



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