

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due D
ABE NEERINGS & SON									
105	ABE NEERINGS & SON	7301	Memorial Hill Restroom Toilet Rep	08/12/2024	213.00	.00			09/12/2024
Total ABE NEERINGS & SON:					213.00	.00			
ALSCO / AMERICAN LINEN									
1429	ALSCO / AMERICAN LINEN	LSAL2892189	MATS-	08/12/2024	38.52	.00			09/10/2024
1429	ALSCO / AMERICAN LINEN	LSAL2896802	~Mats	08/26/2024	37.46	.00			09/06/2024
Total ALSCO / AMERICAN LINEN:					75.98	.00			
ARDURRA GROUP INC									
3180	ARDURRA GROUP INC	240141	PAY R 2024 Roadway Resurfacing Desig	08/22/2024	5,676.25	.00			09/12/2024
3180	ARDURRA GROUP INC	240141-2	2024 Water and Sewer Improvem	08/08/2024	12,598.25	.00			09/08/2024
3180	ARDURRA GROUP INC	240141-2	2024 Water & Sewer Improv (MS	08/08/2024	13,218.25	.00			09/08/2024
3180	ARDURRA GROUP INC	240141-3	2024 Water and Sewer Improvem	08/12/2024	482.50	.00			09/12/2024
3180	ARDURRA GROUP INC	240141-3	2024 Water & Sewer Improv (MS	08/12/2024	795.00	.00			09/12/2024
Total ARDURRA GROUP INC:					32,770.25	.00			
BIG O TIRE									
170	BIG O TIRE	044264-14013	4 New Tires	08/19/2024	411.06	.00			09/19/2024
Total BIG O TIRE:					411.06	.00			
BORDER STATES INDUSTRIES Inc.									
2757	BORDER STATES INDUSTRIES I	928857702	STREET LIGhts-Light Poles Instal	08/12/2024	132.19	.00			09/25/2024
2757	BORDER STATES INDUSTRIES I	928873425	Town Square Power Box Covers/	08/14/2024	18.00	.00			09/25/2024
2757	BORDER STATES INDUSTRIES I	928873426	STREET LIGHT Power Pole Drill	08/14/2024	199.98	.00			09/25/2024
2757	BORDER STATES INDUSTRIES I	928888390	1/2 Light-Town Hall	08/15/2024	5.15	.00			09/25/2024
2757	BORDER STATES INDUSTRIES I	928909850	Swiss Days City Power Boxes in	08/20/2024	635.25	.00			09/25/2024
2757	BORDER STATES INDUSTRIES I	928909869	Swiss Days City Power Boxes in	08/20/2024	1,064.79	.00			09/25/2024
Total BORDER STATES INDUSTRIES Inc.:					2,055.36	.00			
CASCADE DESIGN LLC									
3071	CASCADE DESIGN LLC	482	Retail Items for Midway Must Hav	07/12/2024	530.98	.00			07/12/2024
Total CASCADE DESIGN LLC:					530.98	.00			
CENTURYLINK - 435-654-3227 269B									
945	CENTURYLINK - 435-654-3227 2	8/24 33397750	333977502-435-654-3227 269B	08/07/2024	635.62	.00			09/06/2024
Total CENTURYLINK - 435-654-3227 269B:					635.62	.00			
CENTURYLINK -435-654-3924 453B									
2561	CENTURYLINK -435-654-3924 45	8/24 33338605	Phone/Internet	08/07/2024	146.39	.00			09/06/2024
2561	CENTURYLINK -435-654-3924 45	8/24 33338605	Late Fee	08/07/2024	34.00	.00			09/06/2024
Total CENTURYLINK -435-654-3924 453B:					180.39	.00			

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CenturyLink ACCT# 88239224									
2636	CenturyLink ACCT# 88239224	700528588	88239224 Phone Service	08/12/2024	1,114.97	.00			09/11/20
Total CenturyLink ACCT# 88239224:					1,114.97	.00			
CHEMTECH-FORD LABORATORIES									
2147	CHEMTECH-FORD LABORATOR	24H0225	BACTERIAL SAMPLES	08/06/2024	180.00	.00			09/05/20
Total CHEMTECH-FORD LABORATORIES:					180.00	.00			
Child Richards									
2672	Child Richards	143451	Governmental Quarterly Accounti	05/31/2024	1,500.00	.00			06/30/20
Total Child Richards:					1,500.00	.00			
COLONIAL FLAG & SPECIALTY CO									
305	COLONIAL FLAG & SPECIALTY	0321892-IN	Cemetery Flag Rotation	08/07/2024	78.40	.00			09/06/20
Total COLONIAL FLAG & SPECIALTY CO:					78.40	.00			
Dominion Energy									
930	Dominion Energy	8/24 27310637	Comm. Center 2731063797	08/13/2024	13.45	.00			09/03/20
930	Dominion Energy	8/24 57700200	`Town Hall 5770020000	08/13/2024	97.45	.00			09/03/20
930	Dominion Energy	8/24 65585500	MAINTENANCE SHOP 65585500	08/13/2024	24.27	.00			09/03/20
Total Dominion Energy:					135.17	.00			
FINAL COMPLETION DEPOSIT									
2418	FINAL COMPLETION DEPOSIT	21-262 FCD	21-262 FINAL COMPLETION DE	08/22/2024	3,000.00	.00			09/10/20
2418	FINAL COMPLETION DEPOSIT	21-265 FCD	21-265 FINAL COMPLETION DE	08/22/2024	3,000.00	.00			09/10/20
2418	FINAL COMPLETION DEPOSIT	22-098 FCD	22-098 FINAL COMPLETION DE	08/22/2024	3,000.00	.00			09/10/20
2418	FINAL COMPLETION DEPOSIT	23-014 FCD	23-014 FINAL COMPLETION DE	08/22/2024	3,000.00	.00			09/10/20
2418	FINAL COMPLETION DEPOSIT	23-078 FCD	23-078 FINAL COMPLETION DE	08/22/2024	3,000.00	.00			09/10/20
2418	FINAL COMPLETION DEPOSIT	23-103 FCD	23-103 FINAL COMPLETION DE	08/22/2024	3,000.00	.00			09/10/20
2418	FINAL COMPLETION DEPOSIT	23-140 FCD	23-140 FINAL COMPLETION DE	08/22/2024	3,000.00	.00			09/10/20
Total FINAL COMPLETION DEPOSIT:					21,000.00	.00			
GORDON LAW GROUP, P.C.									
2627	GORDON LAW GROUP, P.C.	17836	Homestead Development	08/05/2024	1,419.00	.00			09/04/20
2627	GORDON LAW GROUP, P.C.	17837	Ameyalli Resort	08/05/2024	745.80	.00			09/04/20
2627	GORDON LAW GROUP, P.C.	17838	MONTHLY FLAT FEE	08/05/2024	5,440.63	.00			09/04/20
2627	GORDON LAW GROUP, P.C.	17838	MONTHLY FLAT FEE	08/05/2024	347.27	.00			09/04/20
2627	GORDON LAW GROUP, P.C.	17839	The Village	08/05/2024	66.11	.00			09/04/20
2627	GORDON LAW GROUP, P.C.	17875	Probst Meadow-Development Agr	08/13/2024	301.00	.00			09/12/20
2627	GORDON LAW GROUP, P.C.	17876	Old Trace Hollow - Annexation	08/13/2024	365.50	.00			09/12/20
Total GORDON LAW GROUP, P.C.:					8,685.31	.00			
HOLLAND EQUIPMENT COMPANY									
560	HOLLAND EQUIPMENT COMPA	32337	Nolan install RAMS on each truck	08/07/2024	2,698.46	.00			09/07/20
Total HOLLAND EQUIPMENT COMPANY:					2,698.46	.00			
KARL MALONE POWERSPORTS HEBER									
3175	KARL MALONE POWERSPORTS	253514	Clutch Sod Machine	08/20/2024	22.51	.00			09/15/20

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Total KARL MALONE POWERSPORTS HEBER:					22.51	.00			
KT CART-AWAY INC									
3195	KT CART-AWAY INC	3242	Cement for replacment light pole f	05/23/2024	404.91	.00			06/22/20
3195	KT CART-AWAY INC	3341	Cement for replacment light pole f	06/24/2024	263.38	.00			07/24/20
Total KT CART-AWAY INC:					668.29	.00			
Lantern Press									
3001	Lantern Press	346907	Retail Merchandise for Midway M	08/08/2024	364.97	.00			09/08/20
3001	Lantern Press	346908	Retail Merchandise for Midway M	08/02/2024	199.80	.00			09/02/20
Total Lantern Press:					564.77	.00			
LEE'S MARKETPLACE									
2957	LEE'S MARKETPLACE	52849	Planning Dept.	08/13/2024	28.97	.00			09/10/20
Total LEE'S MARKETPLACE:					28.97	.00			
LOGO BRANDS INC									
3197	LOGO BRANDS INC	2864067	Retail Items for Midway Must Hav	07/25/2024	345.98	.00			08/09/20
Total LOGO BRANDS INC:					345.98	.00			
Monroe Mae									
3039	Monroe Mae	240099	Retail Merchandise for Midway M	07/23/2024	335.00	.00			08/22/20
Total Monroe Mae:					335.00	.00			
MOUNTAINLAND SUPPLY COMPANY									
845	MOUNTAINLAND SUPPLY COMP	S106307127.0	CONTROL VALVE-FLOWER LIG	08/01/2024	108.90	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106307127.0	Control Valves	08/14/2024	217.80	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106324907.0	WATER METER UPGRADE RIN	08/06/2024	251.35	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106324924.0	Sprinkler Selanoids	08/13/2024	1,454.40	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106343492.0	SPRINKLER TIMER-CENTENNIA	08/01/2024	1,627.90	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106365923.0	HAMLET PARK-PARTS	08/02/2024	30.60	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106369400.0	Swivel HOSE-PARK STRIP LIGH	08/05/2024	41.79	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106369400.0	Park Strip Light Poles-Hose Adapt	08/12/2024	359.57	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106374869.0	3 WAY WATER METER WRENC	08/07/2024	153.33	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106374869.0	Gray cement glue, purple glue, bl	08/12/2024	974.86	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106374869.0	ROLMACSERVICE SADDLE	08/12/2024	229.96	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106386735.0	Tool Box-Ty F-250	08/16/2024	1,831.32	.00			09/30/20
845	MOUNTAINLAND SUPPLY COMP	S106399280.0	Sprinkler Nozzle	08/15/2024	218.38	.00			09/30/20
Total MOUNTAINLAND SUPPLY COMPANY:					7,500.16	.00			
ODP BUSINESS SOLUTIONS LLC									
875	ODP BUSINESS SOLUTIONS LL	376574813001	Dispenser, Pop-Up	08/14/2024	7.27	.00			09/15/20
875	ODP BUSINESS SOLUTIONS LL	376574813001	CRTDG, LSR, HP, BLACK	08/14/2024	75.75	.00			09/15/20
875	ODP BUSINESS SOLUTIONS LL	376574813001	PEN,GEL, RTX, NEEDLE, 0.5MM	08/14/2024	19.91	.00			09/15/20
875	ODP BUSINESS SOLUTIONS LL	376583740001	Tape	08/14/2024	13.21	.00			09/15/20
875	ODP BUSINESS SOLUTIONS LL	376583740001	Gel RT 07, Blue 12pk	08/14/2024	13.66	.00			09/15/20
875	ODP BUSINESS SOLUTIONS LL	378485510001	STAPLES AND PAPER FOR ADM	08/02/2024	318.97	.00			09/01/20
875	ODP BUSINESS SOLUTIONS LL	382916021001	Post-It, Pop-Up Dispenser, Binder,	08/23/2024	11.05	.00			09/22/20
875	ODP BUSINESS SOLUTIONS LL	382919047001	Label, Multi-Purpose, DYMO	08/22/2024	42.78	.00			09/22/20

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Total ODP BUSINESS SOLUTIONS LLC:					502.60	.00			
O'REILLY AUTO PARTS									
2215	O'REILLY AUTO PARTS	3664-434594	Floormats - New Trucks	08/19/2024	680.61	.00			09/19/2024
2215	O'REILLY AUTO PARTS	3664-434927	Pin & Clip F250 Pick Up	08/20/2024	14.99	.00			09/20/2024
Total O'REILLY AUTO PARTS:					695.60	.00			
PLANETERIA									
2883	PLANETERIA	21631	Annual Website Fee	08/08/2024	2,880.00	.00			09/07/2024
Total PLANETERIA:					2,880.00	.00			
SAFETY SUPPLY & SIGN CO INC									
1015	SAFETY SUPPLY & SIGN CO IN	190515	Safety VESTS FOR PW	08/06/2024	592.80	.00			09/05/2024
1015	SAFETY SUPPLY & SIGN CO IN	190528	Safety JACKET-ELROY PUBLIC	08/07/2024	105.60	.00			09/06/2024
1015	SAFETY SUPPLY & SIGN CO IN	190529	StreeT PARKING BRACKETS	08/07/2024	156.48	.00			09/06/2024
Total SAFETY SUPPLY & SIGN CO INC:					854.88	.00			
SANDI G. LOTT									
3194	SANDI G. LOTT	253613	Deadheading Flowers	08/13/2024	687.50	.00			09/10/2024
Total SANDI G. LOTT:					687.50	.00			
SIGNARAMA									
2658	SIGNARAMA	17502	ACM - QTY 5	08/16/2024	37.37	.00			08/16/2024
Total SIGNARAMA:					37.37	.00			
SKAGGS COMPANIES INC									
1934	SKAGGS COMPANIES INC	450_A243428_	EQUIPMENT	08/01/2024	106.60	.00			08/31/2024
Total SKAGGS COMPANIES INC:					106.60	.00			
SMITH & EDWARDS WEST JORDAN									
2961	SMITH & EDWARDS WEST JOR	28048	Clothing Allowance- Jeff Goetze	08/17/2024	444.90	.00			09/10/2024
Total SMITH & EDWARDS WEST JORDAN:					444.90	.00			
STANDARD PLUMBING SUPPLY CO.									
1045	STANDARD PLUMBING SUPPLY	XFJT52	STREET LIGHTS	08/12/2024	13.74	.00			09/10/2024
1045	STANDARD PLUMBING SUPPLY	XFPP39	Main Street Flower Bubblers	08/14/2024	44.44	.00			09/10/2024
1045	STANDARD PLUMBING SUPPLY	XFY387	Parks-Concert in park Wasp Spra	08/16/2024	24.96	.00			09/10/2024
1045	STANDARD PLUMBING SUPPLY	XGBZ37	Shop/Yard Getting to mary nails/s	08/19/2024	149.00	.00			09/10/2024
1045	STANDARD PLUMBING SUPPLY	XGFP94	Comm. Center Door bolts Kitchen	08/20/2024	4.00	.00			09/10/2024
1045	STANDARD PLUMBING SUPPLY	XGGF34	1/2" Drill Bit - Comm. Building Mai	08/20/2024	26.99	.00			09/10/2024
1045	STANDARD PLUMBING SUPPLY	XGH913	PAINT & BRUSH Comm. Center	08/20/2024	37.27	.00			09/10/2024
1045	STANDARD PLUMBING SUPPLY	XGTR39	RETURN	08/26/2024	26.99	.00			09/10/2024
Total STANDARD PLUMBING SUPPLY CO.:					273.41	.00			
STATE FIRE									
3054	STATE FIRE	12563422	Town Square Park Pavillion-POK	05/31/2024	3,808.98	.00			06/30/2024
3054	STATE FIRE	12575754	Monitoring of Security System Jul	08/15/2024	105.00	.00			09/14/2024
3054	STATE FIRE	12575754	Monitoring Cloud Software July-S	08/15/2024	72.00	.00			09/14/2024

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Total STATE FIRE:					3,985.98	.00			
SUPERIOR LOCKSMITH									
2806	SUPERIOR LOCKSMITH	1042591371	The Highlands @ Soldier Hollow	08/12/2024	513.40	.00			08/12/2024
Total SUPERIOR LOCKSMITH:					513.40	.00			
TAP FUND									
3183	TAP FUND	82624	Tap Tax Award for Art Around the	08/20/2024	5,000.00	.00			09/10/2024
3183	TAP FUND	82624	Tap Tax Award for New Years Dan	08/20/2024	5,000.00	.00			09/10/2024
Total TAP FUND:					10,000.00	.00			
THE PIANO GALLERY									
3092	THE PIANO GALLERY	81924	PIANO TUNING - TOWN HALL	08/19/2024	144.25	.00			09/19/2024
Total THE PIANO GALLERY:					144.25	.00			
TIMBERLINE ACE HARDWARE									
1170	TIMBERLINE ACE HARDWARE	177413	Motomix for Parks	08/12/2024	35.00	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177443	All Tools-Replacement Ty	08/13/2024	107.99	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177443	All Tools-New Jeff	08/13/2024	107.99	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177443	All Tools-New Elroy	08/13/2024	107.99	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177443	All Tools-Replacement Shane	08/13/2024	89.99	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177443	Ladder Hooks	08/13/2024	21.56	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177443	Ladder Hooks	08/13/2024	21.56	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177452	Speed Hump Install	08/13/2024	92.77	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177458	Alpenhof East Park Clean Up	08/13/2024	590.59	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177633	Shop Truck Supplies, Bolts	08/19/2024	6.46	.00			09/10/2024
1170	TIMBERLINE ACE HARDWARE	177678	Shop-Replacement Storage Suppl	08/20/2024	11.61	.00			09/10/2024
Total TIMBERLINE ACE HARDWARE:					1,193.51	.00			
WASATCH AUTO PARTS									
1310	WASATCH AUTO PARTS	302549	Crane Truck, Air Tank	08/06/2024	18.28	.00			09/06/2024
1310	WASATCH AUTO PARTS	303352	Filter for Bobcat	08/19/2024	121.96	.00			09/10/2024
Total WASATCH AUTO PARTS:					140.24	.00			
WHEELER MACHINERY CO									
1375	WHEELER MACHINERY CO	PS001750133	CAT Equipment	08/16/2024	479.84	.00			09/16/2024
Total WHEELER MACHINERY CO:					479.84	.00			
WILDE EMBROIDERY									
2799	WILDE EMBROIDERY	350	Embroidery-Midway Logo-PW	08/11/2024	37.50	.00			09/11/2024
2799	WILDE EMBROIDERY	355	Embroidery-Midway Logo-PW	08/17/2024	7.50	.00			09/17/2024
Total WILDE EMBROIDERY:					45.00	.00			
Grand Totals:					104,715.71	.00			

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Dated: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.



Memo

Date: 29 August 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 20 August 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, 20 August 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 5:00 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:

Ivette Murano, Human Resources Manager
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

Members Excused:

Kevin Payne, Council Member

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

2. Heber Valley Corridor / Letter (City Planner – Approximately 15 minutes) – Discuss a revised letter of support for UDOT’s environmental impact study (EIS) process encompassing the Heber Valley Corridor and related priority outcomes.

Katie Villani read the revised letter and made the following comments:

- Wanted direction from the Council.
- The letter was written to ask if the other local governments were open to suggestions.

The Council, staff, and meeting attendees reviewed the five options being considered by UDOT and discussed the following items:

- The letter needed to be more direct.

- The five options being considered by UDOT did not address the Council's concerns.
- The group that originally wrote the letter would not meet again.
- The version of the letter, being revised by the Council and staff, should be sent to the other entities to see if they would sign it.
- Heber City's concerns were not the same as Midway's.
- The goal of the original letter was to start a dialog.
- A united effort was the only way to effect UDOT's decision.
- Time was running out.
- The corridor should closely follow Heber City's boundaries and State Highway 40 without any access along the route.
- A corridor that ended at River Road or the entrance to Smith's would not work.
- The perception was that the area entities were not united and UDOT would do what it wanted.
- Signal lights would be needed at the south entrance of the new high school.

Ms. Villani responded that she would again revise the letter, and it would be available the following day.

3. Resolution 2024-19 / Human Resources Handbook (Human Resources Manager and staff – Approximately 60 minutes) – Discuss proposed Resolution 2024-19 adopting a new human resources policies and procedures handbook for Midway City.

Mayor Johnson made the following comments:

- The current handbook was ten years old.
- A new version was being proposed.
- The new version was reviewed by the City's supervisors.
- The Council should feel comfortable with the changes.
- Wanted to approve it that night.
- It would be reviewed and updated annually.
- It could always be updated.
- The State no longer offered compensatory time to its employees.

Ivette Murano gave a presentation on the proposed changes.

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

Katie Villani made the following comments:

- Wrote human resources handbooks in the past.
- Recommended that they be either simple or comprehensive.
- There were a lot of mandates from the State.
- Midway City government was growing.
- The new handbook was more uniform, less subjective, and included greater explanation. It also included a lot of changes.
- There were processes for all applicable items.
- Was open to changes and revisions.

- New hires, employees involved in certain accidents, and employees returning to work after drug issues would be drug tested. Testing could also occur randomly.
- The compensatory time provisions were typical in local governments. Such time was limited to a certain amount.
- The revised handbook was an improvement.

Ms. Murano indicated that overtime would be paid after the maximum amount of compensatory time was reached.

4. Adjournment

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

The meeting was adjourned at 5:32 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 30 August 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 20 August 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, 20 August 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 6:03 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:

Corbin Gordon, Attorney (Participated electronically)
Ivette Murano, Human Resources Manager
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner (Arrived at 6:14 p.m.)
Brad Wilson, Recorder

Members Excused:

Kevin Payne, 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. She gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the 20 August 2024 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 6 August 2024 City Council Work Meeting
- d. Minutes of the 6 August 2024 City Council Regular Meeting
- e. Minutes of the 6 August 2024 City Council Closed Meeting
- f. Resolution 2024-19 adopting a new human resources policies and procedures handbook for Midway City.
- g. Reappoint Andy Garland as a full member of the Midway City Planning Commission.

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

Motion: Council Member Simonsen moved to approve the consent agenda.

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	Excused from the Meeting
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. No comments were offered.

4. Department Reports

Parks, Trails, and Trees Committee / North Center Street Trail / E-Vehicles / Trail Markers

Council Member Simonsen reported that Liz Griffiths attended the Midway City Parks, Trails, and Trees Advisory Committee and expressed her concerns regarding the planned trail along the north section of Center Street.

Council Member Simonsen reported that the Committee was also considering regulations on e-vehicles and black colored trail markers.

Burgi Hill Park

Council Member Simonsen reported on work at Burgi Hill Park.

Trails / Preston Broadhead / Signs

Council Member Simonsen complimented the work of Preston Broadhead, Public Works Technician, who maintained the City's trails. He added that because of residents' concerns, more signs such as stop signs might be added to the trails.

Streets / Striping and Surface Treatments / Data Collection / Speed Bumps

Wes Johnson reported that the street striping and surface treatment projects would not overlap.

Council Member Simonsen reported that data collection using traffic tubes had begun. He noted that the tube locations would be consistent from year to year, with some exceptions, to provide consistent data. Mr. Johnson added that they were also in locations of speeding complaints.

Note: A map showing the data collection locations is contained in the supplemental file.

Council Member Simonsen reported that several temporary speed bumps had been installed for testing. He added that they were on low traffic roads.

Note: Katie Villani arrived at 6:14 p.m.

River Road / Repair

Council Member Simonsen stressed that the areas of River Road that were failing needed to be repaired that year. Wes Johnson responded that the developer, who was responsible for the repairs, committed to do the work that year. Mr. Johnson also indicated that he spoke with a replacement contractor in case the City had to do the work.

Historic Preservation Committee / Oral Histories / Markers

Council Member Simons reported that the Midway Historic Preservation Committee was still working on oral histories and markers for historic buildings.

Cemetery / Bathrooms

Mayor Johnson reported that the bathrooms at the City's cemetery were still being renovated.

5. Potential Grants / Presentation (Nancy O'Toole – Approximately 10 minutes) – Receive and discuss a presentation on potential grants.

Nancy O'Toole gave a presentation regarding grants and reviewed the following items:

- Rural Community Grant
- Outdoor Recreation Initiative

Ms. O'Toole also made the following comments:

- The Grant could be used for ice rink repairs and improvements.
- It had a 20% match.
- A letter of intent was required that week.
- The Initiative did not require a match.
- It was for a significant amount of money.

- The money could be used for the open space donated by Kem Gardner or other projects.
- She would apply for the money the following year.

Note: A copy of Ms. O’Toole’s presentation is contained in the supplemental file.

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

- Ms. O’Toole should apply for the Rural Community Grant on behalf of the City.
- Money from the initiative could be used to improve the easement that the City received at Ameyalli.

6. Homestead Resort, Phases 1 & 2 / Final Approval (Berg Engineering – Approximately 45 minutes) – Discuss and possibly deny, continue or grant final approval for Phases 1 and 2 of the Homestead Resort located at 700 North Homestead Drive (Zoning is RZ).
Recommended for approval with conditions by the Midway City Planning Commission.

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

- Land use summary
- Location of the project
- Open space
- Core area
- Site plan from 2021
- Current site plan
- Public trail
- Phasing
- Site plan numbers
- Construction phasing
- Plan for Homestead Drive
- UDOT approval
- Wedding barn/event center
- Condominium buildings
- South boundary landscaping
- Lighting
- North boundary landscaping
- Detailed landscaping plan
- Proposed plat maps
- Discussion items
- Water board recommendation
- Detail of the water calculations
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The approval was for both phases which included the entire project.

- Both phases would be recorded at the same time.
- The project included the fee simple land.
- The approved master plan allowed flexibility and for changes to be requested in the future.
- The Links HOA supported the plan for the south boundary landscaping.
- The neighbors approved of the planned north boundary landscaping.
- The boundary fences and as much landscaping as possible would be installed that year.
- The proposal met the code requirements for tree replacement.
- The developer had enough actual water rights for the project and did not have to lease any rights.
- Any approval should be conditioned on the approval of the related resolutions.
- The condominium units could be separately owned. There was a limit on the number of units that could be full-time residences.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, indicated that the route of the Slough Ditch will be finalized with the golf course architect.

Ben Shakespeare, applicant, made the following comments:

- Some mature trees would still be removed.
- Many of them were on the golf course.
- Many were cottonwoods.
- Some of them were diseased and rotted.
- Liked trees but wanted them in the right places.
- Wanted the entrance to the resort to look good.
- The limitation on full-time residences would also be in the CC&Rs.
- The lower pools were open.
- The tennis courts would be converted to pickleball courts with storage underneath.
- There was an agreement with Marriott that had a two-year deadline for construction.
- The pillow count would be 1,360.
- The additional rooms would help the City continue to collect the Resort Tax and increase property tax revenue.
- The proposal aligned with the tourism section of the Midway City General Plan.
- The north boundary landscaping would be completed somewhat later in the construction process.
- Signed an agreement with The Links HOA.
- Most of the removed trees were in the area planned for the trail, new entrance, or were diseased. They would be replaced with better types of trees.
- It was his decision to raze the cabin which had partially rotted. Did not understand at the time the regulations related to historic preservation. A replica would be constructed.
- Submitted a building permit application for the wedding barn and event building.
- Weddings were scheduled for the following year.
- Had also received noise complaints. Had trained the staff and talked to the contractors working on the project to correct the issue. Had also hired a new general manager. The indoor event building would help reduce the noise.

Lauren Bolger, Hoffman Law and representing the applicants, made the following comments:

- There would be a master owners' association for the entire project.
- There would be two sub associations. One for the resort and one for the seven detached units.

7. Resolution 2024-21 / Homestead Resort, Phases 1 and 2 Conditions of Approval (City Attorney – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-21 documenting the conditions of approval for Phases 1 and 2 of the Homestead Resort located at 700 North Homestead Drive (Zoning is RZ).

Corbin Gordon made the following comments:

- State law changed and a development agreement could not be required for the project.
- The resolution was proposed instead.
- Everything that had been discussed was in the resolution including the conditions of approval, water rights, and the trail along Homestead Drive.
- A UDOT permit still needed to be obtained.
- Had not reviewed the CC&Rs.

Lauren Bolger noted that Item #11 under Conditions of Approval should reference and restrict vertical construction of the buildings on the condominium plat map.

Paul Berg made the following comments:

- A plat map for the resort and a plat map for the condominiums would be recorded.
- A UDOT application had already been submitted and reviewed. Some minor comments needed to be addressed.

Mr. Gordon recommended that the resolution be approved with the requested changes.

Council Member Simons asked about finishing the trail along Homestead Drive. He noted that several deadlines over several years had passed. Ben Shakespeare responded that it was being constructed and he was committed to it being finished. Wes Johnson explained the construction standards that related to the trail.

8. Resolution 2024-22 / Homestead Resort Historic Structure (City Attorney – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-22 adopting a memorandum of understanding regarding the reconstruction of a historic building at the Homestead Resort located at 700 North Homestead Drive (Zoning is RZ).

Corbin Gordon made the following comments regarding the proposed memorandum of understanding:

- Received it that afternoon.
- Needed to review it with the City Planner.

Motion: Council Member Drury moved to grant final approval for the Homestead Resort, Phases 1 and 2, located at 700 North Homestead Drive (Zoning was RZ), with the following findings and conditions:

- 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 Drive would be built by November 30, 2024.
- A light mitigation plan would be submitted to the City, and agreeable to the City, that would mitigate the potential impact to the surrounding residents.
- 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 was 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 Open Space Parcels 1-7 of previously designated open space per the current master plan agreement that was located outside of the resort core, a conservation easement would 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 and for all other improvements to the road.
- This approval was subject to the approval of Resolution 2024-21 (Homestead Resort, Phase 1 and 2 Conditions of Approval) and Resolution 2024-22 (Homestead Resort Historic Structure).

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	Excused from the Meeting
Council Member Simons	Recused
Council Member Simonsen	Aye

Council Member Simonsen indicated that the phasing was unclear. He asked Mr. Henke to review the phases and ensure clarity.

Motion: Council Member Drury moved to approve Resolution 2024-21 / Homestead Resort,

Phases 1 and 2, Conditions of Approval as written with the following exceptions:

- Condition of approval #9 would be adjusted to accommodate bonding before November 30th and the soonest possible completion date of the trail that conformed to the construction standards at the City Engineer’s discretion.
- Condition of approval #11 would state that vertical construction of the condominium units could not commence until the southern boarder wall was installed and completed. The northern boundary fence would be bonded for prior to plat map recordation and installed by 21 June 2025.
- Authorized the City Attorney to make these changes.
- Authorized the Mayor to sign the resolution as adjusted.

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	Excused from the Meeting
Council Member Simons	Recused
Council Member Simonsen	Aye

Motion: Council Member Orme moved to continue consideration of Resolution 2024-22 until the next council meeting.

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	Excused from the Meeting
Council Member Simons	Recused
Council Member Simonsen	Aye

Council Member Simons noted that the project was not easy but thanked Mr. Shakespeare, his workers, and the City’s staff for their work. He noted that the new pool area at the project was beautiful.

Motion: Without objection, Mayor Johnson recessed the meeting at 7:50 p.m. She reconvened the meeting at 7:59 p.m.

9. Resolution 2024-13 / Additional Law Enforcement (City Attorney – Approximately 20

minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-13 adopting a memorandum of understanding between Midway City and the Heber City Police Department for additional law enforcement.

Corbin Gordan made the following comments regarding the memorandum of understanding:

- It was a simpler approach than in past agreements.
- The Heber City Police Chief did not want something more formal.
- A member of the Heber City Council called to discuss the memorandum.
- It contained all the provisions discussed.
- Revisions could be addressed.
- The annual percentage increase had not been determined.
- Was comfortable with the memorandum.
- Any changes would need to be discussed with Heber City's attorney.

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

- The annual increase should be based on what Heber City approved for the Police Department.
- Midway City should see Heber City's budget before it was approved.
- Was the 20% for administration accurate? This was the most significant remaining issue.
- Midway City should pay the same amount as Heber City for law enforcement equipment, etc.
- Heber City did not want to subsidize law enforcement provided to Midway City.
- Why was a cost-of-living adjustment (COLA) included in the agreement?
- Some costs like patches and badges would not be annual. Midway City could get a lower cost if it purchased these items itself.
- The Police Chief said that he would bill Midway City the actual cost for equipment, etc.
- A one-year termination clause was problematic. This was requested because the Police Department would have to hire and equip additional officers.
- The commitment should be for one year on a trial basis. Both parties should have the ability to terminate the arrangement.
- Any arrangement should correspond with the fiscal year.

Motion: Council Member Simonsen made the following motion:

- The City Attorney would take the Council's feedback and modify the MOU.
- The City Attorney would then present the modifications to Heber City to see if they would accept them or if the memorandum needed to come back to the Midway City Council.
- It was intended that Midway City pay the actual costs rather than estimates.
- There would be an option to review the administrative costs and possibly make modifications.
- There would not be a provision regarding a COLA.
- There would not be a one-year termination requirement.
- The arrangement would be for a one-year trial period.
- It would correspond to the end of the City's fiscal year.
- Notice of termination would have to be given 60 days prior to June 30th.

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	Excused from the Meeting
Council Member Simons	Aye
Council Member Simonsen	Aye

10. North Center Street Trail / Update (Council Member Simonsen and City Engineer – Approximately 30 minutes) – Receive an update on a planned trail along Center Street from Main Street to Burgi Lane.

Council Member Simonsen gave a presentation regarding the planned trail, along the north section of Center Street, and reviewed the following items:

- Overall goals
- Early review
- Preliminary design suggestions
- Which side of the road would be used.
- Public feedback
- Review process
- Main concerns
- Timing

Council Member Simonsen also made the following comments:

- Trees, mailboxes, etc. should not be disturbed if possible.
- Tree roots could still be hit during the project.
- Both a trail and bike lane were not possible because of the available width.

Note: A copy of Council Member Simonsen’s presentation is contained in the supplemental file.

11. 2024 Road Surface Treatments / Contract (City Engineer – Approximately 5 minutes) – Discuss and possibly deny, continue, or award a contract for the 2024 Road Surface Treatments Project.

Wes Johnson gave a presentation regarding the project and reviewed the following items:

- Map
- Schedule

Mr. Johnson also made the following comments:

- The bids for the project had been opened.
- Work for Charleston and Daniel towns was included. They would pay for their own mobilization.

- Recommended that the contract be awarded to the low bidder who was M&M Asphalt in the amount of \$310,005.75.
- Some locations would have difficult traffic control.
- Had worked with them before and was comfortable with their work.

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

Motion: Council Member Simonsen moved to award the 2024 Road and Surface Treatments Projects contract to M&M Asphalt in the amount of \$310,005.75 and authorized the Mayor to sign the related documents.

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	Excused from the Meeting
Council Member Simons	Aye
Council Member Simonsen	Aye

12. Adjournment

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

The meeting was adjourned at 9:05 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder