

Report Criteria:  
Detail report.  
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
<b>ALSCO / AMERICAN LINEN</b>									
1429	ALSCO / AMERICAN LINEN	LSAL2783246	~Mats	09/28/2023	37.46	.00			10/10/2023
1429	ALSCO / AMERICAN LINEN	LSAL2831475	~Mats	02/12/2024	38.01	.00			03/10/2024
1429	ALSCO / AMERICAN LINEN	LSAL2850395	~Mats	04/08/2024	38.58	.00			04/10/2024
1429	ALSCO / AMERICAN LINEN	LSAL2864473	MATS-	05/20/2024	35.85	.00			06/10/2024
1429	ALSCO / AMERICAN LINEN	LSAL2869147	Rugs	06/03/2024	37.46	.00			07/10/2024
Total ALSCO / AMERICAN LINEN:					187.36	.00			
<b>BANKCARD CENTER</b>									
1989	BANKCARD CENTER	8498 MAY 202	Hang Strips - MMH	06/04/2024	27.73	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Go Daddy - Domain MMH	06/04/2024	35.16	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	The UPS Store - Tourism	06/04/2024	8.58	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Display for MMH	06/04/2024	38.59	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Amazon - Address Numbers MMH	06/04/2024	24.34	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Amazon - Display for MMH	06/04/2024	24.77	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Wasatch County - Food Permit Fo	06/04/2024	30.00	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Hermle North America - COG MM	06/04/2024	50.95	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Judy's Donuts - Heber Valley Mixe	06/04/2024	20.34	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Supplies for Founder Day=Amazo	06/04/2024	67.31	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Pens and Markers - Amanzon	06/04/2024	21.94	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Amazon - Founder Day	06/04/2024	12.99	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Amazon - Founder Day Supplies	06/04/2024	17.33	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Amazon - table runner Founder D	06/04/2024	31.98	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Founder Days Supplies - Amazon	06/04/2024	28.98	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Place Cards - Amazon	06/04/2024	10.00	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Amazon - Napkins MMH	06/04/2024	11.91	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Hey Mountains - Faire COG	06/04/2024	268.84	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Primitives by Ka Faire - COG	06/04/2024	283.51	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Gibbs Smith Faire - COG	06/04/2024	84.96	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Totally Bamboo Faire -COG	06/04/2024	302.33	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Fame Accessories Faire -COG	06/04/2024	175.21	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	ToySmith Faire - COG	06/04/2024	223.44	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	The Market - Chamber Mixer	06/04/2024	59.90	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	The UPS Store - Founder Day	06/04/2024	135.16	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Dollar Tree = Founder Day Crafts	06/04/2024	17.38	.00			06/24/2024

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1989	BANKCARD CENTER	8498 MAY 202	The UPS Store - Founder Day	06/04/2024	5.36	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Hidden Peak Provisions - Gift Car	06/04/2024	25.00	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Walmart - Founder Day Supplies	06/04/2024	60.80	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Lee's Marketplace - Founder Day	06/04/2024	308.07	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Lola's Kitchen - Gift Card Founder	06/04/2024	25.00	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Jumpstown Flatables - Founder Da	06/04/2024	429.25	.00			06/24/2024
1989	BANKCARD CENTER	8498 MAY 202	Cafe Galleria - Gift Card - Founde	06/04/2024	25.88	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Vinegar/Parks	06/04/2024	354.15	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Order Discount	06/04/2024	70.83-	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Tags Water Meter	06/04/2024	53.74	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Discount on Vinegar Order	06/04/2024	94.44-	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Clothing for Cory & Korbon	06/04/2024	67.05	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Korbon/Cory	06/04/2024	308.73	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Clothing for Cory	06/04/2024	156.00	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Weed Eater Head	06/04/2024	25.95	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Tags Water	06/04/2024	35.13	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Jeff clothing allowance	06/04/2024	389.31	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Tags Water	06/04/2024	53.11	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Barn Door	06/04/2024	211.28	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	BVTechswitch	06/04/2024	27.08	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Lunch for Crew	06/04/2024	34.83	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Planter Cemt.	06/04/2024	59.92	.00			06/24/2024
1989	BANKCARD CENTER	CL 6153 6/24	Founder Day	06/04/2024	55.97	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	KeyBox Tray	06/04/2024	59.58	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Lock for Piano Door	06/04/2024	19.74	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Dinner CC	06/04/2024	12.34	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Dinner CC	06/04/2024	29.13	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Dinner CC	06/04/2024	36.04	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Review Lunch w/ May	06/04/2024	59.80	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Hist. Pres	06/04/2024	39.01	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Office Snacks & Drinks	06/04/2024	20.58	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Office Drinks and Snacks	06/04/2024	14.60	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Dinner CC	06/04/2024	30.28	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Candy for Office	06/04/2024	18.73	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Camille Sub	06/04/2024	19.99	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Dinner CC	06/04/2024	10.29	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Dinner CC	06/04/2024	122.65	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Drinks for Office	06/04/2024	20.60	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Office Drinks	06/04/2024	20.60	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Office Snacks	06/04/2024	14.98	.00			06/24/2024

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1989	BANKCARD CENTER	CP 4235 6/24	Signholder FD	06/04/2024	32.49	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Flowers for office	06/04/2024	41.25	.00			06/24/2024
1989	BANKCARD CENTER	CP 4235 6/24	Flowers for Travus Dad's Funeral	06/04/2024	104.55	.00			06/24/2024
1989	BANKCARD CENTER	IM 8211 6/24	TARP	06/04/2024	260.00	.00			06/24/2024
1989	BANKCARD CENTER	IM 8211 6/24	QT Lunch	06/04/2024	178.19	.00			06/24/2024
1989	BANKCARD CENTER	IM 8211 6/24	Mouse for Ivette	06/04/2024	18.01	.00			06/24/2024
1989	BANKCARD CENTER	IM 8211 6/24	Ivette Sub	06/04/2024	19.99	.00			06/24/2024
1989	BANKCARD CENTER	JB 2122 6/24	UNOA Lodging	06/04/2024	306.96	.00			06/24/2024
1989	BANKCARD CENTER	JB 2122 6/24	UNOA Lodging	06/04/2024	306.96	.00			06/24/2024
1989	BANKCARD CENTER	JB 2122 6/24	UNOA Lodging	06/04/2024	306.96	.00			06/24/2024
1989	BANKCARD CENTER	JB 2122 6/24	UNOA Lodging	06/04/2024	306.96	.00			06/24/2024
1989	BANKCARD CENTER	JB 2122 6/24	UNOA Lodging	06/04/2024	306.96	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	JS Subscript.	06/04/2024	32.49	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	Vehicle Reg.	06/04/2024	128.25	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	PC Meal	06/04/2024	46.34	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	PC Meal	06/04/2024	19.22	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	GIS Viewer Lic.	06/04/2024	84.99	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	Payroll	06/04/2024	482.85	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	Barstools	06/04/2024	85.05	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	Barstools	06/04/2024	85.05	.00			06/24/2024
1989	BANKCARD CENTER	JS 6014 6/24	UAPT Membership	06/04/2024	75.00	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Shane Cloth. Allowance	06/04/2024	168.10	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Memory Phone	06/04/2024	2.99	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Water Cert. Test Fee	06/04/2024	180.00	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Cem. Com. Supp.	06/04/2024	436.36	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Brad Birthday	06/04/2024	80.29	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Tripod/Phone Mant	06/04/2024	26.82	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Phone	06/04/2024	71.78	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	WiFi Router Cemt.	06/04/2024	95.45	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Return Com.	06/04/2024	207.68	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Founders Day Supp.	06/04/2024	531.02	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Topsoil	06/04/2024	26.81	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Streetlight	06/04/2024	433.34	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Storage	06/04/2024	126.00	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Cemetery	06/04/2024	18.83	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Concrete	06/04/2024	100.00	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Chili Hot Dog	06/04/2024	62.91	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Cups Founders Day	06/04/2024	27.46	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Founder Day Supplies	06/04/2024	772.24	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	PW Drinks	06/04/2024	29.98	.00			06/24/2024

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1989	BANKCARD CENTER	RSO 6799 6/24	FD Ice	06/04/2024	18.28	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	FD Lemonade	06/04/2024	14.26	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Water Cans	06/04/2024	26.23	.00			06/24/2024
1989	BANKCARD CENTER	RSO 6799 6/24	Building Pest Control	06/04/2024	300.00	.00			06/24/2024
Total BANKCARD CENTER:					11,678.90	.00			
<b>Berg Landscape Architects</b>									
2519	Berg Landscape Architects	1531	Construction Observation Alpenof	06/05/2024	1,232.50	.00			06/20/2024
Total Berg Landscape Architects:					1,232.50	.00			
<b>Blue Stakes of Utah 811</b>									
200	Blue Stakes of Utah 811	UT202401232	BILLABLE E-MAIL NOTIFICATIO	05/31/2024	86.91	.00			06/30/2024
Total Blue Stakes of Utah 811:					86.91	.00			
<b>BORDER STATES INDUSTRIES Inc.</b>									
2757	BORDER STATES INDUSTRIES I	928466965	STREET LIGHTS - 120 AMP	06/03/2024	175.50	.00			06/25/2024
2757	BORDER STATES INDUSTRIES I	928488696	STREET LIGHT PROJECT - 150	06/06/2024	408.70	.00			06/25/2024
2757	BORDER STATES INDUSTRIES I	928494193	STREETS - AMP REPLACEMENT	06/06/2024	156.10	.00			06/25/2024
Total BORDER STATES INDUSTRIES Inc.:					740.30	.00			
<b>BRINC</b>									
3168	BRINC	06112024	Equipment - Backnet	06/11/2024	19,999.20	.00			07/11/2024
Total BRINC:					19,999.20	.00			
<b>BRITE ELECTRICAL SOLUTIONS INC</b>									
3162	BRITE ELECTRICAL SOLUTION	134	Street Lighting - Electrical Packag	06/03/2024	425.00	.00			06/03/2024
3162	BRITE ELECTRICAL SOLUTION	135	Street Lighting - Electrical Packag	06/03/2024	7,721.25	.00			06/03/2024
Total BRITE ELECTRICAL SOLUTIONS INC:					8,146.25	.00			
<b>Business License Refunds</b>									
3051	Business License Refunds	6324	Business License	06/03/2024	65.00	65.00	06/04/2024		06/06/2024
Total Business License Refunds:					65.00	65.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
<b>Car Quest Auto Parts</b>									
2700	Car Quest Auto Parts	15341-185731	Oil Filter for Travus Truck	05/30/2024	4.19	.00			06/30/2024
Total Car Quest Auto Parts:					4.19	.00			
<b>CASELLE INC</b>									
270	CASELLE INC	133131	Contract Support & Maintenance f	06/01/2024	425.27	.00			06/25/2024
Total CASELLE INC:					425.27	.00			
<b>CHEMTECH-FORD LABORATORIES</b>									
2147	CHEMTECH-FORD LABORATOR	24F0026	Monitoring Samples	06/04/2024	180.00	.00			07/05/2024
Total CHEMTECH-FORD LABORATORIES:					180.00	.00			
<b>EMI SPORTSWEAR</b>									
3163	EMI SPORTSWEAR	222546	COG - Midway Must Haves	05/20/2024	1,489.45	.00			06/19/2024
3163	EMI SPORTSWEAR	222643	COG - Midway Must Haves	05/21/2024	519.85	.00			06/20/2024
Total EMI SPORTSWEAR:					2,009.30	.00			
<b>Executech Utah, Inc.</b>									
2614	Executech Utah, Inc.	EXEC-170021	15 Hours per Month	06/01/2024	1,920.00	.00			07/01/2024
2614	Executech Utah, Inc.	EXEC-170518	IT Services - Overhours	05/31/2024	517.50	.00			06/30/2024
2614	Executech Utah, Inc.	EXEC-171186	Cloud Storage per Device , Server	05/31/2024	937.11	.00			06/30/2024
Total Executech Utah, Inc.:					3,374.61	.00			
<b>FIF UTAH LLC</b>									
3165	FIF UTAH LLC	1445617	INTERNET - PARK BATHROOMS	05/30/2024	90.00	.00			06/10/2024
Total FIF UTAH LLC:					90.00	.00			
<b>FUEL NETWORK</b>									
2821	FUEL NETWORK	F2411E00912	Fuel Billing	06/11/2024	2,885.51	.00			06/25/2024
Total FUEL NETWORK:					2,885.51	.00			
<b>George Dymalski</b>									
3167	George Dymalski	06112024	The Fuse - Midway Music on the	06/11/2024	500.00	500.00	06/11/2024		06/11/2024

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Total George Dymalski:					500.00	500.00			
<b>GRAINGER</b>									
2264	GRAINGER	9137378916	Return - Water Coolers per S. Ow	06/03/2024	177.62-	.00			06/03/2024
Total GRAINGER:					177.62-	.00			
<b>HEBER LIGHT &amp; POWER</b>									
1421	HEBER LIGHT & POWER	18153001 5/31/	18153001 1100 Snake Creek RD-	05/31/2024	147.18	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153002 5/31/	18153002 75 N 100 W - City Offic	05/31/2024	398.46	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153003 5/31/	18153003 600 W 500 S Cemetery	05/31/2024	85.56	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153004 5/31/	18153004 1210 N Warm Springs	05/31/2024	1,288.73	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153006 5/31/	18153006 280 E 850 S Maintenan	05/31/2024	231.96	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153007 5/31/	18153007 850 East Main City Par	05/31/2024	44.56	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153008 5/31/	18153008 75 North 100 West-Tow	05/31/2024	327.77	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153009 5/31/	18153009 60 North 200 West - Ice	05/31/2024	58.99	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153010 5/31/	18153010 60 North 200 West Ice	05/31/2024	993.73	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153012 5/31/	18153012 1005 N River RD	05/31/2024	25.38	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153013 05/3	18153013 160 W Main St - Comm	05/31/2024	192.16	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153014 5/31/	18153014 1225 N Interlaken DR -	05/31/2024	21.68	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153015 5/31/	18153015 35 W 100 N Centennial	05/31/2024	31.28	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153016 5/31/	18153016 100 N 200 W - Ball Par	05/31/2024	21.44	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153017 5/31/	18153017 75 N 100 W - Swiss Da	05/31/2024	21.20	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153018 5/31/	18153018 1400 W Basel DR - Alpi	05/31/2024	20.85	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153019 5/31/	18153019 75 N 100 W Town Squa	05/31/2024	324.64	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153021 5/31/	18153021 1100 N INTERLAKEN	05/31/2024	30.90	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153022 5/31/	18153022 1449 N Pine Canyon R	05/31/2024	175.75	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153033 5/31/	18153033 Pedestal for Swiss Day	05/31/2024	26.40	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153034 5/31/	18153034 1295 W 310 N Alpenho	05/31/2024	1,331.36	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153035 5/31/	18153035 - 280 EAST 900 S	05/31/2024	201.00	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153036 5/31/	18153036 250 E Michie LN - Park	05/31/2024	21.45	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153040 5/31/	18153040 300 S 300 E - Sprinkler	05/31/2024	21.20	.00			06/22/2024
1421	HEBER LIGHT & POWER	18153041 5/31/	18153041 350 S 300 E	05/31/2024	21.35	.00			06/22/2024
Total HEBER LIGHT & POWER:					6,064.98	.00			
<b>HEBER VALLEY TOURISM AND</b>									
2409	HEBER VALLEY TOURISM AND	2648	Interlocal Dues 2024	09/11/2023	25,000.00	.00			09/11/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total HEBER VALLEY TOURISM AND:					25,000.00	.00			
<b>HIGHMARK LANDSCAPE INC</b>									
3164	HIGHMARK LANDSCAPE INC	9486	Homestead Trail Landscaping Wo	05/23/2024	11,320.00	.00			06/23/2024
3164	HIGHMARK LANDSCAPE INC	9508	Homestead Trail Landscaping Wo	06/05/2024	4,075.00	.00			06/30/2024
Total HIGHMARK LANDSCAPE INC:					15,395.00	.00			
<b>HILLBROOK LANDSCAPING, L.C.</b>									
3107	HILLBROOK LANDSCAPING, L.	11034	Alphenhof Landscape Improveme	06/06/2024	79,470.00	.00			06/06/2024
Total HILLBROOK LANDSCAPING, L.C.:					79,470.00	.00			
<b>I-D ELECTRIC INC</b>									
600	I-D ELECTRIC INC	115051	Pump Re-Wire - Cottages	06/06/2024	1,019.00	.00			07/05/2024
Total I-D ELECTRIC INC:					1,019.00	.00			
<b>INTERMOUNTAIN PLANTINGS LLC</b>									
3157	INTERMOUNTAIN PLANTINGS L	8928670	Landscaping Services - Public Par	06/01/2024	3,153.14	.00			06/30/2024
3157	INTERMOUNTAIN PLANTINGS L	8928670	Landscape Maintenance	06/01/2024	11,115.57	.00			06/30/2024
Total INTERMOUNTAIN PLANTINGS LLC:					14,268.71	.00			
<b>JIVE COMMUNICATIONS, INC.</b>									
2804	JIVE COMMUNICATIONS, INC.	IN7102978944	MONTHLY Service + other fees	06/01/2024	749.92	749.92	06/04/2024		06/16/2024
Total JIVE COMMUNICATIONS, INC.:					749.92	749.92			
<b>KAREE CANNON</b>									
2915	KAREE CANNON	33	Retail Merchandise	05/28/2024	220.21	.00			06/28/2024
Total KAREE CANNON:					220.21	.00			
<b>MOUNTAINLAND SUPPLY COMPANY</b>									
845	MOUNTAINLAND SUPPLY COMP	S106107493.0	DUCTILE IRON BOLTER REPAIR	06/05/2024	282.78	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106119819.00	Welded Nipple	05/23/2024	171.06	.00			06/30/2024
845	MOUNTAINLAND SUPPLY COMP	S106188729.0	TEFLAN THREAD TAPE	06/04/2024	80.70	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106196253.0	Fine Flow Meter Parts	05/29/2024	292.46	.00			06/30/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
845	MOUNTAINLAND SUPPLY COMP	S106196273.0	TEFLAN THREAD TAPE	06/06/2024	9.01	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106197821.0	Hose Fly Rollo	05/29/2024	73.49	.00			06/30/2024
845	MOUNTAINLAND SUPPLY COMP	S106197836.0	PVC	05/29/2024	128.42	.00			06/30/2024
845	MOUNTAINLAND SUPPLY COMP	S106197836.0	PARKS Slip to Slip tee	05/30/2024	35.79	.00			06/30/2024
845	MOUNTAINLAND SUPPLY COMP	S106197836.0	TEE, Threaded Coupler	05/30/2024	92.23	.00			06/30/2024
845	MOUNTAINLAND SUPPLY COMP	S106197975.0	DIGITAL HOSE TIMER - MAIN ST	06/05/2024	460.53	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106201652.0	FLow Control Valve	05/30/2024	27.59	.00			06/30/2024
845	MOUNTAINLAND SUPPLY COMP	S106201652.0	PARKS - SUPPLIES	06/05/2024	341.78	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106206725.0	PARK SUPPLIES FOR BURGI - S	06/03/2024	648.49	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106210993.0	PVC Fittings - Burgi Park	06/04/2024	110.14	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106211290.00	SPIKE BUBBLERS - CEMETERY	06/04/2024	36.48	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106212762.0	BURGI - PVC TEE, CAP, FLEX T	06/04/2024	35.67	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106219040.0	1" & 3/4" Gaskets PUC Electrical	06/06/2024	99.92	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106220647.0	1 1/2 Snap Ring Repair - Cemtery	06/06/2024	60.34	.00			07/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106221220.0	Metal Blade - all purpose blades	06/06/2024	280.06	.00			07/31/2024
Total MOUNTAINLAND SUPPLY COMPANY:					3,266.94	.00			
<b>ODP BUSINESS SOLUTIONS LLC</b>									
875	ODP BUSINESS SOLUTIONS LL	367709612001	Office Supplies	05/28/2024	28.74	.00			06/30/2024
875	ODP BUSINESS SOLUTIONS LL	367709612002	FOLDERS - Ivette	06/03/2024	24.93	.00			07/07/2024
Total ODP BUSINESS SOLUTIONS LLC:					53.67	.00			
<b>OLSON'S GARDEN SHOPPE</b>									
2987	OLSON'S GARDEN SHOPPE	SI-7249	Flowers	05/30/2024	5,265.46	.00			06/25/2024
Total OLSON'S GARDEN SHOPPE:					5,265.46	.00			
<b>PEPPERLANE PRODUCTS</b>									
2904	PEPPERLANE PRODUCTS	12679	Retail Merchandise for Midway M	05/30/2024	102.00	.00			06/25/2024
Total PEPPERLANE PRODUCTS:					102.00	.00			
<b>POINT EMBLEMS</b>									
3169	POINT EMBLEMS	16639	Equipment - Backnet	05/31/2024	2,665.00	.00			06/30/2024
Total POINT EMBLEMS:					2,665.00	.00			



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
<b>REAMS</b>									
955	REAMS	661769	Cory Lott - Work Clothes	06/07/2024	478.03	.00			06/07/2024
955	REAMS	661770	Korbon Johnson - Clothing Allowa	06/07/2024	343.06	.00			06/07/2024
955	REAMS	661772	Ty Vanwagoner - Clothing Allowan	06/08/2024	261.68	.00			06/08/2024
Total REAMS:					1,082.77	.00			
<b>RIDLEY'S FAMILY MARKETS</b>									
2377	RIDLEY'S FAMILY MARKETS	06102024	Final Sales Tax Reimbursement -	06/10/2024	83,934.56	.00			06/10/2024
2377	RIDLEY'S FAMILY MARKETS	06102024	FINAI Resort Tax Reimbursement	06/10/2024	12,220.18-	.00			06/10/2024
Total RIDLEY'S FAMILY MARKETS:					71,714.38	.00			
<b>ROCKY MOUNTAIN POWER</b>									
1603	ROCKY MOUNTAIN POWER	52369498-002	SWISS MOUNTAIN PUMP	05/22/2024	12.14	12.14	06/04/2024		06/14/2024
Total ROCKY MOUNTAIN POWER:					12.14	12.14			
<b>SMITH &amp; EDWARDS WEST JORDAN</b>									
2961	SMITH & EDWARDS WEST JOR	27081	TY VANWAGONER - CLOTHING	06/08/2024	474.68	.00			06/08/2024
Total SMITH & EDWARDS WEST JORDAN:					474.68	.00			
<b>STANDARD PLUMBING SUPPLY CO.</b>									
1045	STANDARD PLUMBING SUPPLY	WTX748	WATER FITTINGS	05/28/2024	215.39	215.39	06/04/2024		06/10/2024
1045	STANDARD PLUMBING SUPPLY	WTXV25	1/2x6 NIPPLE	05/28/2024	1.96	1.96	06/04/2024		06/10/2024
1045	STANDARD PLUMBING SUPPLY	WVCK51	Flower Repair Parts	05/30/2024	84.80	84.80	06/04/2024		06/10/2024
1045	STANDARD PLUMBING SUPPLY	WVD381	Backpack Sprayer	05/30/2024	99.48	99.48	06/04/2024		06/10/2024
1045	STANDARD PLUMBING SUPPLY	WVD918	Paint, ALM Sat Enamel, Fatmax T	05/30/2024	70.86	70.86	06/04/2024		06/10/2024
1045	STANDARD PLUMBING SUPPLY	WVNY93	WEED KILLER GRASS PARKS	06/03/2024	28.99	.00			06/13/2024
1045	STANDARD PLUMBING SUPPLY	WVQV50	2 1/2 PVC ELBOW	06/04/2024	21.42	.00			06/14/2024
1045	STANDARD PLUMBING SUPPLY	WVTZ72	DUST PAN - PUBLIC WORKS SH	06/04/2024	16.49	.00			06/14/2024
Total STANDARD PLUMBING SUPPLY CO.:					539.39	472.49			
<b>STATE FIRE</b>									
3054	STATE FIRE	12561186	Burgi Hill Park	05/29/2024	3,495.00	.00			06/25/2024
3054	STATE FIRE	12561268	Parks	05/31/2024	3,207.00	.00			06/25/2024
3054	STATE FIRE	12561300	Hamlet Park - Install Doors	05/31/2024	3,495.00	.00			05/31/2024
3054	STATE FIRE	12562452	CEMETERY INSTALL	05/31/2024	1,710.00	.00			06/30/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
3054	STATE FIRE	IN0000009192	Quarterly Bill	05/09/2024	135.00	135.00	06/04/2024		06/08/2024
3054	STATE FIRE	INV000000925	Monthly Security Bathrooms - Par	06/07/2024	96.00	.00			07/07/2024
Total STATE FIRE:					12,138.00	135.00			
<b>TEX COUCH</b>									
2832	TEX COUCH	6524	Reimbursement for Clothing	06/05/2024	127.63	.00			06/05/2024
Total TEX COUCH:					127.63	.00			
<b>TIMBERLINE ACE HARDWARE</b>									
1170	TIMBERLINE ACE HARDWARE	174876	Fittings Flowers	05/28/2024	40.46	40.46	06/04/2024		06/10/2024
1170	TIMBERLINE ACE HARDWARE	174879	Sprinkler Coupler	05/28/2024	48.55	48.55	06/04/2024		06/10/2024
1170	TIMBERLINE ACE HARDWARE	174901	Woodfiller Doors CC	05/29/2024	10.79	10.79	06/04/2024		06/10/2024
1170	TIMBERLINE ACE HARDWARE	174937	3" Bolts, 16 Cans Endust	05/29/2024	134.74	134.74	06/04/2024		06/10/2024
1170	TIMBERLINE ACE HARDWARE	174938	CC 3" Bolts	05/29/2024	5.36	5.36	06/04/2024		06/10/2024
1170	TIMBERLINE ACE HARDWARE	174974	Hitch Pin	05/30/2024	3.73	3.73	06/04/2024		06/10/2024
1170	TIMBERLINE ACE HARDWARE	175029	ZNC Hooks	06/01/2024	123.00	.00			07/10/2024
1170	TIMBERLINE ACE HARDWARE	175134	HOSE SHUT OFF BUBBLER - FL	06/04/2024	31.11	.00			06/10/2024
1170	TIMBERLINE ACE HARDWARE	175170	DIGITAL WATER TIMER-FLOWE	06/05/2024	50.01	.00			06/15/2024
1170	TIMBERLINE ACE HARDWARE	175196	Gage Clothing Allowance	06/06/2024	103.45	.00			07/10/2024
1170	TIMBERLINE ACE HARDWARE	CREDIT MEM	RETURN on fittings	05/28/2024	40.46-	40.46-	06/04/2024		06/10/2024
1170	TIMBERLINE ACE HARDWARE	CREDIT MEM	Credit Memo 175197	06/06/2024	62.07-	.00			06/06/2024
Total TIMBERLINE ACE HARDWARE:					448.67	203.17			
<b>TIMP ENGINEERING LLC</b>									
3074	TIMP ENGINEERING LLC	1231	The Villages of Zermatt	04/30/2024	343.00	343.00	06/04/2024		05/30/2024
3074	TIMP ENGINEERING LLC	1234	200 East Improvements	04/30/2024	495.00	495.00	06/04/2024		05/30/2024
3074	TIMP ENGINEERING LLC	1255	Remund Farms Phase 5	05/31/2024	225.00	.00			06/30/2024
3074	TIMP ENGINEERING LLC	1256	Homestead Resort	05/31/2024	4,684.00	.00			06/30/2024
3074	TIMP ENGINEERING LLC	1257	Mt. Spa/Ameyalli	05/31/2024	4,621.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1258	Rising Ranch	05/31/2024	118.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1259	Southill	05/31/2024	5,908.00	.00			06/30/2024
3074	TIMP ENGINEERING LLC	1260	Mill Canyon Farms	05/31/2024	354.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1261	The Highlands at Soldier Hollow	05/31/2024	118.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1262	Villages of Zermatt	05/31/2024	236.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1263	Kays Landing	05/31/2024	3,636.00	.00			06/30/2024
3074	TIMP ENGINEERING LLC	1264	Malinka Subdivision	05/31/2024	686.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1265	200 East Improvements	05/31/2024	585.00	.00			06/28/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
3074	TIMP ENGINEERING LLC	1266	Homestead Trail Water	05/31/2024	4,185.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1267	200 East Utility Improvements	05/31/2024	420.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1268	2024 Farm Road Improvements	05/31/2024	1,755.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1269	Work on trail design	05/31/2024	3,150.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1270	2024 Road Surface Treatment Tas	05/31/2024	330.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1271	Farm Meadows Water Main Line	05/31/2024	2,310.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1272	General Water Engineering	05/31/2024	1,320.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1273	General Engineering Tasks	05/31/2024	2,805.00	.00			06/30/2024
3074	TIMP ENGINEERING LLC	1274	North Center Street Trail	05/31/2024	330.00	.00			06/28/2024
3074	TIMP ENGINEERING LLC	1275	General Engineering Tasks-Cut P	05/31/2024	690.00	.00			06/30/2024
3074	TIMP ENGINEERING LLC	1276	Water System Maintenance	05/31/2024	180.00	.00			06/28/2024
Total TIMP ENGINEERING LLC:					39,484.00	838.00			
<b>Tonia Turner</b>									
2882	Tonia Turner	6324	Reimbursement HV Chamber Mix	06/03/2024	37.22	.00			06/03/2024
Total Tonia Turner:					37.22	.00			
<b>ULINE</b>									
2787	ULINE	178664452	MERCH BAG/PAPER SHOPPING	05/28/2024	299.36	.00			06/27/2024
Total ULINE:					299.36	.00			
<b>UNSEEN POWERS, INC</b>									
2869	UNSEEN POWERS, INC	1103	Midway City Monthly Subscription	06/02/2024	300.00	300.00	06/04/2024		06/12/2024
Total UNSEEN POWERS, INC:					300.00	300.00			
<b>US POSTAL SERVICE</b>									
1215	US POSTAL SERVICE	POST OFFICE	Annual Box #277 Midway City Bo	05/31/2024	216.00	.00			06/30/2024
Total US POSTAL SERVICE:					216.00	.00			
<b>USA BLUE BOOK</b>									
1548	USA BLUE BOOK	INV00370776	FLOW VALVES FOR METERS	05/20/2024	699.71	.00			06/20/2024
Total USA BLUE BOOK:					699.71	.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
<b>Van Wagoner Meat Shop</b>									
2615	Van Wagoner Meat Shop	510433	Founders Day	06/03/2024	240.00	.00			06/30/2024
Total Van Wagoner Meat Shop:					240.00	.00			
<b>VERIZON WIRELESS</b>									
1305	VERIZON WIRELESS	9965489811	PUBLIC WORKS	06/01/2024	305.15	.00			06/23/2024
1305	VERIZON WIRELESS	9965489811	Water	06/01/2024	40.01	.00			06/23/2024
1305	VERIZON WIRELESS	9965489811	Tree USA	06/01/2024	40.01	.00			06/23/2024
1305	VERIZON WIRELESS	9965489811	PLANNING	06/01/2024	42.57	.00			06/23/2024
1305	VERIZON WIRELESS	9965489811	BUILDING	06/01/2024	85.06	.00			06/23/2024
1305	VERIZON WIRELESS	9965489811	city JETPACK	06/01/2024	80.02	.00			06/23/2024
1305	VERIZON WIRELESS	9965489811	Ice Rink	06/01/2024	45.19	.00			06/23/2024
Total VERIZON WIRELESS:					638.01	.00			
<b>Warner Landscaping</b>									
2530	Warner Landscaping	14525	SOD REPLACEMENT-CEMETER	05/01/2024	1,144.00	.00			05/16/2024
Total Warner Landscaping:					1,144.00	.00			
<b>WASATCH COUNTY SOLID WASTE</b>									
1360	WASATCH COUNTY SOLID WAS	.80293 JUNE 2	.80293 CENTENNIAL PARK	06/01/2024	141.00	.00			06/21/2024
1360	WASATCH COUNTY SOLID WAS	.80294 JUNE 2	.80294 Hamlet Park	06/01/2024	70.50	.00			06/30/2024
1360	WASATCH COUNTY SOLID WAS	.90042 JUNE 2	.90042 Community Center	06/01/2024	110.00	.00			06/30/2024
1360	WASATCH COUNTY SOLID WAS	.90042 JUNE 2	.90042 Community Center ADDITI	06/01/2024	50.00	.00			06/30/2024
1360	WASATCH COUNTY SOLID WAS	.90291 JUNE 2	.90291 PARK & OFFICES	06/01/2024	47.00	.00			06/21/2024
1360	WASATCH COUNTY SOLID WAS	.90292 JUNE 2	.90292 Cemetery	06/01/2024	110.00	.00			06/21/2024
1360	WASATCH COUNTY SOLID WAS	.90638 JUNE 2	.90638 MICHIE LANE	06/01/2024	47.00	.00			06/21/2024
1360	WASATCH COUNTY SOLID WAS	.93287 JUNE 2	.93287 SHOP	06/01/2024	110.00	.00			06/30/2024
Total WASATCH COUNTY SOLID WASTE:					685.50	.00			
<b>WAVE PUBLISHING</b>									
1365	WAVE PUBLISHING	L 18217	Notice for Parks, Trails & Trees	05/08/2024	32.38	32.38	06/04/2024		06/10/2024
1365	WAVE PUBLISHING	L 18218	Notice for Vis. Arch	05/08/2024	32.38	32.38	06/04/2024		06/10/2024
Total WAVE PUBLISHING:					64.76	64.76			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
<b>WHEELER MACHINERY CO</b>									
1375	WHEELER MACHINERY CO	PS001713240	Hydraulic VALVUE	06/08/2024	4.61	.00			06/08/2024
1375	WHEELER MACHINERY CO	SS000493787	CAT BACKHOE REPLACEMENT	06/07/2024	1,863.08	.00			07/07/2024
Total WHEELER MACHINERY CO:					1,867.69	.00			
<b>WILLIAM A. WOODRUFF</b>									
2840	WILLIAM A. WOODRUFF	2024-1	Jeremy Clark - Administrative Law	06/07/2024	262.50	.00			07/06/2024
Total WILLIAM A. WOODRUFF:					262.50	.00			
Grand Totals:					337,444.98	3,340.48			

Dated: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

Report Criteria:  
Detail report.  
Paid and unpaid invoices included.



# Memo

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**Date:** 12 June 2024  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 13 May 2024 City Council Meeting

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

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

**Monday, 13 May 2024, 12:30 p.m.  
Midway City Office Building, Upstairs Conference Room  
75 West 100 North, 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 12:33 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 (Arrived at  
1:08 p.m.)

**Staff Present:**

Katie Villani, Planner  
Brad Wilson, Recorder

**2. Town Square / Master Plan** (Approximately 2.5 hours) – Discuss a proposed master plan for the Midway Town Square located at 150 West Main Street.

Mayor Johnson gave a presentation regarding a master plan and reviewed the following items:

- Guiding principles
- Overall design
- Concept master plan
- Promenades
- Gateway and identification features
- Central plaza
- Water feature
- Ice rink improvements
- Northwest quadrant
- Memorial grove and enchanted forest
- Open air pavilion and BBQ pit
- Town square lodge
- Parking modifications and pedestrian crosswalks

- Miscellaneous improvements
- Phasing
- General costs
- Questionnaire

She also made the following comments:

- The Ice Rink was important and should be the immediate focus.
- The activity/ice rink building should be the second priority.
- The Town Square needed a facelift.
- The Community Center should not be rebuilt.
- The memorial grove could be replaced with parking.
- The public wanted the Community Center razed.
- Liked the proposed promenades
- Liked parking off to the side so that the center was green space.
- Parking could be increased in front of or to the south of the Office Building.
- Liked the pavers in the design.
- Liked the small entertainment plaza. However, only one was needed.
- The pavilion could be combined with the activity building.
- European towns had fountains. Any water feature should be a fountain and not a wall.
- Liked the gathering plaza.
- The Town Square should be beautiful.
- Entryway signs were only on the south and north.
- There was no dramatic pushback on the proposed design.
- Opposed attaching more restrooms to the Community Center because that would eliminate windows in the building.

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

Council Member Orme made the following comments:

- Parking could be in an “L” shape along the north and east sides of the Office Building.
- The existing pavilion should remain at its present location. Her father helped build it. Keeping the pavilion helped preserve the City’s heritage.
- The proposed design had too much concrete and looked too much like a college campus.
- Renovating the Town Square would require more employees to maintain it.

Council Member Drury made the following comments:

- The baseball field at the Town Square had been removed.
- Midway had adapted over time and this was evident with the Town Square.
- A design had been done but there was no commitment that it would be implemented.
- Renovating the Town Square would be nice, but it would be difficult to afford.
- Liked the idea of a central plaza.
- The current pavilion could have storage underneath it.
- The northwest section of the Town Square could be used for the Swiss Days food booths.



- The proposed design would reduce parking and move it further away from Main Street. There would be less parking on the north side of the Town Square.
- Swiss Days, which was a three-day event, should not be the end goal for the Town Square.

Council Member Payne made the following comments:

- Master plans did not include specific details.
- Liked the overall design of the proposal.
- Parking along roads was efficient.
- An automobile culture worked against having gathering places.

**Note:** Council Member Simonsen arrived at 1:08 p.m.

- The project would cost less without rebuilding the Community Center.
- The interaction of the Town Square with the surrounding properties was important.
- Liked the idea of a gathering place.
- Green areas should be preserved.
- Liked having restaurants and shops around the Square.

Council Member Simonsen made the following comments:

- A park in St. George was a reference.
- Most designs were labeling
- The Town Square was small.
- The Ice Rink was a benefit.
- Had questions but no significant issues about the design.
- The Community Center should not be razed unless it was for a good price.
- There should be a plan and vision for the Town Square.
- The existing trees should not be removed.
- The Ice Rink should be a year-round facility.
- A new pavilion should be considered.
- Many council members did not like the water feature.
- The remaining issues were parking and the pavilion/restrooms.
- The process did not need to be rushed. It could be done as the City had money.
- A city owned parking lot should be near the Town Square.
- Did the office building need to be expanded?

Council Member Simons made the following comments:

- Centennial Park was underutilized and could be used as part of Swiss Days. The food booths could be moved to the park.
- The two houses on 100 West, across from the Town Square, should be purchased and razed.
- What did the Ice Rink provide? Was it for the community or visitors?
- The Town Square should be used as efficiently as possible.
- The Town Hall was the only part of the Town Square that should be untouched.
- The Ice Rink did not provide a lot of value.

- The money for the renovation could be used differently.
- Was concerned with a new building that cost \$1.5 million
- What best served the community needed to be identified.
- The activity/ice rink building was not the best way to start the project.
- The Community Center should be razed
- A lot of thought needed to be put into a master plan.
- Swiss Days had value.
- The Ice Rink should be covered which would eliminate snow on the ice.
- The Town Square did not have enough restrooms.
- Restrooms could be added to the new pavilion.

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

- Covering the Ice Rink would reduce its charm.
- Doubted if the houses on 100 West could be purchased.
- Centennial Park was used a lot.
- Sun tunnels could be used to bring light into buildings when there could not be windows.
- Could the Ice Rink be moved? The header had just been replaced at a cost of \$80,000. This would have to be redone if the concrete slab was moved.
- The slab was fine for skating but needed to be resurfaced for other uses.
- Leaks were suspected in the tubing under the slab.
- The slab could be painted white, which would eliminate the need for ice paint.
- It could cost \$400,000 to \$500,000 to redo the Ice Rink.
- Things would have to be put in tight spaces if the rink was not moved. There should be a balance between the two.
- The most pressing problem at the Town Square was the Ice Rink.
- The new activities/ice rink building was expensive and would restrict a portion of the Town Square. The existing ice rink trailers could still be used.
- The slab and chiller building needed to be repaired.
- The current location of the Ice Rink was determined because large trees shaded the ice.
- The activities/ice rink building could be designed but not built that year.
- Could the concrete ditch be covered, and the area used for parking? The water had minerals that would build up in a pipe. The ditch was along a UDOT road, which would only allow parallel parking.
- UDOT was concerned about people crossing 200 West from the Town Square to Haven.
- The activities/ice rink building was too costly and should be rethought.
- The focus should be the Ice Rink and the center gathering place.
- Redoing the Ice Rink first would limit other decisions.
- The activities/ice rink building fit in the proposed location and was not a problem.
- A promenade could replace the sports court next to the Ice Rink.
- The north promenade should be eliminated.
- The size of the activities/ice rink building should be reduced.
- Money from the future Olympics could help pay for some of the improvements.
- The cost of moving the Ice Rink should be determined.
- Would private donors help with the rink repairs?
- The road and parking through the Town Square should remain. Roads and parking in the Town Square were safety issues.
- The latest plan for the activities/ice rink building should be presented to the Council.

Mayor Johnson indicated that the following items would be further considered:

- Rink improvements
- Center gathering place
- South entrance
- Cost for moving the rink
- If the spacing was good for the activities/ice rink building.

### 3. Adjournment

The meeting was adjourned at 2:35 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

DRAFT



# Memo

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**Date:** 13 June 2024  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 4 June 2024 City Council Work Meeting

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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, 4 June 2024, 5:00 p.m.  
Midway Community Center, Conference Room  
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 5:02 p.m.

**Members Present:**

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

**Staff Present:**

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

**Members Excused:**

Jeff Drury, Council Member

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

**2. Outdoor Lighting and Glare** (City Planner – Approximately 60 minutes) – Discuss 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 proposal and reviewed the following items:

- History
- Number of pickleball courts in Midway
- Concerns
- Noise
- Lighting
- Setbacks
- Proliferation

- Resolution from 19 April 2024 council meeting
- Option 1 – Changes to each zone
- Option 2 – New section of code specific to recreation facilities
- Option 3 – Prohibit artificial lighting for recreational facilities

Ms. Villani also made the following comments:

- Should a notice of pending ordinance be approved because the sports season was beginning?
- Was looking for guidance from the Council.
- Lights were hard to shield if they were too tall.
- The owner of the court, which was part of a complaint, responded that the shielding prohibited him from using his court in the evenings.
- Not all courts in the City had lights.
- Pickleball was louder than lawn equipment.

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

Council Member Payne made the following comments:

- Played pickleball
- Supported Option 3 because it was simple, easier to enforce, and self-regulating. It would address any new sports. It would also not discriminate against small lots.
- Pickleball was played in the warmer months
- Multiple courts on a property could be used commercially.
- Courts on small lots would probably have to go to the property line.

Council Member Simons made the following comments:

- Pickleball courts could violate the existing noise regulations. This could be enforced immediately.
- The City should not look for problems. It should wait until a complaint is submitted and then enforce the regulations.
- The Municipal Code could state that courts needed to comply with nuisance regulations.
- Option 3 would address issues with light.
- The current regulations would address noise.
- Midway had 6,200 residents, 50 courts, and received only one complaint which regarded light. The Council had other things that it needed to focus on.
- All residents should not be penalized for one complaint.
- The City should know what was considered a fence.
- The City needed a vehicle for enforcement.
- The proposals could eliminate future problems but would not fix the existing problems.
- Lighting, not fencing, was the issue.
- Real data and/or a fieldtrip was needed.
- The problem could be solved with the current regulations.

Mayor Johnson made the following comments:

- Should fences around courts also be regulated?
- A permit and inspections should be required for courts.
- Some court fencing was 10 to 12 feet high.
- Many communities were dealing with the issue. Wanted to get ahead of it.
- Not receiving a lot of complaints did not give her any confidence.
- The item should be considered at the next council meeting. If a decision was not reached, then a notice of pending ordinance should be adopted.
- The courts next to her house did not have lights and were not a problem.
- The City was trying to preserve a dark sky.
- The proposal might have to be considered in sections.

Council Member Orme made the following comments:

- The proposal was overreach.
- Residents should be able to have lights for their courts so long as they are not intrusive.
- The City's sound regulations were clear.
- Courts could be used for many things other than pickleball.
- The City already had fencing regulations.
- A regulation on setbacks could be considered.
- Lighting needed to be defined.
- Would the City next prohibit any lighting in backyards?

Council Member Simonsen made the following comments:

- Some downward directed light was fine.
- It was hard to light a court and be respectful to neighbors.
- Neighbors did not always work out these kinds of issues.
- Regulating nuisances was one of the jobs of government.
- Staff should be given the tools that they needed.

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

- The City had a decibel meter to measure noise.
- The one complaint received was about lighting and not noise. The light from the court was significant.
- A notice of pending ordinance would give the City time to address the issue.
- The fencing regulations were not being applied to courts.

### **3. Adjournment**

The meeting was adjourned at 6:01 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder



# Memo

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**Date:** 13 June 2024  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 4 June 2024 City Council Regular Meeting

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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, 4 June 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  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
Craig Simons, Council Member  
JC Simonsen, Council Member

**Staff Present:**

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

**Members Excused:**

Jeff Drury, Council Member

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

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

**2. Consent Agenda**

- a. Agenda for the 4 June 2024 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 21 May 2024 City Council Work Meeting
- d. Minutes of the 21 May 2024 City Council Regular Meeting
- e. Minutes of the 21 May 2024 City Council Closed Meeting
- f. Appoint Genene Probst, with the advice and consent of the City Council, as a full member of the Midway City Planning Commission

- g. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for Phase 5 of the Watts Remund Farms PUD located at 400 North Farmhouse Way

**Note:** Copies of items 2a, 2b, 2c, 2d, 2f, and 2g are contained in the supplemental file.

**Motion:** Council Member Payne moved to approve the consent agenda as included.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** None

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

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

Council Member Orme noted that she was not at the meetings on May 21<sup>st</sup> and could not approve those minutes.

### 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. No comments were offered.

### 4. Department Reports

#### Animal Services / MOU

Council Member Simonsen reported that he gave the Council's feedback, regarding the proposed memorandum of understanding (MOU), to the Animal Services Board.

#### Parks / Playground Equipment

Council Member Simonsen reported on the installation of new playground equipment in the City's parks.

#### North Center Street Trail

Council Member Simonsen reported on the design work for the trail along the north section of Center Street.

### Road Safety Measures / Grant

Council Member Simonsen reported that the City had applied for a grant to install road safety measures.

### Tree City / Celebration

Council Member Simonsen reported that a Tree City USA celebration had been held in conjunction with Founders' Day. Mayor Johnson added that Super Trees donated a tree for the event and trained attendees on planting trees.

### Oral Histories

Council Member Simons reported that the Historic Preservation Committee was through two-thirds of its oral histories project.

### TAP Tax Funds / Wood Carving Event

Council Member Simons thanked the City for the trails, arts, and parks (TAP) tax funds. He indicated that the wood carving event was a success.

### Cemetery / Items Stolen

Council Member Orme noted that items at the City's cemetery were stolen around Memorial Day.

### Town Square / Grant

Council Member Orme reported that she was working on obtaining grant money for the Town Square improvements.

### Trees / Replacement

Mayor Johnson reported that any trees on city property, which needed to be replaced, would be done so in the fall.

### Main Street Lights / Replacement

Mayor Johnson reported that the decorative streetlights along Main Street were being replaced with ones that were dark sky compliant.

## **5. Kim Facer / Alternate Member of Planning Commission (Mayor Johnson –**

Approximately 5 minutes) – Introduce and possibly appoint Kim Facer, with the advice and consent of the City Council, as an alternate member of the Midway City Planning Commission.

Mayor Johnson explained that the Council wanted to meet nominees for the Planning Commission. She introduced Kim Facer and requested that he be appointed as an alternate member.

Mr. Facer introduced himself and offered to answer any questions.

**Motion:** Council Member Simons moved to appoint Kim Facer as an alternate member of the Midway City Planning Commission.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

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

**6. Health Department / Annual Report** (Jonelle Fitzgerald – Approximately 10 minutes) – Receive an annual report from the Wasatch County Health Department.

Jonelle Fitzgerald, Wasatch County Health Director, gave a presentation and reviewed the following items:

- Retirement of Dwight Hill
- Improved website
- Budget

Director Fitzgerald also made the following comments:

- The Health Department represented Wasatch County and its municipalities.
- The Health Department had a good board.

Sara Simonsen, Wasatch County Board of Health Vice-Chair, reviewed programs offered by the Health Department including its diabetes prevention program.

**Note:** A copy of the Health Department’s annual report is contained in the supplemental file.

Mayor Johnson thanked the Health Department and Board of Health for their unifying influence during the COVID-19 pandemic. She thanked them for their help with the Heber Valley Special

Service District's sewer treatment facility.

- 7. Wasatch County Fire Marshal's Office / Wildfires** (Troy Morgan – Approximately 15 minutes) – Receive a report from the Wasatch County Fire Marshal's office regarding wildfires.

Troy Morgan, Wasatch County Fire Warden, gave a presentation and made the following comments:

- There was a good snowpack which would help with wildfires at higher elevations.
- The increased moisture encouraged grass at lower elevations which increased the wildfire risk.
- Dry lightning and a lack of monsoon moisture could also increase the risk.
- Fireworks would only need to be prohibited in the wildland interfaces and upper mountains.
- Firefighters were being certified for wildfire operations.

Mayor Johnson recommended that goats be used to reduce wildfire fuels.

Council Member Simons thanked emergency services for their work.

- 8. Tentative FY 2025 Budget / Public Hearing** (Budget Officer – Approximately 30 minutes) – Receive public comment on and discuss the adopted tentative FY 2024 Budget for Midway City (**Public Hearing** - Public comment must be related to this item on the agenda).

Nancy Simons, Midway City Budget Officer, gave a presentation on the tentative budget and reviewed the addition for Music on the Square. She indicated that the budget for FY 2025 and a final amendment for the FY 2024 Budget would be adopted at the next meeting.

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

- A railing should be added to the recently purchased portable stage.
- Events were successful because of consistency.
- Wednesday instead of Tuesday should be considered for Music on the Square.
- Local talent should be supported.
- Passthrough accounts were now shaded in the budget.

### **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.

Mayor Johnson reported that the City was receiving a lot of grant money, had healthy reserves in its Water Fund, and used a 10-year plan for its infrastructure.

- 9. Ordinance 2024-11 / Swiss Haven Annexation** (Lauren Bolger – 20 minutes) - Discuss

and possibly deny, continue, or adopt Ordinance 2024-11 approving the Swiss Haven Annexation located at approximately 850 West Bigler Lane (Zoning would be Resort) (**Public Hearing** - Public comment must be related to this item on the agenda).

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

- Land use summary
- Location of the annexation
- Annexation plat map
- Zermatt master plan
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- No major issues had been identified.
- Survey issues had been resolved.
- The annexation was needed because a portion of the property, which was approved many years earlier for development in the City, was in the County.
- A change application for the needed water had already been completed.
- A donation for parks, which was usually required with annexation, would be approximately \$400.
- Impact fees would be paid with the building permits.

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

Lauren Bolger, Hoffman Law and representing the applicant, agreed to pay the park's donation.

### **Public Hearing**

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

**Motion:** Council Member Payne moved to approve Ordinance 2024-11, approving the Swiss Haven Annexation, with the following findings and conditions:

- The proposal was a legislative action.
- The proposed annexation complied with the intent of the annexation code.
- The Swiss Haven PUD was approved by the City in 2000. It appeared at that time that the City understood that the entire parcel was within the City limits.
- The Swiss Haven subdivision plat would not be recorded until the Swiss Haven Annexation plat was recorded.
- A parks annexation fee of \$390.50 would be paid to the City.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Simons noted that Bigler Lane, which accessed the annexation,

was in disrepair. Wes Johnson responded that the applicant would repave the road in front of the annexed property and the City would repave the rest that had failed.

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

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

**10. Springer Farms Subdivision / Final Approval for Additional Subdividing of Property**  
(Travis Nokes – Approximately 15 minutes) – Discuss and possibly deny, continue, or grant final approval for the additional subdividing of the Springer Farms Subdivision located at 65 North 200 West (Zoning is C-3).

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

- Application summary
- Location of the development
- Recorded plat map
- Visual representations of the building
- Summary of Springer Farms
- Land use summary
- Possible findings

Mr. Henke also made the following comments:

- The building that was proposed for subdivision was under construction.
- There were no changes since preliminary approval.
- Other buildings in the development might be subdivided in the future.
- None of the required parking was offsite.
- UDOT could prohibit parking on 200 West.
- There was enough parking on site.
- The parking was not assigned to specific buildings.
- The most demanding parking requirements were used for the development.
- There were a couple of extra parking spaces.
- The parking requirements could be less if the uses needed parking at different times of the day.
- Any changes in parking or water rights would have to be addressed when a building permit was submitted.
- A lot of thought had been put into the building.
- Did not have any conditions.

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

**Motion:** Council Member Simons moved to grant final approval for the Springer Farms

Subdivision with the following findings:

- The proposal would benefit the City financially by creating a greater tax base and by providing more commercial options to the community.
- The proposal might help the City better comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments were a conditional use in the C-3 zone.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Simonsen noted that the applicant did some mitigation which was adequate.

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

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

**11. Homestead Resort, Phases 1 & 2 / Preliminary Approval** (Berg Engineering – Approximately 90 minutes) – Discuss and possibly deny, continue, or grant preliminary approval for Phases 1 and 2 of the Homestead Resort located at 700 North Homestead Drive (Zoning is Resort) (**Public Hearing** - Public comment must be related to this item on the agenda).

**Note:** Council Member Simons indicated that he would not vote on the item but would listen to the discussion because he had interest in the property.

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

- Land use summary
- Location of the project
- Overview of ownership
- Open space
- Core area
- Phasing
- Master plan language
- Phasing plan
- Events center
- Condominium buildings
- Site plan
- Site master plan
- Borders and walls
- South boundary cross sections



- North boundary
- Discussion items
- Emergency access
- Water board recommendation
- Section of the Municipal Code regarding water rights for development
- Breakdown of water rights calculation
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- A proposed master plan amendment had been considered by the Planning Commission but was withdrawn before coming to the Council.
- The request was based on the current master plan.
- There were now only two phases in the project, and they included the entire property.
- Both phases would be considered at the same time.
- The core was treated differently from other parts of the resort.
- Some property was proposed to be put into a conservation easement.
- The approved master plan allowed for some adjustment for locations and the number of keys.
- The proposal was for preliminary approval.
- The project would be a branded Marriot property.
- 49 hotel rooms would become 68 condo units.
- The proposal was 100,000 square feet less than the maximum allowed.
- The parking requirement increased.
- There would be 453 keys.
- The applicant spoke with The Links HOA regarding access.
- All the required parking had been designated and shown.
- The wall along the south border would mitigate light and noise. The Links HOA would maintain the landscaping on the south side of the wall. An electrical box would be behind the wall.
- There would be 30-foot setbacks on both sides of the south property line.
- A water lease with the Utah Division of Parks and Recreation was not in perpetuity, which was a concern. Accepting this type of lease could set a bad precedent. The applicants had options regarding the water, but they would be difficult to accomplish.
- The City had always required Midway Irrigation Company water shares or irrevocable perpetual water leases.
- The proposed event center would now be under 35 feet and would not require a height exception.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, reviewed the history of changes to the Homestead and the following items:

- Comparison of the 2008 agreement and 2024 plan
- Site plan
- Section of the 2008 agreement regarding water.

- Addendum language for the use of M&I water.
- 6 May 2019 water board minutes and related motion

Mr. Berg also made the following comments:

- The south wall would be five feet from the property line.
- The proposed changes would be good for the Homestead and the City.
- The applicant was trying to work with the neighbors.
- The Water Advisory Board knew that some of the leased water was not in perpetuity. The Water Board did not raise any concerns about the lease.
- The Council should consider the agreements and the goals.
- People had relied on the agreements, approvals, etc.
- The applicants had 22 years to find replacement water rights.
- The Slough Ditch or the Shneider Spring could be used. Another lease or M&I water were also possibilities.
- The golf course would not be watered if other water rights were not obtained.
- Some open space could be removed from the proposals to reduce the water requirements.

**Note:** A copy of Mr. Bergs comparison is contained in the supplemental file.

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

- The Water Board was only an advisory body.
- The Utah Division of Parks and Recreation could not revoke the lease early.
- What would the Council pass on to future officials if it approved the request without permanent water rights?
- The water rights issue could be addressed for final approval.
- The improvements were good, the City should support the request, and it should help fix the water issue.
- Significant issues needed to be addressed at preliminary approval.
- The water requirements and rights for the Homestead were difficult to address.
- The golf course should not be dried up.
- Midway was successful because it guarded its water rights.
- The City needed to see the water lease documents between the Homestead and the Division of Parks and Recreation.
- Could the lease become permanent?
- The City still had some remaining M&I water but it wanted to use it for affordable housing, etc.

### **Public Hearing**

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

### **Brian Andrews**

Mr. Andrews made the following comments:

- A significant shift was happening.
- The Homestead should own all the units instead of 68 individually owned condos.
- The City was taking on faith that Marriott would oversee the units.
- The water, traffic, etc. was not good and would negatively affect the fabric of the City.
- The first areas to be constructed had the most density.
- The applicant was supposed to build a trail along Homestead Drive but had not.
- More time was needed to consider the proposal.

#### Norm Henderson

Mr. Henderson made the following comments:

- The golf course should be included in the proposal because of the water rights.
- The access and easements for the golf course were a concern.
- The boundary description for the master plan included that resort core and open space.
- The description on the 2021 agreement was unreadable.
- The City and the surveyor did not have a readable copy of the description.
- Code required that the application include the description.
- There was no way to determine easements and property rights without a readable description. This was important to the HOA to which he belonged.
- Owned property in a development that had to go through other developments for access. Needed to know if this access was affected by the Homestead.
- The proposal should not be approved until the description issue was resolved.

Mayor Johnson asked the City Attorney to address the description issue.

#### Reed Kellam

Mr. Kellam made the following comments:

- There was an agreement with The Links HOA and the applicants to work out certain issues. Parking was not addressed in the agreement.
- Eight of the 13 property owners in The Links were concerned about the south parking in the proposal.
- The existing parking of 200 spaces would increase to 510. Where would all the new spaces be?
- Wanted consistency.
- Ameyalli had garages and underground parking.
- The parking should be mitigated and be with the buildings. Mayor Johnson indicated that the City could not mandate the parking be with the buildings or underground. She also noted that underground parking was difficult in Midway.
- The setbacks should be extended to 100 feet. Ben Shakespear, applicant, responded that there was not enough space for that size of a setback.
- Two story units were a concern.

### Scott Lewis

Mr. Lewis made the following comments:

- Trails were important to Midway.
- Trail access had been cut off in the Homestead.
- Would like trail access through the property.

Michael Henke made the following comments:

- Access was dangerous through a golf course.
- There was not a good solution to the liability that would create.
- Access might be accomplished if the driving range was replaced with a simulator.

Mayor Johnson was disappointed that the trail from Pine Canyon Road had been closed to the public. She noted that the trail along Homestead Drive would be completed. Mr. Henke added that the Homestead donated \$50,000 for a trail.

### John Reeves

Mr. Reeves made the following comments:

- Did not oppose the golf course improvements.
- Certain items required by the Municipal Code had not been addressed with the application. These items included power, an operations plan, and a citizen participation plan.
- Neighboring residents were not informed of the meeting.
- A master property owners association (POA) was needed.
- How would emergency access occur in the winter? Mayor Johnson responded that the Wasatch County Fire District would be involved in the project.

Mr. Henke responded that a POA would be created for the condominiums. He added that the appropriate documents were being drafted.

### Chris Rideout

Mr. Rideout made the following comments:

- Would there be bollard lighting on the north side of the project? Mr. Shakespear responded that bollard lighting would be used throughout the project.
- What was the public process for improvements to the golf course? Mr. Henke responded that an approval or public hearing were not required. Mayor Johnson emphasized that the golf course was separate from the request.
- Were permits for grading, etc. required for the golf course? Mr. Henke responded that permitting was required only with sensitive lands. Mr. Berg added that he offered the plans to the City Engineer for review. Mr. Henke indicated that drainage was not an issue if it was natural or retained on the property. Mr. Berg indicated that a SWPPP permit would be obtained from the State.

Mayor Johnson closed the public hearing.

Mr. Berg made the following additional comments:

- The phasing of the construction could be altered.
- The applicants had tried to work with the surrounding HOAs.
- Parking was placed so that neighbors would not see a wall of buildings.
- The buildings would be set back at least 30 feet. They would also be no higher than 30 feet.
- Doubted that the trail access issue could be resolved.
- Some golf course parcels would be part of the plat maps and noted as open space along with having conservation easements.
- There would be 18 inches to two feet in elevation drop in the south parking lot.
- The elevation of the buildings varied from location to location.
- The covenants, conditions, and restrictions (CCRs) had been submitted to the City.

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

- The density of the proposal was less than the maximum allowed.
- A bond would be in place for the horizontal construction.
- The areas in the golf course that were not owned by the applicants had the necessary water.
- Only leases in perpetuity should be accepted.

**Motion:** Council Member Simonsen moved to grant preliminary approval for Phases 1 and 2 of the Homestead Resort as presented that night with the following findings and conditions:

- Note the mitigation measures for light and noise including the wall along the boundary.
- The issues with the water would be resolved to the City's satisfaction and water requirements would be met.
- The proposal would benefit the City financially by creating a greater tax base.
- The proposal would help the City better comply with state requirements regarding the ability to collect the resort tax.
- The public trail system in the development would benefit the entire community by completing the public trail along Homestead Drive.
- Amenities would be created that would be accessible year-round, which would invite more tourists to visit the resort in all seasons.
- The proposal would increase traffic to the surrounding community.
- The public trail that paralleled Homestead would be built by August 1, 2024.
- A light mitigation plan would be submitted to the City, and agreeable to the City, that would mitigate the potential impact to the residents of The Links through a combination of a berm, landscaping, and a non-sight obtrusive fence.
- All existing lighting and planned lighting in the resort would comply with current Midway requirements. Existing nonconforming lighting in each phase would be brought into compliance within a year of recording the plat map where the lighting would be located.
- Landscaping would be installed along the southern and northern boundaries of the Homestead the first summer season of construction to help mitigate nuisance issues related to construction activities.

- With respect to the 19.74 acres of previously designated open space per the current master plan agreement that was located outside of the resort core, a conservation easement should be placed on it to permanently restrict it from future development. The conservation easement would be held by an accredited land trust.
- All required parking for each building and use would be completed before the certificate of occupancy was issued for each building in both phases.
- A UDOT approval document would be submitted to the City for the new access location on State Route 222.
- The traffic study was updated based on the current plan before the item was reviewed by the City Council.
- The City could resolve the problem of the property delineation and access easement questions to ensure that they were properly identify and delineated.

**Discussion:** Mayor Johnson questioned if a problem would be created by increasing the units to 68 condominiums. Mr. Henke responded that the number of permanent residences in the project was limited to ten percent of the total square footage. Lauren Bolger, also representing the applicants, responded with the following comments:

- The CCRs limited the time that owners could spend in their units.
- The condo associate could change this requirement only with the approval of the master association.
- Midway City could be named as a third-party beneficiary on certain items.
- The units were intended to function as a hotel.
- The number of pillows would increase from 600 to 1300.

**Amended Motion:** Council Member Simonsen amended his motion to grant preliminary approval for Phases 1 and 2 of the Homestead Resort as presented that night with the following findings and conditions:

- Note the mitigation measures for light and noise including the wall along the boundary.
- The issues with the water would be resolved to the City's satisfaction and water requirements would be met.
- The proposal would benefit the City financially by creating a greater tax base.
- The proposal would help the City better comply with state requirements regarding the ability to collect the resort tax.
- The public trail system in the development would benefit the entire community by completing the public trail along Homestead Drive.
- Amenities would be created that would be accessible year-round, which would invite more tourists to visit the resort in all seasons.
- The proposal would increase traffic to the surrounding community.
- The public trail that paralleled Homestead would be built by August 1, 2024.
- A light mitigation plan would be submitted to the City, and agreeable to the City, that would mitigate the potential impact to the residents of The Links through a combination of a berm, landscaping, and a non-sight obtrusive fence.
- All existing lighting and planned lighting in the resort would comply with current Midway requirements. Existing nonconforming lighting in each phase would be brought into compliance within a year of recording the plat map where the lighting would be located.
- Landscaping would be installed along the southern and northern boundaries of the Homestead the first summer season of construction to help mitigate nuisance issues related to construction activities.

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- All required parking for each building and use would be completed before the certificate of occupancy was issued for each building in both phases.
- A UDOT approval document would be submitted to the City for the new access location on State Route 222.
- The traffic study was updated based on the current plan before the item was reviewed by the City Council.
- The City could resolve the problem of the property delineation and access easement questions to ensure that they were properly identify and delineated.
- At the applicants' suggestion the City would be made a third party to the particular elements of the CCRs regarding the usage of the units for full-time residents.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

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

## 12. Adjournment

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

The meeting was adjourned at 9:43 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder



# Memo

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**Date:** 14 June 2024  
**To:** Mayor, City Council and Staff  
**Cc:** File  
**From:** Brad Wilson, City Recorder  
**RE:** Certified Property Tax Rate

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The certified tax rate for Midway City, for both personal and real property, has not yet been finalized by the Utah State Tax Commission and the Wasatch County Clerk. I will email the rate to you and update the information on the City's website when it has been finalized.

Please contact me if you have any questions.





## RESOLUTION 2024-16

### A RESOLUTION SETTING THE REAL AND PERSONAL PROPERTY TAX

Be it resolved by the City Council of Midway City, there is hereby levied a tax rate on all real and personal property within the municipality not otherwise exempted by law as follows:

General Fund	0.000000	\$0,000,000
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This tax rate will increase the anticipated property tax amount from \$1,039,352 to \$0,000,000.

**PASSED AND ADOPTED** by the Midway City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

MIDWAY CITY

\_\_\_\_\_  
Celeste Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Brad Wilson, Recorder