

Midway City Council
19 January 2021
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	1637710	BLACK INSTALL KIT FOR DODG	12/22/2020	94.99	.00		
Total 180:					94.99	.00		
200								
200	Blue Stakes of Utah 811	UT202003534	BILLABLE E-MAIL NOTIFICATIO	12/31/2020	55.33	.00		
Total 200:					55.33	.00		
220								
220	BROKEN ARROW	35371	Road Salt	12/23/2020	1,324.05	.00		
220	BROKEN ARROW	35462	TYPE C ROAD SALT	12/31/2020	674.98	.00		
Total 220:					1,999.03	.00		
240								
240	BUSINESS SOLUTIONS GROUP,	15507	4 UP LASER POSTCARDS	12/31/2020	754.70	.00		
Total 240:					754.70	.00		
245								
245	C-THRU WINDOW	101521	ADMINISTRATION BUILDING	12/01/2020	465.00	.00		
Total 245:					465.00	.00		
270								
270	CASELLE INC	106692	Caselle Contract Support & Maint	01/01/2021	358.27	.00		
Total 270:					358.27	.00		
565								
565	HORROCKS ENGINEERS INC	59044	Midway City Cut Permits	12/11/2020	168.55	.00		
565	HORROCKS ENGINEERS INC	59044	Edelwiess Meadows - Planning	12/11/2020	810.00	.00		
565	HORROCKS ENGINEERS INC	59044	2020 Homestead Resort Planning	12/11/2020	3,933.86	.00		
565	HORROCKS ENGINEERS INC	59044	Attend Planning Commission	12/11/2020	306.00	.00		
565	HORROCKS ENGINEERS INC	59044	Attend City Council Meeting	12/11/2020	612.00	.00		
565	HORROCKS ENGINEERS INC	59044	FINLAYSON SMALL SCALE SUB	12/11/2020	162.00	.00		
565	HORROCKS ENGINEERS INC	59044	Midway Crest - Const	12/11/2020	81.00	.00		
565	HORROCKS ENGINEERS INC	59044	Update the TRAIL GENERAL PLA	12/11/2020	348.00	.00		
565	HORROCKS ENGINEERS INC	59044	HUNTLEIGH WOODS SUBDIVISI	12/11/2020	1,833.00	.00		
565	HORROCKS ENGINEERS INC	59044	2020 Water PROJ #3A - Con. N R	12/11/2020	225.30	.00		
565	HORROCKS ENGINEERS INC	59044	2020 CITY WIDE STRlping	12/11/2020	217.50	.00		
565	HORROCKS ENGINEERS INC	59044	Develop Rev Comm w/ Michael a	12/11/2020	306.00	.00		
565	HORROCKS ENGINEERS INC	59044	Update the Construction Standard	12/11/2020	285.00	.00		
565	HORROCKS ENGINEERS INC	59044	Water System Maintenance	12/11/2020	159.20	.00		
565	HORROCKS ENGINEERS INC	59044	2020 Water Line Design	12/11/2020	439.56	.00		
565	HORROCKS ENGINEERS INC	59044	Haven Farms - South: Const	12/11/2020	162.00	.00		
565	HORROCKS ENGINEERS INC	59044	Scotch Fields Phase 3 & 4	12/11/2020	3,899.85	.00		
565	HORROCKS ENGINEERS INC	59044	Whitaker Farms - Const	12/11/2020	6,490.55	.00		
565	HORROCKS ENGINEERS INC	59044	The Reserve at Midway - Plannin	12/11/2020	4,348.00	.00		
565	HORROCKS ENGINEERS INC	59044	Remund Farms Ph 2 & 3 - Const	12/11/2020	866.10	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
565	HORROCKS ENGINEERS INC	59044	COZENS 3 LOT SUB - Const	12/11/2020	1,906.75	.00		
565	HORROCKS ENGINEERS INC	59044	Midway General Engineering	12/11/2020	2,746.80	.00		
565	HORROCKS ENGINEERS INC	59044	2020 Water PROJECT #1 CONST	12/11/2020	4,399.06	.00		
565	HORROCKS ENGINEERS INC	59044	2020 Trail Homestead & River Rd	12/11/2020	2,347.55	.00		
565	HORROCKS ENGINEERS INC	59549	Attend City Council Meeting	01/12/2021	306.00	.00		
565	HORROCKS ENGINEERS INC	59549	2020 Water PROJ #3A - Con. N R	01/12/2021	217.50	.00		
565	HORROCKS ENGINEERS INC	59549	Snake Creek - Lodges at Snake C	01/12/2021	81.00	.00		
565	HORROCKS ENGINEERS INC	59549	COZENS 3 LOT SUB - Const	01/12/2021	266.40	.00		
565	HORROCKS ENGINEERS INC	59549	Midway Crest-Const	01/12/2021	81.00	.00		
565	HORROCKS ENGINEERS INC	59549	Edelwiess Meadows - Planning	01/12/2021	243.00	.00		
565	HORROCKS ENGINEERS INC	59549	2019 Center and Homestead Trail	01/12/2021	261.00	.00		
565	HORROCKS ENGINEERS INC	59549	2020 Water PROJECT #1 CONST	01/12/2021	1,288.06	.00		
565	HORROCKS ENGINEERS INC	59549	Update the Construction Standard	01/12/2021	1,054.50	.00		
565	HORROCKS ENGINEERS INC	59549	Update on water gis map	01/12/2021	204.00	.00		
565	HORROCKS ENGINEERS INC	59549	The Reserve at Midway - Plannin	01/12/2021	1,837.00	.00		
565	HORROCKS ENGINEERS INC	59549	Remund Farms Phase 2 & 3-Con	01/12/2021	455.25	.00		
565	HORROCKS ENGINEERS INC	59549	FINLAYSON SMALL SCALE SUB	01/12/2021	81.00	.00		
565	HORROCKS ENGINEERS INC	59549	Update the TRAIL GENERAL PLA	01/12/2021	314.00	.00		
565	HORROCKS ENGINEERS INC	59549	Create and Update Stormdrain GI	01/12/2021	172.45	.00		
565	HORROCKS ENGINEERS INC	59549	Hsaven Farms- North Const	01/12/2021	162.00	.00		
565	HORROCKS ENGINEERS INC	59549	2020 Water Line Design	01/12/2021	6,775.40	.00		
565	HORROCKS ENGINEERS INC	59549	2020 Trail Homestead & River Ro	01/12/2021	580.00	.00		
565	HORROCKS ENGINEERS INC	59549	Whitkaer Farms-Const	01/12/2021	6,847.70	.00		
565	HORROCKS ENGINEERS INC	59549	Haven Farms-South Constr	01/12/2021	72.50	.00		
565	HORROCKS ENGINEERS INC	59549	Scotch Fields Phase 3 & 4	01/12/2021	1,612.00	.00		
565	HORROCKS ENGINEERS INC	59549	Midway General Engineering	01/12/2021	2,816.31	.00		
Total 565:					62,781.70	.00		
800								
800	MIDWAY IRRIGATION COMPANY	01042021	4TH QUARTER OF 2020	01/04/2021	20,480.04	.00		
Total 800:					20,480.04	.00		
845								
845	MOUNTAINLAND SUPPLY COMP	S103874131.0	WATER-HYDRANT	12/16/2020	25.75	.00		
845	MOUNTAINLAND SUPPLY COMP	S103874131.0	WATER-HYDRANT	12/22/2020	46.32	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/24/2020	15.91	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/23/2020	3.98	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/24/2020	15.91	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/24/2020	19.89	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/24/2020	15.91	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/29/2020	7.96	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/29/2020	11.93	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/30/2020	15.91	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	WATER	12/30/2020	79.11	.00		
845	MOUNTAINLAND SUPPLY COMP	S103893744.0	Supplies	01/06/2021	11.93	.00		
845	MOUNTAINLAND SUPPLY COMP	S103903420.0	Supplies	01/05/2021	33.10	.00		
Total 845:					303.61	.00		
875								
875	OFFICE DEPOT	145127003001	OFFICE SUPPLIES	01/05/2021	107.52	.00		
875	OFFICE DEPOT	145127003001	OFFICE SUPPLIES	01/05/2021	82.23	.00		
875	OFFICE DEPOT	146351140001	OFFICE SUPPLIES	01/05/2021	17.46	.00		
875	OFFICE DEPOT	146351141001	OFFICE SUPPLIES	01/05/2021	17.71	.00		
875	OFFICE DEPOT	148718448001	OFFICE SUPPLIES	01/06/2021	203.04	.00		

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Total 875:					427.96	.00		
930								
930	Dominion Energy	2731063797 12	2731063797 Community Center	12/10/2020	137.84	.00		
930	Dominion Energy	2731063797 12	2731063797 Community Center	12/10/2020	585.86	.00		
930	Dominion Energy	5770020000 12	5770020000 TOWN HALL	12/10/2020	978.17	.00		
930	Dominion Energy	6558550000 12	6558550000 Maintenance Shop 2	12/10/2020	145.32	.00		
930	Dominion Energy	6558550000 12	6558550000 Maintenance Shop 2	12/10/2020	811.50	.00		
930	Dominion Energy	6558550000 12	6558550000 Maintenance Shop 2	12/10/2020	398.42	.00		
930	Dominion Energy	6801020000 12	6801020000 Admin Office	12/10/2020	192.96	.00		
930	Dominion Energy	6801020000 12	6801020000 Admin Office	12/10/2020	16.44	.00		
Total 930:					3,266.51	.00		
955								
955	REAMS	451746	Preston Broadhead - Clothing Allo	12/17/2020	119.97	.00		
955	REAMS	771374	Preston Broadhead - Clothing Allo	12/24/2020	276.60	.00		
Total 955:					396.57	.00		
1000								
1000	RURAL WATER ASSOC OF UTA	7990	VOTING DUES	01/30/2021	979.00	.00		
1000	RURAL WATER ASSOC OF UTA	8208	FEE TRAINING PUBLIC WORKS	12/15/2020	750.00	.00		
Total 1000:					1,729.00	.00		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	175294	Supplies	12/14/2020	1,838.40	.00		
1015	SAFETY SUPPLY & SIGN CO IN	175600	PANT, CUSTOM	01/12/2021	172.32	.00		
Total 1015:					2,010.72	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	LYQD17	WASH Mach Hose	12/16/2020	13.99	.00		
1045	STANDARD PLUMBING SUPPLY	LZDG34	SUPPLIES	12/22/2020	10.96	.00		
1045	STANDARD PLUMBING SUPPLY	LZFY14	Connector	12/23/2020	11.98	.00		
1045	STANDARD PLUMBING SUPPLY	LZWD45	Faucet	01/04/2021	99.99	.00		
1045	STANDARD PLUMBING SUPPLY	MBF918	3/8" Tung Carb Burr	01/07/2021	22.69	.00		
1045	STANDARD PLUMBING SUPPLY	MBPX31	WATER METERS	01/13/2021	22.57	.00		
Total 1045:					182.18	.00		
1150								
1150	HOME DEPOT Credit Services	2020697	SUPPLIES	12/01/2020	280.34	.00		
1150	HOME DEPOT Credit Services	4022040	GENIE	12/09/2020	248.00	.00		
1150	HOME DEPOT Credit Services	72668	SUPPLIES	12/03/2020	128.21	.00		
1150	HOME DEPOT Credit Services	7622921	SUPPLIES	12/16/2020	205.72	.00		
1150	HOME DEPOT Credit Services	9011594	SUPPLIES	12/14/2020	347.79	.00		
Total 1150:					1,210.06	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	138558	Supplies	12/16/2020	4.99	.00		
1170	TIMBERLINE ACE HARDWARE	138671	Supplies	12/21/2020	6.99	.00		
1170	TIMBERLINE ACE HARDWARE	138737	Supplies	12/22/2020	29.16	.00		
1170	TIMBERLINE ACE HARDWARE	138753	Supplies	12/23/2020	17.98	.00		

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1170	TIMBERLINE ACE HARDWARE	138800	Supplies	12/26/2020	81.99	.00		
1170	TIMBERLINE ACE HARDWARE	138831	Supplies	12/28/2020	103.09	.00		
1170	TIMBERLINE ACE HARDWARE	138993	Supplies	01/06/2021	20.98	.00		
1170	TIMBERLINE ACE HARDWARE	139022	Supplies	01/06/2021	95.98	.00		
1170	TIMBERLINE ACE HARDWARE	139132	WATER	01/12/2021	30.98	.00		
1170	TIMBERLINE ACE HARDWARE	139145	KEYS	01/12/2021	9.24	.00		
Total 1170:					401.38	.00		
1210								
1210	UNITED SERVICE AND SALES	53571	Snow Plow Parts	12/14/2020	451.04	.00		
Total 1210:					451.04	.00		
1255								
1255	UTAH LOCAL GOVERNMENTS T	1587555	MONTHLY PREMIUM	12/18/2020	1,285.52	.00		
Total 1255:					1,285.52	.00		
1305								
1305	VERIZON WIRELESS	9870245115	Ice Rink Jetpack	01/01/2021	45.19	.00		
1305	VERIZON WIRELESS	9870245115	BUILDING DEPT-TABLET	01/01/2021	85.20	.00		
1305	VERIZON WIRELESS	9870245115	PUBLIC WORK PHONES	01/01/2021	300.45	.00		
1305	VERIZON WIRELESS	9870245115	Michael Henke	01/01/2021	42.50	.00		
Total 1305:					473.34	.00		
1310								
1310	WASATCH AUTO PARTS	212822	MIRROR	12/14/2020	206.94	.00		
1310	WASATCH AUTO PARTS	212896	DASH COVERS, CLIPS, MULTI T	12/15/2020	898.56	.00		
1310	WASATCH AUTO PARTS	213028	PARTS	12/16/2020	13.49	.00		
1310	WASATCH AUTO PARTS	213075	PARTS/SUPPLIES	12/17/2020	24.06	.00		
1310	WASATCH AUTO PARTS	213584	COUPLING	12/28/2020	.57	.00		
1310	WASATCH AUTO PARTS	213659	SUPPLIES	12/29/2020	18.62	.00		
1310	WASATCH AUTO PARTS	214198	OIL Dry	01/07/2021	20.98	.00		
1310	WASATCH AUTO PARTS	214280	HYD Hose Fittings	01/08/2021	37.69	.00		
1310	WASATCH AUTO PARTS	214318	Supplies	01/11/2021	9.38	.00		
Total 1310:					1,230.29	.00		
1340								
1340	WASATCH COUNTY SHERIFFS	1220	LAW ENFORCEMENT (Decembe	12/31/2020	14,120.83	.00		
Total 1340:					14,120.83	.00		
1360								
1360	WASATCH COUNTY SOLID WAS	.80293 JANUA	.80293 CENTENNIAL PARK	01/01/2021	8.00	.00		
1360	WASATCH COUNTY SOLID WAS	.80294 JANUA	.80294 Hamlet Park	01/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90042 JANUA	.90042 CC	01/01/2021	185.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90291 JANUA	.90291 PARK & OFFICES	01/01/2021	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90292 JANUA	.90292 CEMETARY	01/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90638 JANUA	.90638 MICHIE LANE	01/01/2021	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	.93287 JANUA	.93287 SHOP	01/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	76091 1ST QT	.76091 VALAIS AND ALPINHOF	01/01/2021	192.00	.00		
Total 1360:					674.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1365								
1365	WAVE PUBLISHING	L 17094	PUBLIC NOTICE	12/31/2020	333.00	.00		
Total 1365:					333.00	.00		
1421								
1421	HEBER LIGHT & POWER	18153001 JAN	18153001-1100 Snake Creek RD-	12/31/2020	192.92	.00		
1421	HEBER LIGHT & POWER	18153002 JAN	18153002-75 N 100 W CITY OFFI	12/31/2020	360.78	.00		
1421	HEBER LIGHT & POWER	18153003 JAN	18153003 - 600 W 500 S CEMET	12/31/2020	344.24	.00		
1421	HEBER LIGHT & POWER	18153004 JAN	18153004 - 1210 N WARM SPRI	12/31/2020	1,374.98	.00		
1421	HEBER LIGHT & POWER	18153006 JAN	18153006-280 E 850 S MAINT S	12/31/2020	305.86	.00		
1421	HEBER LIGHT & POWER	18153007 JAN	18153007 - 850 E MAIN CITY PA	12/31/2020	18.44	.00		
1421	HEBER LIGHT & POWER	18153008 JAN	18153008-75 N 100 W TOWNHA	12/31/2020	428.91	.00		
1421	HEBER LIGHT & POWER	18153009 JAN	18153009 - 60 N 200 W ICE RINK	12/31/2020	707.26	.00		
1421	HEBER LIGHT & POWER	18153010 JAN	18153010--Ice Rink Chiller	12/30/2020	3,701.23	.00		
1421	HEBER LIGHT & POWER	18153012 JAN	18153012 - 1005 N RIVER ROAD	12/31/2020	22.23	.00		
1421	HEBER LIGHT & POWER	18153013 JAN	18153013-160 W MAIN ST-CC	12/31/2020	181.66	.00		
1421	HEBER LIGHT & POWER	18153014 JAN	18153014-VALAIS PARK	12/31/2020	14.05	.00		
1421	HEBER LIGHT & POWER	18153015 JAN	18153015 - 35 W 100 N CENTEN	12/31/2020	17.74	.00		
1421	HEBER LIGHT & POWER	18153016 JAN	18153016 - BALL PARK LIGHTS	12/31/2020	20.90	.00		
1421	HEBER LIGHT & POWER	18153017 JAN	18153017 Swiss Days/Ice Rink Tr	12/31/2020	380.61	.00		
1421	HEBER LIGHT & POWER	18153018 JAN	18153018-ALPINHOF TANK	12/31/2020	13.75	.00		
1421	HEBER LIGHT & POWER	18153019 JAN	18153019 75 N 100 W Town Squa	12/31/2020	543.18	.00		
1421	HEBER LIGHT & POWER	18153021 JAN	18153021-RESTROOMS	12/31/2020	13.78	.00		
1421	HEBER LIGHT & POWER	18153022 JAN	18153022-MAHOGANY WELL	12/31/2020	139.98	.00		
1421	HEBER LIGHT & POWER	18153033 JAN	18153033-PEDESTAL FOR SWIS	12/31/2020	20.02	.00		
1421	HEBER LIGHT & POWER	18153034 JAN	18153034-ALPENHOF WELL HO	12/31/2020	1,502.47	.00		
1421	HEBER LIGHT & POWER	18153035 JAN	18153035-280 E 900 S	12/31/2020	205.74	.00		
1421	HEBER LIGHT & POWER	18153036 JAN	18153036 PARK SPRINKLER	12/31/2020	13.00	.00		
1421	HEBER LIGHT & POWER	18153040 JAN	18153040-SPRINKLERS	12/31/2020	14.75	.00		
1421	HEBER LIGHT & POWER	18153041 JAN	18153041-SPRINKLERS	12/31/2020	14.75	.00		
Total 1421:					10,553.23	.00		
1440								
1440	POSTMASTER	01042021	1st QUARTER SEWER 2021	01/04/2021	551.32	551.32	01/04/2021	
1440	POSTMASTER	01042021	1st QUARTER WATER-2021	01/04/2021	504.56	504.56	01/04/2021	
Total 1440:					1,055.88	1,055.88		
1603								
1603	ROCKY MOUNTAIN POWER	12222020	SWISS MOUNTAIN PUMP	12/22/2020	12.35	.00		
Total 1603:					12.35	.00		
1821								
1821	WEX BANK	69382215	FUEL	12/31/2020	115.88	.00		
Total 1821:					115.88	.00		
1917								
1917	HOSE & RUBBER SUPPLY LLC	01496335	SHOP SUPPLIES	12/22/2020	99.55	.00		
1917	HOSE & RUBBER SUPPLY LLC	01497196	SALT TRUCKS	12/29/2020	367.26	.00		
Total 1917:					466.81	.00		

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1931								
1931	KW ROBINSON CONSTRUCTIO	1/5/2021	PARTIAL PAYMENT #5	01/05/2021	13,572.66	.00		
1931	KW ROBINSON CONSTRUCTIO	1/5/2021	PARTIAL PAYMENT #5	01/05/2021	131,066.16	.00		
Total 1931:					144,638.82	.00		
1934								
1934	SKAGGS COMPANIES INC	450_A_38310_	EQUIPMENT	12/18/2020	149.95	.00		
1934	SKAGGS COMPANIES INC	450_A_49012_	EQUIPMENT	12/03/2020	49.99	.00		
1934	SKAGGS COMPANIES INC	450_A_51009_	EQUIPMENT	12/18/2020	626.87	.00		
Total 1934:					826.81	.00		
1989								
1989	BANKCARD CENTER	1229 12/2020	EQUIPMENT	01/04/2021	162.21	.00		
1989	BANKCARD CENTER	5219 12/2020	WALMART-USB CEMETERY	01/04/2021	34.64	.00		
1989	BANKCARD CENTER	5219 12/2020	PUBLIC WORK DONUTS	01/04/2021	32.70	.00		
1989	BANKCARD CENTER	5923 12/2020	DOTTIES KOLACHES-SHANE W	01/04/2021	46.27	.00		
1989	BANKCARD CENTER	5923 12/2020	MIDWAY BAKERY B JOHNSON	01/04/2021	4.03	.00		
1989	BANKCARD CENTER	5923 12/2020	MIDWAY BAKERY GIFT CARD	01/04/2021	100.00	.00		
1989	BANKCARD CENTER	6014 12/2020	GEORGIA'S UTAH FOOD BANK	01/04/2021	103.00	.00		
1989	BANKCARD CENTER	6014 12/2020	DINNER CHRISTMAS	01/04/2021	1,676.50	.00		
1989	BANKCARD CENTER	6014 12/2020	MAGNETS	01/04/2021	12.52	.00		
1989	BANKCARD CENTER	6014 12/2020	CHARLESTONS MAYOR FLOWE	01/04/2021	50.00	.00		
1989	BANKCARD CENTER	6014 12/2020	GODADDY SUB	01/04/2021	172.92	.00		
1989	BANKCARD CENTER	6014 12/2020	A/R MEETING	01/04/2021	26.84	.00		
1989	BANKCARD CENTER	6014 12/2020	ADOBE SUBS	01/04/2021	26.86	.00		
1989	BANKCARD CENTER	6014 12/2020	BATTERIES	01/04/2021	7.50	.00		
1989	BANKCARD CENTER	6014 12/2020	BAMBOO HR PAYROLL	01/04/2021	707.57	.00		
1989	BANKCARD CENTER	8789 12/2020	CDL DRIVER LICENSE	01/04/2021	52.00	.00		
1989	BANKCARD CENTER	8789 12/2020	SHANE CLOTHING	01/04/2021	230.60	.00		
1989	BANKCARD CENTER	8789 12/2020	SHANE CLOTHING	01/04/2021	94.98	.00		
1989	BANKCARD CENTER	8789 12/2020	WATER	01/04/2021	19.28	.00		
1989	BANKCARD CENTER	8789 12/2020	SAFELITE AUTOGLASS	01/04/2021	42.89	.00		
Total 1989:					3,603.31	.00		
2075								
2075	MIDWAY CITY	100002 1/2021	OFFICE BUIDING	01/04/2021	84.00	.00		
2075	MIDWAY CITY	100004 1/2021	TOWNHALL KITCHEN	01/04/2021	84.00	.00		
2075	MIDWAY CITY	100005 1/2021	TOWN SQUARE	01/04/2021	84.00	.00		
2075	MIDWAY CITY	100010 1/2021	CEMETERY RESTROOM	01/04/2021	84.00	.00		
2075	MIDWAY CITY	100013 01/202	SHOP WASH ROOM	01/04/2021	84.00	.00		
Total 2075:					420.00	.00		
2147								
2147	CHEMTECH-FORD LABORATOR	21A0042	colilert AP	01/05/2021	120.00	.00		
Total 2147:					120.00	.00		
2164								
2164	POINT S	0170536	FORD DUALLY WHEEL	12/21/2020	40.00	.00		
Total 2164:					40.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2269								
2269	REDMOND MINERALS INC.	308636	BULK LOAD SALT	12/16/2020	881.32	.00		
2269	REDMOND MINERALS INC.	308697	LOAD BULK	12/17/2020	839.96	.00		
2269	REDMOND MINERALS INC.	308985	BULK LOAD SALT	12/22/2020	833.14	.00		
2269	REDMOND MINERALS INC.	309062	BULK LOAD SALT	12/23/2020	831.38	.00		
2269	REDMOND MINERALS INC.	309570	BULK LOAD SALT	01/05/2021	837.54	.00		
2269	REDMOND MINERALS INC.	310004	BULK LOAD SALT	01/12/2021	986.04	.00		
Total 2269:					5,209.38	.00		
2350								
2350	CRUS OIL	0488939	SERV PRO SB 5w30 SN GF-5 Bu	12/18/2020	852.00	.00		
Total 2350:					852.00	.00		
2417								
2417	Utility Refunds	01122021	Midway City Corp Refund account	01/12/2021	84.00	.00		
Total 2417:					84.00	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	19-170 FCD	19-170 FINAL COMPLETION DE	01/05/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	19-171 FCD	19-171 FINAL COMPLETION DE	01/05/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	19-172 FCD	19-172 FINAL COMPLETION DE	12/22/2020	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-032 FCD	20-032 FINAL COMPLETION DE	12/22/2020	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-051 FCD	20-051 FINAL COMPLETION DE	01/11/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-159 FCD	20-159 FINAL COMPLETION DE	01/06/2021	1,500.00	.00		
Total 2418:					9,000.00	.00		
2421								
2421	PUBLIC FACILITIES DEPOSIT	20-044 PFD	20-044 PUBLIC FACILITIES DEP	12/15/2020	1,750.00	.00		
Total 2421:					1,750.00	.00		
2444								
2444	COMMERCIAL MECHANICAL	JC1771	EXPANSION TANK AND LEAK C	11/24/2020	20,450.00	.00		
2444	COMMERCIAL MECHANICAL	JC1810	Brine FOR ICE RINK CHILLER	12/22/2020	10,667.24	.00		
2444	COMMERCIAL MECHANICAL	SV103139	Chiller MAINTENANCE	11/30/2020	1,090.00	.00		
2444	COMMERCIAL MECHANICAL	SV103173	Chiller Repairs	11/30/2020	2,597.68	.00		
2444	COMMERCIAL MECHANICAL	SV103317	Chiller MAINTENANCE	12/31/2020	497.50	.00		
Total 2444:					35,302.42	.00		
2452								
2452	LEAVITT TRUCKING	6372	SALT	12/10/2020	964.75	.00		
2452	LEAVITT TRUCKING	6373	SALT	12/15/2020	1,847.18	.00		
2452	LEAVITT TRUCKING	6374	SALT	12/16/2020	1,773.34	.00		
2452	LEAVITT TRUCKING	6375	SALT	12/21/2020	1,795.29	.00		
2452	LEAVITT TRUCKING	6376	SALT	12/22/2020	944.75	.00		
2452	LEAVITT TRUCKING	6377	SALT	01/04/2021	1,763.33	.00		
Total 2452:					9,088.64	.00		
2561								
2561	CENTURYLINK -435-654-3924 45	12072020	Backnet phone/internet 3924-453	12/07/2020	171.84	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2561:					171.84	.00		
2573								
2573	L.N. Curtis & Sons	432800	EQUIPMENT	01/04/2021	1,656.00	.00		
2573	L.N. Curtis & Sons	INV439713	EQUIPMENT	11/12/2020	1,756.88	.00		
Total 2573:					3,412.88	.00		
2614								
2614	Executech Utah, Inc.	154527	Tech Support	12/31/2020	617.99	.00		
2614	Executech Utah, Inc.	EXEC-91016	REPAIR WORK	11/30/2020	435.00	.00		
2614	Executech Utah, Inc.	EXEC-91322	Tech Support	01/01/2021	1,430.00	.00		
Total 2614:					2,482.99	.00		
2618								
2618	Mountainland Association of Gove	A025555	Local Contributions 2020-2021	12/30/2020	2,896.00	.00		
2618	Mountainland Association of Gove	A02573	INTERLOCAL COOP AGREEME	12/17/2020	3,000.00	.00		
Total 2618:					5,896.00	.00		
2627								
2627	GORDON LAW GROUP, P.C.	8950	THE RESERVE	12/01/2020	780.00	.00		
2627	GORDON LAW GROUP, P.C.	8951	MOUNTAIN SPA DEVELOPMENT	12/01/2020	546.00	.00		
2627	GORDON LAW GROUP, P.C.	8952	SUNBURST RANCH LITIGATION	12/01/2020	2,400.00	.00		
2627	GORDON LAW GROUP, P.C.	8953	COZENS SUBDIVISION	12/01/2020	390.00	.00		
2627	GORDON LAW GROUP, P.C.	8954	FINLAYSON DEVELOPMENT	12/01/2020	292.50	.00		
2627	GORDON LAW GROUP, P.C.	8955	HoWLAND DEVELOPMENT	12/01/2020	331.50	.00		
2627	GORDON LAW GROUP, P.C.	8956	MATTERHORN DEVELOPMENT	12/01/2020	1,521.00	.00		
2627	GORDON LAW GROUP, P.C.	8957	LYNN DAVID MIDWAY STATE LA	12/01/2020	1,392.00	.00		
2627	GORDON LAW GROUP, P.C.	8958	RMP PETITION FOR REVIEW	12/01/2020	6,183.00	.00		
2627	GORDON LAW GROUP, P.C.	8959	LYNN DAVID FEDERAL LAWSUI	12/01/2020	643.50	.00		
2627	GORDON LAW GROUP, P.C.	8962	KINSEY DEVELOPMENT	12/01/2020	408.00	.00		
2627	GORDON LAW GROUP, P.C.	8966	CASCADES AT SOLIDER HOLLO	12/01/2020	58.50	.00		
2627	GORDON LAW GROUP, P.C.	8968	SCOTCH FIELDS DEVELOPMEN	12/01/2020	156.00	.00		
2627	GORDON LAW GROUP, P.C.	8970	HUNTLEIGH WOODS DEVELOP	12/01/2020	663.00	.00		
2627	GORDON LAW GROUP, P.C.	8971	KIM AND CRAIG SCOTT LITIGAT	12/01/2020	97.50	.00		
2627	GORDON LAW GROUP, P.C.	8972	MONTHLY FLAT FEE-ADDITION	12/01/2020	1,859.48	.00		
2627	GORDON LAW GROUP, P.C.	8972	MONTHLY FLAT FEE	12/01/2020	4,700.00	.00		
2627	GORDON LAW GROUP, P.C.	8972	MONTHLY FLAT FEE	12/01/2020	300.00	.00		
2627	GORDON LAW GROUP, P.C.	8972	MONTHLY FLAT FEE-ADDITION	12/01/2020	118.69	.00		
Total 2627:					22,840.67	.00		
2632								
2632	Symbol Arts	0364835-IN	Equipment	01/04/2021	22.52	.00		
Total 2632:					22.52	.00		
2636								
2636	CenturyLink ACCT# 88239224	180810606	88239224	12/12/2020	1,024.33	.00		
Total 2636:					1,024.33	.00		
2658								
2658	SIGNARAMA	7799	Banners	12/14/2020	180.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2658	SIGNARAMA	INV-8109	HEAT PRESS LOGO/PW PLUS C	01/13/2021	96.00	.00		
Total 2658:					276.00	.00		
2700								
2700	Car Quest Auto Parts	15341-77742	INNER AIR ELEMENT	12/15/2020	75.92	.00		
Total 2700:					75.92	.00		
2783								
2783	VERIZON WIRELESS	9868142445	Cell service - Backnet	12/01/2020	299.89	.00		
2783	VERIZON WIRELESS	9870263634	Cell service - Backnet	01/01/2021	355.60	.00		
Total 2783:					655.49	.00		
2804								
2804	JIVE COMMUNICATIONS, INC.	IN7100149546	MONTHLY BILL	01/01/2021	358.40	.00		
Total 2804:					358.40	.00		
2808								
2808	TODD JAMES KELLY	10	Janitorial Service December 2020	01/05/2021	1,800.00	1,800.00	01/05/2021	
Total 2808:					1,800.00	1,800.00		
2819								
2819	LANDMARK EXCAVATION	REQUEST 3	FINAL PAYMENT REQUEST #3	12/16/2020	5,487.38	.00		
Total 2819:					5,487.38	.00		
2821								
2821	FUEL NETWORK	F2106E00767	Fuel Billing	01/06/2021	2,345.18	.00		
Total 2821:					2,345.18	.00		
2856								
2856	WASATCH PROPERTY MAINTENANCE	1144	2020 MIDWAY TRAILS HOMEST	11/23/2020	55,107.12	55,107.12	01/11/2021	
Total 2856:					55,107.12	55,107.12		
2866								
2866	KARLA JENKINS	12112020	REFURBISH POTS ON MAIN ST	12/11/2020	21.00	.00		
Total 2866:					21.00	.00		
2868								
2868	SHERWIN WILLIAMS CO	7267-8	PAINT Supplies	12/15/2020	85.58	.00		
Total 2868:					85.58	.00		
2871								
2871	SBR TECHNOLOGIES	323312	Ink	12/23/2020	176.00	.00		
Total 2871:					176.00	.00		
2872								
2872	PIPEVIEW INSPECTION SERVICE	1648	SOTRM DRAIN AT FROGLEY RE	11/17/2020	415.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2872:					415.00	.00		
Grand Totals:					441,278.90	57,963.00		

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
19 January 2021
Regular Meeting

Minutes of the
2 December 2020
Regular Meeting



Memo

Date: 15 January 2021
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 1 December 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, 1 December 2020, 5:00 p.m.
Electronic Meeting**

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 5:02 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 (Arrived at 6:30 p.m.)
Brad Wilson, Recorder/Financial Officer

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

2. Consent Calendar

- a. Agenda for the 1 December 2020 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 10 November 2020 City Council Work Meeting
- d. Minutes of the 17 November 2020 City Council Regular Meeting

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

Brad Wilson reviewed a correction to the meeting minutes requested by Council Member Payne. Council Member Simonsen asked about a warrant to the Wasatch County Special Service District #1. Mr. Wilson explained that it was a lease payment for M&I water.

Motion: Council Member Orme moved to approve the consent calendar with the correction to the minutes.

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

Community Center / Renovation

Council Member Orme reported on the renovation of the Community Center. She indicated that new carpet would be laid beginning December 17th. She would also finalize paying the painters.

2021 State Legislative Session / School Impact Fees / Noise from OHVs

Mayor Johnson wanted state legislators to allow school impact fees and address noise from off-highway vehicles. She said this should be done at their next legislative session.

Tree City USA

Council Member Simonsen reported on the process for Midway to be a Tree City USA.

Town Square / Alpenhof Park / Redesign

Council Member Simonsen reviewed the process to redesign the Town Square and the Alpenhof Park.

Dutch Fields Trails / Update

Council Member Simonsen reported on the rebuilding of the Dutch Fields Trail along River Road.

Street Parking / Winter

Council Member Dougherty reminded residents not to park on the streets during the winter so that the snow could be plowed.

HVRR / North Pole Express / Trail

Mayor Johnson reported that the Heber Valley Railroad (HVRR) sold out its North Pole Express and the trail to Deer Creek had been funded.

HVSSD / Growth Study / Budget

Mayor Johnson reported that the Heber Valley Special Service District (HVSSD) was preparing a growth study and its next budget.

MSD / Update

Mayor Johnson reported that the Midway Sanitation District was running well.

Pandemic Update

Mayor Johnson gave an update on the pandemic. She asked everyone to be vigilant. She noted that any vaccine would be optional.

Ice Rink / Opening

Council Member Drury reported that the ice rink opened the previous Friday and would follow all recommendations by the Wasatch County Health Department for the pandemic.

- 5. Resolution 2020-32 / Law Enforcement Agreement** (City Attorney – Approximately 45 minutes) – Discuss and possibly approve Resolution 2020-32 adopting a law enforcement agreement between Midway City and the Wasatch County Sheriff's Department.

Mayor Johnson indicated that the agreement would be tabled for several issues to be resolved.

- 6. Resolution 2020-38 / Gardner Legacy Preserve** (Wendy Fisher – Approximately 15 minutes) – Discuss and possibly approve Resolution 2020-38 demonstrating the intention of Midway City to preserve open space, located at approximately 1300 South on the east side of State Highway 113, to be known as the Gardner Legacy Preserve.

Wendy Fisher, Utah Open Lands Executive Director, gave a presentation regarding the matter and reviewed the following items:

- Location of the property
- Public access and use

Ms. Fisher also made the following comments:

- The resolution would be for the parcel along State Highway 113.
- It would complete the donation.
- Was working to finalize the conservation easement. Wanted this to happen by the end of the year.
- The property would continue to be owned by Kem Gardner, but the development rights would be removed.
- The \$1 million, requested for the donation, would be given back to the City to build public infrastructure on the property.
- The property would continue to be used for agriculture.
- The City would not be a party to the conservation easement.

Motion: Council Member Drury moved to adopt Resolution 2020-38 for the Gardner Legacy Preserve with no conditions or changes.

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

7. Albert Kohler Legacy Farm / Letter of Commitment (Wendy Fisher – Approximately 15 minutes) – Discuss and possibly approve a letter committing open space funds for the preservation of the Albert Kohler Legacy Farm located at River Road and Burgi Lane.

Note: Council Member Orme recused herself from consideration of the issue.

Wendy Fisher, Utah Open Lands Executive Director, gave a presentation regarding the matter and reviewed the following items:

- Legacy of the Farm

Ms. Fisher also made the following comments:

- The project would anchor agriculture in the area.
- Federal funds had been approved for the preservation project.
- The landowner family was contributing 30% of the cost.

- Needed to close by the end of the year.
- The project included significant fundraising.
- \$221,500 might be needed from the City as a backstop. This should not affect the fundraising.
- The previous letter for support from the City had reservations but showed it was committed to the project.

Council Member Drury made the following comments:

- Two letters had been prepared for that evening. The second letter would increase the City's financial contribution.
- Annexing the property was discussed when the previous letter for support was approved.
- Annexation was the intent of the process.
- A letter of commitment could be approved that evening with a separate timeline for potential annexation being established in a memorandum of understanding between the landowner and the City. This memo should not delay the open space funding.

Ms. Fisher made the following additional comments:

- Annexation should be separate and apart from the open space funding.
- There was no quid pro quo between annexation and the funding.
- Utah Open Lands should not be involved in the annexation.

Motion: Council Member Drury made the following motion:

- Adopt the first letter, prepared for that evening, committing \$1 million for the preservation of open space in the Albert Kohler Legacy Farm.
- If needed, based on private fundraising goals, additionally adopt and approve the second letter committing to pay up to and not to exceed an additional \$221,500 beyond the initial \$1 million commitment stated in letter number one.
- Adopt the five findings on both letters highlighting specifically that the project and the funding requests were consistent with the vision of the open space element of the Midway City General Plan, the project was located along one of the three major entry corridors into Midway and preserving its use as agriculture and agrarian fit the purpose of the open space bond to preserve Midway's rural roots.
- Anticipated that funds would be transferred prior to December 31, 2020.
- In a separate and completely independent timeline, the City Attorney, Mayor, and the Albert Kohler Legacy Farm would draft a memorandum of understanding (MOU) regarding annexation. This would be a completely independent timeline that would not affect the funding that was mentioned previously in letters one and two.
- The MOU would outline the annexation of the Grant Kohler properties along the upper and lower peninsulas as shown in the packet and outline possible conditions of an annexation across all or some of that property.
- Possible conditions in the MOU would be: all properties that were not within the conservation easement would enter Midway with an RA-1-43 zoning; the lot dedicated to the commercial operation of the dairy would have all land use allowed in the existing county zoning or if any future code was created by Midway City, that allowed for additional uses, that the applicant or the Albert Kohler Legacy Farm would be able to

choose whichever land use they would like to follow; hunting and agricultural rights would remain as currently permitted on the properties; Midway City would waive any and all annexation fees if there was an annexation; Midway City would pay for surveys or any other items related to annexation. These were suggested items that would be included in the MOU, if there were any other items as determined by the applicant or Midway City those could be added to it.

- Authorize the Mayor to make the two edits to the letters regarding the comma in the number 1,000,000 and adding \$500 to the amount of \$221,000.

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

- 8. Huntleigh Woods Subdivision / Final Approval** (David Johnson – Approximately 15 minutes) – Discuss and possibly grant final approval to the Huntleigh Woods Subdivision located at 885 North Pine Canyon Road (Zoning is R-1-15). Recommended with conditions by the Midway City Planning Commission.

The item was not considered.

- 9. Resolution 2020-36 / Huntleigh Woods Subdivision Development Agreement** (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2020-36 adopting a development agreement for the Huntleigh Woods Subdivision located at 885 North Pine Canyon Road (Zoning is R-1-15).

The item was not considered.

Public Comment (Continued)

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

- 10. The Reserve at Midway Subdivision, Phase 1 / Final Approval** (Berg Engineering – Approximately 30 minutes) – Discuss and possibly grant final approval to Phase 1 of The Reserve at Midway Subdivision (Formerly Midway Vistas) located at 285 Luzern Road (Zoning is RA-1-43). Recommended without conditions by the Midway City Planning Commission.

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

- Land use summary
- Proposed location of the project
- Sensitive lands map
- Master plan
- Phasing plan
- Phase one trails and street plan
- Proposed plat map
- Landscaping plan
- Dumpsters and their location
- Water board recommendation
- Planning commission recommendation
- Findings
- Proposed conditions

Mr. Henke also made the following comments:

- The applicant wanted to eliminate one of the redundant trails and replace it with a ten-foot-wide backcountry trail from the Interlaken pump house to the project's southwest corner. The cost would be minimal.

Note: Wes Johnson arrived at 6:30 p.m.

- The trails were private but would have public use easements and built to the City's standards. They HOA would pay the City for their maintenance. The applicant proposed that the HOA maintain them and the City enforce their use.
- The trail along River Road and the Dutch Fields PUD was public but maintained by an HOA.
- Lucerne Road was a public road and could be used for biking.
- The areas not irrigated would be noted on the plat map.
- A tank would be built next to lot forty-six to supply irrigation water to each lot. There would be a water meter at the tank.
- There should be pressurized irrigation (PI) meters for each lot.
- The PI line along the south needed to be relocated.

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

Mike Kohler, Midway Irrigation Company, made the following comments:

- The project was high enough on the hill that it would be difficult to provide enough pressure in the PI system. The resolution for this issue would be a model for the future.
- The Irrigation Company should not maintain a lot of small pumps.
- The PI system was already stressed in that area.
- The applicant had previous experience with this issue.
- The PI line to the south and through the Valais PUD would immediately flood homes if it broke. It should be moved into a road or into a public easement and better pipe used.

- State law may not require that each lot have a PI meter.

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

- The PI pipe on the north would be moved into a road.
- The north to south trail in the middle of the project would not be removed.
- There would be one meter into the tank and the rest of the PI system would be private. The HOA should determine how it policed the water usage.
- The Irrigation Company approved the plat maps for the Valais PUD and did not mention the PI line needing to be moved and upgraded.

Russ Watts, applicant, made the following comments:

- Did not know if he could obtain an easement to move the PI line.
- Was not told over the years that the line was a problem.
- Solving the problem should be a joint effort between the Irrigation Company, City, and himself.
- He should not be responsible for the full expense of moving the line.

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

- The trail obligations needed to be clear and enforceable. The obligations should be in the development agreement and the CC&Rs. Mr. Watts agreed.
- Steve Farrell, Midway Irrigation Company President, approved of one meter for the PI system and the HOA monitoring the individual usage. However, that responsibility should not come back to the Irrigation Company or the City in the future. A similar situation with Lake Creek Farms became a problem.
- There was a concern with the PI system not being individually metered and having areas in the project that would not be irrigated.
- The state law regarding PI meters for each lot needed to be verified.
- A pipeline company had the power of eminent domain.
- The Irrigation Company had signed each of the plat maps for Valais which included the PI line going to the project.
- The applicant and the Irrigation Company needed to resolve the issue of the PI line. This could be a condition of recording the plat map for the proposed project.

Mr. Kohler stated that the Irrigation Company did discuss with Mr. Watts the need to improve the PI line in Valais, which was also one of his developments. Steve Farrell added that it was also the intention of the Irrigation Company that the line be replaced because it was made of agricultural pipe.

Mr. Watts indicated that each lot would have a PI meter. Mr. Farrell requested that there still be a master meter at the tank.

Motion: Council Member Simonsen moved to grant final approval for The Reserve at Midway Subdivision, Phase 1 with the following findings and conditions:

- Accepting the Water Board recommendation and that it be carried out.

- The proposal complied with the requirements of the Municipal Code for standard subdivisions.
- The proposal met the vision of the area as described in the General Plan for the RA-1-43 zone.
- The public trails would be built by the developer and would be an amenity to the entire community.
- The developer would pay the cost of building a 300-foot section of trail along Homestead Drive. This section would take the place of the trail that the City built along Burgi Lane that was originally required of the developer. Payment was required before the phase one plat would be recorded.
- All approved non-irrigated areas would be noted on the plat maps.
- Private roads and sidewalks in the development would have a public access easement which would be noted on the plat maps and in the development agreement.
- Approve a development agreement that would spell out the City's ability to monitor and correct trails issues with the legal authority to manage. If the HOA did not maintain them then the City could.
- The trails system would be changed to take off a previously approved trail and record an easement for a backcountry trail.
- There would be a ten-foot easement along the entire backcountry trail.
- There would be public access easements noted on the plat map for all roads, trails, and sidewalks.
- All non-irrigated areas would be noted on the plat map.
- An agreement being reached between the Midway Irrigation Company and the developer regarding the safety and flow of the pipes related to the changes discussed for this development. This approval would be void if an agreement were not reached. The agreement had to be finalized before the plat map could be recorded.
- The City believed that all developments should have individual PI meters as required by state law. The developer intended to do that.
- The tank for the PI system would have a master meter.
- The development agreement had to be finalized before the plat map could be recorded.

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 2020-35 / The Reserve at Midway Subdivision, Phase 1 Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2020-35 adopting a development agreement for Phase 1 of The Reserve at Midway Subdivision (Formerly Midway Vistas) located at 285 Luzern Road (Zoning is RA-1-43).

Corbin Gordon read the proposed language for the maintenance of the trails in the project and

made the following comments:

- The language regarding the PI meters would be included.
- The HOA would have 30 days to fix a problem with the trails once the City gave it written notice.
- Some additional minor edits would be made.
- A payment agreement, mediation, or a lawsuit could be used if the HOA did not make the required repairs.
- These requirements could be included in the CC&Rs for the project.

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

- The City should reach out to the HOA before a trails issue become a problem.
- The agreement should not indicate who installed the PI meters. That issue should be decided by the developer and the Irrigation Company.

Motion: Council Member Simonsen moved to approve Resolution 2020-35 adopting a development agreement for The Reserve, Phase 1 with the following conditions:

- The changes requested that evening.
- Including the language read by the City Attorney regarding the maintenance of the trails. This language would be included in the CC&Rs for the project.
- The developer and the Irrigation Company would decide who installed the PI meters.
- Final approval for the phase was subject to the agreement being finalized.

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. Resolution 2020-33 / Settlement Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2020-33 adopting a settlement agreement between Midway City, Rocky Mountain Power, and Heber Light & Power Company.

Corbin Gordon made a presentation regarding the agreement and made the following comments:

- Made the changes requested by the City Council. Heber Light & Power Company (HL&P) and Rocky Mountain Power (RMP) accepted all the changes and other edits.
- Drawings, sufficient for the City to seek its own cost estimates, was a requirement in the agreement.

- Could not get more restrictive terms.
- The applicant needed to show significant impairment to install an emergency transmission line.
- The 18-month notice period was not required if the City approved more developments than what the current transmission lines could service.

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

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

- A will serve letter should be required from HL&P for each development.
- International standards had to be used when determining if a new transmission line was needed.
- The City had responded to the public regarding the agreement and no further public comments would be allowed.
- Only distribution and communications lines would be buried.

Motion: Council Member Drury moved as follows: “I move that we accept the terms of the settlement agreement proposed with RMP & HL&P as drafted subject to the edits set forth in the presentation made by staff to paragraphs 2.a.ii and 2.b.iv., and direct the Mayor to sign the Agreement once the Settlement Agreement has been accepted by all other parties involved.”

We accept the staff report.

We accept the following findings:

- The proposed amendment is discretionary and should only be approved if it reduces the impact of the Transmission Line on Midway City and its residents.
- The proposal reduces the size and number of poles initially approved in the Conditional Use Permit, thus reducing the impact of the transmission line on both the neighborhood it runs through and Midway City citizens generally.
- The distribution lines will be buried to help declutter the current transmission line situation, and reduce the weight being carried by the poles, thus reducing poles in the area.
- The proposal will create a second point of power access that will benefit the residents of the valley.
- The proposal will allow more power to enter the valley that will benefit the entire community by meeting community needs.
- The proposal provides Midway City with sufficient notice to possibly bond to bury a future line if one is ever proposed.

- Midway City Council chose not to put a bond up for election in 2020 and presently has no capacity to pay to bury the dual circuit line approved under the terms of the original CUP.
- The proposed amendment is a reasonable way to resolve pending litigation regarding the CUP and saves the City from additional attorney's fees defending the appeal currently pending before the Appellate Court.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

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

13. 970 South Transmission Line / Conditional Use Permit Amendment (City Attorney – Approximately 5 minutes) – Discuss and possibly approve an amendment to the existing conditional use permit for the transmission line along 970 South, Stringtown Road, and Wards Lane.

Council Member Dougherty asked if additional language was needed for the conditional use permit (CUP) beyond what was included in the settlement agreement. Corbin Gordon responded that he did not want confusion between the two and no additional language was needed.

Council Member Simonsen wanted to ensure that nothing important from the old arrangement had been omitted. Mr. Gordon responded that nothing important had been omitted.

Motion: Council Member Simonsen moved as follows: I move that we amend the Conditional Use Permit granted to HL&P and RMP on December 17, 2019, as follows:

- The terms of the Conditional Use Permit shall be as set forth in Paragraph 2, 3, 4, and 5 of the Settlement Agreement entered into between Midway City, HL&P and RMP.
- The intent is to replace all of the language in the original Conditional Use Permit with the paragraphs stated above.
- In making this motion I also move to adopt the findings and conclusions of staff.
- The amendment of the Conditional Use Permit is subject to all parties entering into the Settlement Agreement approved previously by the City Council.

We accept the staff report.

We accept the following findings:

- The proposed amendment is discretionary and should only be approved if it reduces the impact of the Transmission Line on Midway City and its residents.

- The proposal reduces the size and number of poles initially approved in the Conditional Use Permit, thus reducing the impact of the transmission line on both the neighborhood it runs through and Midway City citizens generally.
- The distribution lines will be buried to help declutter the current transmission line situation, and reduce the weight being carried by the poles, thus reducing poles in the area.
- The proposal will create a second point of power access that will benefit the residents of the valley.
- The proposal will allow more power to enter the valley that will benefit the entire community by meeting community needs.
- The proposal provides Midway City with sufficient notice to possibly bond to bury a future line if one is ever proposed.
- Midway City Council chose not to put a bond up for election in 2020 and presently has no capacity to pay to bury the dual circuit line approved under the terms of the original CUP.
- The proposed amendment is a reasonable way to resolve pending litigation regarding the CUP and saves the City from additional attorney's fees defending the appeal currently pending before the Appellate Court.

The CUP now reads as follows (paragraphs 2 through 5 respectively of the Settlement Agreement):

1. Obligations.

a. HL&P shall:

i. Install Single Circuit Transmission Line. Install or cause to be installed a single circuit 138 kV transmission line (the "**Single Circuit Transmission Line**") from approximately the Midway City Public Works property, located at 280 East 850 South just east of the fish hatchery, to the Midway substation, located near the intersection of 500 South and 773 West adjacent to the Midway City Cemetery, along approximately the route set forth in **Exhibit B** at HL&P's sole cost and expense, in any manner preferred by HL&P, and in accordance with the following specifications:

1. Wooden poles with an approximate diameter of two (2) to three (3) feet and a maximum height from finished grade of 80 feet, designed to carry only the single 138 kV circuit (three separate conductors), lightning protection equipment and two communication lines, and burying underground any electrical distribution lines and providing underground conduit suitable for any existing third-party communication lines. HL&P agrees to install the wooden poles in a fashion that minimizes the total number of poles needed, and agrees that regardless of design,

there will not be more wooden poles than currently exists within the easement.

2. Three (3) rust-colored corner poles composed entirely of metal substantially similar in size to the corner pole currently in place at the northeast corner of the Prestige II Senior Apartments in Heber City but with a rust color (each a “**Rust Colored Metal Corner Pole**”), with an approximate diameter of three (3) to four (4) feet at the base of the poles and an approximate height of 80 feet from finished grade. HL&P will consider installing wooden corner poles that could be guyed instead of Rust Colored Metal Corner Poles subject to property owner approval.
3. The Parties agree that HL&P is proposing a pole for pole replacement within the Midway City boundaries of the existing line that does not alter its present alignment. As part of the amendment to the Existing CUP Midway City may allow alteration of the present alignment along 970 South to accommodate future growth, which may require up to four additional metal angle poles. The angle poles may be composed entirely of metal substantially similar to a Rust Colored Metal Corner Poles. The parties agree that the angle poles will be installed with the smallest poles possible needed to meet industry standards. Installation of the angle poles in conjunction with improvements to 970 South is hereby approved by Midway City and will not require any additional approval to proceed.
4. The Parties acknowledge that there may be a need for metal poles around the fish hatchery and going into the Midway substation, and that this agreement is not designed to dictate design methods outside of the City limits of Midway, except for the agreement that HL&P will use reasonable efforts to install a pole substantially similar to a Rust Colored Metal Corner Pole between Highway 113 and the fish hatchery.
5. HL&P agrees that it will bury all existing electrical distribution lines along 970 South, and on both sides of Stringtown Road and Ward’s Lane within current Midway City limits.
6. HL&P will install conduit along 970 South and on one side of Stringtown Road and Ward’s line. In placing conduit for communication lines, HL&P agrees to coordinate with Midway City, as it coordinates with the communication companies, to assure the conduit is located in a size and location reasonably sufficient to meet the communication company needs. The parties acknowledge that HL&P is not able to prevent the communication companies from attaching to its poles under applicable laws and regulations and nothing in this Agreement should be construed to require HL&P to prevent such lawful activity.

7. HL&P shall obtain all necessary easements needed to install the Single Circuit Transmission Line prior to commencement of construction.
 8. The Parties acknowledge that there will be fiber installed on the top of the poles but there will be no underhanging communication lines on the Single Circuit Transmission Line during the initial construction and operation, except as may be required by applicable law or regulation. Underhanging communication lines shall be defined as any lines that would be hung below the lowest strand of the 138 kV line.
- ii. Restriction on Additional Transmission Line CUP. HL&P agrees it will not submit a conditional use permit to Midway City for either an additional transmission line along the same route as the Single Circuit Transmission Line or along the existing 500 South HL&P transmission line corridor within the Midway City limits as existing as of the date of this Agreement, or a conditional use permit that would increase the diameter, height or number of power poles on the Single Circuit Transmission Line for a period of 10 years after execution of this agreement. For 25 years after execution of this Agreement, HL&P also agrees that it will give Midway City written notice (with preliminary drawings sufficient to enable Midway City to seek its own cost estimate, and a good faith estimate from HL&P to build the line above ground and also to bury it) of its intent to file a conditional use permit to alter, upgrade or add to the existing Single Circuit Transmission Line 18 months in advance of formal application, so that Midway City will have the time and opportunity to pass a bond to potentially bury the line.
 1. The preceding Subsection 2.a.ii. shall not apply to the Single Circuit Transmission Line or to any other electrical infrastructure owned or used by HL&P if the need for new or modified electrical infrastructure is caused by an action or decision by Midway City, including but not limited to approvals of new subdivisions, public road expansions or realignments, development approvals, and issuance of building permits.
 2. The preceding Subsection 2.a.ii. shall not apply to any infrastructure or activity by HL&P that does not require a conditional use permit under the ordinance of Midway City in effect at that time.
 - iii. HL&P agrees to submit the Existing CUP with Midway City to be amended in accordance with the terms set forth above.

b. RMP shall:

- i. Amendment of Existing CUP: RMP agrees to support the proposed amendment to the Existing CUP, as set forth above.
- ii. CUP Withdrawal. RMP agrees that it will withdraw its name from the Existing CUP, but shall only be obligated to do so if the proposed

amendment to the Existing CUP as contemplated by this Agreement is approved by the Midway City Council. The parties agree that the approval of the amendment to the Existing CUP and the withdrawal of RMP from the Existing CUP will occur simultaneously, without the need for additional action by or approval from RMP.

- iii. Restriction on Additional Transmission Line CUP. For 10 years after execution of this Agreement RMP agrees it will not submit a conditional use permit application to Midway City for either an additional transmission line along the same route as the Single Circuit Transmission Line or along the existing 500 South HL&P transmission line corridor within the Midway City limits as existing as of the date of this Agreement, or a conditional use permit that would increase the number of conductors, or the diameter, height, or number of power poles on the Single Circuit Transmission Line. The Parties specifically agree that reconductoring or other modifications to the Single Circuit Transmission Line that do not increase the number of conductors, or alter the overall height, overall diameter, or number of poles for the Single Circuit Transmission Line do not require a conditional use permit and do not fall within the restriction described in this Subsection iii.
- iv. Notice Prior to Application for Future CUP. For 25 years after execution of this Agreement, RMP also agrees that it will give Midway City written notice (with preliminary drawings sufficient to enable Midway City to seek its own cost estimate, and a good faith estimate from RMP to build the line above ground and also to bury it) of its intent to file a future application for a conditional use permit to alter, upgrade, or add to the existing Single Circuit Transmission Line to be built under this agreement at least 18 months in advance of formal application, so that Midway City will have the time and opportunity to pass a bond to potentially bury the line. This requirement shall only be waived if a conditional use permit is necessary to meet an urgent and immediate need as provided in the North American Electric Reliability Corporation or other applicable industry standard, and in such a case, RMP will provide notice to Midway City as soon as possible in the process.
- v. Dismissal of Pending Appeal and Utah Facility Review Board. Upon execution of this Settlement Agreement by all parties, RMP shall withdraw its appeal before the Utah Court of Appeals and stipulate to its dismissal with prejudice and submit a notice to the Utah Facility Review Board that the matter has been settled.

c. Midway City shall:

- i. Lines Easement. On or before January 1, 2021 and without cost to HL&P, grant an express easement as set forth in **Exhibit C** across the Public Works Yard located at 280 East 850 South just east of the fish hatchery to run the Single Circuit Transmission Line.
- ii. Other Easements. On or before January 1, 2021 and without cost to HL&P, grant to HL&P other easements as reasonably necessary for

construction and operation of the Single Circuit Transmission Line over any real property owned by Midway.

- iii. Existing CUP Amendment. On or before January 1, 2021, obtain the Midway City Council's consideration and approval of the amendment to the Existing CUP in accordance with the terms set forth in this Agreement ("**Existing CUP Amendment**"). The Parties acknowledge that the granting of a new conditional use permit reflecting the same terms as the Existing CUP Amendment would also be acceptable; provided, however, that such new conditional use permit must likewise be granted on or before January 1, 2021.
- iv. Appeal Withdrawal. Upon approval of the Existing CUP Amendment, withdraw the Appellate Case and stipulate to its dismissal with prejudice.
- v. Cooperation with Wasatch County. Support HL&P in any request, application, or similar action to Wasatch County or any other governmental entity reasonably necessary to construct the Single Circuit Transmission Line.

2. Representations and Warranties.

a. Midway City represents and warrants that:

- i. Midway City, including management and staff, will support the construction of the Single Circuit Transmission Line and will take all actions reasonably necessary to enable the construction of the Single Circuit Transmission Line.
- ii. Midway City, including management and staff, will accept the existence and use of HL&P's existing prescriptive easement rights for the construction and operation of the Single Circuit Transmission Line.

3. Third-party Infrastructure. Midway City agrees and acknowledges that HL&P's obligation as to communication lines and other infrastructure owned or operated by third-parties in the vicinity of the Single Circuit Transmission Line is limited to the installation of underground conduit along the route of the Single Circuit Transmission Line in accordance with standard HL&P practices and that HL&P has no ability to install, or cause to be installed, such third-party infrastructure within the underground conduit.

4. Operation of Single Circuit Transmission Line. The Parties agree and acknowledge that this Agreement places no restrictions on the construction, ownership, or operation of the Single Circuit Transmission Line except as explicitly set forth herein.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

Council Member Payne

Nay

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

Mayor Johnson explained that the City held multiple public hearings on the issue including one at its last meeting. He added that the comments from those meetings had been addressed.

14. Ordinance 2020-25 / Cannabis Production Establishments (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2020-25 amending Title 16 (Land Use) of the Midway City Municipal Code regarding cannabis production establishments. Recommended by the Midway City Planning Commission. **Public Hearing**

Mayor Johnson indicated that the proposed ordinance would be considered in January.

Motion: Without objection, Mayor Johnson recessed the meeting at 8:18 p.m. She reconvened the meeting at 8:28 p.m.

15. Probst Farm Rural Preservation Subdivision / Preliminary and Final Approval (Derek Kohler – Approximately 20 minutes) – Discuss and possibly grant preliminary and final approval for the Probst Farm Rural Preservation Subdivision located at 496 North Center Street (Zoning is R-1-15). 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
- Proposed location
- Access
- Sensitive lands
- Proposed plat map
- Water board recommendation
- Possible findings
- Terms of the deed restriction

Mr. Henke also made the following comments:

- The project was on the Central Mound with some protected areas.
- An access agreement was needed.
- The access was not part of the plat map.
- The access was through property owned by the applicant's cousin.
- The north setback was part of an agreement with the Farm Springs HOA.

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

Randal Probst, applicant, made the following comments:

- The property had been in is family for years.
- The access easement existed for years but needed to be widened.
- The access agreement had been signed and may have already been recorded.

Public Hearing

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

Julie Button

Ms. Button appreciated the proposal and thought that it would look nice.

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

Council Member Payne commended Mr. Probst and thought that the proposal would help keep Midway rural.

Motion: Council Member Payne moved to approve the Probst Farm Rural Preservation Subdivision located at 496 North Center Street (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 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.
- The lot would be deed restricted so that it could never be further subdivided.
- The deed restriction that would be recorded towards the lot would be submitted to the City for review and recorded immediately after the plat was recorded.
- A note on the plat would include language that clearly stated that subdividing the lot was prohibited.
- The driveway easement document would be submitted to the City for review and recorded before the plat could be recorded.
- 13.7-acre feet of water would be tendered to the City before the plat would be recorded.

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

16. Resolution 2020-37 / Probst Farm Rural Preservation Subdivision Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2020-37 adopting a development agreement for the Probst Farm Rural Preservation Subdivision located at 496 North Center Street (Zoning is R-1-15).

Corbin Gordon indicated that the agreement included the terms and conditions of approval for the project.

Motion: Council Member Payne moved to approve Resolution 2020-37 adopting the Probst Farm Rural Preservation Subdivision development agreement.

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

17. Scotch Fields PUD, Phase 2 / Plat Map Amendment (Berg Engineering – Approximately 45 minutes) – Discuss and possibly approve an amendment to the plat map for Phase 2 of the Scotch Fields PUD located at 330 West Canyon View Lane (Zoning is RA-1-43). Recommended with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Overview
- Proposed location
- Affected phase
- Locations of easements
- Areas outside of the City
- Recommended trail alignment in the common area
- Land use map
- Zoning for the Clark property
- Items to consider
- Planning commission recommendation
- Possible findings
- Zoning in Wasatch County

- Springs and stream
- Wetlands

Mr. Henke also made the following comments:

- The request was discretionary.
- The Council had broad discretion in annexing the areas outside of the City.
- Was concerned about the trails crossing the proposed road at an angle.
- The HOA would shortly take control of the landscaping, etc.
- The proposed road and access would allow greater development on the Clark property to the north.
- A large portion of the Clark property was undevelopable because of the slope which was greater than 25%. The County had a slope limit of 30%.
- High density development was allowed in the resort zone.
- The Clark property would be limited to eleven lots/units if it had just one access. A second access would allow for more lot/units.
- If the proposed access was just an easement, then the road could not be dedicated to the City.
- Scotch Fields would not have the required amount of open space if the access were built. Some land from the Clark property would have to be transferred to Scotch Fields to solve this problem. The property should be contiguous.
- 30 lots might be allowed by the County on a cul-de-sac.
- If the Clark property was developed at a low density, then the access should be from Scotch Fields instead of Pine Canyon Road. This would limit access off collector roads.
- The Clark property had the size and value to force in the Morgan lot as part of an annexation.
- The access could not be on the southeast corner of the Clark Property because it would not fit with the most north phase of Scotch Fields.
- A member of the Planning Commission recommended against the request because a decision should not be made on speculation.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, said that there was not adequate space for the access though the most northern phase of Scotch Fields.

Public Hearing

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

PCG (Username, Name Unknown)

Made the following comments using the Zoom chat feature:

- Lived in Scotch Fields.
- Opposed the proposal because it would not benefit the residents of Scotch Fields.

- It would also lower the value of the units in Scotch Fields.
- Had an impact study been done on the proposal?

Isaac and Julie Button

Mr. and Ms. Button made the following comments:

- The common area in Scotch Fields was owned by the HOA which was a separate entity from the developer. The developer was president of the HOA.
- The proposal benefited the developer but not the residents.
- Common area was proposed to be used to benefit just the developer.
- The CC&R's required a vote of all members to turn over common area.

Erin Malan

Ms. Malan was concerned about the timing of the request just before the HOA would assume some of the responsibilities of the developer.

Scott Clark

Mr. Clark made the following comments:

- Owned the property to the north that would be accessed by the proposal. Had owned it for 45 years.
- The benefits of the second access would be far into the future.
- Asked Bill Probst, one of the developers of Scotch Fields, to help him get a second access.
- Never discussed Mr. Probst purchasing the property.
- Several people were looking at the property for a single house up to high density.
- Did not want a lot of traffic through Scotch Fields.
- The access would allow an emergency access for fire, etc.
- Previously asked for the property to be annexed. At that time, the Council determined that the Morgan property did not need to be part of the annexation because all the property to the west was still in the County.

Mr. Henke indicated that State Code prohibited unincorporated peninsulas.

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

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

- Potential buyers of the Clark property approached Mr. Probst three months earlier.
- Mr. Probst wanted to be comfortable with any development on the property. He also wanted to know if the Council would approve and what its conditions might be.
- A future buyer might not use the access.

- Mr. Probst wanted to get the Council's opinion before he spoke to the HOA.
- Mr. Probst had to build two public roads and extend utilities. The access would reimburse him for some of those costs.
- Additional open space would be needed for Scotch Fields if the request were granted.

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

- Annexation was an opportunity for the City to know what would happen to a property. The City should know how the Clark property would be developed before it decided on the requested access.
- The Clark property was on the outskirts of the City and should be a lower density.
- Potential buyers would not know what they could do until they knew if the second access would be granted. The Council should at least give an indication of the conditions to grant the access.
- The State Code required good cause to approve a plat amendment. This should be a benefit for the neighborhood not just the developer.
- The Council should not give an opinion until it had all the facts.
- The Clark property could be a resort area according to the General Plan. If the City wanted to promote resorts, then it should grant the second access.
- The proposal that evening was not to discuss a resort but simply for the Council to commit or not commit to the access.
- The access should be requested as part of a development application.
- A vote should be held by the HOA before the Council decided.
- The timing of the proposal was a concern.
- An approval would help Mr. Probst negotiate in good faith. The owner of the Clark property had to please him.
- There were a lot of unknowns with the proposal.
- The item should be tabled until a development plan could be brought before the Council.

Motion: Council Member Drury moved to table the issue for a period not to exceed 24 months with the following findings and conditions:

- The request would automatically be denied if not acted upon within the 24 months.
- The Council had full discretion with this type of an amendment.
- Before the request would be reconsidered, the loss of open space below the required 50% should be resolved and included in a development proposal.
- Before the request would be reconsidered, evidence needed to be provided that the HOA held a vote and its policies had been followed.
- A plan was presented showing how the easement would be used and how the Clark Property would be developed.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Dougherty was concerned that the Planning Commission recommended the proposal without the information that the Council was requesting. He recommended that it go back to the Planning Commission as part of a logical process. He agreed that it should not be considered again until a vote had been held by the HOA.

Council Member Dougherty asked if the owner of the Clark property needed to first request

annexation. Council Member Payne agreed that the next step would be annexation. He also agreed that the issue should go back to the Planning Commission.

Council Member Simonsen questioned why a concept plan could not be brought directly to the Council. Mr. Henke noted that Doug Dance brought a concept plan to the Council to determine if he wanted to annex the associated property.

Council Member Simonsen questioned tabling the item and worried that a future council would not follow through.

Council Member Drury indicated that even a good concept plan, brought back to the Council, would require more staff time. He wanted to reduce the staff's time on the proposal.

Vote: The motion was not 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	Nay

Motion: Council Member Dougherty moved to deny the request without prejudice and that the applicant take whatever guidance they could from the discussion.

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. Resolution 2020-34 / FY 2021 Budget Amendment (City Recorder – Approximately 15 minutes) – Discuss and possibly approve Resolution 2020-34 amending the Midway City FY 2021 Budget. **Public Hearing**

Brad Wilson gave a presentation on the proposed amended and review the following specific changes to the budget:

- Hiring an additional planner.
- Funding design work for the Town Square and Alpenhof Park.
- Funding the staffing and inventory of the souvenir shop.
- Reducing the CARES Act revenue to match the amount received.
- Transferring all CARES Act expenditures into one account.
- The CARES Act expenditures would still be within the budgeted amount.

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

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

- The planner should have at least five years of experience to reduce the amount of training. Their wage should also be enough that they could live in the Heber Valley.
- All the CARES Act money had been spent.

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 Resolution 2020-34 amending the FY 2021 budget as described.

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

Motion: Council Member Orme moved to consider the next item on the agenda beyond 10:00 p.m.

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. 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 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

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

Motion: Council Member Orme 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	Excused
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

20. Adjournment

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

The meeting was adjourned at 10:34 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
19 January 2021
Regular Meeting

LaBarge Subdivision /
Extension of Preliminary Approval



Midway

CITY COUNCIL MEETING STAFF REPORT

AGENDA ITEM: Preliminary Approval extension request for LaBarge Subdivision

DATE OF MEETING: January 19, 2021

APPLICANT: Michael LaBarge

LOCATION: 922 North Pine Canyon Road

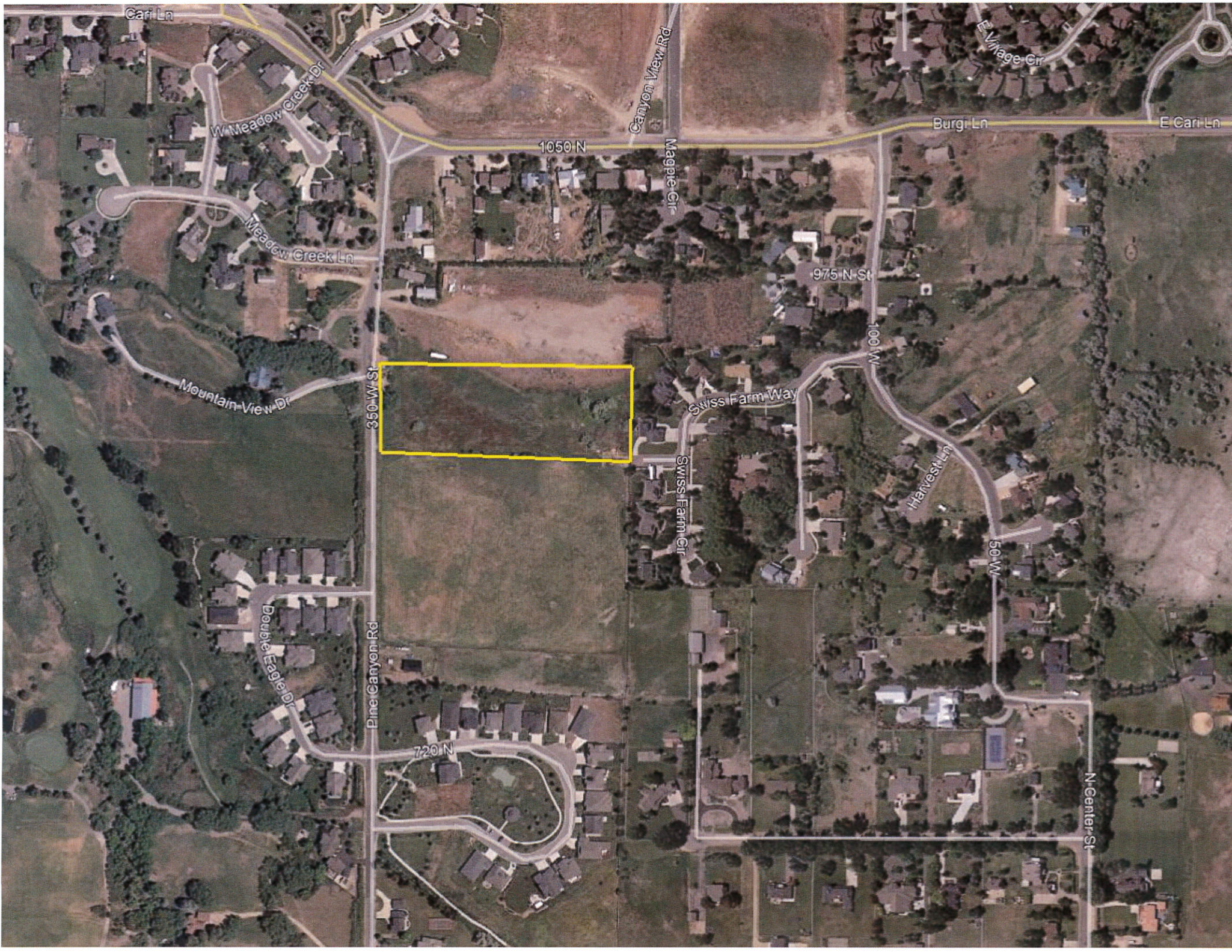
Staff Summary

Michael LaBarge has submitted a preliminary approval extension request for the LaBarge Subdivision, a 4-lot subdivision proposal on 4.2 acres at 922 North Pine Canyon Road. Preliminary approval was granted by the City Council on December 4, 2018. The applicant received a one-year extension last year and is now seeking a send one-year extension. The City code allows for up to three one-year extensions to be granted by the City Council for any subdivision approvals. This project does not have any outstanding fees. Staff has not found that any of the following items are an issue for this project.

If the following criteria are met then the City Council may grant an extension:

1. Construction must be conducted according to any new City standards in effect at the time the plat is ultimately recorded;
2. The property must be maintained in a clean, dust-free, and weed-free condition at all times;
3. Each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or
4. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

Please contact Michael with any question that you have: 435-654-3223 ext. 105



Cari Ln

W Meadow Creek Dr

Meadow Creek Ln

Mountain View Dr

Double Eagle Dr

Pine Canyon Rd

720 N

350 W St

1050 N

Canyon View Rd

Maggie Cir

Swiss Farm Way

Swiss Farm Cir

975 N St

100 W

Harvest Ln

50 W

N Center St

Burgi Ln

E Cari Ln

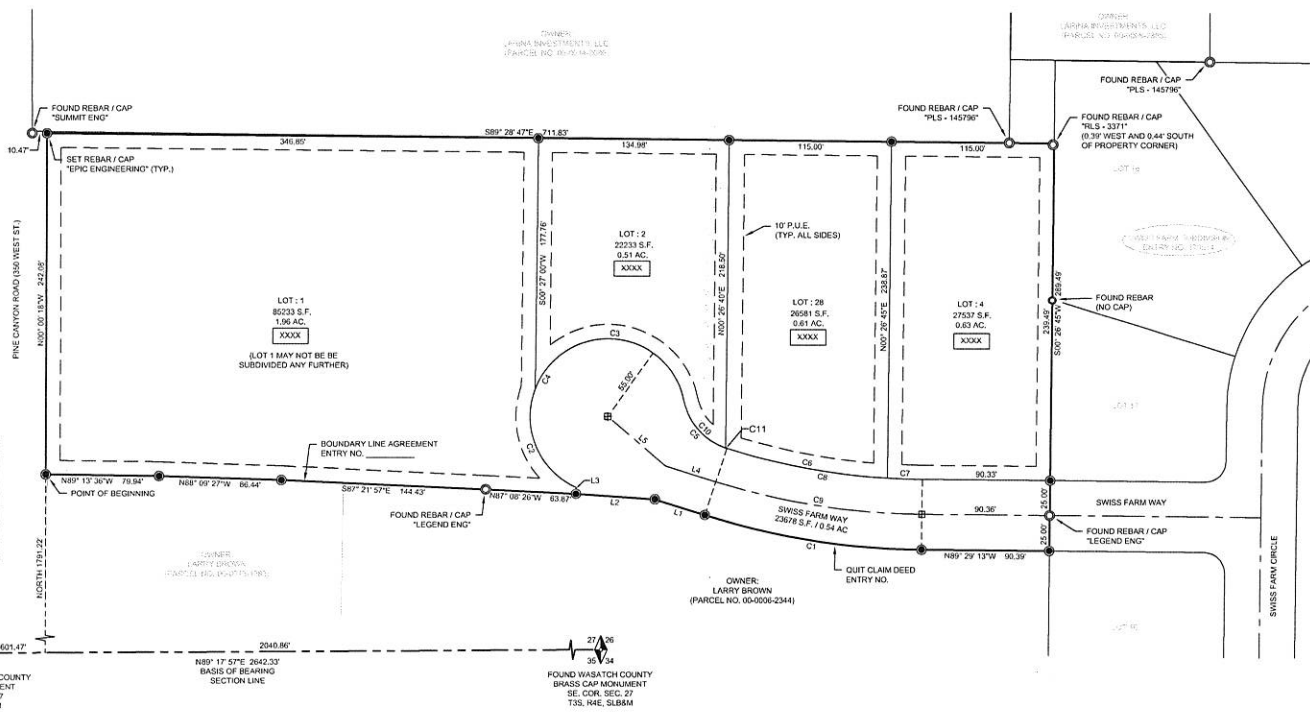
E Village Cr

LABARGE SUBDIVISION

LOCATED IN THE:
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
MIDWAY CITY, WASATCH COUNTY, UTAH



0 1" = 40'



Line #	Length	Direction
L1	37.07	N72°27'44"W
L2	56.04	N88°05'15"W
L3	4.77	S02°27'00"W
L4	37.07	S72°27'44"E
L5	54.01	S49°33'23"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	196.06	525.00	17°01'29"	N80°58'28"W	155.42
C2	83.76	55.80	87°11'27"	S22°29'34"E	75.85
C3	141.21	55.00	147°02'23"	N82°20'20"W	165.50
C4	224.91	55.00	234°17'30"	S51°03'47"W	97.88
C5	48.64	45.00	59°23'00"	S41°28'51"E	44.58
C6	116.06	475.00	13°59'59"	S79°30'35"E	115.77
C7	24.68	475.00	2°58'39"	S87°59'54"E	24.68
C8	140.75	475.00	16°58'58"	S60°59'54"E	140.23
C9	148.57	500.00	17°01'29"	S80°58'28"E	148.02
C10	46.64	45.00	59°23'00"	S41°28'51"E	44.58
C11	1.05	45.00	1°20'12"	S71°50'29"E	1.05

SURVEYOR'S CERTIFICATE
I, TRAVIS R. GOWSER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 643904, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS LABARGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



TRAVIS R. GOWSER
P.L.S. 643904
DATE _____

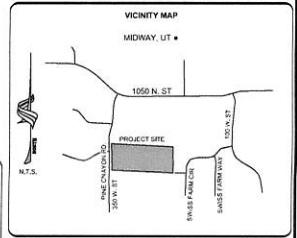
SUBDIVISION DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF PINE CANYON ROAD (250 WEST STREET), 1791.22 FEET NORTH AND 691.47 FEET NORTH 89°17'57" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 80°00'18" WEST 242.08 FEET; THENCE SOUTH 89°28'47" EAST 711.03 FEET TO A POINT ON THE WEST LINE OF THE SWISS FARM SUBDIVISION, ENTRY NUMBER 175914, RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE; THENCE SOUTH 89°28'45" WEST 289.49 FEET ALONG THE WEST LINE OF SAID SWISS FARM SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF SAID SUBDIVISION AND A POINT ON THE SOUTH LINE OF QUIT CLAIM DEED, ENTRY NUMBER 179122; THENCE ALONG THE SOUTH LINE OF SAID QUIT CLAIM DEED THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°29'13" WEST 86.36 FEET TO THE BEGINNING OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG THE ARC OF SAID CURVE 156.00 FEET HAVING A CENTRAL ANGLE OF 17°01'29" (CHORD BEARS NORTH 89°50'27" WEST 155.42 FEET); (3) NORTH 22°24'47" WEST 37.07 FEET TO A POINT ON AN EXISTING FIRE FENCE AND; THENCE ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT ENTRY NUMBER 179122 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 86°05'10" WEST 86.64 FEET; (2) NORTH 87°08'26" WEST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (3) NORTH 87°21'57" WEST 144.43 FEET; (4) NORTH 89°19'27" WEST 86.44 FEET; (5) NORTH 89°12'58" WEST 79.86 FEET TO THE POINT OF BEGINNING AND A POINT ON THE EAST LINE OF SAID PINE CANYON ROAD.

CONTAINS: 185,262 S.F. (4.25 AC.)

MIDWAY CITY PLANNING COMMISSION
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2018, A.D.,
BY THE MIDWAY CITY PLANNING COMMISSION.
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

WASATCH COUNTY RECORDER
NO. _____ BOOK _____ PAGE _____
DATE _____ STATE OF UTAH, RECORDED AND FILED AT THE REQUEST OF _____
COUNTY RECORDER _____ DATE _____

LEGEND
SECTION CORNER (FOUND)
SECTION CORNER (CALCULATED)
SECTION LINE
PROPERTY LINE
LOT LINE
SET MONUMENT
FOUND MONUMENT
ROAD CENTERLINE
PUBLIC UTILITY EASEMENT (P.U.E.)



LABARGE RECORD OF SURVEY
N1/2 SE1/4 OF SEC. 27, T3S, R4E, S18&M
MIDWAY CITY, WASATCH COUNTY, UTAH

epic
PROJECT # 15043277
DRAWN: JD DATE: 12/03/2018
CHECKED: 1G SHEET NO: 1 OF 1

OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS LABARGE SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____, A.D.

BY: MICHAEL L. LABARGE _____ DATE _____
BY: JILL LABARGE _____ DATE _____

ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN _____ UTAH
STATE OF UTAH
COUNTY OF _____
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL RIGHTS OF WAY SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____, A.D.

BY: LARRY DOUGLAS BROWN _____ DATE _____
BY: SANDRA FARRER BROWN _____ DATE _____

ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN _____ UTAH
STATE OF UTAH
COUNTY OF _____
MY COMMISSION EXPIRES: _____

2018/04/26 10:42:12 AM - THE CADALOG RECORDS SYSTEMS COMPANY, INC.

Midway City Council
19 January 2021
Regular Meeting

Canyon View PUD, Phase 2 /
Warranty Period

728 West 100 South
Heber, UT 84032
www.horrocks.com



Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

January 19, 2021

Brad Wilson
Midway City
100 West 75 North
Midway City, UT 84032

Subject: Canyon View Plat B PUD Warranty Bond Release

Dear Brad:

The Canyon View Plat B PUD has completed all the items required for the warranty release. Horrocks Engineers recommends that the warranty bond for both Midway City and the Midway Sanitation District be released for this development.

We appreciate working with you on this project. Please contact our office with any questions or concerns

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "Wesley Johnson", is written over the typed name and title.

Wesley Johnson, P.E.
Midway City Engineer

Cc: Michael Henke, City Planner, (sent by e-mail)
Tex Couch, City Building Official, (sent by e-mail)
Becky Woods, Midway Sanitation District Manager, (sent by e-mail)
Hayley Pratt Developer, (sent by e-mail)

Midway City Council
19 January 2021
Regular Meeting

Open Space Committee

Memo



Date: January 19, 2021
To: Midway City Council
From: Michael Henke
Re: Appointment of Aimee Armer as a regular member and Jared Neal and Rene Holm as alternate members of the Open Space Committee

The City has received three applications to fill three seats on the Open Space Committee including one regular position and two alternate positions. Aimee Armer, Jared Neal, and Rene Holm have all applied and all have impressive experience in their respective fields (please see attached). Because all three candidates are equally impressive, Mayor Johnson has recommended that all three are appointed based on the order of application submittal. Therefore, Aimee Armer is recommended for appointment as a regular member and Jared Neal and Aimee Armer are recommended for appointment as alternative members of the committee.

Below is a list of the entire membership of the Open Space Committee:

Name	Terms	Appointed	Term Ends
Courtland Nelson (Chairman)	1	10/11/2017	10/11/2021
Natalie Streeter (Vice-Chair)	1	10/11/2017	10/11/2021
David Carson	1	10/11/2017	10/11/2021
Mary Katherine Villani (Katie)	1	6/13/2018	6/13/2022
Steve Stevens	1	6/13/2018	6/13/2022
Woody Woodruff	1	10/11/2017	10/11/2021

Aimee Armer

Qualifications:

People's Health Clinic- As Business Development Director, I plan for organizational needs through partnerships with corporations, other nonprofits, and healthcare companies. In addition, cultivating relationships and fundraising is a big part of my job and central to achieving goals.

Big Brothers Big Sisters of Utah- As Business Development Manager I advocated for an at need demographic to reach our budget goal.

Juvenile Diabetes Research Foundation- As President of the Board I collaborated with staff, volunteers, and the national chapter to reach monetary and outreach goals.

Mobile Health Technology- As Director of Community Service and Fundraising. I worked in cooperation with endocrinologists, company heads and educators to find solution to wellness barriers.

Why would you like to become a member?

I care deeply about my community and would like to use my skillset to achieve Open Space Committee goals. With Wasatch County being the fastest growing county in Utah and #2 in the nation (50,000 or less) it is vitally important we preserve our pastures and mountain corridors. Additionally, the people of this county have spoken loud and clear- open space is central to maintaining the beauty of this valley and the bonds that were passed are an example of the belief.

Additional experiences, education, or training:

I received my master's in public administration from the University of Utah and I am a member of Leadership Park City Class 26. In addition, being on many boards in Wasatch County has given me the opportunity to build relationships, work collaboratively in groups and provide analysis for such organizations as the Wasatch Caring Coalition, Wasatch Latino Coalition and Wasatch NAMI. I also work in partnership with the Heber Valley Hospital, Wasatch School District and The Christian Center.

Jared Neal

Qualifications:

I am a concerned citizen and a public educator- high school art teacher.

Why would you like to become a member?

I started working in Midway in 2002, and finally fulfilled the dream of moving here in 2015. I believe that cities should be designed for people and when we are conscious about our decisions and proactive in our planning, we can create places that people love to live in. Thoughtful municipalities improve our quality of life. I have a deep connection with open spaces and nature and feel time spent in the natural world makes us all better as a community. I want to be a part of preserving our beautiful Midway for those to come.

Additional experiences, education, or training:

I love gardening and horticulture and have had a dream of a Midway gardens for a long time. Otherwise, I have had no special training.

Rene Holm

Qualifications:

I have been involved with city wide efforts to pressure agricultural land and open space in our community for several years. I am of the founding members of Preserve Midway (formally Pure Midway) and helped present the first open space bond initiative to the former mayor and city council. I have studied preservation techniques, city and county code and helped raise funds for open space.

Why would you like to become a member?

I see a great need for this program to continue in perpetuity. I have an interest and a bit of knowledge to offer.

Additional experiences, education, or training:

I am a retired high school English teacher. I know the process for grant writing and research. I have lived in the area for 28 years and have many contacts. I have a personal interest in community preservation and have been studying this for several years.