

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
105								
105	ABE NEERINGS & SON	7165	2nd Draw for remote access for T	02/13/2024	7,000.00	.00		
105	ABE NEERINGS & SON	7166	Quarterly Building Maintenance	02/13/2024	4,000.00	.00		
105	ABE NEERINGS & SON	7167	Repair HVAC Actuator	01/16/2024	1,276.00	.00		
105	ABE NEERINGS & SON	7174	Town Hall Filters	02/15/2024	536.00	.00		
105	ABE NEERINGS & SON	7175	1st Quarter maintenance Equipme	02/15/2024	1,800.00	.00		
Total 105:					14,612.00	.00		
200								
200	Blue Stakes of Utah 811	UT202400362	BILLABLE E-MAIL NOTIFICATIO	02/29/2024	18.20	.00		
Total 200:					18.20	.00		
220								
220	BROKEN ARROW	47225	White Salt	03/01/2024	554.61	.00		
Total 220:					554.61	.00		
270								
270	CASELLE INC	131169	Contract Support and Maintenanc	03/01/2024	425.27	.00		
Total 270:					425.27	.00		
505								
505	HEBER CITY CORPORATION	JAN-24	January 2024 Animal Control Cos	02/19/2024	4,488.00	.00		
Total 505:					4,488.00	.00		
560								
560	HOLLAND EQUIPMENT COMPA	29313	12 ft UDOT type, snow plow/crate	02/12/2024	16,703.93	.00		
560	HOLLAND EQUIPMENT COMPA	29314	Chain lengths, Clevis hook, swivel	02/12/2024	1,412.69	.00		
Total 560:					18,116.62	.00		
700								
700	LABOR COMMISSION SAFETY	24U000000039	Boiler Room/Rear	02/09/2024	120.00	.00		
700	LABOR COMMISSION SAFETY	24U000000049	Boiler Room	02/09/2024	120.00	.00		
Total 700:					240.00	.00		
845								
845	MOUNTAINLAND SUPPLY COMP	S105937576.0	Muhler, Fire Hydrant Repair	02/14/2024	240.03	.00		
845	MOUNTAINLAND SUPPLY COMP	S1059467634.	FIRE HYDRANT PARTS	03/04/2024	943.02	.00		
845	MOUNTAINLAND SUPPLY COMP	S105947634.0	Nozzel, Gasket, Caps chains	02/14/2024	1,197.80	.00		
845	MOUNTAINLAND SUPPLY COMP	S105962768.0	water Valve Brassfittings	02/15/2024	282.43	.00		
845	MOUNTAINLAND SUPPLY COMP	S105967295.0	Hydrant Repair	02/20/2024	249.56	.00		
845	MOUNTAINLAND SUPPLY COMP	S105968570.0	Pipe Fittings	02/15/2024	75.65	.00		
845	MOUNTAINLAND SUPPLY COMP	S105988177.0	Tubing	02/26/2024	4.23	.00		
845	MOUNTAINLAND SUPPLY COMP	S105988900.0	Pipe glue fittings	02/26/2024	23.27	.00		
845	MOUNTAINLAND SUPPLY COMP	S106002664.0	DISHWASHER DRAIN HOSE - R	03/04/2024	111.03-	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 845:					2,904.96	.00		
860								
860	NEERINGS PLUMBING	7166	Town Hall AC Project	02/13/2024	4,000.00	.00		
860	NEERINGS PLUMBING	7167	Town Hall AC	01/16/2024	1,276.00	.00		
Total 860:					5,276.00	.00		
875								
875	ODP BUSINESS SOLUTIONS LL	357583028001	OFFICE SUPPLIES - PAPERCLIP	03/06/2024	123.58	.00		
875	ODP BUSINESS SOLUTIONS LL	357583028001	BINDER	03/06/2024	5.20	.00		
875	ODP BUSINESS SOLUTIONS LL	357586316001	PenS FOR CAMILLE	03/06/2024	4.98	.00		
Total 875:					133.76	.00		
930								
930	Dominion Energy	2731063797 2/	2731063797 Community Center	02/13/2024	1,046.81	.00		
930	Dominion Energy	5770020000 2/	5770020000 TOWN HALL	02/13/2024	1,914.24	.00		
930	Dominion Energy	6558550000 2/	6558550000 Gas Service	02/13/2024	2,639.00	.00		
930	Dominion Energy	6801020000 2/	6801020000 Admin Office	02/13/2024	404.56	.00		
Total 930:					6,004.61	.00		
955								
955	REAMS	137100	Wrangler Jeans - Eric Mecham	10/09/2023	91.96	.00		
Total 955:					91.96	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	WJDH58	WATER FILTER	03/05/2024	34.99	.00		
1045	STANDARD PLUMBING SUPPLY	WJG204	BUILDING MAINT-TOWN HALL B	03/06/2024	13.30	.00		
1045	STANDARD PLUMBING SUPPLY	WJGG58	TOWN HALL BRUSH//PUTTY KN	03/06/2024	13.78	.00		
1045	STANDARD PLUMBING SUPPLY	WJJK43	HAMMER BIT FOR CEMETERY	03/07/2024	7.49	.00		
Total 1045:					69.56	.00		
1150								
1150	HOME DEPOT Credit Services	2638 FEBRUA	Finance Charge	02/28/2024	136.98	.00		
1150	HOME DEPOT Credit Services	2641583	Shop Remodel - Camera's, Wall S	02/14/2024	644.16	.00		
1150	HOME DEPOT Credit Services	3034328	Shop Remodel, Tiolet, Countertop,	02/13/2024	1,007.82	.00		
1150	HOME DEPOT Credit Services	4021502	Shop Remodel - Tape Measure, M	02/12/2024	111.57	.00		
1150	HOME DEPOT Credit Services	4160408	Shop floor paint- credit	02/12/2024	212.00-	.00		
1150	HOME DEPOT Credit Services	4610614	Shop floor paint	02/12/2024	44.00	.00		
1150	HOME DEPOT Credit Services	6032742	Shop Office Remodel	02/20/2024	493.93	.00		
1150	HOME DEPOT Credit Services	8521882	Shop Supplies - stool, picture han	02/08/2024	1,928.16	.00		
1150	HOME DEPOT Credit Services	8556032	Paint Supplies - Shop Cemtery	02/08/2024	426.89	.00		
Total 1150:					4,581.51	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	171538	Duct tape, paint	02/14/2024	34.97	.00		
1170	TIMBERLINE ACE HARDWARE	171571	Dry wall repair, Paint, Paint Suppli	02/15/2024	181.08	.00		
1170	TIMBERLINE ACE HARDWARE	171573	Nuts & Bolts - Water	02/15/2024	7.00	.00		
1170	TIMBERLINE ACE HARDWARE	171583	shop Equipment Maintenance	02/15/2024	23.97	.00		
1170	TIMBERLINE ACE HARDWARE	171601	Nuts & Bolts, Shop Supplies	02/15/2024	53.69	.00		
1170	TIMBERLINE ACE HARDWARE	171727	Wall Plate, Switch, Door Stop, Po	02/21/2024	20.95	.00		

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1170	TIMBERLINE ACE HARDWARE	171785	Shop Remodel	02/22/2024	25.98	.00		
1170	TIMBERLINE ACE HARDWARE	171835	Shop Supplies	02/26/2024	45.86	.00		
1170	TIMBERLINE ACE HARDWARE	171892	Cord, Wall Repair, HDMI, Spakel-	02/27/2024	136.71	.00		
1170	TIMBERLINE ACE HARDWARE	172103	Water fridge filter shop	03/05/2024	29.69	.00		
1170	TIMBERLINE ACE HARDWARE	172107	sponge Sanding - town hall	03/05/2024	8.99	.00		
1170	TIMBERLINE ACE HARDWARE	172121	shop REPLACE FRIDGE FILTER	03/05/2024	29.69-	.00		
1170	TIMBERLINE ACE HARDWARE	172144	Wall BUNGEE-HILLMAN NUTS	03/06/2024	18.74	.00		
Total 1170:					557.94	.00		
1305								
1305	VERIZON WIRELESS	9957987512	Public Works Phones (Cory new p	03/01/2024	811.57	.00		
1305	VERIZON WIRELESS	9957987512	Water Cell Phone	03/01/2024	40.01	.00		
1305	VERIZON WIRELESS	9957987512	Tree USA	03/01/2024	40.01	.00		
1305	VERIZON WIRELESS	9957987512	PLANNING Cell Phone	03/01/2024	42.59	.00		
1305	VERIZON WIRELESS	9957987512	BUILDING Department	03/01/2024	84.27	.00		
1305	VERIZON WIRELESS	9957987512	City	03/01/2024	80.02	.00		
1305	VERIZON WIRELESS	9957987512	Ice Rink	03/01/2024	45.19	.00		
Total 1305:					1,143.66	.00		
1310								
1310	WASATCH AUTO PARTS	291346	For shop-cable tie, flannel rags, g	02/01/2024	188.38	.00		
1310	WASATCH AUTO PARTS	291477	Baseball field drag machine	02/05/2024	88.27	.00		
1310	WASATCH AUTO PARTS	291723	Big Plow Truck-Spring Brake	02/08/2024	106.52	.00		
1310	WASATCH AUTO PARTS	292397	Drill Bit	02/22/2024	49.53	.00		
Total 1310:					432.70	.00		
1320								
1320	WASATCH COUNTY CLERKS O	ELE-2402	2023 Primary Election Reimburse	03/11/2024	25,201.00	.00		
1320	WASATCH COUNTY CLERKS O	ELE-2402	2023 General Election Reimburse	03/11/2024	7,584.00	.00		
Total 1320:					32,785.00	.00		
1360								
1360	WASATCH COUNTY SOLID WAS	.80293 3/24	.80293 CENTENNIAL PARK	03/01/2024	141.00	.00		
1360	WASATCH COUNTY SOLID WAS	.80294 3/24	.80294 Hamlet Park	03/01/2024	70.50	.00		
1360	WASATCH COUNTY SOLID WAS	.90042 3/24	.90042 Community Center	03/01/2024	110.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90291 3/24	.90291 PARK & OFFICES	03/01/2024	47.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90292 3/24	.90292 Cemetery	03/01/2024	110.00	.00		
1360	WASATCH COUNTY SOLID WAS	.90638 3/24	.90638 MICHIE LANE	03/01/2024	47.00	.00		
1360	WASATCH COUNTY SOLID WAS	.93287 3/24	.93287 SHOP	03/01/2024	110.00	.00		
Total 1360:					635.50	.00		
1365								
1365	WAVE PUBLISHING	L 18133	Vacancy for Planning Commission	01/18/2024	46.26	.00		
1365	WAVE PUBLISHING	L 18138	Open Space Notice	01/29/2024	37.00	.00		
1365	WAVE PUBLISHING	L 18141	City Council Public Hearing	01/18/2024	120.26	.00		
1365	WAVE PUBLISHING	L 18144	Notice for Planning Commission	01/24/2024	203.50	.00		
1365	WAVE PUBLISHING	L 18148	Notice Council Meeting	02/02/2024	97.13	.00		
1365	WAVE PUBLISHING	L 18149	RFQ for Lawncare	01/31/2024	1,221.00	.00		
1365	WAVE PUBLISHING	L 18150	Notice for Planning Commission V	02/12/2024	18.50	.00		
1365	WAVE PUBLISHING	L18155	RFP ICE RINK BUILDING	02/01/2024	374.64	.00		
1365	WAVE PUBLISHING	L18159	VISUAL ARCH COMMITTEE	02/15/2024	18.50	.00		
1365	WAVE PUBLISHING	L18162	PLANNING COMMISSION NOTI	02/22/2024	189.62	.00		

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1365	WAVE PUBLISHING	L18168	OPEN SPACE COMMITTE NOTI	02/22/2024	37.00	.00		
Total 1365:					2,363.41	.00		
1421								
1421	HEBER LIGHT & POWER	18153001 3/24	18153001 1100 Snake Creek RD-	02/29/2024	179.79	.00		
1421	HEBER LIGHT & POWER	18153002 3/24	18153002 75 N 100 W - City Offic	02/29/2024	377.20	.00		
1421	HEBER LIGHT & POWER	18153003 3/24	18153003 600 W 500 S Cemetery	02/29/2024	414.47	.00		
1421	HEBER LIGHT & POWER	18153004 3/24	18153004 1210 N Warm Springs	02/29/2024	1,142.69	.00		
1421	HEBER LIGHT & POWER	18153006 3/24	18153006 280 E 850 S Maintenan	02/29/2024	367.89	.00		
1421	HEBER LIGHT & POWER	18153007 3/24	18153007 850 East Main City Par	02/29/2024	110.69	.00		
1421	HEBER LIGHT & POWER	18153008 3/24	18153008 75 North 100 West-Tow	02/29/2024	444.52	.00		
1421	HEBER LIGHT & POWER	18153009 3/24	18153009 60 North 200 West - Ice	02/29/2024	760.34	.00		
1421	HEBER LIGHT & POWER	18153010 3/24	18153010 60 North 200 West Ice	02/29/2024	5,521.56	.00		
1421	HEBER LIGHT & POWER	18153012 3/24	18153012 1005 N River RD	02/29/2024	25.14	.00		
1421	HEBER LIGHT & POWER	18153013 3/24	18153013 160 W Main St - Comm	02/29/2024	195.96	.00		
1421	HEBER LIGHT & POWER	18153014 3/24	18153014 1225 N Interlaken DR -	02/29/2024	21.67	.00		
1421	HEBER LIGHT & POWER	18153015 3/24	18153015 35 W 100 N Centennial	02/29/2024	25.18	.00		
1421	HEBER LIGHT & POWER	18153016 3/24	18153016 100 N 200 W - Ball Par	02/29/2024	21.69	.00		
1421	HEBER LIGHT & POWER	18153017 3/24	18153017 75 N 100 W - Swiss Da	02/29/2024	371.38	.00		
1421	HEBER LIGHT & POWER	18153018 3/24	18153018 1400 W Basel DR - Alpi	02/29/2024	20.91	.00		
1421	HEBER LIGHT & POWER	18153019 3/24	18153019 75 N 100 W Town Squa	02/29/2024	619.28	.00		
1421	HEBER LIGHT & POWER	18153021 3/24	18153021 1100 N INTERLAKEN	02/29/2024	96.27	.00		
1421	HEBER LIGHT & POWER	18153022 3/24	18153022 1449 N Pine Canyon R	02/29/2024	204.00	.00		
1421	HEBER LIGHT & POWER	18153033 3/24	18153033 Pedestal for Swiss Day	02/29/2024	27.79	.00		
1421	HEBER LIGHT & POWER	18153034 3/24	18153034 1295 W 310 N Alpenho	02/29/2024	1,527.27	.00		
1421	HEBER LIGHT & POWER	18153035 3/24	18153035 - 280 EAST 900 S	02/29/2024	248.80	.00		
1421	HEBER LIGHT & POWER	18153036 3/24	18153036 250 E Michie LN - Park	02/29/2024	21.20	.00		
1421	HEBER LIGHT & POWER	18153040 3/24	18153040 300 S 300 E - Sprinkler	02/29/2024	21.20	.00		
1421	HEBER LIGHT & POWER	18153041 3/24	18153041 350 S 300 E	02/29/2024	21.20	.00		
Total 1421:					12,788.09	.00		
1429								
1429	ALSCO / AMERICAN LINEN	LSAL2836240	MATS-	02/26/2024	37.46	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2840971	~Mats	03/11/2024	38.01	.00		
Total 1429:					75.47	.00		
1571								
1571	FASTENAL IND & CONST SUPP	UTLIN174916	Drill Set X2	02/09/2024	207.10	.00		
1571	FASTENAL IND & CONST SUPP	UTLIN175033	Drill set	02/09/2024	331.35	.00		
Total 1571:					538.45	.00		
1603								
1603	ROCKY MOUNTAIN POWER	52369498-002	868 W GOLF COURSE DR Culin	02/22/2024	12.11	.00		
Total 1603:					12.11	.00		
1630								
1630	CENTRAL UTAH WATER CONSE	02192024	Aerial Imagery for GIS System	02/19/2024	1,647.44	1,647.44	02/21/2024	
Total 1630:					1,647.44	1,647.44		
1821								
1821	WEX BANK	95630039	LATE FEE	02/29/2024	75.00	.00		

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Total 1821:					75.00	.00		
1989								
1989	BANKCARD CENTER	2917 FEBRUA	Finance Charge - Late Payment C	03/04/2024	319.15	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Amazon - Collette Chair	03/04/2024	69.88	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Lee's Marketplace - CC Meal	03/04/2024	36.04	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Lee's Marketplace - CC Meal	03/04/2024	33.64	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Smith's - Soda Office	03/04/2024	48.36	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Strategic Planning Meals	03/04/2024	141.04	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Adobe- Subscription for Camille	03/04/2024	19.99	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Lee's Marketplace - CC Meal 2nd	03/04/2024	13.37	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Don Pedros - CC Meal 2nd meeti	03/04/2024	107.54	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Square Space - Historic Committe	03/04/2024	12.94	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Rug for Public Work Shop	03/04/2024	369.63	.00		
1989	BANKCARD CENTER	4235 FEBRUA	Foreign Fee - Rug Purchase	03/04/2024	7.39	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Adobe Subscription - Brad Yearly	03/04/2024	168.12	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Adobe Subscription - Jennifer	03/04/2024	32.34	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Amazon - Jennifer Office Chair	03/04/2024	143.05	.00		
1989	BANKCARD CENTER	6014 FEBRUA	UGFOA Membership-Jennifer	03/04/2024	25.00	.00		
1989	BANKCARD CENTER	6014 FEBRUA	UGFOA - Spring Conference 2024	03/04/2024	200.00	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Lee's Marketplace - Planning Com	03/04/2024	53.55	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Lee's Marketplace - Planning Com	03/04/2024	30.21	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Utah Local Govts Trust - Workers	03/04/2024	1,115.26	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Lola's - Quarterly Lunch	03/04/2024	235.77	.00		
1989	BANKCARD CENTER	6014 FEBRUA	BamBoo HR Payroll	03/04/2024	587.96	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Diesel Laptops - Too Hook to PW	03/04/2024	650.00	.00		
1989	BANKCARD CENTER	6014 FEBRUA	MMH - Valentines Promo	03/04/2024	50.00	.00		
1989	BANKCARD CENTER	6014 FEBRUA	ESRI _ GIS Subscription	03/04/2024	2,550.66	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Sprinkler Supply - Training PW	03/04/2024	100.00	.00		
1989	BANKCARD CENTER	6014 FEBRUA	Costco - Annual Membership 202	03/04/2024	64.65	.00		
1989	BANKCARD CENTER	6153 FEBRUA	Rewards Fee - Zions Bank	03/04/2024	25.00	.00		
1989	BANKCARD CENTER	6153 FEBRUA	Metal Supermarkets - Metal Plate	03/04/2024	164.04	.00		
1989	BANKCARD CENTER	6153 FEBRUA	New Phone Accessories - Cory Lo	03/04/2024	242.47	.00		
1989	BANKCARD CENTER	6153 FEBRUA	Diagnostic Equipment - Per Cory	03/04/2024	5,332.16	.00		
1989	BANKCARD CENTER	6153 FEBRUA	Amazon - Storage Cabinet for Sh	03/04/2024	150.98	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Sam Club- Drinks for Water Traini	03/04/2024	91.55	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Memory for Shane's Phone	03/04/2024	2.99	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Daylight Donuts - Water Training	03/04/2024	96.47	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Storm Water - Training for Nolan a	03/04/2024	200.00	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Sam's Club - Bottle Water Shop	03/04/2024	80.83	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Rocky Mountain Air Solutions	03/04/2024	406.86	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Sams Club - Safety Training TV, S	03/04/2024	705.91	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Chevron - Fuel	03/04/2024	74.79	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Amazon - White Board Markers -	03/04/2024	17.20	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Amazon - White Board for Shop	03/04/2024	153.54	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Memory for Cemetery Files	03/04/2024	95.63	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Best Buy - Phone Case, Briefcase	03/04/2024	91.30	.00		
1989	BANKCARD CENTER	6799 FEBRUA	Walmart - Laptop Stands for Shan	03/04/2024	299.53	.00		
1989	BANKCARD CENTER	8211 FEBRUA	Lee's Market Place	03/04/2024	11.31	.00		
1989	BANKCARD CENTER	8211 FEBRUA	Amazon -Desk Pad for Ivette	03/04/2024	15.96	.00		
1989	BANKCARD CENTER	8211 FEBRUA	TARP - December 2023	03/04/2024	140.00	.00		
1989	BANKCARD CENTER	8211 FEBRUA	Adobe- Subscription for Ivette	03/04/2024	19.99	.00		
1989	BANKCARD CENTER	8211 FEBRUA	Amazon - TARP January 2024	03/04/2024	260.00	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Square Paid Services (No Receipt	03/04/2024	64.71	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Fuel - Trade Show	03/04/2024	46.70	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Trade Show - Meal	03/04/2024	26.16	.00		

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1989	BANKCARD CENTER	8498 FEBRUA	Fuel - Trade Show	03/04/2024	19.25	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Trade Show - Lunch	03/04/2024	16.00	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Trade Show - Dinner	03/04/2024	21.44	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Trade Show- Breakfast	03/04/2024	14.96	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Trade Show - Food	03/04/2024	15.50	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Glad Is & The Sacred - COG	03/04/2024	268.50	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Lauren Michael -COG	03/04/2024	539.00	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Fuel Trade Show	03/04/2024	33.19	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Wendy - Meals (No Receipt)	03/04/2024	9.40	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Jorgie Spark - COG	03/04/2024	435.42	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Hermle North America -COG	03/04/2024	1,672.20	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Hermle North America- COG	03/04/2024	163.85	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Walmart - Cleaning Supplies/Deco	03/04/2024	47.47	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Beyond Cushions Corp - COG	03/04/2024	567.00	.00		
1989	BANKCARD CENTER	8498 FEBRUA	Walgreens (No Receipt)	03/04/2024	16.00	.00		
Total 1989:					19,840.80	.00		
2147								
2147	CHEMTECH-FORD LABORATOR	24C0069	colilert AP	03/05/2024	180.00	.00		
Total 2147:					180.00	.00		
2244								
2244	PEAK ALARM CO, INC	1370915	Public Works building Monitoring	03/01/2024	174.24	.00		
2244	PEAK ALARM CO, INC	1370916	The Felt SHop Alarms 3/1/24-5/31	03/01/2024	174.24	.00		
Total 2244:					348.48	.00		
2264								
2264	GRAINGER	9036335520	Townhall	02/28/2024	687.48	.00		
2264	GRAINGER	9036335520	SHOP, lever door closure, Hydraul	02/28/2024	432.96	.00		
Total 2264:					1,120.44	.00		
2269								
2269	REDMOND MINERALS INC.	408348	SALT Hauling	02/23/2024	735.25	.00		
Total 2269:					735.25	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	22-032 FCD	22-032 FINAL COMPLETION DE	03/04/2024	3,000.00	.00		
2418	FINAL COMPLETION DEPOSIT	22-201 FCD	22-201 FINAL COMPLETION DE	02/21/2024	3,000.00	.00		
Total 2418:					6,000.00	.00		
2444								
2444	COMMERCIAL MECHANICAL	SV110054	Extra Brine	02/16/2024	4,002.00	.00		
2444	COMMERCIAL MECHANICAL	SV110079	Mtg to discuss potential repairs/up	02/16/2024	440.00	.00		
Total 2444:					4,442.00	.00		
2452								
2452	LEAVITT TRUCKING	8681	SALT HAULING	02/01/2024	1,561.50	.00		
2452	LEAVITT TRUCKING	8691	SALT HAULING	02/22/2024	1,582.64	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2452:					3,144.14	.00		
2509								
2509	Building Permit Refund	24-033	Incorrect Plan Review Charge	03/06/2024	1,363.25	.00		
2509	Building Permit Refund	24-044	Fire Impact Fee was Charged Acc	03/06/2024	920.00	.00		
Total 2509:					2,283.25	.00		
2614								
2614	Executech Utah, Inc.	EXEC-164048	IT Services	03/01/2024	1,920.00	.00		
2614	Executech Utah, Inc.	EXEC-165937	Cloud Storage per Device , Server	02/29/2024	894.11	.00		
Total 2614:					2,814.11	.00		
2627								
2627	GORDON LAW GROUP, P.C.	16689	Ameyalli Resort	02/07/2024	749.26	.00		
2627	GORDON LAW GROUP, P.C.	16690	MONTHLY FLAT FEE	02/07/2024	5,440.63	.00		
2627	GORDON LAW GROUP, P.C.	16690	MONTHLY FLAT FEE	02/07/2024	347.27	.00		
2627	GORDON LAW GROUP, P.C.	16942	MONTHLY FLAT FEE	03/07/2024	5,440.63	.00		
2627	GORDON LAW GROUP, P.C.	16942	MONTHLY FLAT FEE	03/07/2024	347.27	.00		
2627	GORDON LAW GROUP, P.C.	16990	Homestead Development	03/11/2024	530.25	.00		
Total 2627:					12,855.31	.00		
2636								
2636	CenturyLink ACCT# 88239224	676498899	Phone Services	02/12/2024	1,069.33	.00		
Total 2636:					1,069.33	.00		
2659								
2659	INTERMOUNTAIN BOBCAT	P20270	Replacement Skid Shoe, Edge cut	02/21/2024	1,047.39	.00		
Total 2659:					1,047.39	.00		
2709								
2709	Celeste Johnson	03112024	Budget Meeting - Supplies	03/11/2024	33.34	.00		
2709	Celeste Johnson	3424	Reimburse Celeste for Fruit tray f	03/04/2024	33.34	.00		
Total 2709:					66.68	.00		
2753								
2753	LENS EQUIPMENT	7162	Yearly Service	03/01/2024	1,996.00	.00		
Total 2753:					1,996.00	.00		
2757								
2757	BORDER STATES INDUSTRIES I	927915003	Exit Sign	02/26/2024	36.78	.00		
2757	BORDER STATES INDUSTRIES I	927915015	Outlets, Outlet boxes, Wire-Town	02/26/2024	81.41	.00		
2757	BORDER STATES INDUSTRIES I	927915890	Power box ring	02/26/2024	4.04	.00		
Total 2757:					122.23	.00		
2783								
2783	VERIZON WIRELESS	9958005598	backnet -verizon	03/01/2024	374.65	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2783:					374.65	.00		
2804								
2804	JIVE COMMUNICATIONS, INC.	IN7102766936	MONTHLY BILL	03/01/2024	747.67	.00		
Total 2804:					747.67	.00		
2868								
2868	SHERWIN WILLIAMS CO	1431-2	Shop Paint	02/15/2024	209.95	.00		
2868	SHERWIN WILLIAMS CO	1596-2	Shop	02/20/2024	209.95	.00		
Total 2868:					419.90	.00		
2869								
2869	UNSEEN POWERS, INC	1097	Midway City Monthly Subscription	03/02/2024	300.00	.00		
Total 2869:					300.00	.00		
2880								
2880	Bell Janitorial Supply	3004954	Battery 12V 25amp-Townhall	03/05/2024	657.84	.00		
Total 2880:					657.84	.00		
2979								
2979	DJB GAS SERVICES, INC	01493843	Gas Services	02/29/2024	16.29	.00		
Total 2979:					16.29	.00		
2993								
2993	Mountainland Power Equipment	122178	AC Cartridge, filter/oil, toggle swit	02/16/2024	162.78	.00		
Total 2993:					162.78	.00		
3012								
3012	PEACE HOUSE INC	02212024	MIDWAY COMMUNICATION DO	02/21/2024	4,000.00	.00		
Total 3012:					4,000.00	.00		
3013								
3013	Camille Palmer	22224	Chairs for Tracy & Camille	02/22/2024	148.04	.00		
Total 3013:					148.04	.00		
3054								
3054	STATE FIRE	IN0000008627	Monitoring of Security Alarm Syst	02/16/2024	105.00	.00		
3054	STATE FIRE	IN0000008696	Monitoring of Security Alarm Syst	02/16/2024	135.00	.00		
3054	STATE FIRE	INV000000869	Midway Must Haves Monitoring of	02/16/2024	135.00	.00		
Total 3054:					375.00	.00		
3074								
3074	TIMP ENGINEERING LLC	1192	Remund Farms Phase 5	02/29/2024	236.00	.00		
3074	TIMP ENGINEERING LLC	1193	Edelweiss Meadows	02/29/2024	1,147.00	.00		
3074	TIMP ENGINEERING LLC	1194	Southhill	02/29/2024	7,294.00	.00		
3074	TIMP ENGINEERING LLC	1195	Homestead Trail Completion	02/29/2024	2,280.00	.00		
3074	TIMP ENGINEERING LLC	1196	Farm Meadows	02/29/2024	420.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3074	TIMP ENGINEERING LLC	1197	General Engineering Water	02/29/2024	2,640.00	.00		
3074	TIMP ENGINEERING LLC	1198	General Engineering Tasks	02/29/2024	5,160.00	.00		
Total 3074:					19,177.00	.00		
3109								
3109	MOUNTAIN ELECTRIC SOLUTIO	39473	Shop Lighting	11/30/2023	139.00	.00		
3109	MOUNTAIN ELECTRIC SOLUTIO	39476	Town Hall	11/30/2023	2,140.00	.00		
3109	MOUNTAIN ELECTRIC SOLUTIO	39595	City Office Power Exit Sign	12/26/2023	240.00	.00		
3109	MOUNTAIN ELECTRIC SOLUTIO	39633	Town Hall - Power for Doors	12/29/2023	130.00	.00		
3109	MOUNTAIN ELECTRIC SOLUTIO	39902	Troubleshoot flickering light pole,	02/20/2024	300.00	.00		
3109	MOUNTAIN ELECTRIC SOLUTIO	39955	Town Hall & Office Power Supply	02/29/2024	1,710.00	.00		
3109	MOUNTAIN ELECTRIC SOLUTIO	39957	Shop Lights	02/29/2024	950.00	.00		
Total 3109:					5,609.00	.00		
3130								
3130	Karl Malone Polaris	4236503	Polaris Repairs	11/06/2023	100.95	.00		
3130	Karl Malone Polaris	4241867	4X4 550 Oil Change	02/01/2024	96.98	.00		
Total 3130:					197.93	.00		
3134								
3134	Planning Application Refunds	22624	Refund for a not needed applicati	02/26/2024	1,000.00	.00		
Total 3134:					1,000.00	.00		
3135								
3135	TITAN LAND SURVERYING LLC	T23-045	Water-Center Street Survey for W	02/28/2024	2,310.00	.00		
3135	TITAN LAND SURVERYING LLC	T23-045	Streets-Center Street Survey for	02/28/2024	1,155.00	.00		
3135	TITAN LAND SURVERYING LLC	T23-045	Parks-Center Street Survey for W	02/28/2024	1,155.00	.00		
Total 3135:					4,620.00	.00		
3146								
3146	WASATCH COUNTY CHILDREN'	3424	Midway City CJC Donation	03/04/2024	2,000.00	.00		
Total 3146:					2,000.00	.00		
3147								
3147	Security Bond	3424	Refund of Security Bond	03/04/2024	5,000.00	.00		
Total 3147:					5,000.00	.00		
Grand Totals:					213,443.34	1,647.44		

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

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.



Memo

Date: 28 February 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 6 February 2024 City Council Work Meeting

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

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

**Tuesday, 6 February 2024, 5:00 p.m.
Midway Community Center, 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 5:04 p.m.

Members Present:

Celeste Johnson, Mayor
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

Members Excused:

Jeff Drury, Council Member

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

2. Open and Public Meetings Training (City Recorder – Approximately 30 minutes) –
Receive training on the Utah Open and Public Meetings Act.

The Council, staff, and meeting attendees watched a video produced by the Utah State Auditor’s office regarding the Utah Open and Public Meetings Act. It was emphasized that three or more council members at a city meeting constituted a quorum. The meeting would then have to be treated as a meeting of the Council.

3. Council Assignments (Mayor Johnson – Approximately 25 minutes) – Review and discuss assignments for the City Council.

Mayor Johnson made the following comments:

- Recommended that Council Member Drury keep his current assignments.
- Appointed Council Member Payne to the Heber Light and Power Company Board.
- Council Member Simons would serve on the Water Advisory Board, the Midway Irrigation Company Board, the Midway Historic Preservation Committee, and be the Council's liaison with the Midway Planning Commission.
- Katie Villani would track the Utah State Legislature.
- Council Member Orme and Council Member Simons would serve on the Interlocal Advisory Board Bypass Subcommittee.

Council Member Orme reported that Cowboy Poetry was no longer being held and did not require a Midway City representative. She could serve as the City's representative to the Midway Business Alliance.

4. Mayor Pro Tempore (Mayor Johnson – Approximately 5 minutes) – Discuss which council member should serve as mayor pro tempore.

Council Member Orme was willing to serve as the mayor pro tempore. The Council continued consideration of the item until Council Member Drury was present.

5. Adjournment

The meeting was adjourned at 5:55 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 7 March 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 6 February 2024 City Council Regular Meeting

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

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

**Tuesday, 6 February 2024, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley’s Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and the City’s website. A copy of the public notice/agenda is contained in the supplemental file.

1. Call to Order; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 6:04 p.m. She excused Council Member Drury.

Members Present:

Celeste Johnson, Mayor
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Shane Owens, Public Works Assistant Crew
Chief
Katie Villani, Planner
Brad Wilson, Recorder

Members Excused:

Jeff Drury, Council Member

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

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

2. Consent Agenda

- a. Agenda for the 6 February 2024 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 16 January 2024 City Council Work Meeting
- d. Minutes of the 16 January 2024 City Council Regular Meeting
- e. Conclude the warranty period and release the remainder of the bond for Phase 1 of The Reserve at Midway, located at 285 West Luzern Road (Zoning is RA-1-43), subject to the payment of all fees due to Midway City.

- f. Conclude the warranty period and release the remainder of the bond for Phase 2 of The Reserve at Midway, located at 285 West Luzern Road (Zoning is RA-1-43), subject to the payment of all fees due to Midway City.
- g. Conclude the warranty period and release the remainder of the bond for the Saddle Creek Subdivision, Phase 1 located at 970 South 250 West subject to the payment of all fees due to Midway City.
- h. Conclude the warranty period and release the remainder of the bond for the Saddle Creek Subdivision, Phase 2 located at 970 South 250 West subject to the payment of all fees due to Midway City.
- i. Conclude the warranty period and release the remainder of the bond for the Saddle Creek Subdivision, Phase 3 located at 970 South 250 West subject to the payment of all fees due to Midway City.
- j. Conclude the warranty period and release the remainder of the bond for the Saddle Creek Subdivision, Phase 4 located at 970 South 250 West subject to the payment of all fees due to Midway City.

Note: Copies of items 2a through 2j are contained in the supplemental file.

Mayor Johnson reported that the purchase of the property, located at 70 East Main Street, needed to be included on the warrant list.

The City Engineer recommended that \$100,000 for landscaping and \$35,700 for a slurry seal be retained from The Reserve at Midway, Phase 2 bond.

Motion: Council Member Simonsen moved to approve the consent agenda items as listed with the following additions:

- The purchase of the 70 East Main Street property be added to the warrant list.
- The amounts for landscaping and slurry seal be retained from The Reserve at Midway, Phase 2 bond.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	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.

Several individuals, who were participating online, made comments regarding the slave trade, the Jewish community, the black community, The Church of Jesus Christ of Latter-day Saints community, and free speech. Mayor Johnson ended the online portion of the meeting when the comments became threatening.

Council Member Payne explained that he went on wilderness treks where he met all kinds of people with different beliefs. He noted how the trekkers got along, helped each other, and did not use labels.

No further comments were offered.

4. Department Reports

70 East Main Street / Parking Lot / Purchase

Mayor Johnson reported that the purchase of the parking lot at 70 East Main Street closed. She indicated that the process was fair and positive.

North Center Street Trail

Council Member Simonsen reported that plans were being prepared for a trail along north Center Street. He was also working on the budget for the project.

Ice Rink Building

Council Member Orme reported that the City was working on expanding the Community Center to provide space that would replace the existing ice rink ticket and warming trailers.

5. SCADA System / Award Contract (Shane Owens – Approximately 15 minutes) – Discuss and possibly award a contract for a Supervisory Control and Data Acquisition (SCADA) system for Midway City's water system.

Shane Owens made the following comments:

- The current SCADA system needed to be upgraded and updated.
- Recommended that the contract be awarded to Delco Western which was the low bidder at \$68,940. Had worked with them on other water repairs and liked their work. They also had employees that lived in the area.
- \$135,000 was included in the current budget for the project.
- The system could be expanded to include the sewer system.

Motion: Council Member Payne moved to award the SCADA contract to Delco Western in the amount of \$68,940 and authorized the Mayor to sign it.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Simons asked why there was a significant cost difference in the bids. He asked if the City would be receiving less with Delco Western. Mr. Owens responded that Delco Western would use some of the existing infrastructure, which reduced the cost.

Wes Johnson added that he was also comfortable with Delco Western's work.

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

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

6. Mayor Pro Tempore (Mayor Johnson – Approximately 10 minutes) – Discuss and possibly continue or elect a member of the Midway City Council to be mayor pro tempore.

7. Council Assignments (Mayor Johnson – Approximately 10 minutes) – Discuss and possibly continue or approve assignments for the Midway City Council.

Mayor Johnson indicated that the two items should be continued until Council Member Drury was present.,

Motion: Council Member Simonsen moved to continue items six and seven as requested by the Mayor.

Second: Council Member Orme seconded the motion.

Discussion: None

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

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

8. Caring Coalition / Dinner in the Park (Trudy Brereton - Approximately 10 minutes) – Receive a presentation regarding Midway City's participation in Dinner in the Park.

Trudy Brereton and Cathrine North gave a presentation regarding the Caring Coalition and the Dinner in the Park. They made the following comments:

- The organization was data driven and focused on the youth.

- It facilitated networking and sharing information.
- The Dinner in the Park fed and brought families together.

They presented Mayor Johnson with a plaque for the City's contribution.

9. Michel and Kissell Properties / Open Space – (City Planner – Approximately 15 minutes)
 – Receive more information regarding preserving open space on properties owned by the Michel and Kissel families at approximately 1130 North River Road.

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

- Location of the properties
- Development potential for the parcels with houses.
- Wasatch County Code

Mr. Henke also made the following comments:

- Two to four lots were possible on the parcels with the houses.
- The proposed trail was not being considered because it could hinder federal funding.

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

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

- Could the trail be reconsidered if the federal funding was already awarded? The question would be posed to Utah Open Lands who was facilitating the project.
- A memorandum of understanding could be signed indicating that a trail would be pursued if the funding changed.

10. Resolution 2024-01 / Homestead Resort C-PACE Documents / (Scott Jones – Approximately 30 minutes) - Discuss and possibly deny, continue, or approve Resolution 2024-01 adopting various documents for the Homestead Resort, located at 700 North Homestead Drive, to utilize Commercial Property Assessed Clean Energy (C-PACE) financing.

Note: Council Member Simons explained that he had a relationship with the Homestead Resort. He recused himself from consideration of the item and left at 6:51 p.m.

Corbin Gordon reported that the lender was willing to be subordinate to the City and that provision had been added to the agreement. He indicated that the agreement was ready to be approved by the Council.

Scott Jones, applicant, indicated that no other changes had been made to the agreement.

Motion: Council Member Orme moved to approve Resolution 2024-01, adopting various documents for the Homestead Resort to utilize C-PACE financing, and authorized the Mayor to sign the documents.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Recused
Council Member Simonsen	Aye

Note: Council Member Simons returned at 6:56 p.m.

11. Ordinance 2024-02 / Cottage Industries (City Planner – Approximately 30 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2024-02 amending Title 16 (Land Use) of the Midway City Municipal Code regarding cottage industries.

Katie Villani gave a presentation regarding the proposed ordinance and reviewed the following items:

- Proposed language
- Home occupations
- Proposed businesses

Ms. Villani also made the following comments:

- Eliminating cottage industries had been discussed.
- The Council suggested that the Municipal Code state which businesses were recommended.
- Preferred an absolute list of businesses allowed as cottage industries. This list could be amended as needed.

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

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

- Home occupations did not allow clients to come to the house.
- The list should not be too limited but should not include unwanted businesses.
- Accountants and architects should be included on the list.
- Business owners should be notified what type of license they need during renewal.
- A cottage industry should not affect the character of the neighborhood.

- Businesses that had more than one employee should be in commercial zones.
- Everyone living at the house should be able to work at the business.
- An entire family could come to a cottage industry to have a family picture taken.
- Should cottage industries be limited to one or two cars for clients?
- Computer repair and attorneys should be included.

Motion: Council Member Payne moved to approve Ordinance 2024-02 with the following findings and conditions:

- The Cottage Industry classification allowed an avenue for residents to work from home while ensuring consistency with the residential character of neighborhoods by requiring uses to be secondary and subservient to residential use, that structures looked residential, that work was restricted to residents, and limited customer traffic.
- As more building occurred in Midway and density increased, deviations from residential uses in residential zones logically might become more pronounced and bothersome to residents in these zones.
- Add the language as discussed for the additional cottage businesses.
- Update the definitions.
- Cottage industries be limited to a specific list of allowed businesses.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Simonsen suggested that staff be authorized to work with the Council to finalize the list of uses.

Mayor Johnson suggested that fees to amend the list be waived for two years.

Amended Motion: Council Member Payne moved to approve Ordinance 2024-02 with the following findings and conditions:

- The Cottage Industry classification allowed an avenue for residents to work from home while ensuring consistency with the residential character of neighborhoods by requiring uses to be secondary and subservient to residential use, that structures looked residential, that work was restricted to residents, and limited customer traffic.
- As more building occurred in Midway and density increased, deviations from residential uses in residential zones logically might become more pronounced and bothersome to residents in these zones.
- Add the language as discussed for the additional cottage businesses.
- Update the definitions.
- Cottage industries be limited to a specific list of allowed businesses.
- Staff were authorized to work with the Council to finalize the list of businesses.
- The fees to amend the list were waived for two years.

Second: Council Member Orme seconded the amended motion.

Discussion: Council Member Simons asked if a cottage industry required a license or a permit. Michael Henke responded that cottage industries were businesses that required a license and not conditional use permits.

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

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

12. Ordinance 2024-04 / Commercial Drive-Throughs (City Planner – Approximately 30 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2024-04 amending Section 16.13.39 (Off Street Parking and Loading) regarding commercial drive-throughs.

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

- Background
- Issues with drive-throughs
- Advantages of drive-throughs
- Examples of local drive-throughs
- Planning commission motion.
- Proposed code
- Possible findings

Mr. Henke also made the following comments:

- The stacking of cars, etc. would have to be addressed if drive-throughs were not eliminated.
- Midway had a total of six drive-throughs with three being actively used.
- Menu boards created lighting and noise problems.

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

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

- Existing drive-through windows should be allowed.
- Limiting drive-throughs would limit franchises.
- A successful business using the drive-through at The Market Express would be a problem.
- A speaker was not necessarily needed with a menu board.
- A drive-through should no longer be allowed if it stopped being used.
- A drive-through should be allowed if it made a business viable.
- The planning commission recommended the ordinance because they wanted Midway to be a walkable village and to avoid cars backing up onto streets.
- Mom and pop businesses should be supported.
- Walkability between businesses should also be supported.

Motion: Council Member Simonsen moved to approve Ordinance 2024-04 regarding

commercial drive-throughs, with the following findings and conditions:

- New commercial drive-throughs would be prohibited in all zones.
- Lawfully existing drive-throughs would be considered non-conforming and would be allowed to continue as outlined elsewhere in the land use code.
- Prohibiting drive-throughs might discourage certain commercial uses that relied upon them for convenience.
- Existing and active drive-throughs would be permitted.
- An owner of an existing but inactive drive-through would have to come to the Council to request that it be used.

Second: Council Member Simons seconded the motion.

Discussion: Council Member Orme asked the cost to request an amendment to the Municipal Code. Michael Henke explained the cost and the process. Mayor Johnson indicated that the ordinance showed how seriously the Council took the issue.

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

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

13. Donations (Mayor Johnson – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve donations to various charitable organizations.

Mayor Johnson made the following comments regarding donations and reviewed the individual requests:

- The budget included money for charitable organizations and 501c3s.
- These organizations helped Midway residents even if they were not located in the City.
- Reached out to each organization and asked them to provide information.
- Suggested giving each organization the same amount except the Children’s Justice Center, which the City supported through its gingerbread house fundraiser.
- Many of these organizations did not directly receive tax dollars.
- The Peacehouse served Midway and was well run.
- CAPS was a good program.
- A donation should be given to A Horse of Many Colors which assisted cancer patients and their families.

Note: A copy of the information provided by the charitable organizations is contained in the supplemental file.

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

- 38% of The People’s Health Clinic’s patients were from Wasatch County. Council

Member Simonsen's wife donated time at the Clinic. It provided health care to those who were uninsured and lived below the poverty line.

- The Justice Center should be given the same amount of money as the other organizations.
- The FY 2024 Budget named specific organizations that should receive donations.
- Encircle was a safe place for LGBTQ+ youth and their families.

Motion: Council Member Orme moved to approve the donations listed with the addition of The Childrens' Justice Center and A Horse of Many Colors. Each organization would receive \$4,000 with the Justice Center receiving \$2,000 in addition to the gingerbread house fundraiser.

Second: Council Member Simons seconded the motion.

Discussion: None

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

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

Motion: Without objection, Mayor Johnson recessed the meeting at 8:03 p.m. She reconvened the meeting at 8:13 p.m.

Note: Council Member Simons left at 8:13 p.m. because he had requested TAP tax funds.

14. TAP Tax / Awards (Mayor Johnson – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve awarding Trails, Arts, and Parks (TAP) tax revenue to various entities.

Mayor Johnson made the following comments regarding the awards:

- The Council adopted an application process for TAP funds.
- Two applications were received.
- The City reserved the right to keep any or all the TAP taxes that it received.
- \$87,000 in TAP taxes had been received thus far.

Council Member Simonsen indicated that the recipients should not have to be 501c3s. Council Member Orme agreed.

Motion: Council Member Simonsen moved to approve the request for the Rocky Mountain Carvers Roundup with them reporting back on the use of the money. He further moved to approve the request from the Swiss Bell Ringers subject to council members' names not being engraved on a bell. He suggested that deceased residents or bellringers be given the honor.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Recused
Council Member Simonsen	Aye

Note: Council Member Simons returned at 8:32 p.m.

15. Ice Rink Building Design / Award Contract (Mayor Johnson – Approximately 10 minutes)
– Discuss and possibly deny, continue, or approve a contract for the design of a building on the Town Square for the Midway City Ice Rink and other uses.

Mayor Johnson made the following comments regarding the building design:

- A request for qualifications had been released for the design of a building for the ice rink.
- Presentations were given by each submitter.
- Recommended that a contract be approved with inForm Architecture. Liked their approach and having the City help guide the process.
- A mandatory meeting for potential contractors would be held that Thursday.
- Supported what the committee working on the building had done.
- A contract to build the building would be awarded on February 29th.

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

- Council Member Payne had a background in architecture and could help with the design review.
- The building differed from the proposed master plan for the Town Square.
- The construction timeline should not dominate the process.
- The project would not affect the master plan.
- Surprised that the building was no longer attached to the Community Center.
- The skating ribbon was just a suggestion and not part of the project.
- The option of covering the ice rink should be left open.
- The ice rink would not be resurfaced that year because the operator felt it was not necessary. A new surface should not be damaged by constructing the building.
- The person operating the ice rink should not be dictating to the City.
- A master plan should be adopted before the building was constructed.
- Access and parking needed to be considered.
- The building might not fit well in a master plan.
- The building should be considered and then if needed built in 2025.
- The Council agreed, when preparing the current budget, that the focus and first part of the master plan should be constructing the building and repairing the ice rink.

- The building was not outside of the proposed master plan.
- The design had not yet been done. The contractor would be part of the design process.
- The timeline was tight to complete the building before Swiss Days and the next ice rink season.
- The project would be based on time and materials.
- A guaranteed maximum price contract (G-MAX) would be used.
- The design should be brought back to the Council and other stakeholders for approval.
- Should a special meeting be held to finalize the issue?
- A master plan needed to be approved for the Town Square.
- A master plan was a high-level view that should be flexible over time.
- Any approval should allow the committee to award a construction contract and the Council to ratify the award afterwards.
- Good input was needed for a successful design.

Motion: Council Member Simons moved to ratify the decision made by the committee regarding the ice rink building.

Second: Council Member Orme seconded the motion.

Discussion: None

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

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

Council Member Simons asked when the master plan would be considered. Mayor Johnson responded that it could be considered as part of the budgeting process.

16. Vehicle Towing / Award Contract (Mayor Johnson – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve a contract for towing of illegally parked vehicles in Midway City.

Mayor Johnson made the following comments:

- The Wasatch County Sheriff’s Department was no longer assisting with towing vehicles.
- Recommended entering into a contract with Heber Valley Towing.
- The price was based on the standard UDOT rate.
- The City Attorney and Katie Villani reviewed and approved of the proposed contract.

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

- An indemnity clause was added.
- The City needed to be held harmless including for damage done during towing. Such a clause might not be legally binding.

- Should there be a three-day review process?

Motion: Council Member Simons moved to approve the contract and authorized the Mayor to sign it with the added language that the City was not responsible for damage to vehicles that had been noticed.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Simons noted that an owner could not get their towed vehicle until they paid the towing company.

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

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

17. Main Street Lights / Award Contract (City Engineer – Approximately 10 minutes) - Discuss and possibly deny, continue, or approve a contract for the replacement of the decorative streetlights along Main Street.

Wes Johnson made the following comments regarding the streetlights:

- The City purchased 32 new streetlights for Main Street.
- A request for proposals was issued to remove the old lights and install the new ones.
- Four bids were received.
- Kesko, who was the City's electrical contractor, submitted the low bid. Recommended that they be given the contract.

Mayor Johnson reported that the plaques would be removed from each light pole and returned to the donors. A collage of plaques could also be created that would hang in the City Office Building.

Motion: Council Member Orme moved to award the Main Street lights contract to Kesko and authorized the Mayor to sign it in the amount of \$39,137.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye

Department Reports (Continued)Ameyalli Resort / Height Increase

Michael Henke reported that the developer wanted to increase the height of some of the buildings in the Ameyalli Resort to 48 feet instead of the 35-foot limit in the approved agreement. He indicated that balloons would be flown that Friday to show the heights. He requested that the council members visit the project that day to see the heights.

Council Member Payne asked why the developer requested the change. Michael Henke responded that the ground could not be excavated as deep as needed because of instability. He added that therefore the basements could not be as deep. Council Member Simons questioned why the Council would allow the height increase. Mr. Henke responded that the request was discretionary.

Judge Transmission Line / CUP

Council Member Orme asked about the correspondence from Karl Dodge questioning the conditional use permit issued for improvements to the Judge Transmission Line. Mayor Johnson responded that the permit was issued based on the information given to the Council. She added that if the information was not accurate or the project would be constructed differently then they could not proceed.

18. Adjournment

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

The meeting was adjourned at 9:35 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 12 March 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 12 February 2024 City Council Meeting

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

**MINUTES OF THE
MIDWAY CITY COUNCIL
(Strategic Planning Meeting)**

**Monday, 12 February 2024, 9:00 a.m.
Valais Clubhouse
1325 N Valais Parkway, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market 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 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 9:13 p.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member (Arrived at 9:19
a.m.)
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member

Michael Henke, Planning Director
Nancy Simons, Accounting / Budget Officer
Brad Wilson, Recorder

Others Present:

None

Staff Present:

Corbin Gordon, Attorney

2. Budget

2a. FY 2024 Budget Amendment (Nancy Simons) – Review and discuss an amendment to the FY 2024 Budget.

Nancy Simons reviewed the budget items being amended. The Council, staff, and meeting attendees discussed the following items:

- Leasing of space to Timp Engineering
- Overtime
- Animal services
- Historic Preservation Committee
- Returning tax incentives to Ridley’s Family Markets
- Reserves Policy
- Parking lot at 70 East Main Street

- Town Square master plan
- Homestead trail
- Master plan amendment for the Homestead Resort
- Public works equipment
- Reducing water rates
- Increasing property taxes
- Providing culinary water on the east side of the Provo River
- Ice rink
- New ice rink building
- Town Hall and souvenir shop upgrades
- Bidding process
- Souvenir shop versus visitors' center
- Budget summary

3. Ice Rink Building / Design (Rob Bouwhuis) – Discuss designing a building for the Midway City Ice Rink and other uses.

Rob Bouwhuis presented several concepts for a building which could be used for the ice rink and other functions. The Council, staff, and meeting attendees discussed the following items:

- Uses for the building.
- Designs
- Bathrooms and access
- The building would not share restrooms with the Community Center.
- Site plan
- Attached or detached from the Community Center
- Second story
- Scale
- Budget and cost
- Construction schedule
- Rooflines
- Should the existing pavilion be razed?
- Potential contractors

4. Housekeeping

4a. Council Assignments (Mayor Johnson) – Review and discuss assignments for the City Council.

Mayor Johnson reviewed city council assignments. Council Member Drury suggested that the City consider term limits for elected officials. He indicated that over time officials could forget what it meant to serve citizens.

4b. Mayor Pro Tempore (Mayor Johnson) – Discuss which council member should serve as mayor pro tempore.

Council Member Orme was interested in being the mayor pro tempore.

4c. Employee Structure (Mayor Johnson) – Review and discuss the employee structure for Midway City.

Mayor Johnson indicated that a new employee directory would be provided to the Council. Council Member Drury suggested an online active directory and requested an organizational chart.

Motion: Without objection, Mayor Johnson recessed the meeting at 12:19 p.m. She reconvened the meeting at 12:30 p.m.

5. Working Lunch

5a. CDRA / Tax Reimbursements to Grocery Store (City Attorney) – Review and discuss tax reimbursements to the grocery store at 42 West Main Street.

Mayor Johnson indicated that a letter should be sent to the owners of Ridley's Family Market concluding the tax reimbursements and addressing the unpaid balance. Corbin Gordon noted that the reimbursement agreement did not allow the City to reassign it.

5b. Social Media (Mayor Johnson) – Discuss Midway City's social media presence and its relation to records retention.

Brad Wilson explained record retention requirements for social media. He also explained the advantages and disadvantages of a social media presence. The Council agreed that the City should simply use social media to direct people to its website. One staff member would be responsible for posting on social media.

5c. Law Enforcement (Council Member Simonsen) – Discuss law enforcement for Midway City.

Council Member Simonsen gave a presentation regarding additional law enforcement and reviewed the following items:

- Recent history
- Current situation
- Options
- Law enforcement in other municipalities
- Costs

Note: A copy of Council Member Simonsen's presentation is contained in the supplemental file.

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

- When would the City need its own police force?
- Residents' property taxes already paid for law enforcement.
- The Wasatch County Sheriff's Department would assist whatever law enforcement the City had.
- In the community there was a lack of law enforcement or at least a perception that law enforcement was lacking.
- Wasatch County wanted to know who was questioning the Sheriff's Department's service.
- The relationship between the City and the Sheriff's Department needed to be repaired.
- Good law enforcement was more important than some other items in the budget.
- The City needed to define what it needed from law enforcement. It should then meet with the Sheriff and Heber City Police Chief.
- There was a difference between county and municipal policing.
- Traffic enforcement versus the benefit to the public.
- How would an emergency call be handled?
- Should the City have a standard speed limit?

5d. Public Comment / Policy

Corbin Gordon read a statement regarding the Zoom bombing at the last council meeting. He presented a proposed policy regarding public comment at meetings. He indicated that the policy would not affect public hearings.

Council Member Simons indicated that disrupting was a criminal act.

6. Budget (Continued)

6c. Resort Tax / Consultant (City Recorder) – Discuss hiring a consultant to complete and file the annual report of transient room capacity.

Brad Wilson reviewed the consultant's suggestions regarding the City's transient room capacity. Mayor Johnson indicated that the consultant would be hired.

6d. Accounts Receivable / Procedures (City Recorder) – Review and discuss procedures for accounts receivable.

The Council discussed accounts receivable and the collection of unpaid bills. Council Member Payne asked if interest could be charged on such bills.

7. Capital Facilities Plan (City Engineer) – Review and discuss the Midway City Capital Facilities Plan.

Michael Henke explained the City's capital facilities plan and indicated that it was being updated.

8. Recycling (Mayor Johnson) – Discuss recycling in Midway City.

Mayor Johnson made the following comments regarding recycling:

- Wasatch County was not interested in providing a recycling program.
- Reviewed area recycling providers.
- Recyclopes proposed a recycling program for Midway with residents opting out if they did not want to participate. Should residents have to opt in instead?

Council Member Simonsen expressed concern if the recyclables would be actually recycled.

9. Open Space Bond (City Recorder) – Discuss issuing a second bond regarding the preservation of open space and performing a survey to determine the bond amount.

Brad Wilson reviewed a memo regarding a potential open space bond.

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

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

- How would a \$5 million bond increase the property tax per \$100,000 of value?
- Residents already had a significant and increasing tax burden.
- Would an open space bond pass?
- What should be the amount of the bond?

10. Ameyalli Public Easement / Field Trip (Planning Director) – Visit the location of a public amenities and parking easement at the Ameyalli Resort, located at 731 North 200 East, and discuss its possible use.

The site tour was not held.

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

- Location
- Possible amenities
- Management
- Liabilities

Mr. Henke cautioned that the easement was on property in an exclusive resort.

11. General Plan

11a. Annexation Boundary (Planning Director) – Discuss the annexation boundary for Midway

City.

Michael Henke reviewed the zoning and annexation maps for Midway City and Heber City and made the following comments:

- Did the Council want to annex property on the east side of the Provo River and what should it be zoned.
- Suggested annexing to North Fields Road.
- Culinary water and the appropriate zone would incentivize landowners to annex.

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

- The zoning should remain one lot per 20 acres.
- The Council had full discretion to approve or deny an annexation.
- Should land south of Midway Lane also be annexed?

The Council agreed to further consider extending the annexation boundary beyond the Provo River.

11b. Main Street / Zoning (Planning Director) – Discuss the zoning for Main Street including types of allowed businesses and types of allowed housing.

Michael Henke reviewed the look and feel of Main Street. He asked if the Council wanted to adopt additional guidelines for development along the road.

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

- What should the building lot ratio be?
- What kind of businesses did the City want along Main Street.
- Some open space should be maintained along the street.
- Some of the existing houses should be retained.
- Should footprint or volume be used to determine density.
- The issue should be discussed in a work meeting.
- The Council should take a site tour of Main Street.

11c. Housing (Planning Director) – Discuss housing in Midway City.

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

- Rezoning process versus a code text amendment
- Performance based zoning code.
- Transfer of development rights.
- Affordable housing.

12. Adjournment

The meeting was adjourned at 4:41 p.m.

DRAFT



Memo

Date: 14 March 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 20 February 2024 City Council Work Meeting

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

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

**Tuesday, 20 February 2024, 4:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market 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 4:12 p.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney (Arrived at 4:57 p.m.)
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

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

2. Town Square Master Plan (Mayor Johnson – Approximately 60 minutes) – Discuss a master plan for the redesign of the Midway Town Square located at 150 West Main Street.

Council Member Simonsen gave a presentation regarding a master plan and reviewed the following items:

- IBI proposal
- History
- Items of contention
- Current and proposed pavilions
- Parking
- Current versus new parking spaces
- Pavilion maintenance

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

- The shade sail and water feature should be removed from IBI's proposal.
- A new parking lot on the Town Square could be north, north and east, or south of the City Office Building.
- The BBQ pit would not be moved.
- The tennis court would be retained.
- The irrigation ditch, on the west side of the square, would be more natural.
- The ice rink could be moved further north if it was rebuilt.
- The Council should first focus on phasing and the timeline.
- The interior of the Town Square should be open and green.
- Big picture items should be resolved before a decision was made on the ice rink building.
- Some items might need to be postponed.
- Why was the City improving the Town Square? It should be a gathering place that was walkable.
- There should be a second east to west plaza.
- The center plaza should be the focal point.
- Food trucks and the associated pavilion should be moved further to the east.
- The current crossing of 200 West was at Main Street.
- The concrete along the west side of the ditch could not be removed. This concrete could not be faced with stone.

Note: Corbin Gordon arrived at 4:57 p.m.

- The new building and the ice rink should be the first priorities.
- The ditch could be redone in two to three years.
- The south entry should be eliminated.
- The ice ribbon and pavilion could be done later.
- The existing pavilion would ultimately be removed.
- Local families built the existing pavilion which was utilized a lot. It should not be razed and replaced, which would cost a lot of money.
- The existing pavilion could function for another five to ten years.
- Underground storage should be added to the pavilion if it were rebuilt.
- The current ice rink trailers did not need to be replaced.
- \$700,000 was too much to spend on a building that would not look like the Community Center.
- The ice rink needed to be fixed.
- Sufficient financial reserves should be maintained.
- Many projects did not need to be done at once.
- The community was getting out of the Town Square what it needed.
- A new building should be built.
- The existing pavilion should remain with its interior remodeled and its doors replaced.
- A master plan would be a guiding light for the Town Square.

Motion: Without objection, Mayor Johnson recessed the meeting at 5:15 p.m. She reconvened the meeting at 5:25 p.m.

3. Ice Rink Building (Rob Bouwhuis – Approximately 60 minutes) – Discuss the design and location of a new building on the Midway Town Square, located at 150 West Main Street, for the ice rink and other uses.

Rob Bouwhuis gave a presentation regarding the ice rink building and reviewed the following items:

- Attaching the building to the Community Center
- Accessibility to the restrooms
- Walkway between the building and the ice rink
- Rooflines
- Membrane roofing

Mr. Bouwhuis also made the following comments:

- It would be tight to move the building to the east.
- Attaching the building to the Community Center would look odd. It would also create drainage problems and eliminate an entrance and fire exit.
- The building was just outside of the dripline for the trees to the west.

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

- The new header would have to be replaced if the ice rink was moved.
- The shingles on the community center roof were no longer available. The building needed to be reroofed.
- The exterior of the ice rink building, and the future exterior of the Community Center should match.
- The building roof could drain to the west.
- More restrooms were needed on the Town Square.
- Should the restrooms be built separately from the building? Should they be built later?
- Construction of the building should be postponed for a year to be thought through more fully. That decision should be made after the contractor provided a cost estimate.

4. Adjournment

The meeting was adjourned at 6:11 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 14 March 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 20 February 2024 City Council Regular Meeting

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

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

**Tuesday, 20 February 2024, 6:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market 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; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 6:16 p.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

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

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

2. Consent Calendar

- a. Agenda for the 20 February 2024 City Council Regular Meeting
- b. Warrants
- c. Jennifer Booth as a full member of the Midway City Historic Preservation Advisory Committee
- d. Ordinance 2024-05 prescribing the time and place of the regular meetings of the Midway City Council
- e. Travis Nokes as a full member of the Midway City Planning Commission
- f. Craig Knight as an alternate member of the Midway City Planning Commission
- g. Midway City Council Assignments

Note: Copies of items 2a through 2g are contained in the supplemental file.

Motion: Council Member Orme moved to approve the consent agenda.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

3. Statement / Public Comment (Mayor – Approximately 5 minutes) – A statement regarding public comment at meetings.

Mayor Johnson read a statement regarding public comment at meetings.

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

4. Ordinance 2024-06 / Public Comment (City Attorney – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve Ordinance 2024-06 amending the Midway City Municipal Code regarding public comment at meetings.

Corbin Gordon read the proposed ordinance. Council Member Simonsen asked if a time limit of one minute was too short. Council Member Orme responded that the Mayor could grant more time to a commentor if needed.

Motion: Council Member Drury moved to approve the ordinance as presented.

Second: Council Member Simons seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

5. Public Comment (At the discretion of the Mayor)

All public comment shall: 1) only be made by those physically present at the City Council meeting and only after the person states his or her name and address for the record; 2) may last no longer than 1 minute unless otherwise allowed by the Mayor; 3) must be germane to the authority of the City Council and be directly related to city programs, projects, services or events; and 4) may not address an item already on the agenda.

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

6. Department Reports

Legislative

Katie Villani gave a presentation on relevant legislation in the current session of the Utah State Legislature. She specifically reviewed legislation regarding the following topics:

- Land use
- First home initiatives
- Landings & setbacks
- Modular homes
- Infrastructure financing districts
- First home investment zones
- Housing affordability
- Land Use Task Force
- Local government bonds amendment
- Employment confidentiality
- Compensation amendments
- Utah Retirement System amendments
- Data privacy

North Center Street Trail

Council Member Simonsen reported that a rough design for the trail, along north Center Street, would be brought to the Council. He asked what type of public input the Council wanted regarding the project.

Animal Services / Changes

Council Member Simonsen reported that a new animal services agreement would be prepared. He indicated that a copy would be sent to the Council and the City Attorney. He added that structural changes in the organization would also be made. He indicated that a full-time technician would be hired, a new truck purchased, and the cost to local governments would be increased.

Ameyalli Resort / Master Plan Amendment / Height

Michael Henke reported that the proposed master plan amendment, for the Ameyalli Resort, no longer included a building height increase.

Cemetery / Mud

Council Member Orme reported that the City’s cemetery was muddy because of the wet weather. She indicated that any damage would be repaired in the spring. Council Member Drury recommended that mats be used when digging graves and placing vaults.

Town Hall / Floor Gaps

Council Member Orme reported that there were gaps in the wood floor of the main room in the Town Hall.

- 7. Resolution 2024-06 / Budget Amendment** (Nancy Simons – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-06 adopting an amendment to the Fiscal Year 2024 Midway City Budget. (**Public Hearing** - Public comment must be related to this item on the agenda)

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 Simons moved to approve Resolution 2024-06 adopting a budget amendment as reviewed and updated.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

- 8. Swiss Haven Annexation / Further Consideration** (City Recorder – Approximately 15 minutes) – Discuss and possibly deny or approve for further consideration the Swiss Haven Annexation located at approximately 850 West Bigler Lane.

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

- Annexation process
- Intent of annexation in the Municipal Code
- Location of the annexation
- History of the property and its association with Zermatt
- Location of the units
- Discussion items
- Possible findings

Mr. Henke also made the following comments:

- There was no sunset clause in the Municipal Code when the property was approved for development.
- The development agreement was approved in 2023.
- It was decided that all the property should be in the City.
- The annexation met code requirements.

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

Council Member Simons indicated that Bigler Lane had been damaged by construction on the property. Wes Johnson responded that the developer would have to repair the road in front of his property. He added that the City would have to repair the rest of the road.

Motion: Council Member Payne moved to approve for further consideration the Swiss Haven Annexation as proposed with the following findings:

- The proposed annexation complied with the intent of the annexation code.
- The application was complete to decide further consideration.
- Further consideration of the petition by the City Council did not guarantee the property would be approved for annexation by the City Council.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 7:41 p.m. She reconvened the meeting at 7:49 p.m.

9. Resolution 2024-07 / Southill PUD Master Plan Second Amendment (Dan Luster – Approximately 45 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-07 adopting a second amendment to the master plan agreement for the Southill PUD located at 541 East Main Street.

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

- Location of the development
- Phasing plan
- Location of units 31 and 32
- Possible findings
- Reasons for the separation of commercial and residential development in the agreements
- Proposed conditions

Mr. Henke also made the following comments:

- Up to five units could be affected.
- Probably two units would have enough parking. The parking for the other units might be in other phases.
- The parking and water in the commercial areas were based on the uses and more water might need to be provided.
- An additional 12 parking spaces would be available in Phase Two.
- The additional parking spaces would not reduce the amount of open space. They would be in the right-of-way.
- Home occupations and cottage industries would be allowed throughout the project.
- The units being discussed would have purely commercial uses on the main floor.
- The amendment would increase the ratio of commercial development to residential development in the project.
- The Water Advisory Board took its best guess at how much water would be needed.
- Additional water would be required before the plat map was recorded or a business license was issued.
- Any conditional uses had to be considered by the Council.

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

Dan Luster, applicant, reviewed the following items:

- Arts village
- Commercial spaces
- Street views
- Examples of mixed-use units.
- Access to the residential and commercial areas
- Parking calculations
- Benefits and impacts
- Summary

Mr. Luster also made the following comments:

- Two units were a priority but would also like an additional three units included in the amendment.
- The units were close to the commercial area. It made sense that they should also have a commercial component.
- The amendment created flexibility.
- Three additional units were added because they were next to the first two.
- The units would have smaller and more limited uses. The uses would not be designated.
- The project had a total of 35 extra parking spaces.
- Parking pullouts were safer and more appealing.
- Conservative estimates had been used for the water rights and parking requirements.
- A business license could not be issued unless enough water and parking were provided.
- Midway residents received tax revenue from the project. It also provided beneficial commercial uses.
- The amendment was an optimization.
- Residential structures along Main Street could be converted to commercial uses.
- The request was being made then, rather than during the original approval, because the project was complex, and it arose as the project progressed.
- The amendment made the project more interesting for the City and buyers. It created flexibility and better solutions for the area.
- Water was available for the amendment.
- The trail on Memorial Hill would be addressed in Phase Three or Phase Five.
- Was not interested in paying anything additional for the approval.
- The City should not be punitive or insure that the project did not make too much money.

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

- It should be disclosed to neighboring unit owners that their property was next to mixed-use units.
- The additional parking in the right-of-way would block a view corridor.
- The amendment was concerning.
- The extra parking was needed in case the commercial uses required it.
- The maximum possible parking should be determined and that should be the requirement for parking spaces.
- The garages were not counted as residential so that the project could meet the requirement for 20% commercial development. Garages should not be counted as commercial space.
- No additional commercial should be allowed without the necessary water rights.
- Residents had made many contributions to the project to be successful. They should receive the same additional value that the developer did from the amendment.
- The buildings being constructed in the project did not look like the renderings.
- The units would not be affordable.
- Additional parking could be purchased from the City.
- The mixed-use units would be beneficial.
- Once a space was commercial it could not return to residential.
- A business license or change of use would not be granted until enough water and parking was provided.
- More water and parking than needed should not be required.
- Residential properties changed to commercial uses should be allowed to return to

residential.

- Commercial buildings had to be razed for the property to be used for mixed-use.
- The units would be built either way.
- The project had a lot of history.
- Parking was a significant concern.
- The walkability of the project was beneficial.
- Had the residents received enough for this request to be approved?
- The City could not require more parking spaces than what was required in the Municipal Code.
- The City's restaurants had parking problems.
- The amount of required parking needed to be addressed.
- Recent parking requirements had not been fully tested.
- It was costly to buy property for parking.
- It would be difficult to determine how much parking a business needed to be successful.
- The neighbors should be notified of the request. The City told them that no changes would be made without notification.
- Parking structures were not allowed in Midway if they were above ground.
- Street parking could be problematic.

Motion: Council Member Payne moved to continue the item to the next council meeting and instructed staff to notice it.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

10. Adjournment

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

The meeting was adjourned at 9:41 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 15 March 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 4 March 2024 City Council Meeting

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

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

**Monday, 4 March 2024, 9:00 a.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, 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 9:10 p.m. She excused Council Member Drury.

Members Present:

Celeste Johnson, Mayor
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Cory Lott, Public Works Crew Chief
Shane Owens, Public Works Assistant Crew
Chief
Nancy Simons, Accounting / Budget Officer
Jennifer Sweat, Treasurer
Brad Wilson, Recorder

Members Excused:

Jeff Drury, Council Member

Others Present:

None

Staff Present:

Michael Henke, Planning Director

2. FY 2025 Budget – Receive and Discuss Presentations from Department Heads regarding the Fiscal Year 2025 Midway City Budget.

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

- General Fund
- Hiring a full-time IT employee.
- The City could contract with Wasatch County for IT services.
- The current provider should be kept for a year then reevaluated.
- Administrative Department
- Souvenir shop expenses should be removed from the Administrative Department.
- Cell phone reimbursements
- Cola and merit increases

- The City did not have to match the State's wage increases.
- The Council should be involved in determining merit increases.
- Transparency
- The number of staff and the amount of overtime should not be increasing at the same time.
- Overtime should be better controlled.
- The COLA increase should be smaller, and the merit increases larger.
- Exempt vs non-exempt employees
- Planning Department
- City cellphone for Katie Villani
- The City would pay for Ms. Villani's continuing education as an attorney.
- Training and continuing education
- Building Safety Department
- The amount for outside plan review should remain the same.
- Tonia Turner managed the souvenir shop but was also responsible for event planning and the Midway Business Alliance.
- The Business Alliance should be controlled and operated by local businesses.
- Professional services
- It was beneficial to have the City Engineer working in the City Office Building even though he was an independent contractor.
- An additional laptop was not needed for the Building Safety Department.
- The Bluebeam software needed to be updated.
- The computer hardware schedule should be updated.
- Building permit process
- Residents should be informed about the types of building permits that were free.
- Permit valuations
- Buildings
- Should the City wait to paint the trim on the City Office Building?
- Lighting and sound specialists for the Town Hall
- Door locking system
- The bathrooms in the Town Hall would be open during the day.
- Cameras in and around the City's buildings.
- Encourage the public to say something if they see something.
- Lighting problems in the Town Hall
- Equipment maintenance
- Updated costs for animal services
- Law enforcement
- The cost for the Heber City Police Department to provide additional law enforcement was in the budget.
- Both the Heber City Police Department and the Wasatch County Sheriff's Department would be on a council meeting agenda to discuss providing additional law enforcement.
- Crossing guards
- Tourism and economic development
- Did the City get its money's worth from Heber Valley Tourism and Economic Development?
- Wasatch County collected a lot of money from tourism and could not tell you where it was spent.
- County transient room tax.
- Streets

- Salt hauling
- Types of salt used by the City
- A request for proposals had been released for landscaping.
- Flags and contracting for flag rotation
- How did Tree City USA benefit the City?
- Wayfinding signs
- \$500 should be budgeted to help expand the memorial on the Memorial Hill.
- The budget should have an executive summary that includes income and expenses, less any pass-throughs, a five-year history, and a ten-year plan.
- “What ifs” and placeholders should be limited in the budget.
- Department heads should review the budget and eliminate any unnecessary expenses.
- The Mayor would regularly provide an administrative report to the Council.

The Council scheduled another budget meeting for the following Monday.

3. Adjournment

The meeting was adjourned at 12:53 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 15 March 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 11 March 2024 City Council Meeting

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

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

**Monday, 11 March 2024, 9:00 a.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council 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 9:00 p.m. She excused Council Member Drury.

Members Present:

Celeste Johnson, Mayor
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Staff Present:

Shane Owens, Public Works Assistant Crew Chief
Nancy Simons, Accounting / Budget Officer
Brad Wilson, Recorder

Members Excused:

Jeff Drury, Council Member

Others Present:

None

2. FY 2025 Budget – Receive and Discuss Presentations from Department Heads regarding the Fiscal Year 2025 Midway City Budget.

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

- American Rescue Plan Act (ARPA) money
- Resolving the remaining tax incentives for Ridley’s Family Markets
- Road improvement projects
- A percentage of equipment costs would be billed to the Water Fund if the equipment was partially used for the culinary water system.
- Capital Improvement Projects (CIP) Fund reserves
- CIP revenue
- CIP expenditures
- New trailers for the Ice Rink could be purchased or leased instead of constructing a building.
- The Community Center would eventually need to be remodeled or replaced.
- A master plan for the Town Square needed to be approved.

- Ice Rink costs and benefits
- Law enforcement
- Several issues needed to be discussed when Council Member Drury was present.

3. Adjournment

The meeting was adjourned at 11:13 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT

Memo



Date: March 19, 2024
To: Midway City Council
From: Michael Henke
Re: Alex and Samantha Farrell Lot of Record Water Requirement

The Water Board reviewed the water requirements for a lot of record owned by Alex and Samantha Farrell. The property is 0.5 acres and is located at 373 West 500 South and is in the R-1-22 zone. The Water Board reviewed the petition during their regularly scheduled meeting on February 5, 2024 and made the recommendation to the City Council that 1.76 acre feet are required based on the following calculation:

- 0.5-acre parcel (21,780 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.32 acres(13,780) x 3 = 0.96 acre feet
- 1 culinary connections for dwelling
 - 0.8 acre feet
- 1.76 acre feet requirement

The water right is sufficient for the culinary connection for a planned dwelling and to irrigate the entirety of the lot.

Please contact me if you have any questions about the proposal.

Memo



Date: March 19, 2024
To: Midway City Council
From: Michael Henke
Re: Grady and Jody Farrell Lot of Record Water Requirement

The Water Board reviewed the water requirements for a lot of record owned by Alex and Samantha Farrell. The property is 0.5 acres and is located at 675 South Stringtown Road and is in the R-1-22 zone. The Water Board reviewed the petition during their regularly scheduled meeting on August 7, 2023, and made the recommendation to the City Council that 1.76 acre feet are required based on the following calculation:

- 0.5-acre parcel (21,780 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.32 acres(13,780) x 3 = 0.96 acre feet
- 1 culinary connections for dwelling
 - 0.8 acre feet
- 1.76 acre feet requirement

The water right is sufficient for the culinary connection for a planned dwelling and to irrigate the entirety of the lot.

Please contact me if you have any questions about the proposal.