

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	7215	Water heater at the Town Hall	03/15/2024	4,412.00	.00		
Total 105:					4,412.00	.00		
170								
170	BIG O TIRE	044264-4413	Replacement Tire	03/25/2024	2,082.87	.00		
170	BIG O TIRE	044264-4548	Mount Ballance F550	03/25/2024	209.70	.00		
Total 170:					2,292.57	.00		
305								
305	COLONIAL FLAG & SPECIALTY	0313286-IN	Cemetery Vetrans Flags & Replac	04/22/2024	280.00	.00		
Total 305:					280.00	.00		
355								
355	DELCO WESTERN	24-0631	Chlorinater Repair	04/15/2024	363.85	.00		
355	DELCO WESTERN	24-0704	Cottages on the green water pum	04/22/2024	56,565.90	.00		
Total 355:					56,929.75	.00		
735								
735	LES OLSON COMPANY	EA1395078	Quarterly #4 Quarterly Contract bil	04/05/2024	1,382.60	.00		
Total 735:					1,382.60	.00		
845								
845	MOUNTAINLAND SUPPLY COMP	CREDIT MEM	Credit Memo-Cemetery Building R	03/27/2024	24.47-	.00		
845	MOUNTAINLAND SUPPLY COMP	CREDIT MEM	Credit Memo-Sloan 1" Water Valv	04/23/2024	176.10-	.00		
845	MOUNTAINLAND SUPPLY COMP	S104906942.0	WATER Meter Touch Coupler	04/10/2024	9,885.29	.00		
845	MOUNTAINLAND SUPPLY COMP	S106037958.0	Fire Hydrant Parts	04/02/2024	132.21	.00		
845	MOUNTAINLAND SUPPLY COMP	S106038176.0	Sloan Flush Valve	04/02/2024	132.79	.00		
845	MOUNTAINLAND SUPPLY COMP	S106049651.0	Cemetery Building Remodel Restr	03/27/2024	51.38	.00		
845	MOUNTAINLAND SUPPLY COMP	S106061535.0	Valais Park	04/02/2024	28.33	.00		
845	MOUNTAINLAND SUPPLY COMP	S106061878.0	Irrigation Filter Parts	04/12/2024	464.17	.00		
845	MOUNTAINLAND SUPPLY COMP	S106076101.0	Ring Gasket	04/09/2024	4.44	.00		
845	MOUNTAINLAND SUPPLY COMP	S106076101.0	Water supplies	04/10/2024	146.09	.00		
845	MOUNTAINLAND SUPPLY COMP	S106076101.0	Gasket Pipe	04/22/2024	11.46	.00		
845	MOUNTAINLAND SUPPLY COMP	S106078664.0	Meter Adaptors	04/10/2024	2,380.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S106078664.0	Irrigation Filter Parts-Silonoid	04/16/2024	434.48	.00		
845	MOUNTAINLAND SUPPLY COMP	S106080020.0	Shop Packout	04/15/2024	194.91	.00		
845	MOUNTAINLAND SUPPLY COMP	S106091263.0	Wirenuts	04/15/2024	72.51	.00		
845	MOUNTAINLAND SUPPLY COMP	S106096642.0	Sloan Valve Cap	04/22/2024	176.10	.00		
845	MOUNTAINLAND SUPPLY COMP	S106106257.0	Teflon tape, Redhot glue, Nitrile gl	04/22/2024	238.20	.00		
845	MOUNTAINLAND SUPPLY COMP	S106107493.0	Scrubber valve, 2" Coupler, Slip to	04/22/2024	1,182.66	.00		
845	MOUNTAINLAND SUPPLY COMP	S106109492.0	Sprinkler repair couplers	04/23/2024	430.21	.00		
845	MOUNTAINLAND SUPPLY COMP	S106110998.00	Pink Sprinkler Flags	04/23/2024	29.59	.00		
Total 845:					15,794.25	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
875								
875	ODP BUSINESS SOLUTIONS LL	359888618002	Binder for Tonia	04/10/2024	18.98	.00		
875	ODP BUSINESS SOLUTIONS LL	360250993001	Office Staff	04/09/2024	105.79	.00		
875	ODP BUSINESS SOLUTIONS LL	360253455001	Mini Greener Notes	04/09/2024	8.96	.00		
875	ODP BUSINESS SOLUTIONS LL	CREDIT-36182	Credit-Mini Greener Notes	04/15/2024	8.96-	.00		
Total 875:					124.77	.00		
930								
930	Dominion Energy	2731063797 4/	2731063797 Community Center	04/11/2024	647.04	.00		
930	Dominion Energy	5770020000 4/	5770020000 TOWN HALL	04/11/2024	1,153.73	.00		
930	Dominion Energy	6558550000 4/	6558550000 Maintenance Shop	04/11/2024	1,545.09	.00		
930	Dominion Energy	6801020000 4/	6801020000 Admin Office	04/11/2024	235.19	.00		
Total 930:					3,581.05	.00		
945								
945	CENTURYLINK - 435-654-3227 2	435-654-3227	PHONE SERVICE	04/07/2024	372.15	.00		
Total 945:					372.15	.00		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	188899	VHB Tape	03/27/2024	268.93	.00		
Total 1015:					268.93	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	CREDIT-WNM	CREDIT-Public Safety Street Drivi	04/18/2024	1,546.02-	.00		
1045	STANDARD PLUMBING SUPPLY	WLHD07	Removal name plates on Main Str	03/27/2024	4.79	.00		
1045	STANDARD PLUMBING SUPPLY	WLQ212	Oil/Fuel Mixed Gas	04/01/2024	28.99	.00		
1045	STANDARD PLUMBING SUPPLY	WLRZ35	Cemetery remodel-Spray Paint, P	04/02/2024	57.94	.00		
1045	STANDARD PLUMBING SUPPLY	WMHR99	SCREW ASSORTMENT	04/08/2024	22.78	.00		
1045	STANDARD PLUMBING SUPPLY	WNHJ47	SPRAYER TANK, ROUND UP, OT	04/17/2024	242.02	.00		
1045	STANDARD PLUMBING SUPPLY	WNKX04	1/2 Black Plug	04/18/2024	2.52	.00		
1045	STANDARD PLUMBING SUPPLY	WNL106	Sprayer Tank Line Repairs	04/18/2024	45.43	.00		
1045	STANDARD PLUMBING SUPPLY	WNLJ00	Public Safety Street Driving Camp	04/18/2024	1,701.40	.00		
1045	STANDARD PLUMBING SUPPLY	WNM425	Public Safety Street Driving Camp	04/18/2024	15.28	.00		
1045	STANDARD PLUMBING SUPPLY	WNYK14	90 Angle Brackets	04/23/2024	6.99	.00		
1045	STANDARD PLUMBING SUPPLY	WPCC11	50 FT GARDEN HOSE	04/24/2024	45.99	.00		
Total 1045:					628.11	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	172923	Rake pruners telescpic pruner	04/02/2024	90.16	.00		
1170	TIMBERLINE ACE HARDWARE	173325	Ice Rink Trailers	04/15/2024	10.77	.00		
1170	TIMBERLINE ACE HARDWARE	173382	Cemetery-Flag pole light intall sla	04/16/2024	52.04	.00		
1170	TIMBERLINE ACE HARDWARE	173388	Water-Nuts & Bolts	04/16/2024	22.05	.00		
1170	TIMBERLINE ACE HARDWARE	173452	Preston Sprayer	04/18/2024	11.68	.00		
Total 1170:					186.70	.00		
1300								
1300	UTAH WATER USERS ASSOCIA	2024	2024 Annual Dues	01/01/2024	100.00	.00		
Total 1300:					100.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1310								
1310	WASATCH AUTO PARTS	294252	Primary Wire, Threadlocker	03/27/2024	62.59	.00		
1310	WASATCH AUTO PARTS	295382	Gear Lube	04/16/2024	108.00	.00		
1310	WASATCH AUTO PARTS	295395	Batteries Snowplows	04/16/2024	1,077.48	.00		
1310	WASATCH AUTO PARTS	295412	Batteries	04/16/2024	170.46	.00		
1310	WASATCH AUTO PARTS	295536	Preston Weedsprayer parts	04/17/2024	7.99	.00		
Total 1310:					1,426.52	.00		
1360								
1360	WASATCH COUNTY SOLID WAS	00570	Shop Clean up	04/04/2024	34.00	.00		
1360	WASATCH COUNTY SOLID WAS	00578	Shop Clean up	04/04/2024	35.00	.00		
1360	WASATCH COUNTY SOLID WAS	00749	Shop Clean up	04/08/2024	110.00	.00		
Total 1360:					179.00	.00		
1365								
1365	WAVE PUBLISHING	L 18177	OPEN SPACE Notice	03/21/2024	37.00	.00		
1365	WAVE PUBLISHING	L 18178	PLANNING COMMISSION Vacan	03/21/2024	41.62	.00		
1365	WAVE PUBLISHING	L 18179	Notice	04/01/2024	148.00	.00		
Total 1365:					226.62	.00		
1375								
1375	WHEELER MACHINERY CO	PS001681104	Hose Parts	04/11/2024	103.57	.00		
1375	WHEELER MACHINERY CO	PS001681105	Hydraulics Hose	04/11/2024	9.49	.00		
Total 1375:					113.06	.00		
1421								
1421	HEBER LIGHT & POWER	3390	1st qt 2024 Streetlight repair	04/08/2024	1,498.00	.00		
Total 1421:					1,498.00	.00		
1429								
1429	ALSCO / AMERICAN LINEN	LSAL2855092	Floor Mats	04/22/2024	34.24	.00		
Total 1429:					34.24	.00		
1451								
1451	MID-AMERICAN RESEARCH CH	0815600-IN	Chemicals and Gloves	03/29/2024	311.99	.00		
Total 1451:					311.99	.00		
1603								
1603	ROCKY MOUNTAIN POWER	52369498-002	SWISS MOUNTAIN PUMP	04/22/2024	12.12	.00		
Total 1603:					12.12	.00		
1950								
1950	MORETON & COMPANY	357120	INSURANCE	04/19/2024	490.00	.00		
Total 1950:					490.00	.00		
2070								
2070	MIDWAY HERITAGE FOUNDATI	41124	Midway Portrait of a Town	04/11/2024	450.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2070:					450.00	.00		
2075								
2075	MIDWAY CITY	1.0002.3 4/24	1.0002.3 Memorial Hill Bathroom	04/01/2024	84.00	.00		
Total 2075:					84.00	.00		
2147								
2147	CHEMTECH-FORD LABORATOR	24D1117	Mahogany Spring & Alpenholf Wel	04/16/2024	400.00	.00		
2147	CHEMTECH-FORD LABORATOR	24D1118	colilert AP	04/16/2024	30.00	.00		
Total 2147:					430.00	.00		
2264								
2264	GRAINGER	9068303792	Cemetery Hollow Metal Man Door	03/28/2024	622.04	.00		
Total 2264:					622.04	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	21-010 FCD	21-010 FINAL COMPLETION DE	04/22/2024	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-058 FCD	21-058 FINAL COMPLETION DE	04/22/2024	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-229 FCD	21-229 FINAL COMPLETION DE	04/22/2024	3,000.00	.00		
2418	FINAL COMPLETION DEPOSIT	22-088 FCD	22-088 FINAL COMPLETION DE	04/22/2024	3,000.00	.00		
2418	FINAL COMPLETION DEPOSIT	22-095 FCD	22-095 FINAL COMPLETION DE	04/22/2024	3,000.00	.00		
2418	FINAL COMPLETION DEPOSIT	22-096 FCD	22-096 Final Completion Deposit	04/23/2024	3,000.00	.00		
2418	FINAL COMPLETION DEPOSIT	22-137 FCD	22-137 FINAL COMPLETION DE	04/22/2024	3,000.00	.00		
Total 2418:					18,000.00	.00		
2446								
2446	JENNIFER SWEAT	4/2024	Reimbursement for CONFERENC	04/08/2024	333.60	.00		
2446	JENNIFER SWEAT	5/2024	UAPT Spring Conference-Car Mil	04/24/2024	380.18	.00		
2446	JENNIFER SWEAT	5/2024	UAPT Spring Conference-Hotel	04/24/2024	333.60	.00		
2446	JENNIFER SWEAT	5/2024	UAPT Spring Conference-Per Die	04/24/2024	78.00	.00		
Total 2446:					1,125.38	.00		
2479								
2479	BUILDING RENTAL DEPOSIT RE	41824	Clean Up Deposit	04/18/2024	375.00	.00		
Total 2479:					375.00	.00		
2485								
2485	KARL MALONE CHRYSLER DO	88062	Tube Steps-Corys Truck Replace	03/27/2024	299.96	.00		
2485	KARL MALONE CHRYSLER DO	88067	Tube Steps-Corys Truck Replace	03/28/2024	25.00	.00		
2485	KARL MALONE CHRYSLER DO	C3223	Vehicle Repairs	03/31/2024	98.49	.00		
Total 2485:					423.45	.00		
2561								
2561	CENTURYLINK -435-654-3924 45	435-654-3924	Phone/Internet	04/07/2024	145.77	.00		
Total 2561:					145.77	.00		
2562								
2562	CENTURYLINK 435-654-4204 77	333723442 4/2	Phone Service	04/07/2024	144.41	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2562:					144.41	.00		
2614								
2614	Executech Utah, Inc.	169066	Firewall License	04/04/2024	1,922.99	.00		
2614	Executech Utah, Inc.	EXEC-166503	IT Services	04/01/2024	1,920.00	.00		
2614	Executech Utah, Inc.	EXEC-167692	IT Services	03/31/2024	972.56	.00		
Total 2614:					4,815.55	.00		
2627								
2627	GORDON LAW GROUP, P.C.	17168	Homestead Development	04/04/2024	881.50	.00		
2627	GORDON LAW GROUP, P.C.	17169	Ameyalli Resort	04/04/2024	542.40	.00		
2627	GORDON LAW GROUP, P.C.	17171	The Village	04/04/2024	220.37	.00		
2627	GORDON LAW GROUP, P.C.	17215	MONTHLY FLAT FEE	04/09/2024	5,440.25	.00		
2627	GORDON LAW GROUP, P.C.	17215	MONTHLY FLAT FEE	04/09/2024	347.25	.00		
2627	GORDON LAW GROUP, P.C.	17216	Sage Hill Estates	04/09/2024	297.90	.00		
2627	GORDON LAW GROUP, P.C.	17217	Vincent Fields	04/09/2024	374.63	.00		
2627	GORDON LAW GROUP, P.C.	17218	The Hideout Subdivision	04/06/2024	164.00	.00		
Total 2627:					8,268.30	.00		
2636								
2636	CenturyLink ACCT# 88239224	684524366	Phone Services	04/12/2024	1,068.32	.00		
Total 2636:					1,068.32	.00		
2658								
2658	SIGNARAMA	INV-16344	Replacement Street Blades	03/14/2024	996.11	.00		
2658	SIGNARAMA	INV-16542	Homestead Trail Sign	04/08/2024	47.35	.00		
Total 2658:					1,043.46	.00		
2659								
2659	INTERMOUNTAIN BOBCAT	P12742	Sweeper Bristles, Wire Harness,	04/24/2024	2,013.06	.00		
Total 2659:					2,013.06	.00		
2672								
2672	Child Richards	140033	Governmental Annual Accounting	03/31/2024	1,500.00	.00		
Total 2672:					1,500.00	.00		
2683								
2683	NORCO INC	40885872385	Parts welder gas	03/27/2024	203.12	.00		
Total 2683:					203.12	.00		
2700								
2700	Car Quest Auto Parts	15341-180785	Oil Filter	03/28/2024	3.95	.00		
Total 2700:					3.95	.00		
2709								
2709	Celeste Johnson	5933	Annual review-Tonia Turner, MMH	04/25/2024	36.67	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2709:					36.67	.00		
2783								
2783	VERIZON WIRELESS	9960502453	Cellular Service	04/01/2024	374.58	.00		
Total 2783:					374.58	.00		
2806								
2806	SUPERIOR LOCKSMITH	WO-4664	Paper Rent Door	04/04/2024	117.50	.00		
2806	SUPERIOR LOCKSMITH	WO-4736	Building Keys	04/15/2024	128.45	.00		
Total 2806:					245.95	.00		
2831								
2831	Rocky Mountain Valves & Automa,	002547	Water PRV Repairs	04/01/2024	4,326.60	.00		
2831	Rocky Mountain Valves & Automa,	002548	Water PRV Repairs	03/29/2024	4,061.69	.00		
Total 2831:					8,388.29	.00		
2868								
2868	SHERWIN WILLIAMS CO	4007-7	Cemetery Paint	04/10/2024	364.26	.00		
Total 2868:					364.26	.00		
2899								
2899	SUNPRO	3189152	Cemeter-Metal Access Door Restr	04/23/2024	511.48	.00		
Total 2899:					511.48	.00		
2927								
2927	Ignition Creative Group	7817	Tourism	04/15/2024	1,223.30	.00		
Total 2927:					1,223.30	.00		
2957								
2957	LEE'S MARKETPLACE	52301	Public Works Quarterly Lunch	04/23/2024	344.67	.00		
Total 2957:					344.67	.00		
2961								
2961	SMITH & EDWARDS WEST JOR	26410	TRAVUS-Clothing Allowance	04/20/2024	223.78	.00		
2961	SMITH & EDWARDS WEST JOR	26494	Clothing Allowance for Shane	04/26/2024	201.91	.00		
Total 2961:					425.69	.00		
3054								
3054	STATE FIRE	12552782	Camera Install Security	04/05/2024	2,400.00	.00		
3054	STATE FIRE	IN0000008765	City Office-Door Management Sys	04/17/2024	192.00	.00		
3054	STATE FIRE	IN0000008766	Com. Center-Door Management S	04/17/2024	192.00	.00		
3054	STATE FIRE	IN0000008767	Door Management System	04/17/2024	246.00	.00		
Total 3054:					3,030.00	.00		
3129								
3129	Western Water Works	2203972-02	Fire Hydrant	04/12/2024	1,761.56	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 3129:					1,761.56	.00		
3135								
3135	TITAN LAND SURVERYING LLC	T-24-007	Survey area for proposed Ice Rink	03/26/2024	2,360.00	.00		
Total 3135:					2,360.00	.00		
Grand Totals:					150,426.69	.00		

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: 30 April 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 16 April 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, 16 April 2024, 5:00 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

Mayor Johnson called the meeting to order at 5:05 p.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member (Arrived at 5:20 p.m.)
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.

2. Land Use and Development Process / State Mandated Changes (City Attorney and City Planner – Approximately 30 minutes) – Discuss implementing state mandated changes regarding land use and the development process including SB 174 (2023).

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

- Legislative versus administrative actions
- Development agreements
- Conditional use permits
- Examples of legislative and administrative actions from council agendas
- Plat map amendments

Note: Council Member Orme arrived at 5:20 p.m.

- Timelines
- Review cycles
- Legislative actions
- Density

Mr. Henke also made the following comments:

- The Council still had discretion in decision making.
- Multi-unit developments would still be considered by the Council.

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

Corbin Gordon also gave a presentation regarding possible options and made the following comments:

- The law could not be challenged.
- Advised against development approvals being conditional use permits.
- Lowering density was an extreme response.
- Advised against wholesale and extreme responses because of the public outcry and the state legislative response.
- The Council should focus on items it could control like zoning.
- Most of the value of a property had to be wiped out for it to be a taking.

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

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

- Full density developments were of the most concern.
- Vacant land with legislative agreements or approvals should be identified.
- The current process should continue to be followed for large-scale developments, maybe based on the zone.
- The City should plan for the future.
- Was the current municipal code what the Council wanted?
- Should developments over five dwellings be phased?
- The state mandated changes would not increase affordable housing.
- The City should pick its battles.
- Should greater open space be required?
- Should the Council adopt a performance-based code?
- Consolidations of lots did not need to be considered by the Council.
- It was a benefit to have developers negotiate with the Council. Developers had been cooperative in these negotiations.
- It was surprising how many developers did not maximize density.
- The Council should submit ideas to staff.

The Council decided to have a four-hour work meeting to continue to discuss the issue.

- 3. Utah State Legislature / 2024 Session Summary** (Katie Villani – Approximately 30 minutes) – Receive and discuss a summary of the Utah State Legislature’s 2024 session.

The item was not discussed.

4. Adjournment

The meeting was adjourned at 5:58 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT



Memo

Date: 1 May 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 16 April 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, 16 April 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 6:07 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 Drury gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the 16 April 2024 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 2 April 2024 City Council Work Meeting
- d. Minutes of the 2 April 2024 City Council Regular Meeting
- e. Minutes of the 4 April 2024 City Council Meeting
- f. Conclude the warranty period and release the remainder of the bond for the North Section of the Haven Farms Rural Preservation Subdivision, located at 1700 South Center Street, 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 South Section of the Haven Farms Rural Preservation Subdivision, located at 1700 South Center Street, subject to the payment of all fees due to Midway City.

- h. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for The Farm at Wilson Lane located at 1500 North Canyon View Road.
- i. Conclude the warranty period and release the remainder of the bond for the Nelson Family Farm Subdivision, located at 344 West 500 South, 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 Huntleigh Woods Subdivision, located at 885 North Pine Canyon Road, subject to the payment of all fees due to Midway City.

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

Council Member Drury asked why only one of the bond releases had a reduction for landscaping. Michael Henke responded that only one had common area that needed to be landscaped.

Motion: Council Member Drury moved to approve the consent agenda including items 2a through 2j.

Second: Council Member Payne seconded the motion.

Discussion: Council Member Simonsen noted that he was excused from the April 4th meeting.

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. 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.

Land Use and Development Process / State Mandated Changes

Mark Austin made the following comments:

- Questioned how the Utah State Legislature could mandate such significant changes to the land use and development process.
- There were constitutional grounds to challenge the mandates.
- The Legislature was taking decisions away from the local governments that were responsible for the results.
- The Legislature was not consulting enough with those effected by their legislation.
- Local government should not be forced out of the way of governing.

No further comments were offered.

4. Department Reports

HL&P / Rate Increase

Council Member Payne reported that Heber Light & Power Company projected a shortfall that year because of the increased cost of wholesale electricity. He indicated that rates would be increased in May.

HVRR / Railroad Cars

Mayor Johnson reported that the Heber Valley Railroad was painting some of its railroad cars and disposing of others.

North Fields / Water Quality

Council Member Simonsen reported that the water quality in the North Fields was out of compliance.

HVTED / Grants

Council Member Simonsen reported that grants were available through Heber Valley Tourism and Economic Development (HVTED).

MAG / Budget Increase

Council Member Simonsen reported that the Mountainland Association of Governments (MAG) needed to increase its budget.

County Assessor / Website / Business License Information

Council Member Simonsen reported that the Wasatch County Assessor had a new website. He also indicated that the Assessor needed business license information from the municipalities.

Regional Recreation Board

Council Member Simonsen reported on a proposed regional board for recreation.

Animal Services / Expenses

Council Member Simonsen reported that animal services would be discussed at the next council meeting. He added that purchasing a new truck and converting a position from part-time to full-time would not occur that year.

5. Open Space Committee / Open Space Bond (Courtland Nelson – Approximately 15 minutes) – Discuss and deny, continue, or approve funds for a survey and request a recommendation from the Midway City Open Space Advisory Committee regarding placing a second open space bond on the ballot.

Courtland Nelson, chair of the Midway City Open Space Advisory Committee, gave a presentation regarding a second open space bond and reviewed the following items:

- History of open space and bonding
- 2023 General Plan
- Request from the Open Space Committee
- 2024 dates and tasks
- Access to information
- Vote by the public

Mr. Nelson also made the following comments:

- All the money from the first bond was encumbered.
- The Open Space Committee wanted to evaluate another bond.
- The public would want information.
- Wisdom and knowledge were important.
- Professionals could aggregate information in preparation for the bond.
- MAG could provide some assistance.
- A contract could possibly be entered into with Utah Valley University.
- A professional survey would need at least 300 respondents and would cost \$10,000 to \$20,000.
- Was looking for feedback from the Council.
- The Committee was not focused on a particular amount for the bond. It had not identified any specific properties to be preserved with the bond funds.
- There was interest from owners to preserve additional property but all the funds from the first bond were committed.

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

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

- Why was a survey needed if the issue was going to be on the ballot anyway?
- Would residents support another open space bond and for what amount?
- Another bond would require a significant amount of time and expense.
- What did it cost to put the first bond on the ballot?
- What was the timeline for the Lundin property to be preserved? Would that money be available for other open space if the family's issues were not resolved?

- Residents needed to understand that any bond money would be leveraged with other funds.
- There was a list of property owners waiting to see if a second bond passed.
- Specific properties should not be identified at that time. A survey of available land should be done first. This would prevent seeking a \$20 million bond if only \$5 million in property was available.
- Had the cost per \$100,000 of value, for the first bond, gone down based on the increase in the number of taxpayers? This should be determined.

Mr. Nelson indicated that the Committee would work with staff and put together a fact sheet, which would answer some of the Council's questions.

Motion: Council Member Drury moved to continue the item until the next appropriate meeting.

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

6. Sage Hill Estates / Preliminary and Final Approval (Cole Knight and Jesse Diyanni – Approximately 15 minutes) – Discuss and possibly deny, continue, or grant preliminary and final approval for Sage Hill Estates located at 85 North River Road (Zoning is R-1-7).

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

- Location of the development
- Possible findings
- Proposed conditions

Ms. Villani also made the following comments:

- The development had been considered at the Council's previous meeting.
- The applicants spoke to their neighbors about the garage that was partially on their property. The neighbors wanted the garage moved.
- The City had never allowed a plat map to be recorded which included a structure that went beyond the property.
- Recommended that the garage be removed.

Note: A copy of Ms. Villani's presentation is contained in the supplemental file.

Cole Knight, applicant, indicated that the garage would be taken down. He added that the material would be salvaged and not burned.

Mr. Knight noted that a shipping container was on the property and asked if that was legal. Michael Henke responded that it was legal.

Motion: Council Member Drury moved to approve preliminary and final approval for Sage Hill Estates accepting the following findings and conditions from staff:

- The proposed lots met the minimum requirements for the R-1-7 zoning district.
- The proposal met the intent of the General Plan for the R-1-7 zoning district.
- The subdivision would contribute to the master trails plan by adding funds to the general trails fund that would be used to help accomplish the master trails plan.
- The duration of Preliminary/Final Approval would be for one year from the date of approval of the development by the City Council. If the Final Plat was not recorded with the County Recorder within the one-year period of time, the development's approval would be voided, and both Preliminary and Final Approvals would need to be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extended the time limit for plat recording, with or without conditions. No more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension.
- During the River Road reconstruction, the contractor installed water, sewer, and pressurized irrigation laterals to the proposed Lot 2 (City paid to avoid future road cuts). Prior to recording the plat map, the owners would reimburse the City for the cost of the laterals.
- The owners would dedicate the required areas for River Road and 100 North before recording the plat map. River Road was a local collector with a 66' right-of-way so the owners would dedicate 33'. 100 North was a local road with a 56' right-of-way, so the owners would dedicate 28'.
- The existing, nonconforming garage on the premises would be removed prior to the recording of any plat map.
- A note would be included on the plat map advising that only single-family dwellings were allowed on the two lots.
- Access to Lot 1 would be restricted to 100 North rather than River Rd.
- Access to Lot 2, which fronted River Road, would have a turn around so that vehicles would not back onto River Road.

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

7. Resolution 2024-12 / Sage Hill Estates Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-12 adopting a development agreement for Sage Hill Estates located at 85 North River Road (Zoning is R-1-7).

Corbin Gordon indicated that no changes had been made to the agreement since the last meeting. He added that it required the garage to be removed.

Motion: Council Member Orme moved to approve Resolution 2024-12 adopting a development agreement for Sage Hill Estates as drafted.

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. Saddle Creek Subdivision, Phase 2 / Plat Amendment (Matt Sherry – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment for the Saddle Creek Subdivision, Phase 2 located at 193 West and 205 West Saddle View Lane. (**Public Hearing** – Public comment must be related to this item on the agenda).

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

- Land use summary
- Location of the development
- Recorded plat map
- Proposed plat map
- Discussion items
- Analysis
- Possible findings

Mr. Henke also made the following comments:

- The amendment would combine two lots.
- State law required that a public hearing be held but also that the request be approved if it did not violate the Municipal Code.
- The combined lot could be re-subdivided if it met any requirements at the time and was approved by the Council.
- Combining the lots made it easier for a proposed barn to meet the setbacks.

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

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.

Council Member Payne indicated that some owners combined lots to lower their property taxes. They then re-subdivided to sell two lots. He further indicated that the approval could be conditioned on not re-subdividing the property.

Motion: Council Member Simons moved to approve a plat map amendment for the Saddle Creek Subdivision, Phase 2 with the following findings:

- Potential trips per day generated from the two lots would be reduced to an expected 10 trips per day.
- Density in the subdivision would be reduced.
- The area would feel more open because of the reduction of one lot.
- No public street, right-of-way, or easement would be vacated or altered.
- The duration of Preliminary/Final Approval would be for one year from the date of approval of the development by the City Council. If the Final Plat Map was not recorded with the County Recorder within the one-year period of time, the development’s approval would be voided, and both Preliminary and Final Approvals would have to be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extended the time limit for plat recording, with or without conditions. No more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension.

Second: Council Member Simonsen 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

9. Ordinance 2024-08 / Outdoor Lighting and Glare (City Planner – Approximately 30 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2024-08 amending Section 5.02.080 (Outdoor Lighting and Glare), in the Midway City Municipal Code, to prohibit artificial lighting on sports and recreation courts.

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

- Current lighting code
- Sports courts/fields
- Discussion
- Lighting prohibitions under current law
- Proposed amendment
- Possible findings
- Proposed ordinance

Ms. Villani also made the following comments:

- Sports courts were becoming a concern.
- The ordinance was recommended by the Planning Commission.
- It was difficult to have full cutoffs on court lighting which was usually very high.
- A building permit was required for lights but not courts.
- Some residents built courts and found out that the lights were a problem.
- Recommended against artificial lighting for courts. This would also eliminate noise from the courts after dark. It was the best and easiest way to amend the Municipal Code and address complaints.
- It was the beginning of construction season.
- There were more complaints about lighting than about noise from courts.
- Two complaints were received in the last year.
- The Municipal Code did not restrict lighting based on the time of day.
- Another way to address complaints with courts was to have large setbacks.
- The City recently prohibited unshielded lighting on structures. Not enough time had passed to determine the effectiveness of the change.

Note: A copy of Ms. Villani's presentation is contained in the supplemental file.

Tom Bradly made the following comments:

- Lived near a sports court which was so problematic that he was ready to sell his house and move.
- Had been working with the City for a year and a half to resolve the issue.
- Did not mind the court during the day.
- During the night it was like someone was pointing their car lights into his windows.
- Talked to the court owner and he said to buy better blinds.
- Many residents could build courts on their property.

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

- The problem was that residents were not getting building permits. How did the proposed ordinance address that issue?
- The issue was an enforcement problem. A full-time enforcement officer should be hired because the Planning Department was too busy to address it.

- The ordinance was overreach.
- Enforcement would be difficult if court lighting was allowed.
- There should be time limits for court lighting.
- There was a better approach for just two complaints.
- Children needed to be outside playing sports.
- Residents should talk to their neighbors if they have an issue.
- Court lights would only be used in the summer.
- Court lights were too high to be shrouded.
- Neighbors should be courteous and stop playing when it becomes dark.
- Residential areas had families who might have little children.
- Already existing courts were an enforcement problem.
- Setbacks helped with nuisances.
- A lot of communities found that unlighted courts solved a lot of problems.
- The City should not wait for the problem to become worse.
- Court lights also hindered having a dark sky.
- New buildings had to have shielded lights.
- The shielded lighting regulations were fully enforced.
- Enforcement could be costly and took a lot of time.
- Requiring building permits should be tried first.

Motion: Council Member Drury moved to deny Ordinance 2024-08, regarding outdoor lighting and glare, with the following conditions:

- Directed staff to propose a code change for lighting and outdoor recreation to match the timeframes of the sound code to be turned off by 10 p.m.
- Recommend that the City change its lighting code to address shielding and light definitions for recreational lighting.
- Recommended that the City change the Building Code to require a building permit not only for the lights but for a sports court installation.
- The City would address the issues of fence height, light height, and light placement and make that a part of the approval process.
- Recommended that the Council allocate funds in the 2025 fiscal year budget to hire or contract for full-time or seasonal code enforcement staff for enforcement of this issue and other code enforcement tasks.
- The Council would discuss setbacks for sports courts.

Second: Council Member Simons seconded the motion.

Discussion: Council Member Orme emphasized that noise also needed to be enforced. She added that enforcement should apply to everyone equally. Michael Henke noted that courts and lights installed before the restrictions would be excluded. He also noted that buildings constructed before the shield regulations were also excluded.

Council Member Orme explained that she had events shut down by law enforcement because of noise.

Mayor Johnson preferred regulations that were easy to enforce and protected the dark sky.

Council Member Payne asked if the motion included considering setbacks. Council Member

Drury reviewed his motion and indicated that he approved of other recommendations to consider.

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

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

Council Member Drury explained that he denied the ordinance because light was not a problem and there were better ways to address it.

10. HVSSD / Industrial Protection Area (City Planner – Approximately 10 minutes) – Receive a presentation and discuss an industrial protection area proposed by the Heber Valley Special Service District (HVSSD) for its sewer treatment facility located at 1000 East Main Street, Midway.

Katie Villani gave a presentation regarding industrial protection areas (IPAs) and reviewed the following items:

- Information
- Industrial protection areas
- IPA Advisory Board
- Nuisances
- Proposed location of the IPA
- HVSSD
- HVSSD IPA plat map
- Overhead view of the HVSSD IPA

Ms. Villani also made the following comments:

- Midway City was not part of the creation of an IPA for HVSSD's sewer treatment plant.
- The Wasatch County Council appointed the members of the Advisory Board.
- An IPA was like an agricultural protection area.
- IPAs covered nuisances but not health or safety concerns. One would not protect HVSSD from lawsuits related to health or safety. They did not apply to already existing nuisances.
- Future plat maps would have to include the IPA.
- An IPA included a 1000-foot buffer zone.
- The buffer zone for the HVSSD IPA went into Midway.
- The City did not need to change its Municipal Code because of the IPA.
- An IPA was not needed for the treatment plant to operate.
- The treatment plant was zoned as a public facility by Wasatch County.

Note: A copy of Ms. Villani's presentation is contained in the supplemental file.

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

- Wasatch County already adopted an ordinance allowing IPAs.
- Could residents protest the proposed IPA?
- Midway City owned property in the buffer zone. Could the City protest as a landowner? What was the timeframe for a protest?
- This was the first IPA in Wasatch County.
- Where were other IPAs in Utah?
- The Jordanelle Special Service District (JSSD) would adopt IPAs for their treatment facilities.
- Future developers would not be able to simply protest the smell from the plant. Health and safety issues could be raised.
- Should the Council meet with the entities involved?
- The treatment plant had not been revamped since it was built.
- Midway City was the closest municipality to the plant and most affected by it.
- How could the City have more representation on the HVSSD Board? The Board's bylaws would have to be amended.
- Charleston Town did not have a sewer system, but it had a representative on the Board.
- All sewer treatment plants had issues but HVSSD's plant was having more issues, and they were more intense.
- Creating the IPA was a defensive move.
- The problems with the plant needed to be fixed.
- Time was of the essence.
- The residents of Midway were the most affected by the plant.
- An IPA only being created at the plant and no where else in the County created trust issues.
- HVSSD needed to restore trust with the public. It also needed to know if it could meet the needs of future growth.

Mayor Johnson thanked Ms. Villani for her presentation and made the following comments:

- An IPA should have been created when the treatment plan was built. It was poor timing to create it now.
- Applying for an IPA did not negate the other efforts of HVSSD.
- A lot of maintenance was done on the treatment plant since it was built.
- The treatment ponds should have been dredged five years ago. The dredging would be difficult and HVSSD was considering how it would happen. It would cost \$10 million for each of the two ponds.
- A new methodology was being used but it had not been done soon enough or often enough.
- Three residents of Midway served on the HVSSD Board.
- All the board members supported fixing the problems.
- HVSSD received a low interest loan to help with the problems. It would have to bond for further improvements.
- Using hydrogen peroxide helped with the smell but it was not a long-term solution.
- The ponds would turn over around this time of the year. Hopefully, the hydrogen peroxide would help with the smell during turnovers.
- The maximum area that the treatment plant would service needed to be determined.

Was this based on geographic area or volume? Historically it was based on geographic area.

- Heber City had the most growth.
- The plant manager took another job last fall which put behind the efforts to solve the problems.
- A new manager who was a sewer engineer had been hired.
- The odor issue was now a higher priority.
- The processed water could not be put into the Provo River. HVSSD would need more land where additional water could be used for agriculture.
- Monitoring wells showed that the groundwater was going from the Provo River to the southwest. This indicated that the plant was not contaminating the Provo River.
- HVSSD reached out to the Wasatch County Health Department regarding the issues. The Health Department then involved the Utah Department of Health and Human Services (DHHS).
- DHHS attended a HVSSD public meeting. It was doing a survey and wanted to know of any concerns. It would give the concerns to the other applicable state agencies. It was also placing monitors around the plant, which would measure to the billionth particle. The monitoring would take at least six weeks.
- The base line for particulates was what a child with asthma could tolerate.
- Dredging was a couple of years away. It should be done every 20 to 30 years.
- Options still needed to be determined.
- Incineration was expensive.
- HVSSD had not budgeted for long range planning and maintenance.
- Converting the plant to strictly mechanical would cost \$150 million.
- The plant was rated for two million gallons per day.
- The lagoon system would eventually be phased out. It was the best way to treat sewage and dispose of processed water. It was not an antiquated system. It was also a good alternative for when the mechanical system needed to be shut down.
- Mechanical systems took up less space. They were very expensive and still discharged water that needed to be used for agriculture.

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

- Mayor Johnson, who was on the HVSSD Board, should vote against an IPA.
- The City should protest the creation of the IPA.

Wes Johnson explained the dredging process.

Mayor Johnson responded that she would vote against the IPA.

Kristy Council thanked the Council for their support and made the following comments:

- Bio aerosols should also be monitored.
- Airborne viruses, bacteria, mold, fungus, etc. came from the bottom of the treatment ponds.
- Residents near the plant felt unheard.
- Residents were told to wear masks.

11. Adjournment

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

The meeting was adjourned at 9:31 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT



Memo

Date: 1 May 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 29 April 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, 29 April 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 9:05 p.m. She excused Council Member Payne.

Members Present:

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

Staff Present:

Nancy Simons, Budget Officer
Brad Wilson, Recorder

Others Present:

None

Members Excused:

Kevin Payne, Council Member

2. FY 2025 Budget – Review and discuss the beginning Fiscal Year 2025 Midway City Budget.

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

- General supplies for the Public Works Department
- The \$100,000 for general supplies should be removed.
- Internet service
- Town square activities building
- Building cleaning
- Concerts at the Town Square
- Animal control
- Landscaping the open space south of the Hamlet PUD.
- Trails maintenance
- North Center Street trail
- Street striping
- Homestead Road
- Slough Ditch

- Work meeting to discuss improvements to the Town Square.
- Ice rink maintenance
- Ice rink trailers
- Master plan for the Town Square
- Summary of capital projects
- Law enforcement
- Speeding
- Movable speed humps
- Pedestrian safety zones
- Code enforcement
- Correcting the perception that Midway did not have law enforcement.
- How much law enforcement could the City get for a certain amount of money?
- Proactive versus reactive code enforcement
- Meeting with the County Council regarding law enforcement
- Transfers from the General Fund to the CIP Fund
- Cost of living adjustments
- Changes to retirement contributions
- Putting the equivalent of increased employee contributions into their 401k.
- The council meeting scheduled for July 2nd would be cancelled instead of the meeting on July 16th.

3. Adjournment

The meeting was adjourned at 11:55 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder