

MINUTES OF THE MIDWAY CITY COUNCIL

(Work Meeting)

Tuesday, 20 September 2022, 5:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, 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

Mayor Johnson called the meeting to order at 5:01 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

Michael Henke, Planning Director
Wes Johnson, Engineer
Cory Lott, Public Works Crew Chief
Shane Owens, Public Works Assistant Crew
Chief
Brad Wilson, Recorder

Staff Present:

Corbin Gordon, Attorney

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

2. Resolution 2022-28 / Budget Amendment / Leasing Vehicles (Public Works – Approximately 30 minutes) – Discuss proposed Resolution 2022-28 amending the Fiscal Year 2023 Midway City Budget to lease vehicles.

Council Member Drury reviewed a spreadsheet for an updated vehicle replacement program that included some vehicles being leased. He made the following comments:

- Snowplows would be replaced in 2031 and 2032.
- A new amount to be transferred from the General Fund to the Capital Improvements Project (CIP) Fund, for vehicle replacement, needed to be determined.
- New utility beds and other implements would be needed for the leased trucks.
- The City was unable to find new trucks to purchase.

- Leasing was a short-term solution to a short-term problem with long-term consequences.

Corry Lott made the following comments:

- The utility beds and other implements could be transferred each year to the new leased trucks.
- The City had mostly purchased Dodge trucks but could only lease Ford and Chevrolet trucks.
- Leasing reduced maintenance and ensured new vehicles each year.
- Some of the leased trucks would not be available while the utility beds were being installed.

Mike Smith, Unified Leasing, made the following comments:

- His company would do the work for the leasing program.
- Its profit came from selling the previously leased vehicles.
- They worked hard to get the new vehicles.
- Had ten years of experience in leasing.
- Needed limited power of attorney from the City to get the municipal incentive and license the vehicles.
- Enterprise and Bancorp also leased vehicles.
- Dodge no longer had an incentive for municipalities.
- Made sure that his company's orders were submitted to the automakers at the best possible time to get vehicles.
- Adding decals did not affect the resale value, but roof lights were prohibited because they required drilling into the roof.

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

- Large purchases, such as snowplows, should be spread out.
- The lease was somewhat more favorable than purchasing every vehicle.
- There was a risk leasing from a third party.
- Leasing companies could go out of business.
- The City would have to purchase new vehicles, to replace the leased ones, if this leasing company went out of business.
- The lease amounts could increase since they were from year to year.
- What did the City gain from leasing vehicles?
- Several other local governments would not lease vehicles.
- The lease should be put out to bid because of its cost.
- Would Unified Leasing consider an agency relationship where they procured and liquidated vehicles for the City instead of leasing? Mr. Smith was interested because it would eliminate interest costs.
- It cost approximately \$80 to put decals on a vehicle.
- The City Attorney would have to verify that bids were not needed for an agency relationship.

3. The Village / Underground Garages (Midway Heritage Development – Approximately 15 minutes) - Discuss underground garages for The Village located at 541 East Main Street (Zoning is C-2).

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

- Reasons why below grade parking was preferred.
- Riverwoods development
- Submitted reports.

Mr. Henke also made the following comments:

- The garages would be below grade.
- A plan had been submitted to address the issues raised by staff.
- Below grade garages allowed for better design, views, and parking. They also allowed for a lot of living space on the ground floor.
- Wanted nice rock for the retaining walls.
- Only certain units would have below grade garages.
- The ground contours would be measured before excavation to prevent the structures from being too tall. The roofs could also be lowered.

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

Dan Luster, applicant, gave a presentation regarding the proposed garages and reviewed the following items:

- Issues with townhomes
- Riverwoods development
- Olde Ivy development
- Benefits of below grade parking
- Renderings
- Visual impact

Mr. Luster indicated that larger garages were needed because of the bulb-outs in the project.

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

Wes Johnson was comfortable with the property's water table because of Loughlin Water Associates' report. He noted that the HOA would have to maintain and operate the proposed pumps.

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

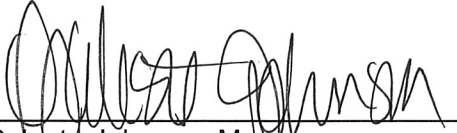
- The buildings could be raised to reduce excavating.
- The roads could also be raised.
- The potrock could be used for the roads if it was excavated a certain way.
- Bentonite and a liner could be used for the proposed pond.

- Wanted to know if the Council was interested in below grade garages before full plans were prepared.

4. Adjournment

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

The meeting was adjourned at 6:02 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder