including needed connections and maintenance.

The Committee agreed to be the tree board as a requirement of Tree City USA.

### River Road / Construction

Council Member Simonsen reported on the construction on River Road.

### River Road Water Line / Landmark Excavating

Wes Johnson reported that the City Attorney approved using Landmark Excavating to replace a portion of the culinary water line on River Road. The Council did not object.

### Sidewalk / Center Street (200 North to 600 North)

Council Member Drury indicated that a sidewalk was needed on Center Street from 200 North to 600 North. Michael Henke agreed that one was needed but explained the difficulty in getting the needed easements. Wes Johnson said it could cost as much as \$14,000 to survey and do a preliminary design to understand the feasibility of the trail.

### Traffic Committee

Council Member Simonsen reported that the City's traffic committee would be revised.

### MIC / Adjudication Issues / Manager

Council Member Dougherty reported that the Midway Irrigation Company (MIC) was considering ownership and other issues related to the adjudication of the area's water.

Council Member Dougherty indicated that MIC wanted to hire someone to replace their manager.

### MBA

Council Member Dougherty reported on the Midway Business Alliance (MBA) meeting. He said that Main Street and parking were discussed.

### Centennial Committee Monument

Mayor Johnson reported on the monument that the Wasatch County Centennial Committee would build in the Centennial Park. She also reported that the City would donate more than the planned \$25,000 because of additional landscaping.

### HL&P / Transmission Line Loan

Mayor Johnson reported that the Heber Light & Power Company (HL&P) Board was not very receptive to loaning Midway City the money to bury the 970 South transmission line.

## School District / Coronavirus Pandemic

Paul Sweat, Wasatch County School District Superintendent, explained what the District was doing regarding the pandemic.

- 5. Coronavirus Pandemic / Response** (Mayor Johnson – Approximately 30 minutes) – Discuss and possibly approve a response to the coronavirus pandemic including employee compensation and other items.

Mayor Johnson reviewed what the City was doing regarding the pandemic. She told employees that they would not have to use vacation time to take care of their children while the schools were closed. She also told the crossing guards that they would continue to be paid. Council Member Dougherty suggested using the crossing guards for other tasks.

Brad Wilson explained what the City was doing to allow employees to work from home if needed.

Mayor Johnson indicated that no culinary water would be shut off during the pandemic.

- 6. Resolution 2020-05 / Authorizing Resolution** (City Recorder – Approximately 30 minutes) – Discuss and possibly approve Resolution 2020-05 authorizing the issuance of \$5 million of general obligation bonds.

**Motion:** Council Member Payne moved to approve Resolution 2020-05 authorizing the issuance of \$5 million of general obligation bonds.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Drury asked that city and bond staff be clear and transparent, provide all the issuance costs, and that costs meet the expectations of the residents.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

- 7. Ordinance 2020-08 / Midway Crest Annexation** (Berg Engineering – Approximately 20 minutes) – Discuss and possibly adopt Ordinance 2020-08 approving the Midway Crest Annexation containing 24.16 acres located at 600 South Fox Den Road. **Public Hearing**

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

- Land use summary
- Location of the annexation

- Culinary water will-serve letter
- Irrigated area
- Sensitive lands
- Land use map
- Zoning
- Concept plan submitted with the will-serve letter
- Trail
- Road cross-section
- Proposed plat map
- Items for consideration
- Proposed findings
- Required notes on the plat map

Mr. Henke also made the following comments:

- The home on the property had been razed.
- The land could not be further subdivided.
- The plat map for the development had been recorded and did not need to be recorded again.
- The property contained the access to the Hughes's property to the west. The Council needed to decide if the Hughes could use 300 East to access their land.

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

Council Member Simonsen reported that the Trails and Parks Committee recommended that the trail have a soft surface because its route beyond the annexation had not be determined. The Committee indicated that the difference in cost, from a hard surface, should be paid to the City.

### **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.

Paul Berg, Berg Engineering Resource Group and representing the petitioner, questioned why the developer should pay for a hard surface trail when a soft surface trail would be built. The will-serve letter stated that the trail would be paved.

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

- The trail was public and would be maintained by the City.
- The City needed flexibility and a mix of trail surfaces.
- Hard surface trails were more expensive to maintain.
- The applicant chose the trail route.
- It was cumbersome to hold money received from developers. The money could be used for an immediate project.

- The original trail route, along the bottom of the hill, was a better location.
- A similar agreement in Watts Remund Farm was a renegotiation of an existing agreement.
- Paying for a hard surface trail might be considered an unconstitutional exaction.
- The City had some discretion because it was an annexation.

**Motion:** Council Member Drury moved to approve Ordinance 2020-08, approving the Midway Crest Annexation, with the following findings and conditions:

- The City would gain control over land use and zoning if the area was annexed.
- The density would be low.
- The five notes as indicated in the will-serve letter would be on the plat map.
- The Mayor was authorized to negotiate the trail proposal which she could change at her discretion.
- The location of the trail would be as shown on the Midway Crest Subdivision plat map.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

- 8. Resolution 2020-07 / Midway Crest Annexation Agreement** (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2020-07 adopting an agreement for the Midway Crest Annexation containing 24.16 acres located at 600 South Fox Den Road.

Corbin Gordon reviewed the annexation agreement including the sections on water, weed control, the Sewer Treatment Plant, trails, etc.

**Motion:** Council Member Drury moved to approve Resolution 2020-07 adopting an agreement for the Midway Crest Annexation with the items edited and mentioned by the City Attorney including the following items:

- The area around the lots increased from 0.25 to 0.50 acres.
- The trail located as shown on the subdivision plat map.
- The developer would pay for paving the trail. It would be a hard surface until the end of the cul-de-sac then it would be a soft surface.
- The City maintained the right to install signs on the trail with the developer paying for them at the time of development.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** The water for lot one would be decreased to compensate for the increase on the other lots.

Council Member Orme asked if there needed to be a limit on the area irrigated. Mr. Henke responded that was included on the plat map and in the annexation agreement.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**Motion:** Without objection, Mayor Johnson recessed the meeting at 8:41 p.m. She reconvened the meeting at 8:48 p.m.

**9. Ordinance 2020-09 / Wasatch Mountain State Park Annexation** (City Planner – Approximately 20 minutes) – Discuss and possibly adopt Ordinance 2020-09 approving the Wasatch Mountain State Park Annexation containing 349.72 acres located in the area around Golf Course Drive and Pine Canyon Road. **Public Hearing**

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

- Land use summary
- Midway growth boundary
- Reasons for the annexation
- Location of the annexation
- Annexation plat map
- Annexation area
- Unincorporated island
- Land use map
- Proposed findings

Mr. Henke also made the following comments:

- The unincorporated island would be annexed when it developed. Wasatch County agreed.
- The State Park would retain all responsibility for its culinary water system and trails. It would also retain land use authority.
- The annexation did not include any private land.
- Any additional taxes collected by the City from the State Park would be returned.
- More area could be annexed as the State Park further developed.

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

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

- The City would start maintaining Pine Canyon road from the current city limits to Warm Springs Drive. The cost would be approximately \$2,000 a year.
- The annexation agreement should address any significant changes in taxes and how that would be handled.
- Taxes would not be returned to concessioners.
- The State had approved the agreement and would have to approve any revisions.

### **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 Drury moved to approve Ordinance 2020-09, approving the Wasatch Mountain State Park Annexation containing 349.72 acres located in the area around Golf Course Drive and Pine Canyon Road, with no conditions and the following findings:

- Annexing the campground into the city limits would help the City to continue to collect the resort tax which was beneficial to all residents of Midway.
- The State was agreeable to the proposal and had worked with the City so that annexation could occur.
- The Wasatch County Council agreed to the annexation.
- The proposal was a legislative action.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**10. Resolution 2020-08 / Wasatch Mountain State Park Annexation Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2020-08 adopting an agreement for the Wasatch Mountain State Park Annexation containing 349.72 acres located in the area around Golf Course Drive and Pine Canyon Road.**

Corbin Gordon reviewed the annexation agreement including the zoning, taxes, etc. Council Member Simonsen recommended language that the City would regain land use authority if any of the property became private.

**Motion:** Council Member Simonsen moved to approve Resolution 2020-08, adopting an



agreement for the Wasatch Mountain State Park Annexation, with the following findings and conditions:

- It was in the best interest of the City.
- It stated that the City's land use authority would only be waived as long as the property was owned by the State. The waiver would be removed on any property that became private.
- The tax neutral clause be modified so that the tax neutrality would be in perpetuity with the rates set for a specific period of time.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**11. Resolution 2020-06 / Watts Remund Farms PUD, Phases 2 and 3 Development**

**Agreement** (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2020-06 adopting a development agreement for Phases 2 and 3 of the Watts Remund Farms PUD located at 200 East 600 North (Zoning is R-1-15).

Corbin Gordon reviewed the agreement including some minor changes, obligations, water, building pads, height limits, private areas, density, open space, and access. Once the agreement was recorded it would not expire.

Mr. Gordon indicated that there would be one HOA for the entire project.

**Motion:** Council Member Payne moved to approve Resolution 2020-06, adopting a development agreement for Phases 2 and 3 of the Watts Remund Farms PUD located at 200 East 600 North, with the corrections including cul-de-sacs, road widths, recording of the plat map, and a note on the plat map clarifying issues with the trails.

**Second:** Council Member Drury seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**12. Duncan Preschool / One-Year Follow-Up Report** (City Planner – Approximately 5 minutes) – A one-year follow-up on the safety and traffic flow for the Duncan Preschool located at 425 East 600 North (Zoning is R-1-22).

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

- Overview
- Location of the preschool

Mr. Henke also made the following comments:

- The follow-up regarded just the drop-off and pick-up of the children.
- Had not received any complaints regarding the preschool.
- The Planning Assistant did not identify any safety issues.
- No issues had been identified and the preschool was operating as planned.

**Note:** A copy of Mr. Henke's presentation is contained in the supplemental file. The owner participated electronically but did not have any comments.

**13. Schedule Work Meetings** (Mayor Johnson – Approximately 5 minutes) – Schedule future work meetings.

The council discussed dates and times for work meetings to consider the budget. They decided to hold meetings on March 31<sup>st</sup> (6:00 p.m.), April 14<sup>th</sup> (6:00 p.m.) and April 17<sup>th</sup> (4:00 p.m. or 5:00 p.m.).

**14. 2020 Water Lines Project #2 / Approve Contract** (City Engineer – Approximately 5 minutes) – Discuss and possibly approve a contract for the 2020 water lines project #2.

Wes Johnson reviewed the 2020 water lines project #2. He indicated that the low bidder was Geneva Rock at \$582,814.31 with an additional \$18,844 to build the parking lot at 70 East Main Street.

Council Member Simonsen thought that the cost for the parking lot would be \$25,000. Mr. Johnson thought the final price would be \$20,000. He recommended also authorizing the \$18,844 which could be removed in the future if needed.

**Motion:** Council Member Simonsen moved to accept the low bid from Geneva Rock for the 2020 water lines project #2 for \$582,814.31, with the addition of \$18,844.40 for the gravel parking lot and authorized the Mayor to sign the contract documents. He further moved to pursue the contract with the owner of the 70 East Main Street property until it was completed with the City Council then reviewing it again.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

#### **15. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation**

**Motion:** Council Member Drury moved to go into a closed meeting to Discuss Pending or Reasonably Imminent Litigation.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	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 Drury moved to go out of the closed meeting.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

## 16. Adjournment

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

The meeting was adjourned at 12:09 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

DRAFT