

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

**Thursday, 3 February 2022
9:00 a.m. – 3:00 p.m.
Valais Clubhouse
1325 N Valais Parkway, 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. Welcome

Mayor Johnson called the meeting to order at 9:07 p.m. and reviewed the purpose of the meeting.

Members Present:

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

Michael Henke, Planning Director
Wes Johnson, Engineer (Arrived at 11:20
a.m. and left at 1:55 p.m.)
Brad Wilson, Recorder/Financial Officer

Others Present:

None

Staff Present:

Corbin Gordon, Attorney (Arrived at 11:37
a.m. and left at 1:55 p.m.)

2. Records Requests

Council Member Simonsen asked if the City received vexatious records requests. Michael Henke responded that it did.

Mayor Johnson explained that a deposit would be proposed for some requests. Council Member Dougherty cautioned that all deposits should be applied fairly.

3. Budget Amendment Review (Nancy Simons)

Nancy Simons reviewed the revenue and expenditures for the proposed FY 2022 budget

amendment.

Note: A copy of the amendment as presented is contained in the supplemental file.

The Council and staff discussed the following items:

- Additional water testing, which would be expensive, still needed to be done that fiscal year.
- The extension of the Center Street trail would be done the following fiscal year.
- The Heber Light & Power Company (HL&P) dividend needed to be moved to the Ice Rink Fund.
- HL&P showed the waiver of streetlight costs as a dividend to its members. How this was shown in Midway City's finances needed to be verified.

4. ARPA and CARES fund update (Brad Wilson)

Brad Wilson reviewed the American Rescue Plan Act (ARPA) and the Coronavirus Aid, Relief, and Economic Security Act (CARES).

The Council and staff discussed the following items:

- Wellspring Physical Therapy should be included in the local business grants given because of the pandemic.
- ARPA funds should be used to provide more public parking along Main Street. The money should be used to purchase rather than lease land. Additional grants were available that could be used for parking.
- The funds could also be used to improve the remote access capabilities in the council chambers which were outdated and hard to use.

5. Midway Must Haves / Update

The Council and staff discussed the following items:

- Cost of goods sold should not include inventory. The souvenir shop would show a profit if that was corrected.
- The original purpose of the shop was to promote local businesses. The purpose had changed to a retail store. Its first purpose should be a visitors' center which the City should subsidize.
- The prices of the products needed to be increased.
- Local businesses were not interested in selling their items at the shop.
- The shop did have flyers and information about events and local restaurants.
- It should break even but not be a profit center.
- It had limited space.
- Products could be sold at the shop for the same price as they were sold in the local businesses.
- Local businesses wanted customers in their stores.

6. City Council Meeting Calendar for 2022 (Brad Wilson)

The Council agreed to cancel its meetings on March 15th, July 5th, September 6th, October 18th, and January 3rd (2023)

7. Making Council Meetings More Efficient

The Council and staff discussed the following items:

- Staff presentations should not be repeated or given multiple times. They should not be interrupted.
- Discussions should focus on the agenda item.
- The Council should get the broad understanding of an item from the information provided before the meeting.
- The reason or why for the agenda item should be addressed.
- An agenda item should have a link to the planning commission report.
- Receiving information the Friday before the meeting was not soon enough. It was difficult for staff to provide it much sooner.
- The date of the planning commission meeting effected when information could be provided for the council meeting.
- An agenda item should be removed from the agenda if the associated information was not complete.
- The Council should never feel rushed to make a decision.
- Could a public hearing be held open from one meeting to the next? A hearing should be opened and closed at the same meeting, but the item could be continued to a following meeting and additional public comment taken at that time.
- It was important for the public to hear each other's comments.
- The order of a meeting was established in Section 2.02.020 of the Municipal Code. This order should be followed.

The Council decided to receive information one week before a meeting.

8. Review Codes

9. Does the Moratorium need to be Extended?

Michael Henke reviewed the amendments to the Municipal Code that had been recently adopted or were being prepared.

The Council and staff discussed the following items regarding moderate income housing and a development moratorium:

- Attainable housing needed to be addressed. The longer the City waited the more difficult it would be to address.
- It would take several work meetings to start the consideration process.
- Some developments like the Mountain Spa, which worked with the City to preserve open space, should not have to wait for the issue to be completely resolved.
- A fee-in-lieu could be adopted immediately, and the other requirements determined later.

This would be the first and easiest way to start addressing the issue.

- The Council needed the City Attorney's opinion.
- Midway would have more influence on the issue if it was contributing a fee-in-lieu to the area housing board.
- Additional requirements were needed to determine how the fee-in-lieu could be used.
- People with experience in attainable housing should present to the Council.
- The General Plan would not propose a solution to attainable housing.
- There should be a property tax for attainable housing.
- There should be a sales tax for attainable housing.
- A fee-in-lieu would not be sufficient to provide attainable housing.

Note: Wes Johnson arrived at 11:20 p.m.

- A moratorium should be enacted after the General Plan was updated.
- Another moratorium should be enacted right after the current one ended because land was being developed quickly.
- A moratorium could exclude commercial developments, etc.
- Could a moratorium only apply to a certain geographic area?

Note: Corbin Gordon arrived at 11:37 a.m.

- The City could be sued for adopting another moratorium. Adopting notices of pending ordinances was preferred.
- Attainable housing was not listed as a reason for the current moratorium.
- The lack of attainable housing was a crisis.
- The requirements of an overlay zone were optional for developers.
- Back-up documentation would be needed to adopt another moratorium.
- The City should be aggressive and then return to make changes if needed.
- Attainable housing was a regional problem, and the area governments should work together.
- Midway was not the best place in the area to put attainable housing.

The Council decided that attainable housing should be discussed at the Council's next work meeting. The meeting would begin at 4:00 p.m.

Motion: Without objection, Mayor Johnson recessed the meeting at 11:57 a.m. She reconvened the meeting at 12:52 p.m.

10. Elected Officials Salary/Benefits

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

- The mayor of Midway should be paid the same as Heber City's mayor with an annual cost of living adjustment (COLA).
- Heber City had a manager who had many of the responsibilities of a mayor.
- Mayoral compensation should be based on a percentage of the budget and the number of employees.
- The mayor was the CEO of Midway and should be compensated accordingly or a city

manager hired.

- Elected office should not be limited to those who had the financial means.
- Should any increases be done in stages?
- People were a company's best asset.
- Elected officials could participate in the City's healthcare plan if they paid the premiums.
- Any increase should begin with the new fiscal year.
- Any COLA for the Council should be 1 percentage point less than what was given to employees.
- A minimum COLA of 2% should be given to employees each year.
- The Mayor and Council could use a city vehicle instead of being paid a travel allowance.
- Any increase for the Mayor should be done immediately and increases for the Council done at the beginning of the fiscal year.
- A phone allowance should be given to the Mayor and the Council.
- The Mayor should be given health insurance.
- Any compensation should not be based just on the current mayor but also future mayors.
- Could the Council give the Mayor a bonus each year instead of an initial dramatic increase in the base wage? This would invite politics and vendettas.

The Council agreed that the Mayor should have a salary of \$25,000 with insurance, a monthly phone allowance, and a 2% COLA that would be effective as soon as possible. The Council's salary would increase to the same as Heber City's with a monthly phone allowance and a 2% COLA. The staff would also receive a minimum 2% COLA each year.

11. Road Standards

Wes Johnson asked if the City wanted to have the same standard for both private and public roads. The Council agreed that the standard should be the same. It was agreed that a public easement should be required on all new private roads. It was also agreed that the easement should include sidewalks and trails along the roads.

Note: Corbin Gordon and Wes Johnson left at 1:55 p.m.

12. Committee Assignments & Mayor Pro-Tempore (Mayor Johnson)

Mayor Johnson indicated that the Council changed its mayor pro-tempore from time to time. The change would be put on the next council meeting agenda.

None of the council members wanted to change their assignments.

Council Member Dougherty indicated that HL&P wanted a successor designated for its board. Council Member Orme was designated as a successor for Council Member Dougherty who was the board member.

Council Member Dougherty asked that the assignment to the annexation boundary commission be included on the list of assignments.

13. Midway Must Haves / Discuss Proposal to Move to the DUP Location

The Council and staff discussed the following items regarding moving Midway Must Haves to the space formally occupied by the Daughters of the Utah Pioneers (DUP):

- A request had been made for a historical museum. It could be in the reception area of the former DUP space.
- The former space had been suggested as an incubator for businesses.
- Should the souvenir shop be moved so soon after it opened? It should be given more time to establish itself.
- A lot of money was spent on refurbishing the current space for the shop.
- The current space was too small for it to function as a visitor's center. The size of the space could kill the shop.

It was agreed that Council Member Orme and Council Member Payne would review the proposal and fiscal viability of the shop.

14. New Staff

Mayor Johnson explained the need for a mayoral assistant who would do other functions like coordinating events.

Council Member Drury indicated that the City needed a code enforcement officer.

Council Member Dougherty indicated that a water specialist could be hired. The specialist would be a contractor that worked on specific projects and the conservation of water.

15. Charity List

Mayor Johnson reviewed a list of potential charities that the City could donate to. Council Member Dougherty suggested that the donations be matching grants.

16. Goals for 2022

Mayor Johnson reviewed the creation of a new website for the City. She also explained an idea for a welcome packet for new residents.

17. Building Department – Tex Couch's evaluation of money brought in by the Department

Mayor Johnson noted that the revenue brought in by the Building Department had increased because of an adjustment in fees.

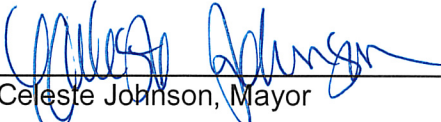
18. Building Inspector – Update

Mayor Johnson explained that the Building Department was contracting for help with inspections

and plan review. She said this was working well. She indicated that another staff person could be hired when needed.

19. Adjournment

The meeting was adjourned at 2:33 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder