

Midway City Council
17 November 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
180								
180	BISCO	1635662	milwaukee multi tool kit	10/28/2020	315.00	.00		
Total 180:					315.00	.00		
200								
200	Blue Stakes of Utah 811	UT202002824	BILLABLE E-MAIL NOTIFICATIO	10/31/2020	104.63	.00		
Total 200:					104.63	.00		
270								
270	CASELLE INC	105421	Contract Support December 2020	11/01/2020	358.27	.00		
Total 270:					358.27	.00		
305								
305	COLONIAL FLAG & SPECIALTY	0230958-IN	Hamlet Park Rotations	11/05/2020	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0230959-IN	Cemetery Flag Rotations	11/05/2020	45.00	.00		
305	COLONIAL FLAG & SPECIALTY	0230960-IN	Town Hall Rotations	11/05/2020	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0230961-IN	Administrative Rotations	11/05/2020	112.00	.00		
Total 305:					381.00	.00		
565								
565	HORROCKS ENGINEERS INC	58233	DEVELOP REV COMM W/MICHA	10/20/2020	765.00	.00		
565	HORROCKS ENGINEERS INC	58233	ATTEND CITY COUNCIL	10/20/2020	306.00	.00		
565	HORROCKS ENGINEERS INC	58233	MIDWAY GENERAL ENGINEERI	10/20/2020	1,875.00	.00		
565	HORROCKS ENGINEERS INC	58233	WATER SYSTEM MAINTENANC	10/20/2020	2,368.20	.00		
565	HORROCKS ENGINEERS INC	58233	HOWLAND SMALL SCALE SUB	10/20/2020	243.00	.00		
565	HORROCKS ENGINEERS INC	58233	WHITAKER FARMS-CONS	10/20/2020	14,285.61	.00		
565	HORROCKS ENGINEERS INC	58233	MIDWAY VISTA MASTER PLAN-	10/20/2020	162.00	.00		
565	HORROCKS ENGINEERS INC	58233	EDELWIESS MEADOWS-PLANNI	10/20/2020	439.00	.00		
565	HORROCKS ENGINEERS INC	58233	SCOTCH FIELDS PHASE 3 &4	10/20/2020	5,659.25	.00		
565	HORROCKS ENGINEERS INC	58233	SNAKE CREEK PARTNERS, LO	10/20/2020	81.00	.00		
565	HORROCKS ENGINEERS INC	58233	COZENS 3 LOT PLANNING	10/20/2020	81.00	.00		
565	HORROCKS ENGINEERS INC	58233	Haven Farms-SOUTH CONST	10/20/2020	627.50	.00		
565	HORROCKS ENGINEERS INC	58233	REMUND FARMS PHASE 2&3 C	10/20/2020	4,030.00	.00		
565	HORROCKS ENGINEERS INC	58233	CANYON VIEW PUD PHASE B-C	10/20/2020	193.20	.00		
565	HORROCKS ENGINEERS INC	58233	2020 TRAIL HOMESTEAD& RIVE	10/20/2020	6,848.45	.00		
565	HORROCKS ENGINEERS INC	58233	Huntleigh Woods Subdivision - PI	10/20/2020	324.00	.00		
565	HORROCKS ENGINEERS INC	58233	MIDWAY CREST CONST	10/20/2020	276.90	.00		
565	HORROCKS ENGINEERS INC	58233	2020 ROAD SURFACE TREATM	10/20/2020	1,019.50	.00		
565	HORROCKS ENGINEERS INC	58233	2020 CITY WIDE STRIPING	10/20/2020	2,911.46	.00		
565	HORROCKS ENGINEERS INC	58233	FINLAYSON SMALL SCALE SUB	10/20/2020	243.00	.00		
565	HORROCKS ENGINEERS INC	58233	2020 Water PROJ #1 CONS 100	10/20/2020	12,116.57	.00		
565	HORROCKS ENGINEERS INC	58233	2020 Water PROJ #3A-CON N RI	10/20/2020	362.50	.00		
565	HORROCKS ENGINEERS INC	58233	2020 Water PROJECT #2 CONST	10/20/2020	8,148.82	.00		
565	HORROCKS ENGINEERS INC	58233	COZENS 3 LOT SUB-CONS	10/20/2020	640.00	.00		
565	HORROCKS ENGINEERS INC	58233	UPDATE THE WATER GIS MAP	10/20/2020	312.50	.00		
565	HORROCKS ENGINEERS INC	58233	MIDWAY CITY CUT PERMITS	10/20/2020	216.05	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 565:					64,535.51	.00		
600								
600	I-D ELECTRIC INC	108596	ALPENHOF WELL	10/30/2020	364.70	.00		
Total 600:					364.70	.00		
830								
830	MONSEN ENGINEERING INC	PM-INV003769	Paint HOLDER MARKING STICK	11/10/2020	93.04	.00		
Total 830:					93.04	.00		
845								
845	MOUNTAINLAND SUPPLY COMP	S103808005.0	ICE CASTLE	10/23/2020	159.00	159.00	11/03/2020	
845	MOUNTAINLAND SUPPLY COMP	S103814482.0	WATER	10/28/2020	950.62	.00		
845	MOUNTAINLAND SUPPLY COMP	S103823829.0	WATER	11/03/2020	3,643.34	.00		
845	MOUNTAINLAND SUPPLY COMP	S103823968.0	WATER	11/04/2020	57.60	.00		
845	MOUNTAINLAND SUPPLY COMP	S103829154.0	WATER METERS	11/09/2020	14,625.29	.00		
845	MOUNTAINLAND SUPPLY COMP	S103829154.0	WATER-METERS	11/09/2020	371.03	.00		
845	MOUNTAINLAND SUPPLY COMP	S103829154.0	WATER METERS	11/09/2020	371.03	.00		
845	MOUNTAINLAND SUPPLY COMP	S103834451.0	BLUE STAKES FLAGS	11/10/2020	49.65	.00		
Total 845:					20,227.56	159.00		
875								
875	OFFICE DEPOT	131295639001	SIGN, WALL X 5	10/23/2020	59.95	.00		
875	OFFICE DEPOT	131306546001	OFFICE SUPPLIES	10/22/2020	48.56	.00		
875	OFFICE DEPOT	131306547001	POINTER LASER	10/22/2020	38.50	.00		
875	OFFICE DEPOT	131306551001	BATTERY-AAA	10/22/2020	4.37	.00		
875	OFFICE DEPOT	134247420001	FOLDER, LETTER PENCIL SHA	10/28/2020	53.02	.00		
875	OFFICE DEPOT	134277160001	FOLDER, CLASS LETTER	10/28/2020	41.68	.00		
875	OFFICE DEPOT	135125288001	TAPE, LABLER	11/06/2020	5.93	.00		
875	OFFICE DEPOT	135125288001	PAPER X 3	11/06/2020	86.25	.00		
875	OFFICE DEPOT	515254083001	LABELS	11/04/2020	11.64	.00		
875	OFFICE DEPOT	515257047001	PENS-BLUE AND RED	11/04/2020	20.13	.00		
Total 875:					370.03	.00		
930								
930	Dominion Energy	2731063797 11	2731063797 Community Center	11/06/2020	10.29	.00		
930	Dominion Energy	5770020000 11	5770020000 TOWN HALL	11/06/2020	417.99	.00		
930	Dominion Energy	6558550000 11	6558550000 Maintenance Shop 2	11/06/2020	405.24	.00		
930	Dominion Energy	6801020000 11	6801020000 Admin Office	11/06/2020	49.81	.00		
Total 930:					883.33	.00		
955								
955	REAMS	451812	Preston Broadhead - Clothing Allo	10/21/2020	125.99	125.99	11/03/2020	
955	REAMS	451834	Lane Taylor - Clothing Allowance	10/29/2020	160.00	160.00	11/03/2020	
955	REAMS	794798	Preston Broadhead - Clothing Allo	10/03/2020	131.75	131.75	11/03/2020	
Total 955:					417.74	417.74		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	174688	TAPE, VHB, FOAM	10/19/2020	292.06	.00		
1015	SAFETY SUPPLY & SIGN CO IN	174817	DUAL COLAR, COLOR NARRO	10/28/2020	473.80	.00		

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1015	SAFETY SUPPLY & SIGN CO IN	174830	18X18 NO OUTLET	10/28/2020	366.72	.00		
1015	SAFETY SUPPLY & SIGN CO IN	174882	SPEED LIMIT SIGNS	11/04/2020	629.52	.00		
Total 1015:					1,762.10	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	INV-7594	BIKE LANE-NO PARKING SIGNS	10/26/2020	264.00	.00		
1045	STANDARD PLUMBING SUPPLY	LTNZ12	BATTERY-BLUE STAKES	10/29/2020	33.98	33.98	11/03/2020	
1045	STANDARD PLUMBING SUPPLY	LVBFO6	CHRISTMAS LIGHTS	11/03/2020	50.34	.00		
1045	STANDARD PLUMBING SUPPLY	LVP839	PARK STRIP	11/10/2020	21.61	.00		
Total 1045:					369.93	33.98		
1090								
1090	SUNRISE ENGINEERING	0112055	Midway CLOUD SMART GIS SER	08/20/2020	3,600.00	.00		
1090	SUNRISE ENGINEERING	0112494	Midway CLOUD SMART GIS SER	09/11/2020	4,500.00	.00		
Total 1090:					8,100.00	.00		
1150								
1150	HOME DEPOT Credit Services	10302020	FINANCE CHARGE	10/30/2020	83.84	.00		
1150	HOME DEPOT Credit Services	5032834	BUILDING SAFETY COLLET CA	09/29/2020	220.96	.00		
Total 1150:					304.80	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	137430	PLASTIC BUCKET/SCREW LID P	10/29/2020	23.96	23.96	11/03/2020	
Total 1170:					23.96	23.96		
1310								
1310	WASATCH AUTO PARTS	209453	SHOP SUPPLIES	10/27/2020	23.88	23.88	11/03/2020	
1310	WASATCH AUTO PARTS	209578	HEAT SHRINK,PAINT MARKER	10/28/2020	50.36	50.36	11/03/2020	
1310	WASATCH AUTO PARTS	209652	METRI PL PLUGB IN-BOBTAILS	10/28/2020	37.47	37.47	11/03/2020	
1310	WASATCH AUTO PARTS	209680	BEAM BLADES	10/29/2020	92.90	92.90	11/03/2020	
1310	WASATCH AUTO PARTS	209682	2.5 DEF	10/29/2020	99.90	99.90	11/03/2020	
1310	WASATCH AUTO PARTS	209705	TOUCH UP TUBE	10/29/2020	15.51	.00		
1310	WASATCH AUTO PARTS	210035	SUPPLIES	11/03/2020	37.48	.00		
1310	WASATCH AUTO PARTS	210108	CRIMSON 2 GR CARTR	11/04/2020	52.90	.00		
1310	WASATCH AUTO PARTS	210558	PULLER, SHOP TOWELS	11/10/2020	52.59	.00		
Total 1310:					462.99	304.51		
1340								
1340	WASATCH COUNTY SHERIFFS	INV1020	LAW ENFORCEMENT (OCTOBE	10/31/2020	14,120.83	.00		
Total 1340:					14,120.83	.00		
1360								
1360	WASATCH COUNTY SOLID WAS	.80293 CENTE	.80293 CENTENNIAL PARK	11/01/2020	192.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90042 11/2020	.90042 CC	11/01/2020	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90291 11/2020	.90291 PARK & OFFICES	11/01/2020	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	.93287 11/2020	.93287 SHOP	11/01/2020	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	151995	Waste Disposal	10/07/2020	15.00	.00		
1360	WASATCH COUNTY SOLID WAS	80294 11/2020	.80294 HAMLET PARK	11/01/2020	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90292 11/2020	.90292 CEMETARY	11/01/2020	75.00	.00		

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Total 1360:					539.00	.00		
1365								
1365	WAVE PUBLISHING	L17023	ALPENHOF PARK DESIGN	10/21/2020	41.64	41.64	11/03/2020	
1365	WAVE PUBLISHING	L17024	TOWN SQUARE PROPSAL	10/21/2020	62.43	62.43	11/03/2020	
1365	WAVE PUBLISHING	L17033	PARKS AND TRAILS MTG	10/21/2020	27.76	27.76	11/03/2020	
1365	WAVE PUBLISHING	L17038	PUBLIC HEARING-CC	10/28/2020	222.00	222.00	11/03/2020	
1365	WAVE PUBLISHING	L17046	OPEN SPACE COMMITTEE	11/04/2020	37.00	.00		
1365	WAVE PUBLISHING	L17047	PLANNING COMMISSION	11/04/2020	245.12	.00		
Total 1365:					635.95	353.83		
1375								
1375	WHEELER MACHINERY CO	RS0000165725	EQUIPMENT RENTAL-backhoe lo	09/28/2020	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000165725	EQUIPMENT RENTAL-backhoe lo	09/28/2020	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000165725	EQUIPMENT RENTAL-backhoe lo	09/28/2020	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000165725	EQUIPMENT RENTAL-backhoe lo	09/28/2020	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000165726	EQUIPMENT RENTAL-MINI HYD	09/28/2020	1,687.50	.00		
1375	WHEELER MACHINERY CO	RS0000165726	EQUIPMENT RENTAL-MINI HYD	09/28/2020	1,687.50	.00		
1375	WHEELER MACHINERY CO	RS0000165726	EQUIPMENT RENTAL-MINI HYD	09/28/2020	1,687.50	.00		
1375	WHEELER MACHINERY CO	RS0000165726	EQUIPMENT RENTAL-MINI HYD	09/28/2020	1,687.50	.00		
Total 1375:					15,250.00	.00		
1421								
1421	HEBER LIGHT & POWER	18153001 10/2	18153001-1100 SNAKE CREEK	10/30/2020	132.40	.00		
1421	HEBER LIGHT & POWER	18153002 10/2	18153002-75 N 100 W CITY OFFI	10/30/2020	348.99	.00		
1421	HEBER LIGHT & POWER	18153003 10/2	18153003 - 600 W 500 S CEMET	10/30/2020	149.44	.00		
1421	HEBER LIGHT & POWER	18153004 10/2	18153004 - 1210 N WARM SPRI	10/30/2020	2,614.77	.00		
1421	HEBER LIGHT & POWER	18153006 10/2	18153006-280 E 850 S MAINT S	10/30/2020	227.57	.00		
1421	HEBER LIGHT & POWER	18153007 10/2	18153007 - 850 E MAIN CITY PA	10/30/2020	20.66	.00		
1421	HEBER LIGHT & POWER	18153008 10/2	18153008-75 N 100 W TOWNHA	10/30/2020	258.35	.00		
1421	HEBER LIGHT & POWER	18153009 10/2	18153009 - 60 N 200 W ICE RINK	10/30/2020	62.35	.00		
1421	HEBER LIGHT & POWER	18153010 10/2	18153010 - 60 N 200 W ICE RINK	10/30/2020	105.93	.00		
1421	HEBER LIGHT & POWER	18153012 10/2	18153012 - 1005 N RIVER ROAD	10/30/2020	22.23	.00		
1421	HEBER LIGHT & POWER	18153013 10/2	18153013-160 W MAIN ST-CC	10/30/2020	148.15	.00		
1421	HEBER LIGHT & POWER	18153014 10/2	1225 N INTERLAKEN DR-VALAIS	10/30/2020	14.13	.00		
1421	HEBER LIGHT & POWER	18153015 10/2	18153015 - 35 W 100 N CENTEN	10/30/2020	18.03	.00		
1421	HEBER LIGHT & POWER	18153016 10/2	100 N 200 W BALL PARK LIGHT	10/30/2020	13.78	.00		
1421	HEBER LIGHT & POWER	18153017 10/2	18153017 Swiss Days/Ice Rink Tr	10/30/2020	13.78	.00		
1421	HEBER LIGHT & POWER	18153018 10/2	1400 W BASEL DR ALPINHOF T	10/30/2020	13.75	.00		
1421	HEBER LIGHT & POWER	18153019 10/2	18153019 Town Square Shelter	10/30/2020	146.90	.00		
1421	HEBER LIGHT & POWER	18153021 10/2	18153021 Interlaken Way Restroo	10/30/2020	13.86	.00		
1421	HEBER LIGHT & POWER	18153022 10/2	18153022 Mahogany Well	10/30/2020	187.93	.00		
1421	HEBER LIGHT & POWER	18153033 10/2	18153033 Pedestal for Swiss Day	10/30/2020	19.06	.00		
1421	HEBER LIGHT & POWER	18153034 10/2	18153034 1295 W 310 N	10/30/2020	1,486.70	.00		
1421	HEBER LIGHT & POWER	18153035 10/2	18153035-280 E 900 S	10/30/2020	154.17	.00		
1421	HEBER LIGHT & POWER	18153036 10/2	18153036 250 EAST MICHIE LN	10/30/2020	13.08	.00		
1421	HEBER LIGHT & POWER	18153040 10/2	18153040 300 S 300 S Sprinkler	10/30/2020	14.75	.00		
1421	HEBER LIGHT & POWER	18153041 10/2	18153041-350 S 300 E	10/30/2020	14.75	.00		
Total 1421:					6,215.51	.00		
1515								
1515	SEVEN TREES COMPANY	1533930	REMOVAL OF TREE AT 665 E M	10/20/2020	350.00	.00		

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Total 1515:					350.00	.00		
1603								
1603	ROCKY MOUNTAIN POWER	102020	SWISS MOUNTAIN PUMP	10/20/2020	12.31	12.31	11/03/2020	
Total 1603:					12.31	12.31		
1618								
1618	BRIAN MURPHY	11102020	REIMBURSEMENT FOR OLYMPI	11/10/2020	225.36	.00		
Total 1618:					225.36	.00		
1931								
1931	KW ROBINSON CONSTRUCTIO	2019-111	PARTIAL PAYMENT #4	10/13/2020	15,278.24	.00		
1931	KW ROBINSON CONSTRUCTIO	2019-116	PARTIAL PAYMENT #4	10/29/2020	195,298.16	.00		
Total 1931:					210,576.40	.00		
1940								
1940	CDW GOVERNMENT, INC.	11102020	Equipment	10/16/2020	414.16	.00		
Total 1940:					414.16	.00		
1989								
1989	BANKCARD CENTER	NOV '20 2917	Late Fee	11/03/2020	39.00	.00		
1989	BANKCARD CENTER	NOV '20 5219	Dotties Kolaches	11/03/2020	46.27	.00		
1989	BANKCARD CENTER	NOV '20 5923	City Party	11/03/2020	45.05	.00		
1989	BANKCARD CENTER	NOV '20 5923	CC Food	11/03/2020	114.59	.00		
1989	BANKCARD CENTER	NOV '20 5923	CC Food	11/03/2020	24.13	.00		
1989	BANKCARD CENTER	NOV '20 5923	CC Food	11/03/2020	98.90	.00		
1989	BANKCARD CENTER	NOV '20 5923	Payroll	11/03/2020	507.93	.00		
1989	BANKCARD CENTER	NOV '20 6014	Candy	11/03/2020	14.41	.00		
1989	BANKCARD CENTER	NOV '20 6014	Sub	11/03/2020	26.86	.00		
1989	BANKCARD CENTER	NOV '20 6014	Domain	11/03/2020	237.32	.00		
1989	BANKCARD CENTER	NOV '20 6014	Vest Plan	11/03/2020	45.19	.00		
1989	BANKCARD CENTER	NOV '20 6014	B.Tech	11/03/2020	168.20	.00		
1989	BANKCARD CENTER	NOV '20 6014	M.H.	11/03/2020	48.09	.00		
1989	BANKCARD CENTER	NOV '20 6014	Candles	11/03/2020	53.74	.00		
1989	BANKCARD CENTER	NOV '20 6014	Engraved Wall Sign	11/03/2020	47.96	.00		
1989	BANKCARD CENTER	NOV 8789	Supplies Staff Party	11/03/2020	71.38	.00		
1989	BANKCARD CENTER	NOV 8789	Supplies Staff Party	11/03/2020	153.71	.00		
1989	BANKCARD CENTER	NOV 8789	Supplies Staff Party	11/03/2020	49.34	.00		
1989	BANKCARD CENTER	NOV 8789	Shane's Window	11/03/2020	387.65	.00		
1989	BANKCARD CENTER	NOV 8789	Build Padlock	11/03/2020	19.11	.00		
1989	BANKCARD CENTER	NOV 8789	Staff Party	11/03/2020	45.22	.00		
1989	BANKCARD CENTER	NOV 8789	Staff Party	11/03/2020	52.09	.00		
1989	BANKCARD CENTER	NOV 8789	Staff Party	11/03/2020	115.87	.00		
1989	BANKCARD CENTER	NOV 8789	Gloves/Shirt	11/03/2020	251.91	.00		
1989	BANKCARD CENTER	NOV 8789	Park City Lock & Key	11/03/2020	37.50	.00		
1989	BANKCARD CENTER	NOV 8789	Key	11/03/2020	75.00	.00		
1989	BANKCARD CENTER	NOV 8789	Build Supplies	11/03/2020	182.53	.00		
1989	BANKCARD CENTER	NOV 8789	C. Notebooks	11/03/2020	4.02	.00		
1989	BANKCARD CENTER	NOV 8789	Lysol Spray	11/03/2020	80.05	.00		
1989	BANKCARD CENTER	NOV 8789	A/C Covers	11/03/2020	722.34	.00		
1989	BANKCARD CENTER	NOV 8789	Shane's Truck	11/03/2020	137.83	.00		
1989	BANKCARD CENTER	NOV 8789	Disinfectent Wipes	11/03/2020	336.20	.00		

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1989	BANKCARD CENTER	NOV 8789	Floor Stand	11/03/2020	367.15	.00		
Total 1989:					4,606.54	.00		
1992								
1992	K O ELECTRIC, INC.	4688	TOWN HALL	11/02/2020	307.00	.00		
1992	K O ELECTRIC, INC.	4689	TOWN HALL RENTAL LIGHTS	11/02/2020	140.00	.00		
Total 1992:					447.00	.00		
2147								
2147	CHEMTECH-FORD LABORATOR	20K0013	colilert AP	11/03/2020	120.00	.00		
Total 2147:					120.00	.00		
2164								
2164	POINT S	0167800	SAFETY INPSECTION/SERVICE	11/05/2020	245.00	.00		
Total 2164:					245.00	.00		
2383								
2383	BECKY WOOD	6083	sHELF	08/24/2020	70.00	.00		
Total 2383:					70.00	.00		
2400								
2400	BRANDEN RUSSELL	48595	REIMBURSMENT FOR FOOD	11/09/2020	88.73	.00		
Total 2400:					88.73	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	19-073 FCD	FINAL COMPLETION DEPOSIT	11/10/2020	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-094 FCD	FINAL COMPLETION DEPOSIT 2	11/10/2020	1,500.00	.00		
Total 2418:					3,000.00	.00		
2446								
2446	JENNIFER SWEAT	136454477-00	LABLER, BROTHER	11/12/2020	32.15	.00		
Total 2446:					32.15	.00		
2563								
2563	CENTURYLINK 76612167	170333621	Account # 76612167	11/01/2020	.19	.00		
Total 2563:					.19	.00		
2614								
2614	Executech Utah, Inc.	152615	Computer Support	10/31/2020	622.00	.00		
2614	Executech Utah, Inc.	EXEC-88857	Onsite	11/01/2020	1,430.00	.00		
Total 2614:					2,052.00	.00		
2627								
2627	GORDON LAW GROUP, P.C.	8602	MONTHLY FLAT FEE	10/01/2020	4,700.00	.00		
2627	GORDON LAW GROUP, P.C.	8602	MONTHLY FLAT FEE	10/01/2020	300.00	.00		
2627	GORDON LAW GROUP, P.C.	8602	MONTHLY FLAT FEE-ADDITION	10/01/2020	1,195.99	.00		
2627	GORDON LAW GROUP, P.C.	8602	MONTHLY FLAT FEE-ADDITION	10/01/2020	76.34	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2627	GORDON LAW GROUP, P.C.	8689	HOMESTEAD DEVELOPMENT	10/01/2020	643.50	.00		
2627	GORDON LAW GROUP, P.C.	8690	PELO SUBDIVISION	10/01/2020	175.50	.00		
2627	GORDON LAW GROUP, P.C.	8692	RMP PETITION FOR REVIEW	10/01/2020	1,818.00	.00		
2627	GORDON LAW GROUP, P.C.	8694	KOHLER LANE LITIGATION	10/01/2020	1,770.00	.00		
2627	GORDON LAW GROUP, P.C.	8695	KINSEY DEVELOPMENT	10/01/2020	897.00	.00		
2627	GORDON LAW GROUP, P.C.	8696	SCOTCH FIELDS DEVELOPMEN	10/01/2020	253.50	.00		
2627	GORDON LAW GROUP, P.C.	8697	WHITAKER FARM ANEX	10/01/2020	175.50	.00		
2627	GORDON LAW GROUP, P.C.	8698	MILLERS AND RIVER ROAD LITI	10/01/2020	465.00	.00		
2627	GORDON LAW GROUP, P.C.	8699	KIM AND CRAIG SCOTT LITGATI	10/01/2020	585.00	.00		
Total 2627:					13,055.33	.00		
2642								
2642	Complete Maintenance Care	2557	Retaining Wall at Kimball Property	10/23/2020	14,900.00	.00		
Total 2642:					14,900.00	.00		
2658								
2658	SIGNARAMA	INV-6738	REPLACE NO MOTORIZED VEH	11/03/2020	40.11	.00		
2658	SIGNARAMA	INV-7372	HOURS SIGNS	09/23/2020	43.00	.00		
2658	SIGNARAMA	INV-7664	DECALS	10/30/2020	176.83	176.83	11/03/2020	
2658	SIGNARAMA	INV-7698	PUBLIC TRAIL IN PRIVATE COM	11/04/2020	117.00	.00		
2658	SIGNARAMA	INV-7730	FREE STANDING SNEEZE GUA	11/09/2020	225.00	.00		
2658	SIGNARAMA	INV-7731	MASK STICKERS	11/10/2020	66.33	.00		
Total 2658:					668.27	176.83		
2694								
2694	J and J Fabrications and Repai, L	2804	HAND RAIL-MIDWAY CITY OFFI	11/11/2020	9,898.00	.00		
Total 2694:					9,898.00	.00		
2709								
2709	Celeste Johnson	11102020	Meeting with Sheriff & Corbin	11/10/2020	64.25	.00		
Total 2709:					64.25	.00		
2725								
2725	VLCM	666321	EQUIPMENT	10/23/2020	375.39	.00		
Total 2725:					375.39	.00		
2764								
2764	POWER EQUIPMENT RENTAL	1-526727	GenIE 19: SCISSORLIFT-INDOO	11/10/2020	93.60	.00		
Total 2764:					93.60	.00		
2783								
2783	VERIZON WIRELESS	9866035019	Cellular Service	11/01/2020	299.89	.00		
Total 2783:					299.89	.00		
2804								
2804	JIVE COMMUNICATIONS, INC.	IN7100007732	MONTHLY BILL	11/01/2020	356.65	356.65	11/03/2020	
Total 2804:					356.65	356.65		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2808								
2808	TODD JAMES KELLY	8	Janitorial Service-October 2020	10/31/2020	1,800.00	1,800.00	11/04/2020	
Total 2808:					1,800.00	1,800.00		
2816								
2816	COMCAST	11/06/2020	8495 44 104 0300361 THE HALL	11/06/2020	189.56	.00		
Total 2816:					189.56	.00		
2821								
2821	FUEL NETWORK	F2104E00855	Fuel Billing	11/03/2020	1,398.62	.00		
Total 2821:					1,398.62	.00		
2855								
2855	PECK STRIPING, INC	20155-3	STRIPING - PAY REQUEST # 2 F	10/12/2020	871.90	.00		
2855	PECK STRIPING, INC	20155-4	STRIPING - PAY REQUEST # 2 F	10/26/2020	1,497.32	.00		
2855	PECK STRIPING, INC	20155-5	STRIPING - PAY REQUEST # 2 F	11/11/2020	400.00	.00		
2855	PECK STRIPING, INC	20155-5	STRIPING-RETAINAGE	11/11/2020	694.52	.00		
Total 2855:					3,463.74	.00		
2857								
2857	CMCI LANDSCAPING	0002557	ROCKWALL FOR KIMBALL ESTA	10/23/2020	14,900.00	.00		
Total 2857:					14,900.00	.00		
2859								
2859	Dell Marketing L.P.	11102020	Equipment	10/16/2020	898.38	.00		
Total 2859:					898.38	.00		
2860								
2860	COMPLETE SERVICE GARAGE	000085	GARAGE DOOR REPAIR 280 E 8	11/10/2020	2,213.00	.00		
2860	COMPLETE SERVICE GARAGE	000086	GARAGE DOOR REPAIR 280 E 8	11/10/2020	1,338.00	.00		
Total 2860:					3,551.00	.00		
Grand Totals:					423,988.40	3,638.81		

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

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Midway City Council
17 November 2020
Regular Meeting

Minutes of the
3 November 2020
Regular Meeting



Memo

Date: 13 November 2020
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 3 November 2020 City Council Regular Meeting

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

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

**Tuesday, 3 November 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 6:00 p.m. She excused Council Member Dougherty.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member (Arrived at 8:34 p.m.)
Jeff Drury, Council Member
Lisa Orme, Council Member (Participated Electronically)
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

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

2. Consent Calendar

- a. Agenda for the 3 November 2020 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 6 October 2020 City Council Work Meeting
- d. Minutes of the 6 October 2020 City Council Closed Meeting
- e. Minutes of the 6 October 2020 City Council Regular Meeting
- f. Minutes of the 20 October 2020 City Council Work Meeting
- g. Minutes of the 20 October 2020 City Council Closed Meeting
- h. Minutes of the 20 October 2020 City Council Regular Meeting

- i. Conclude the warranty period and release the remainder of the bond for the Appenzell PUD, Phase 1 located at 700 South Center Street subject to the payment of all fees due to Midway City

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

Wes Johnson made the following comments regarding concluding the warranty period for Appenzell, Phase 1:

- Mayor Johnson and he had visited the project and reviewed the landscaping.
- All sprinkler zones were working.
- Additional sprinkler heads had been installed.
- The sprinkler system was now working on the berm.
- There were no structural issues with the berm.
- There would still be marmots in and around the berm. The HOA would have to exterminate them each year.

Motion: Council Member Drury moved to approve the consent calendar including the minutes and releasing the warranty bond for Appenzell, Phase 1.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Excused from the Meeting
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

Community Center / Remodel

Council Member Orme indicated that work had paused on the Community Center because the crew doing the remodeling had COVID-19.

CARES Act Funding / Local Businesses

Mayor Johnson reported that a Zoom meeting would be held to invite all local businesses to apply for CARES Act funding and answer any questions.

Ice Rink / Setting Up

Council Member Drury reported that the Ice Rink was being set up and was on track to open.

Bell Ringers / Space

Council Member Drury reported that the City was looking for a new space in one of its buildings for the Swiss Handbell Ringers.

HVRR / North Pole Express

Mayor Johnson reported that the Heber Valley Railroad's North Pole Express was almost sold out.

HVSSD / MSD / JSSD / Sewer Line

Mayor Johnson reported that the Jordanelle Special Service District (JSSD) was now using its new sewer treatment plant. It now needed to update its agreement with the Heber Valley Special Service District (HVSSD) and the Midway Sanitation District (MSD) for the transport and treatment of sewage.

COVID-19 Pandemic / Update

Mayor Johnson gave an update on the pandemic and reported that Wasatch County had record infections.

- 5. CAPS Presentation** (Approximately 15 minutes) – Receive a presentation from the Wasatch Center for Advanced Professional Studies (CAPS) regarding a Town Square master plan, Community Center exterior renovation, and a souvenir shop.

Souvenir Shop

Cole Benson, Bradly Davis, Sadie Perry, and Layton McMaster gave a presentation on the proposed souvenir shop and reviewed the following items:

- Buildout
- Product list
- Logo and graphic designs

They also made the following comments:

- The profit would go back to the City.
- It would be the only souvenir shop in Wasatch County.
- Tourists, people walking, and diners at area restaurants would go to the shop.

The Council suggested Christmas items, cross-selling with other businesses, and promoting local businesses.

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

Town Square

Sara Livingston, Cody Brave, Sidney Bennion, and Ethan Blanco gave a presentation on improving the town square and reviewed the following items:

- Covering the Ice Rink
- Benefits of a cover
- Summer activities
- Solar panels
- Swiss architecture for the cover
- Environmentally friendly improvements

They also made the following comments:

- The Ice Rink could be used for roller skating in the summer.
- The ice rink cover and chiller building should have the same look.
- Their proposals received a good response on social media.
- Swiss Days would not have to pay to cover the Rink.
- The Rink could be used for other events throughout the year.
- The sides of the cover would be open.

The Council made the following comments:

- The cover could be made of metal with a wood finish.
- The cover could take away from the outdoor feel of the rink.
- The students should work with the firms also master planning the Square.

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

- 6. Utah Climate & Clean Air Compact / Support** (Mayor Johnson – Approximately 5 minutes)
– Discuss and possibly support the Utah Climate & Clean Air Compact and authorize the Mayor to be a signatory.

Mayor Johnson gave a presentation on the Compact and reviewed its various principles.

Note: A copy of Mayor Johnson's presentation is contained in the supplemental file.

Council Member Simonsen supported the Compact but felt that the focus should be on commonalities and improving technologies.

Council Member Payne did not question the intentions of the Compact but opposed the climate change provision. He felt that some of its principles had been politicized. He added that some solutions to the problems hurt more than they helped.

Council Member Orme agreed with Council Member Payne but felt that the issues raised were important. She could support the Compact.

Council Member Drury supported the Compact.

Mayor Johnson indicated that she would sign the Compact.

7. **CARES Act Funds / Request** (Wasatch County Fire District – Approximately 10 minutes) – Discuss and possibly approve a request for CARES funds to be used for emergency services.
8. **CARES Act Funds / Review** (Mayor Johnson – Approximately 20 minutes) – Review the use of CARES Act funds.

Clair Provost, Battalion Chief, thanked the Council for providing the money to purchase a transport van and made the following comments:

- The van now needed to be outfitted which was not in the District's budget.
- Asked the Council to provide the money for outfitting.
- The pandemic was not over.
- The contribution would help the emergency services workers in the field.
- Wasatch County provided \$400,000 in funding for a load system, equipment, and additional uniforms.
- Heber had not contributed any CARES Act funds to the District.
- Charleston had contributed almost all its CARES ACT funds to the District.
- Daniel had also contributed.
- Any contribution needed to be received by the end of the month.

Ernie Giles, Chief, also thanked the Council. He noted that the van could be used as an ambulance in an emergency. He also noted that equipment wore out and needed to be replaced.

Brad Wilson reviewed the request and CARES Act funding received by the City.

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

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

- At some time, each member of the community would benefit from the contributions.
- The request that night made the first request whole.
- Emergency services was a good cause, but a final decision should not be made until the meeting with local businesses that week.
- \$75,000 could be committed immediately and the rest provided if the City received the third tranche of funding.

Motion: Council Member Drury moved to approve \$75,000 for the equipment for the Fire District, pending notification of the third tranche, at which time the Mayor could decide to approve the entire amount requested.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

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

9. Ordinance 2020-22 / Zone Map Amendment (Chuck Heath – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2020-22 amending the Midway City Land Use Map as it relates to the Mountain Spa Resort property located at 800 North and 200 East (Zoning is Resort). Recommended with conditions by the Midway City Planning Commission. **Public Hearing**

10. Mountain Spa Rural Preservation Subdivision / Preliminary and Final Approval (Chuck Heath – Approximately 30 minutes) – Discuss and possibly grant preliminary and final approval for the Mountain Spa Rural Preservation Subdivision located at 800 North and 200 East. Recommended with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Overview
- Location of the area proposed for the rezone
- Zoning Map
- Area zones
- Proposed change
- Open space bond funds
- General Plan
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The areas removed from the resort zone would be in the proposed rural preservation subdivision.
- Three of the five homes in the proposed subdivision would be in the Transient Rental Overlay District (TROD).
- Maintaining the Resort Zone helped the City financially.
- The area proposed for the rezone was marginally developable.

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

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

- Land use summary
- Master Trail Plan
- Trail running south to north
- Trail running east to west through Lacy Lane
- Proposed plan
- Proposed plat map
- Each proposed lot
- Access
- Areas in each lot that were buildable and would be irrigated
- Sensitive lands
- Sensitive lands map
- Water lines map
- Pictures of the property
- Water Board recommendation
- Planning Commission motion
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- Recommended obtaining from the applicant a trail easement along River Road. The easement could be used when the existing trail was replaced.
- Recommended that the applicant contribute to the City's trails fund.
- Suggested that the Lacy Lane trail become public and be moved to the boundary with the Subdivision.
- The area shown in yellow would not be included in the Subdivision.
- The Council would have to approve the two proposed driveways.
- The main access to the resort zone would be on Burgi Lane.
- Recommended that the existing resort sign be preserved because it was historic.
- The non-irrigated areas would be noted on the plat map.
- The area of the wetlands had reduced since the last wetlands study was approved. Did not request another study. Increasing the required water rights, to compensate for less wetlands, could be considered.

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

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

- Additional water rights should be required for Lot #4 so that it would not be a weed patch or irrigated illegally. The lot could be used for grazing without irrigation. Additional water rights could be purchased in the future. The water usage would also be metered.
- The driveways should be allowed because they would create just two accesses to the roads. They would not create an issue of vehicles backing into the roads.
- It would not be difficult to move the existing irrigation risers to relocate the Lacy Lane trail.

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

- City employees and area farmers would ensure that non-irrigated areas would not be irrigated.
- A previous development plan showed 63 units in the area of the Subdivision.
- The Subdivision had five lots and they would not be in the Resort Zone.
- The proposal provided for a nice mix of resort and rural open space. It protected view corridors.
- The United States Army Corp of Engineers approved the last sensitive lands study.
- The applicant did not have the water rights for the areas that used to be wetlands.
- The proposal was preserving the sensitive lands.

Public Hearing

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

Rob Foster

Mr. Foster asked where the open space bond money would be used. Mayor Johnson explained where the money would come from to preserve the open space. She noted that the proposed lots could not be re-subdivided.

Bill Peckny

Mr. Peckny thanked the Council for preserving open space.

Paul Haney

Mr. Haney asked if anything would be built on the hill in the middle of the property. Mr. Henke responded that the hill was considered sensitive lands, and nothing could be built on it.

Mr. Haney asked about access to the natural pools. Mr. Berg responded that the applicant was committed to a membership program or pay per use program with some possible restrictions.

Krista Clark

Ms. Clark supported the proposal and thought that it was well thought through. She supported public access to the natural pools.

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

Mr. Berg made the following additional comments:

- The driveways were an essential part of the purchase of the property. They were part of the proposal from the beginning.
- The lots could use the roads to the resorts but should have separate accesses.
- Lot #5 was more accessible with the driveway.
- Lots #3 and #4 would use septic tanks but could use the sewer system and other utilities for the resort when they were installed.
- The developer might pay for restoring the existing resort sign.
- The investors did not want to lose any of the planned 14 acres of resort zone.

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

- 200 East would be a public street up to the gate for the current property.
- The sensitive lands in the resort zone would count towards the required open space.
- The deed restrictions and development agreement would protect the City.
- The number of driveways was minimal and because of their length maintained a rural character.

Motion: Council Member Drury moved to approve Ordinance 2020-22 amending the Midway City Land Use Map as it related to the Mountain Spa Resort property located at 800 North and 200 East (Zoning was Resort) with the following findings and conditions:

- The proposed amendment would reduce density on the property and reduced potential traffic that would be generated from a denser development.
- The property would remain in the Transient Rental Overlay District (TROD) that allowed short-term rentals unless the TROD was also amended with the application.
- The proposed zone map amendment would allow a rural preservation subdivision on the 14.48 acres that was currently zoned RZ.
- Some of the proposed area to be rezoned was sensitive lands that already limited development, therefore, the economic impact of reducing the amount of RZ would be minimal.
- The zone map amendment was conditioned that the map would not be amended until the plat for the rural preservation subdivision was recorded. If a rural preservation plat was not recorded, then the property remained zoned RZ.
- The City and the applicant would enter into a development agreement prior to the zone change taking effect.
- The landowner and developer would work with the City on any decision regarding the historic sign. The City preferred that the sign be renovated by any means possible.

Discussion: Council Member Simonsen asked if the motion should mandate that the sign stay in its current location. Council Member Drury was comfortable that it be somewhere on the property but not necessarily at its current location.

Council Member Payne preferred that the applicant be able to move the sign but that the location also be approved by the City.

Mr. Henke noted that the memorandum of understanding required the sign to be preserved.

Amended Motion: Council Member Drury amended his motion to approve Ordinance 2020-22 amending the Midway City Land Use Map as it related to the Mountain Spa Resort property located at 800 North and 200 East (Zoning was Resort) with the following findings and conditions:

- The proposed amendment would reduce density on the property and reduced potential traffic that would be generated from a denser development.
- The property would remain in the TROD that allowed short-term rentals unless the TROD was also amended with the application.
- The proposed zone map amendment would allow a rural preservation subdivision on the 14.48 acres that was currently zoned RZ.
- Some of the proposed area to be rezoned was sensitive lands that already limited development, therefore, the economic impact of reducing the amount of RZ would be minimal.
- The zone map amendment was conditioned that the map would not be amended until the plat for the rural preservation subdivision was recorded. If a rural preservation plat was not recorded, then the property remained zoned RZ.
- The City and the applicant would enter into a development agreement prior to the zone change taking effect.
- The landowner and developer would work with the City on any decision regarding the historic sign. The City preferred that the sign be renovated by any means possible. The sign would be in the current boundary of the rural preservation subdivision and the resort as discussed. This condition deferred to the memorandum of understanding.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Payne asked if the motion should be conditioned on public access to the pools. Mr. Berg responded that would be addressed when the resort was approved.

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

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

Council Member Payne asked if the Lacy Lane trail was addressed in the development agreement. Mayor Johnson added that the agreement should include the driveway accesses.

Motion: Council Member Simonsen moved to approve the Mountain Spa Rural Preservation Subdivision, item #10 on the agenda, for preliminary and final approval with the following findings and conditions:

- The proposed lots met the minimum requirements for the R-1-22 zoning district.
- The proposal met the intent of the General Plan for the R-1-22 zoning district.
- The proposal complied with the requirements for the Rural Preservation Subdivision code.
- The subdivision helped comply with the vision stated in the General Plan to preserve open space and a rural atmosphere.
- All five lots would be deed restricted so they could never be further subdivided.
- The subdivision would help complete the master trail plan dedicating a public trail easement and contributing funds to build future trails.
- Deed restrictions that would be recorded towards all five lots must be submitted to the City for review.
- A note on the plat map would be included with language that eliminated the ability to subdivide any of the five lots.
- 70.3-acre feet of water would be tendered to the City before the plat would be recorded.
- A 20-foot public trail easement would be provided along River Road and the funds to build the trail would be contributed to the City's general trails fund. The trail would be built by the City in the public trail easement at a future date.
- The developer would build the east-west trail either in Lacy Lane on a public trail easement that they would grant or on a 10-foot public trail easement on the north side of lot five that the developer would grant. The developer would also contribute to the City's general trails fund for the construction of this trail.
- The Council approved the driveways as proposed, because their limited number were not a concern, with a prohibition on backing out on to the road
- The applicant would enter into a development agreement.

Second: Council Member Payne seconded the motion.

Discussion: None

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

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

Note: Council Member Dougherty arrived at 8:34 p.m.

11. Resolution 2020-29 / Mountain Spa Rural Preservation Subdivision Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2020-29 approving a development agreement for the Mountain Spa Rural Preservation Subdivision located at 800 North and 200 East.

Corbin Gordon made the following comments regarding the proposed agreement:

- Would include language regarding the driveways and funds to be contributed for trails.
- Would require the 10-foot easement for the east-west trail if there was not an easement from Lacy Lane.
- The driveways would be private and not maintained by the City.

Council Member Simonsen asked about moving the pressurized irrigation system for the east-west trail. Michael Henke responded that issue would have to be addressed by the Midway Irrigation Company.

Paul Berg requested the following changes to the agreement:

- The entity for the developer needed to be changed.
- The project was a rural preservation subdivision not a large-scale subdivision.
- Both preliminary and final approval were being granted that night.
- The two-year deadline to receive final approval should be removed.
- Access should be allowed from 200 East and the driveway.
- The maintenance of the accesses needed to be clarified.
- Septic may be used but was not required.

Motion: Council Member Payne moved to approve Resolution 2020-29 adopting a development agreement for the Mountain Spa Rural Preservation Subdivision with the changes indicated by the City Attorney and Mr. Berg.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Excused from the Meeting
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 8:45 p.m. She reconvened the meeting at 8:59 p.m.

Resolution 2020-29 / Mountain Spa Rural Preservation Subdivision Development Agreement (Continued)

Paul Berg noted that the agreement required that it be recorded withing 90 days. He doubted that everything would be finalized withing 90 days and asked that the agreement only be required to be recorded with the plat map.

Motion: Council Member Payne moved to clarify that the agreement did not have to be signed within 90 days but on or before the subdivision plat was recorded.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

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

Note: Council Member Dougherty began participating in the meeting.

12. Howland Subdivision / Preliminary and Final Approval (Howland Partners – Approximately 20 minutes) – Discuss and possibly grant preliminary and final approval for the Howland Subdivision located at 600 West and 200 North (Zoning is R-1-15). Recommended with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Land use summary
- Location of the proposed subdivision
- Pressurized irrigation system and easement
- Geography
- Sensitive lands
- Proposed plat map
- Flood plain
- Sensitive lands map
- Trail map
- Trail through the property
- Pictures of the property
- Water Board recommendation
- Planning Commission motion
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- Access had to be approved by UDOT.
- It would be easier and cheaper to put a trail along 200 North but still wanted to maintain the trail easement through the subdivision. The alternate route would be expensive because it would need a boardwalk. It would be built when the property to the north was developed.
- Recommended a blanket easement on the east side of the property to cover all options.

- The developer proposed that he could pay \$10,000 to help build the trail.
- The area that would be irrigated would be noted on the plat map.
- The Midway Irrigation Company had a prescriptive easement to access its canal but should obtain a formal easement.

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

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

- The Irrigation Company had a recorded easement for its canal. It offered to buy all the area east of the canal.
- The applicant had not opposed the Irrigation Company's prescriptive easement.
- UDOT was aware of the proposal.

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

- Should it be the City's responsibility to arrange the easement for the Irrigation Company?
- Did UDOT need to sign the plat map?

Public Hearing

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

Jared Neal

Mr. Neal made the following comments:

- His lot backed up to the proposed subdivision.
- The neighbor to the south of him bought his lot because it had unobstructed views.
- Understood that people had property rights.

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

Motion: Council Member Payne moved to grant preliminary and final approval for the Howland Subdivision located at 600 West and 200 North (Zoning was R-1-15) with the following findings and conditions:

- The proposed lot met the minimum requirements for the R-1-15 zoning district.
- The proposal met the intent of the General Plan for the R-1-15 zoning district.
- The subdivision would contribute to the Master Trails Plan by dedicating the public trail easement across the property and paying \$10,000 that would be used to build the public trail.
- The developer would dedicate a public trail easement across the property and pay \$10,000 for future trail construction before the plat map was recorded.

- A new wetlands study was required before the plat map was recorded to reassure there was an adequate buildable area on the lot.
- UDOT access approval was submitted to the City before the plat map was recorded.

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

13. Resolution 2020-30 / Howland Subdivision Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2020-30 adopting a development agreement for the Howland Subdivision located at 600 West and 200 North.

Corbin Gordon reviewed the proposed development agreement and indicated that it captured the conditions of approval.

Council Member Drury suggested that the agreement had to be signed on or before the plat map was recorded.

Paul Berg, Berg Engineering Resource Group and representing the applicant, requested the following changes to the agreement:

- State that UDOT required a 150-foot separation between accesses.
- State that the City wanted an updated approval from the Corp of Engineers regarding wetlands.
- A trail exhibit from that evening should be added instead of trying to describe the trails.

Motion: Council Member Simonsen moved to approve Resolution 2020-30 adopting a development agreement for the Howland Subdivision including the changes by Council Member Drury and Paul Berg.

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

14. Finlayson Subdivision / Preliminary and Final Approval (Berg Engineering – Approximately 20 minutes) – Discuss and possibly grant preliminary and final approval for the Finlayson Subdivision located at 227 North River Road (Zoning is R-1-9). Recommended with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Land use summary
- Location
- Proposed plat map
- 10-foot trail easement
- Pictures of the property
- Discussion items
- Water Board recommendation
- Planning Commission motion
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The only access was from River Road.
- The zone allowed for duplexes. That could require a second driveway which would have to be granted by the Council in a separate approval.
- The water requirements were calculated for one single-family house.
- A 50-foot setback was required from the road.
- The trail along the lot would be built the following year. The applicant should pay the City for the cost of construction.

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

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

- Should the driveway be on the north end of the lot to avoid the blind corner? The driveway would have to be in the middle or south because of the slope on the north. Access slopes could not be greater than 10% and had to have a car storage area. The trail would also dictate the location of the driveway.
- Stormwater would not be a problem because of the slope of the lot and the landscaping.

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 noted that the trail would follow the road and not the boundary of the lot. He asked if

the entire trail easement was needed.

Motion: Council Member Simonsen moved to grant preliminary and final approval to the Finlayson Subdivision as presented and discussed with the following findings and conditions:

- The proposed lot met the minimum requirements for the R-1-9 zoning district.
- The proposal met the intent of the General Plan for the R-1-9 zoning district.
- The subdivision would contribute to the master trails plan by dedicating a 10-foot public trail easement and contributing funds to the general trails fund that would be used to construct the trail.
- Funds to build the bike lane along River Road were added to the general trails fund. Those funds would be used as part of a larger improvement project that would complete the trail as shown on the City's master trail plan.
- A 50-foot setback would be shown on the plat parallel to River Road.
- A 10-foot public trail easement would be shown on the plat along the front lot line.

Second: Council Member Payne seconded the motion.

Discussion: Council Member Dougherty asked if the amount for the trail needed to be determined that night. Mr. Henke responded that Mr. Berg would recommend an amount to the City Engineer for review and approval.

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. Resolution 2020-31 / Finlayson Subdivision Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2020-31 adopting a development agreement for the Finlayson Subdivision located at 227 North River Road.

Paul Berg requested the following changes to the agreement:

- He should not be a signatory to the agreement.
- Final approval was granted that evening.
- It should be signed on or before the plat map was recorded.

Motion: Council Member Drury moved to approve Resolution 2020-31 adopting a development agreement for the Finlayson Subdivision with the changes discussed.

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. Ordinance 2020-23 / Bed and Breakfast Establishments (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2020-23 amending Section 16.13.35 (Bed and Breakfast Establishments) of the Midway City Municipal Code. Recommended by the Midway City Planning Commission. **Public Hearing**

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

- Summary
- Proposed amendment
- Proposed text

Mr. Henke also made the following comments:

- A limit of four rooms was originally proposed but the Planning Commission recommended six.

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

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

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

- The size of a bed and breakfast would be limited by the parking.
- There could be room for a lot of parking, but would that be out of scale for the surrounding neighborhood?
- Size should not be limited if it could be accommodated by the size of the lot.
- The City was trying to encourage transient rentals.
- The TROD limited transient rentals to 14 rooms.
- Residential zones should not have mini hotels.
- The last B&B application had room for 72 parking stalls.
- The TROD should be expanded.
- B&Bs were commercial businesses with a residential character. They became problematic when they lost that character.
- Limiting the number rooms was the simplest way to control B&Bs.
- Traffic could be a problem with B&Bs.
- B&Bs should not be labeled residential or commercial.

- The size of a B&B should be addressed on a case by case basis.
- Enforcement by the City was the real problem.
- Limiting the uses was more acceptable than limiting the number of rooms.

Motion: Council Member Simonsen moved to adopt Ordinance 2020-24 as presented with the number of rooms limited to six for the zones up to R-1-15 and up to 12, depending upon other requirements, for the R-1-22 and R-1-43 zones. He stated that larger lots could accommodate B&B's with more rooms.

Second: Council Member Drury seconded the motion.

Discussion: None

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

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

Motion: Council Member Dougherty moved to extend the meeting beyond 10:00 p.m. to hold a public hearing on Ordinance 2020-24.

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. Ordinance 2020-24 / Density Reduction Subdivision (City Planner – Approximately 60 minutes) – Discuss and possibly adopt Ordinance 2020-24 adding Section 16.29 (Density Reduction Subdivision) to the Midway City Municipal Code. Recommended by the Midway City Planning Commission. **Public Hearing**

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 table discussion and a possible decision until the next council meeting and to allow public comment at that meeting.

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

18. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

Motion: Council Member Simonsen moved to go into a closed meeting to discuss litigation.

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

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	Aye

19. Adjournment

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

The meeting was adjourned at 11:00 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

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