

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

**Tuesday, 21 September 2021, 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 6:03 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Staff Present:

Michael Henke, Planning Director
Wes Johnson, Engineer
McKay Murdock, Attorney's Office
Brad Wilson, Recorder/Financial Officer

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 Calendar

- a. Agenda for the 21 September 2021 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 7 September 2021 City Council Work Meeting
- d. Minutes of the 7 September 2021 City Council Regular Meeting
- e. Deny the dormant Dutch Draw Annexation located on the northeast corner of Dutch Canyon Road and River Road.

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

Mayor Johnson asked Brad Wilson to explain the Dutch Draw Annexation. Mr. Wilson explained that the annexation had been dormant for several years and the petitioner no longer owned the property. He recommended that it be denied to officially end the annexation process.

Council Member Drury asked about the warrant for KW Robinson Construction. Wes Johnson explained the warrant.

Motion: Council Member Orme moved to approve the consent calendar as presented.

Second: Council Member Payne seconded the motion.

Discussion: None

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

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

3. Public Comment – Comments were taken for items not on the agenda.

Mayor Johnson asked if there were any comments from the public for items not on the agenda.

Town Square / Improvements

Josh Wright made the following comments:

- Was a member of the Swiss Days Executive Committee.
- Overall, the concepts to improve the Town Square looked good.
- What was the timing for the improvements?
- The people preparing the concepts should attend Swiss Days, which used the Town Square, and see how the event operated.
- Members of the Swiss Days Committee should be included in the process. The Committee President had been involved but her opinions had been disregarded.
- One of the concepts would prevent Swiss Days from happening.

Council Member Simonsen responded that the concepts were exploratory, and the work might be done in ten to 15 years. He wanted Swiss Days to continue because the community benefited from working together during the event.

Mayor Johnson responded that she told the Committee President that there was not time for her comments to affect the concept plans before the public meeting.

Mayor Johnson indicated that she would hire someone to administer Swiss Days if The Church of Jesus Christ of Latter-day Saints no longer participated.

High Valley Arts / Performing Arts Center

Mindy McMaster made the following comments:

- Was involved with High Valley Arts.
- The group was hugely valuable with 70,000 people having attended its performances.
- It needed a place to perform.
- Had a petition in favor of building a performing arts center in Midway.
- The arts were important.

Randon Wilson made the following comments:

- Served on the Midway Boosters which held Swiss Days.
- Supported an arts center in Midway.
- Attended many of High Valley Arts' performances.
- Was on a committee trying to build an arts center.
- An arts center would be an economic benefit to Midway and would be better than more houses. It would be close to Park City, Utah County, and Salt Lake City.

Peter Rancie made the following comments:

- Was the retired general manager for the Zermatt Resort.
- Was an advocate for an arts center.
- An arts center would be good for the local economy and benefit the area resorts which struggled.
- Midway lacked destination amenities.
- The original settlers and the current residents wanted cultural arts.

Jack Zenger made the following comments:

- Appreciated the Council.
- Supported an arts center.
- Our legacy was what we supported and elevated.
- Some cities were known for their arts and gardens.
- The location of the arts center had not been decided. That should happen later.
- His children benefited from participating in the performing arts.

Mayor Johnson made the following comments:

- The performing arts were wonderful.
- High Valley Arts needed to propose a location, plan, etc. for the arts center.

Council Member Drury made the following comments:

- The arts center could be in the resort zone.
- Supported arts in Midway.
- The City did not have the budget to build an arts center especially for a single organization.
- Would support funding an arts center that benefited more than one organization.

- No proposal for an arts center had been submitted to the City.
- The City could not make a proposal happen.
- The City had codified procedures that it had to follow.

Council Member Orme was not against an arts center in Midway but wanted to see a plan before she made any decisions.

Council Member Dougherty made the following comments:

- Liked the group's performances.
- Wanted to be a supporter and not a regulator.
- The Council would have a chance to review building plans and land use.
- Supported Swiss Days and the City's ice rink.
- Supported an arts center in Midway.
- Questioned the City sending a letter supporting an arts center at the Utah Valley University Heber Campus.
- An arts center had been discussed while considering The Village project.

Council Member Payne invited everyone to attend High Valley Arts' performances which benefited the community and especially its children. He noted that an arts center would have to go through an approval process like a new subdivision.

Council Member Simonsen made the following comments:

- There was a time and place for everything.
- Loved the theater and High Valley Arts had good productions.
- Wanted to look at the details of any proposal.
- There were options for an arts center.
- Wanted to see a proposal for a zone change before he made any decisions.

Michael Henke made the following comments:

- Theaters were a conditional use and only allowed in the resort zone.
- A zone map amendment would be required for an arts center in another zone.

Note: Council Member Orme left at 6:40 p.m.

No further comments were offered.

4. Department Reports

Town Square / Dogs

Council Member Drury made the following comments:

- The Midway Boosters requested that the City enforce its law, prohibiting dogs on the

Town Square, during the next Swiss Days.

- A dog sitter should be allowed so that dogs were not left in hot vehicles.
- Animal Control did not have the resources to police Swiss Days.
- Swiss Days volunteers should not have to enforce the law.
- Asked that an enforcement plan be considered at a council work meeting.

New Zamboni

Council Member Drury reported that the new Zamboni had arrived. He recommended that the old Zamboni be stored out of the elements as a back-up.

Pressurized Irrigation System / Restrictions

Council Member Dougherty reported that a notice had been mailed increasing restrictions on the use of the pressurized irrigation system. He indicated that lawns could only be watered once a week. He added irrigating agriculture had also been limited. He cautioned residents against installing new landscaping.

970 South Transmission Line / Update

Council Member Dougherty reported that work on the 970 South transmission line was continuing. He indicated that rights-of-way were being purchased and a utilities conflict had been resolved with a corner pole.

- 5. Resolution 2021-26 / Fees and Policies for Public Buildings** (Mayor Johnson – Approximately 30 minutes) – Discuss and possibly approve Resolution 2021-26 amending the Midway City Fee Schedule and the Midway City Policies and Procedures regarding fees, fee waivers, and policies for the use of public buildings.

Mayor Johnson gave a presentation on the resolution and made the following comments:

- It had been continued from the previous council meeting.
- Was receiving information on the issue.
- Was working on rental procedures.
- Wanted the Council to vote on the proposed fees that evening.

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

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

- The waiver process should be in the Policies and Procedures.
- The wording regarding consecutive days was confusing.
- Rental fees should be lower for residents.
- Other venues were more expensive.
- There was a lot of deferred maintenance on the City's buildings.

- The fees needed to be realistic to cover some of the maintenance costs.
- The rental forms now asked if the person completing it was the person who would use the building. This would reduce the number of residents renting for non-residents. This should not be a formal policy.
- Certain uses should not be subsidized.
- Certain users should not be prohibited from renting because of increased fees.
- The fees could be waived.
- It was uncertain how previous fees had been waived or reduced.
- The rental policy was contained in the Policies and Procedures. This manual would have to be amended to change the policy.

Motion: Council Member Payne moved to approve Resolution 2021-26, amending the Midway City Fee Schedule and the Midway City Policies and Procedures regarding fees, fee waivers, and policies for the use of public buildings, with the following changes:

- The current procedures and forms would be removed from the Policies and Procedures.
- The proposed fee schedule was adopted.
- The forms and policies could be revised administratively by the Mayor and City Council.

Second: Council Member Drury seconded the motion.

Discussion: Council Member Simonsen wanted to review the rental policies.

Brad Wilson wondered if the procedures would have as much force if they were removed from the Policies and Procedures.

Council Member Dougherty thought that what was being considered was incomplete. He noted that a policy for waiving fees had not been completed. He recommended that the fees not be adopted until the policies and procedures were approved.

Council Member Payne suggested that the fees and forms, presented that evening, be approved without adopting the resolution and amending the associated documents. Those items could then be formally adopted when the policies and procedures were finished.

Note: Council Member Orme returned at 7:25 p.m.

Council Member Dougherty said that he received a lot of emails opposing the new fees. He added that some residents did not want just the mayor to decide waivers.

Mayor Johnson recommended that the item be tabled and reconsidered when the policies and procedures were completed.

Withdrawal: Council Member Payne withdrew his motion.

Motion: Council Member Payne moved to table the item until all the paperwork was provided to the Council.

Second: Council Member Drury seconded the motion.

Discussion: None

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

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

Department Reports (Continued)

Affordable Housing

Council Member Orme reported that good things were happening with affordable housing. She indicated that Moulton Meadows had been approved.

Albert Kohler Legacy Farm / Open Space

Council Member Orme reported that the easements, conserving open space in the Albert Kohler Legacy Farm, had been completed. She indicated that Grant and Carolee Kohler had sacrificed to make that happen.

Mountain Spa Subdivision / Open Space

Council Member Orme reported that the easements, conserving open space in the Mountain Spa Subdivision, had been completed.

6. Cemetery / Update (City Attorney's Office – Approximately 15 minutes) – Receive an update regarding various issues with the Midway City Cemetery.

McKay Murdock reviewed a memo, regarding issues with the City's cemetery, and made the following comments:

- The City needed to decide how burial spaces would be sold and recorded in the future.
- The City Sexton could record a plat map of the cemetery. The plat map could then be updated and recorded again every six months.
- The City needed to decide what to do with abandoned spaces sold more than 60 years prior and then abandoned spaces sold since then.
- The period of 60 years was established by the State Code.
- Service could be attempted on all descendants of the last known owner. If no one was identified or came forward, then the space could be resold after 30 days.
- New certificates would be issued to the descendants that had rightful title to the spaces.

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

- The number of descendants would be enormous.
- 326 spaces were left in the developed sections of the cemetery.
- There was another section left to be developed.
- Stacking could increase the number of burial spots.
- The City charged \$550 per space while other cemeteries charged from \$800 to \$1,500. This did not include the cost for internment.
- The City should double what it charged.
- Nonresidents wanted to be buried in the City's cemetery.
- Burial spaces should be saved for residents.
- Nonresidents should not be prohibited from buying spaces.
- Should the price increase for more than two spaces?
- It would be difficult to increase the space cost, to include internment, when a lot of spaces had already been purchased without including internment.
- All data would be entered into the new cemetery software by that October.

Note: Council Member Orme left at 7:52 p.m.

7. Vern Dickman Property / Open Space (City Planner – Approximately 30 minutes) – Discuss and possibly approve using bond funds to preserve open space on property owned by Vern Dickman on the slope north of the Midway City Cemetery at approximately 800 West and 300 South. **Public Comment**

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

- Location
- Land use summary
- Current trail
- Gardner property
- Rural preservation subdivisions in the area
- Views from the property
- Open space committee recommendation and conditions

Mr. Henke also made the following comments:

- The proposal was called Cemetery Ridge.
- Open space funds would be used to purchase development rights.
- Preserving the land would reopen a popular equestrian trail.
- There could probably be five building lots on the property if there was one access.
- The number of building lots could increase with the number of accesses.
- Doubted that a PUD could be built on the property.
- The development potential of the property could change if the land use laws were revised.
- A slope analysis would be needed.
- The City had already spent or committed \$3.5 million of its \$5 million in open space funds.
- The City would have input on who owned the land after it was purchased.

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

Note: Council Member Orme returned at 7:56 p.m.

Wendy Fisher, Utah Open Lands Executive Director, made the following comments:

- The property was in a prominent location.
- \$1.5 million to \$2 million had been offered for the property.
- An appraisal would be required.
- The property would be purchased.
- Utah Open Lands would hold the easement but preferred that someone else own the property.
- There was an urgency to the proposal because of other interested buyers.
- Wanted to have as many funding sources as possible to reduce how much the City needed to contribute.
- Would submit for grant money the following day.
- The amount of undevelopable sensitive lands had been considered.
- Could not complete the purchase in less than 90 days. Preferred six months.
- The sellers would require some funders in place for surety.
- Needed to do due diligence on the title, water rights, etc.
- Needed time to raise funds.
- A private citizen was willing to donate \$1 million toward the project.
- The City did not have to donate additional money for the Albert Kohler Legacy Farm.
- The tentative purchase price was \$1.5 million which was based on other offers. This would be renegotiated if the appraised value was less.

Courtland Nelson, Midway City Open Space Advisory Committee Chair, reviewed the reasons for preserving the property and made the following comments:

- Financial support was needed from the City and others to preserve the property.
- The Open Space Committee recommended the request with six conditions.
- Time was of the essence.
- The property would be an extension of Wasatch Mountain State Park.
- It would be next to the Gardner property which was planned for preservation.

Woody Woodruff, a member of the Midway City Open Space Advisory Committee, reviewed concerns with not preserving the land.

Public Comments

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

Josh Wright

Mr. Wright asked if the property was in the city limits. Mr. Henke responded that it had been for many decades.

Lori Stone

Ms. Stone made the following comments:

- Was familiar with the property and had ridden horses on it many times.
- Preserving it would be a gift that would allow access and horse riding for years to come.
- It would connect other open space parcels.
- Thanked the Dickman family.
- Asked the Council to support the request.

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

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

- A trail could go through the property, then through the Kem Gardner property, and then finally connect to Snake Creek.
- Part of the property could be served by the City's culinary water system. Pumps would be needed for other parts of the property.
- The last condition of the Open Space Committee should be reworded. It should clarify that the City's contribution could decrease if the purchase price also decreased.

Motion: Council Member Simonsen moved to commit funds towards the project, before the Council that evening and called Cemetery Ridge, with the following findings and conditions:

- The proposal was consistent with the vision of the Open Space Element of the General Plan.
- Preservation of Cemetery Ridge met the goals of the Midway Open Space element of the General Plan by preserving scenic viewsheds, providing public access along the foothills, conserving open space, and providing a potential trailhead.
- In addition, preservation of the 67 acres would extinguish all potential development of the property.
- The Midway City Open Space Committee had recommended that the Midway City Council allocate up to \$500,000 to the project.
- Kem Gardner had agreed to donate up to \$1,000,000 towards the conservation easement.
- The City's contribution would be "the last dollars" used to complete the purchase with its obligation possibly being less than \$500,000.
- Title to the land would be held by Utah Open Lands but could be deeded to the City or another entity once the conservation easement was recorded.
- The transfer of ownership from Utah Open Lands was subject to the City's review and approval of the new owner.
- The conservation easement would be held by Utah Open Lands.
- Public access was guaranteed perpetually to allow the public to control the property and utilize the property to access other adjacent properties.

- Midway City's contribution would be the lesser of 33.33% of the appraised value of the property or up to a maximum of \$500,000.

Second: Council Member Drury seconded the motion.

Discussion: None

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

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

Motion: Without objection, Mayor Johnson recessed the meeting at 8:41 p.m. She reconvened the meeting at 8:48 p.m.

8. Ordinance 2021-27 / Open Space Requirements (City Planner – Approximately 60 minutes) – Discuss and possibly adopt Ordinance 2021-27 amending the Midway City Municipal Code regarding open space requirements. **Public Hearing**

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

- General Plan
- 2017 General Plan update
- Current open space requirements
- Proposed code
- Required versus voluntary open space
- Discussion items

Mr. Henke also made the following comments:

- Should sensitive lands continue to be included in the required open space for a development? A previous council decided that it should still be included.
- 80% to 90% of the development potential could be removed from a property before it was a taking.
- The gross acreage was for the entire property.
- Only usable open space should count towards the requirement.
- The proposal would just affect the required open space and not the calculation for density.

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

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

- The question was not about sensitive lands but about what percentage of property should be developed.
- With the current code the same density could be allowed for a parcel with sensitive lands and one without.
- The City's job was to protect sensitive lands.
- The City should not subsidize someone who purchased property with sensitive lands.
- The current code did not treat all open space equally.
- Could someone transfer development rights to another parcel that did not have sensitive lands?

Council Member Simonsen opposed sensitive lands counting toward the required open space. He said if it could not be built on then it should not count.

Council Member Payne agreed that sensitive lands should not count but said a percentage could qualify to avoid a taking.

Council Member Dougherty indicated that it was the owner's problem if they purchased property with sensitive lands.

Council Member Drury agreed that sensitive lands should not count.

Council Member Orme questioned sensitive lands not being worth anything when determining the required open space.

Public Hearing

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

Paul Berg

Mr. Berg made the following comments:

- The proposal addressed PUDs.
- The City had the Homestead Golf Course with its revenue and open space because of its existing regulations.
- The regulations allowed for clustering of houses which created open space.
- Parks had also been donated to the City because of the regulations.
- The regulations had been changed so that HOAs were responsible for the open space.
- Recommended that the regulations return to their original form which provided parks, etc.
- PUDs could be encouraged to leave open space as agricultural land. A plan could be required to ensure that the land was appropriately maintained. The land could also be leased as pasture for horses, etc.
- Zoning, tax credits, bonding, clustering, transferring development rights (TDRs), etc. were tools that could preserve open space.
- Some municipalities required 60% to 80% open space.
- TDRs would only work if the City reduced its density in the receiving zones.
- Rarely did developers ask for the entire density in Midway.

- The Village development only had half the allowed density.
- Had seen four moratoriums in Midway in 20 years, but its zoning map had change very little.
- A performance code could be adopted that allowed a certain density with density bonuses for doing specific things.
- The density of developments was only partially driven by the market.
- Sensitive lands were protected by including it in the required open space.
- Density should be controlled by regulating density.
- Watts Remund Farms would have been a mixed subdivision and PUD if the sensitive lands had not counted as required open space.

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

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

- The market might change, and developers might start requesting the maximum density.
- All market conditions should be anticipated.
- Where there was no land there was no demand.
- Midway was surrounded by mountains which limited development.
- Construction and infrastructure costs effected density and lot sizes.
- Performance codes were subjective and had to be tailored correctly.
- Watts Remund Farms, Phase 5 had units right next to the wetlands.
- The current regulations prevented the large usable open space in PUDs.
- Density would decrease if sensitive lands were not counted as required open space.
- The City should reduce the allowed density if it wanted less density.
- The City Attorney indicated that removing 50% of the development rights was not a taking. He also indicated that excluding sensitive lands from required open space was not a taking.
- The ordinance should be tabled.
- The amount of sensitive lands, that counted for required open space, should not be more than 10% which was the percentage used for wetlands.

Motion: Council Member Drury moved to approve Ordinance 2021-27 with the following findings and modifications:

- Land with less than 50% sensitive lands would not have any of the sensitive lands count toward the required open space.
- Land with more than 50% sensitive lands would have 10% of the amount, that exceeded the 50%, that would count towards the required open space.
- The issue would be reviewed and possibly brought back to the Council to eliminate counting any sensitive lands.
- Preserving open space was a goal of the community.
- Allowing only a percentage of sensitive lands to be counted as open space would assure that some non-sensitive land was counted as open space.
- Density would not reduce because of the change but it would require more clustering.

Discussion: Council Member Simonsen asked if sensitive lands and open space needed to be shown on plat maps. Michael Henke responded that it was already shown.

Second: Council Member Simonsen seconded the motion.

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

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

9. House Size / Guidance to Planning Commission – (City Planner – Approximately 60 minutes) Discuss and possibly provide additional guidance to the Midway City Planning Commission regarding a proposal to limit the size of houses in Midway City.

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

- Proposal background
- Limiting the maximum square footage of a house
- Limiting the house size as a percentage of the lot size
- Additional considerations
- Examples

Mr. Henke also made the following comments:

- What was the Council trying to limit? Big houses on large lots? Big houses on small lots?
- Limiting a house by its size was the most common approach and worked well with small lots.
- Limiting a house by its percentage of the lot worked well for large lots.
- Sometimes two duplexes could be on a property where a large house was built instead.

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

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

- Should not penalize owners for combining lots.
- The object should be limiting the size of the house in comparison to the size of the lot.
- Size could be limited by percentage of the lot and also have a maximum square footage.
- Large homes sent a message of wealth and exclusivity. It indicated that smaller houses were not welcome.
- The volume of the house was the concern.
- Reducing volume saved energy and water.
- Midway should be rural.
- Nonresidential buildings were not an issue.
- Larger houses increased property values.
- Midway should include a variety of houses.
- Houses should have some space around them.

- Outbuildings could block views.
- Setbacks could help with the issue.
- Increasing setbacks was difficult with houses of different shapes and sizes. It was also unfair if surrounding houses had been built to shorter setbacks.
- The issue was the transitions from zones to zones.
- Large houses on large lots were not a concern.
- Second floors could be locked off to save energy and water and opened to accommodate guests.
- Site obscuring fences reduced the rural feel.
- Second stories could be stepped back in size.
- The area of a lot could be maximized with outbuildings.
- Large houses on small lots were addressed with setbacks.
- A large house on a large lot was better than a lot of smaller houses on the same property.
- Why would the City allow a lot to be filled up with a house when it was bonding to preserve open space?
- Open space was required in PUDs.
- Limitations should focus on 0.5 to 5 acre lots.
- An owner should have flexibility on where they put their house on a lot.
- Outbuildings should not be allowed on property lines.
- High density housing needed shared open space.
- High fences were a problem in the City.
- How would you inform a lot owner of any size restrictions before they designed their house?
- The issue should be tabled until after the General Plan was revised.
- Should there be a committee for house design?
- How did house size effect water usage? Water rights were turned in before any house designs were submitted.
- The City's residents were not pretentious.
- Larger houses effected property values and taxes.
- What would be the unintended consequences of the ordinance?
- Supply and demand, not the City's restrictions, would determine what was built.
- Someone would go somewhere else if they wanted a large house and could not build it in Midway.

Motion: Council Member Orme moved to table the issue until after the General Plan was revised and direction could be given to the Planning Commission at that time.

Second: Council Member Dougherty seconded the motion.

Discussion: None

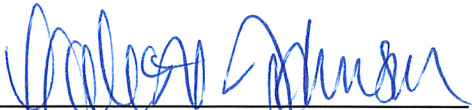
Vote: The motion was approved with the Council voting as follows:

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

10. Adjournment

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

The meeting was adjourned at 10:59 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder