

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 Date
ALSCO / AMERICAN LINEN									
1429	ALSCO / AMERICAN LINEN	A/R CREDIT M	A/R Credit Memo	05/13/2024	34.24-	.00			05/13/2024
1429	ALSCO / AMERICAN LINEN	LSAL2919828	MAT/Rug	11/04/2024	37.46	.00			12/10/2024
Total ALSCO / AMERICAN LINEN:					3.22	.00			
BIG O TIRE									
170	BIG O TIRE	044264-14902-	Overpayment - Big O Tires	08/29/2024	324.72-	.00			09/30/2024
170	BIG O TIRE	044264-21452	Switch from Summer to Winter Tir	11/07/2024	339.65	.00			12/07/2024
170	BIG O TIRE	044264-22097	Alignment - Eric truck	11/18/2024	599.35	.00			12/15/2024
Total BIG O TIRE:					614.28	.00			
BISCO									
180	BISCO	1695974	Shop Repair-SawZall	11/13/2024	198.99	.00			12/13/2024
Total BISCO:					198.99	.00			
BRANCHING OUT LLC									
3032	BRANCHING OUT LLC	11424	Town Hall, Must Havesw, Planter	11/04/2024	995.51	.00			12/04/2024
Total BRANCHING OUT LLC:					995.51	.00			
Burton Lumber									
2539	Burton Lumber	7951065	Deck-Over Trailer	11/06/2024	11.37	.00			12/06/2024
Total Burton Lumber:					11.37	.00			
Car Quest Auto Parts									
2700	Car Quest Auto Parts	15341-197718	Gage Oil Filter- Shop Supplies for	11/06/2024	29.31	.00			12/06/2024
Total Car Quest Auto Parts:					29.31	.00			
Celeste Johnson									
2709	Celeste Johnson	28267D	Reimburse - Celebration Open Sp	11/06/2024	44.67	.00			11/27/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total Celeste Johnson:					44.67	.00			
CHEMTECH-FORD LABORATORIES									
2147	CHEMTECH-FORD LABORATOR	24J0171	Radiologicals AP, Quarterly Sampl	11/05/2024	580.00	.00			12/05/2024
2147	CHEMTECH-FORD LABORATOR	24K0054	November Monthly Water Sample	11/05/2024	180.00	.00			12/05/2024
Total CHEMTECH-FORD LABORATORIES:					760.00	.00			
COLONIAL FLAG & SPECIALTY CO									
305	COLONIAL FLAG & SPECIALTY	0327430-IN	Administrative BLDG Flag Rotatio	11/01/2024	149.00	.00			12/01/2024
305	COLONIAL FLAG & SPECIALTY	0327448-IN	Town Hall Flag Rotation	11/01/2024	55.00	.00			12/01/2024
305	COLONIAL FLAG & SPECIALTY	0327449-IN	Cemetery Flag Rotation	11/01/2024	55.00	.00			12/01/2024
305	COLONIAL FLAG & SPECIALTY	0327450-IN	Hamlet FLAG REPLACEMENT	11/01/2024	135.00	.00			12/01/2024
Total COLONIAL FLAG & SPECIALTY CO:					394.00	.00			
Development Refund									
2634	Development Refund	112124	Out of Pocket Refund	11/21/2024	1,060.30	.00			12/16/2024
Total Development Refund:					1,060.30	.00			
Dominion Energy									
930	Dominion Energy	2731063797 11	2731063797 Community Center	11/18/2024	442.14	.00			12/10/2024
930	Dominion Energy	5770020000 11	5770020000 TOWN HALL	11/18/2024	652.50	.00			12/10/2024
930	Dominion Energy	6558550000 11	6558550000 Maintenance Shop	11/18/2024	865.58	.00			12/10/2024
930	Dominion Energy	6801020000 11	6801020000 Admin Office	11/18/2024	121.20	.00			12/10/2024
Total Dominion Energy:					2,081.42	.00			
Earthtech Engineering									
2705	Earthtech Engineering	6575	Asphalt Testing (City portion)	10/31/2024	2,883.18	.00			11/30/2024
2705	Earthtech Engineering	6575	Asphalt Testing (Whitaker Farms	10/31/2024	2,883.18	.00			11/30/2024
Total Earthtech Engineering:					5,766.36	.00			
Executech Utah, Inc.									
2614	Executech Utah, Inc.	UTH-100445	IT Services	11/01/2024	2,040.00	.00			12/01/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total Executech Utah, Inc.:					2,040.00	.00			
GARRETT & COMPANY, INC									
2425	GARRETT & COMPANY, INC	3989	Alpenhof	11/19/2024	2,975.61	.00			12/19/2024
2425	GARRETT & COMPANY, INC	3989	Hamlet	11/19/2024	237.98	.00			12/19/2024
2425	GARRETT & COMPANY, INC	3989	Alpenhof	11/19/2024	1,650.00	.00			12/19/2024
2425	GARRETT & COMPANY, INC	3989	Hamlet	11/19/2024	1,718.83	.00			12/19/2024
2425	GARRETT & COMPANY, INC	3991	Trash Cans Outdoor - 2 Town Hal	11/12/2024	3,729.00	.00			12/12/2024
Total GARRETT & COMPANY, INC:					10,311.42	.00			
GORDON LAW GROUP, P.C.									
2627	GORDON LAW GROUP, P.C.	18307	MONTHLY FLAT FEE	11/05/2024	5,440.63	.00			12/05/2024
2627	GORDON LAW GROUP, P.C.	18307	MONTHLY FLAT FEE	11/05/2024	347.27	.00			12/05/2024
2627	GORDON LAW GROUP, P.C.	18308	Probst Meadow - Development Ag	11/05/2024	279.50	.00			12/05/2024
2627	GORDON LAW GROUP, P.C.	18355	Eddington Subdivision	11/13/2024	860.00	.00			12/13/2024
2627	GORDON LAW GROUP, P.C.	18356	Springer Subdivision	11/13/2024	894.00	.00			12/13/2024
Total GORDON LAW GROUP, P.C.:					7,821.40	.00			
Jilzarah									
3148	Jilzarah	F0619650	Retail Items for Midway Must Hav	10/03/2024	209.32	.00			11/02/2024
Total Jilzarah:					209.32	.00			
KAREE CANNON									
2915	KAREE CANNON	38	Retail Merchadise	11/14/2024	853.09	.00			12/14/2024
Total KAREE CANNON:					853.09	.00			
Karl Malone Polaris									
3130	Karl Malone Polaris	4256596	Fuses for Dave's Ranger	11/18/2024	87.98	.00			12/18/2024
Total Karl Malone Polaris:					87.98	.00			
Lantern Press									
3001	Lantern Press	349802	Retail Merchandise for Midway M	11/07/2024	59.94	.00			12/07/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total Lantern Press:					59.94	.00			
LES OLSON COMPANY									
735	LES OLSON COMPANY	EA1480124	Service Contract for copier's	11/19/2024	359.60	.00			12/19/2024
Total LES OLSON COMPANY:					359.60	.00			
Mountainland Association of Governments									
2618	Mountainland Association of Gove	#INV0571	Jurisdictional Cash Assessment (03/05/2024	1,585.00	.00			11/20/2024
2618	Mountainland Association of Gove	#INV0571	Wasatch Back RPO	03/05/2024	9,933.00	.00			11/20/2024
Total Mountainland Association of Governments:					11,518.00	.00			
Mountainland Power Equipment									
2993	Mountainland Power Equipment	154764	BOSS Plow truck parts	11/19/2024	209.78	.00			12/18/2024
Total Mountainland Power Equipment:					209.78	.00			
MOUNTAINLAND SUPPLY COMPANY									
845	MOUNTAINLAND SUPPLY COMP	S106493325.0	Water Reader Sensor	11/12/2024	3,826.88	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106536346.0	Hydrant adapter	11/04/2024	185.92	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106577780.0	Shelter Toilet Seat	11/04/2024	46.22	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106580712.0	Cemetery filter blow off	11/05/2024	479.17	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106580712.0	1.5" gate valve for cemetery	11/05/2024	39.73	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106586461.0	Round about sprinklers	11/06/2024	466.09	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106587156.0	Manhole, Shovel, Magnetic Tape	11/13/2024	297.85	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106599742.0	PVC, Glue & Fittings	11/12/2024	86.74	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106600243.0	240 V Element Oven	11/12/2024	10.40	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106601323.0	Wire Stripper	11/13/2024	14.97	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106601459.0	Camco Screw in Element	11/13/2024	14.53	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106602103.0	Water Heater, 14oz Replacement	11/13/2024	845.23	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106610344.0	Water Valve Box	11/18/2024	38.55	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106612075.0	Water Gaskets/Nitrile Gloves	11/18/2024	67.10	.00			12/31/2024
845	MOUNTAINLAND SUPPLY COMP	S106612603.0	Cemetery-Bronze/Quarter Turn Va	11/18/2024	25.88	.00			12/31/2024
Total MOUNTAINLAND SUPPLY COMPANY:					6,445.26	.00			
ODP BUSINESS SOLUTIONS LLC									
875	ODP BUSINESS SOLUTIONS LL	390957655001	Wall Calendar	11/11/2024	9.81	.00			12/15/2024

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875	ODP BUSINESS SOLUTIONS LL	390957655001	Wall Calendar	11/11/2024	29.56	.00			12/15/2024
875	ODP BUSINESS SOLUTIONS LL	390957655001	Scissors	11/11/2024	19.99	.00			12/15/2024
875	ODP BUSINESS SOLUTIONS LL	390957655001	Wall Calendar - Cory	11/11/2024	18.81	.00			12/15/2024
875	ODP BUSINESS SOLUTIONS LL	390957655001	Calendar - Cory	11/11/2024	11.44	.00			12/15/2024
875	ODP BUSINESS SOLUTIONS LL	390957655001	Deskpad - Tracy/Camille	11/11/2024	7.62	.00			12/15/2024
875	ODP BUSINESS SOLUTIONS LL	390957655002	Deskpad	11/12/2024	10.35	.00			12/15/2024
875	ODP BUSINESS SOLUTIONS LL	391229272001	Keyboard-Wireless - Ivette	11/07/2024	21.20	.00			12/08/2024
875	ODP BUSINESS SOLUTIONS LL	394850258001	Labels-Shane	11/05/2024	10.84	.00			12/08/2024
875	ODP BUSINESS SOLUTIONS LL	394850258001	paper-colored	11/05/2024	17.74	.00			12/08/2024
875	ODP BUSINESS SOLUTIONS LL	394850258001	Stapler-Tracy	11/05/2024	12.84	.00			12/08/2024
875	ODP BUSINESS SOLUTIONS LL	394850258001	Tape	11/05/2024	13.21	.00			12/08/2024
875	ODP BUSINESS SOLUTIONS LL	394851462001	Letter Canary Copy-Shane	11/05/2024	10.67	.00			12/08/2024
Total ODP BUSINESS SOLUTIONS LLC:					194.08	.00			
PURE MIDWAY									
3211	PURE MIDWAY	103	Retail Merchandise	07/31/2024	1,440.00	.00			08/31/2024
Total PURE MIDWAY:					1,440.00	.00			
ROCKY MOUNTAIN POWER									
1603	ROCKY MOUNTAIN POWER	52369498-002	868 W GOLF COURSE DR Culin	11/20/2024	12.48	.00			12/16/2024
Total ROCKY MOUNTAIN POWER:					12.48	.00			
SAFETY SUPPLY & SIGN CO INC									
1015	SAFETY SUPPLY & SIGN CO IN	191741	Interrection Signs	11/06/2024	270.00	.00			12/06/2024
1015	SAFETY SUPPLY & SIGN CO IN	191742	Coat Crossing Guard-Heather Wo	11/06/2024	105.60	.00			12/06/2024
1015	SAFETY SUPPLY & SIGN CO IN	191742	Safety VESTS- Crossing Guard	11/06/2024	103.64	.00			12/06/2024
Total SAFETY SUPPLY & SIGN CO INC:					479.24	.00			
STANDARD PLUMBING SUPPLY CO.									
1045	STANDARD PLUMBING SUPPLY	XPX855	Parks - PVC Slip Fitting	11/04/2024	13.87	.00			12/10/2024
1045	STANDARD PLUMBING SUPPLY	XRK483	CHRISTMAS LIGHT TIMERS	11/18/2024	127.96	.00			12/10/2024
1045	STANDARD PLUMBING SUPPLY	XRRZ81	A/C Cover Office	11/21/2024	31.99	.00			12/10/2024
Total STANDARD PLUMBING SUPPLY CO.:					173.82	.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
THE NUT GARDEN									
2988	THE NUT GARDEN	471977	Sea Salt Caramels/Candy Bags	11/19/2024	900.00	.00			12/19/2024
Total THE NUT GARDEN:					900.00	.00			
TIMBERLINE ACE HARDWARE									
1170	TIMBERLINE ACE HARDWARE	179918	Wrench for Shop/Bolts for CC	11/04/2024	75.75	.00			12/04/2024
1170	TIMBERLINE ACE HARDWARE	179948	Shop Supplies	11/05/2024	1.66	.00			12/10/2024
1170	TIMBERLINE ACE HARDWARE	179955	Hose Bibs	11/05/2024	36.88	.00			12/10/2024
1170	TIMBERLINE ACE HARDWARE	180185	Garage Door Remote	11/13/2024	8.09	.00			12/10/2024
1170	TIMBERLINE ACE HARDWARE	180191	Flashlight, Batteries	11/13/2024	49.97	.00			12/10/2024
1170	TIMBERLINE ACE HARDWARE	180221	Knife, Hammer, Brush, Roller, Pai	11/04/2024	65.53	.00			12/10/2024
1170	TIMBERLINE ACE HARDWARE	180294	Misc Bolts - Shop	11/18/2024	7.88	.00			12/10/2024
1170	TIMBERLINE ACE HARDWARE	180309	Toolbox case, Water Supplies, Sto	11/18/2024	71.99	.00			12/10/2024
1170	TIMBERLINE ACE HARDWARE	180348	3 Gal trash can, Salt	11/19/2024	62.07	.00			12/10/2024
Total TIMBERLINE ACE HARDWARE:					379.82	.00			
VORTEX COLORADO LLC									
2470	VORTEX COLORADO LLC	33-408148	Cemetery Door	10/29/2024	1,800.00	.00			11/29/2024
2470	VORTEX COLORADO LLC	33-408148	Hamlet Restroom	10/29/2024	922.00	.00			11/29/2024
2470	VORTEX COLORADO LLC	33-408148	Burgi Restroom	10/29/2024	922.00	.00			11/29/2024
2470	VORTEX COLORADO LLC	33-408148	Memorial Hill Restroom	10/29/2024	922.00	.00			11/29/2024
Total VORTEX COLORADO LLC:					4,566.00	.00			
WASATCH AUTO PARTS									
1310	WASATCH AUTO PARTS	308539	Batt. Charger	11/20/2024	209.99	.00			12/20/2024
1310	WASATCH AUTO PARTS	308540	Motor Tune-Up 16oz	11/12/2024	8.99	.00			12/12/2024
1310	WASATCH AUTO PARTS	308569	Baseball Rake Machine	11/13/2024	63.99	.00			12/13/2024
1310	WASATCH AUTO PARTS	308845	Supplies for Becky Johnsons truc	11/18/2024	222.97	.00			12/18/2024
1310	WASATCH AUTO PARTS	308846	Office - Jeep Wipers	11/18/2024	24.98	.00			12/18/2024
1310	WASATCH AUTO PARTS	308915	Power washers, Jumper Cables	11/18/2024	124.49	.00			12/18/2024
Total WASATCH AUTO PARTS:					655.41	.00			
WAVE PUBLISHING									
1365	WAVE PUBLISHING	L 18346	Notice for Open Space Committee	11/06/2024	37.00	.00			12/10/2024
1365	WAVE PUBLISHING	L 18368	Planning Commission Notice	11/07/2024	78.63	.00			12/10/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total WAVE PUBLISHING:					115.63	.00			
WELLS FARGO TRADE CAPITAL									
2965	WELLS FARGO TRADE CAPITAL	459858	Retail Items for Midway Must Hav	11/13/2024	659.75	.00			12/13/2024
Total WELLS FARGO TRADE CAPITAL:					659.75	.00			
Whaley Construction LLC									
3209	Whaley Construction LLC	303	Spruce Business Expansion water	07/05/2024	19,549.21	.00			12/15/2024
Total Whaley Construction LLC:					19,549.21	.00			
WILDE EMBROIDERY									
2799	WILDE EMBROIDERY	375	Elroy - Embroider Midway Logo o	11/18/2024	30.00	.00			11/18/2024
Total WILDE EMBROIDERY:					30.00	.00			
Grand Totals:					81,030.66	.00			

Dated: _____

City Treasurer: _____

Report Criteria:

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



Memo

Date: 21 November 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 19 November 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, 19 November 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; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 5:01 p.m.

Members Present:

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

Staff Present:

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

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

2. Ordinance 2024-17 / Land Use Amendments (City Planner – Approximately 60 minutes) – Final discussion, before holding a public hearing, of proposed Ordinance 2024-17 amending Title 16 (Land Use) of the Midway City Municipal Code to implement state mandated changes (Senate Bill 174).

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

- Planning commission recommendations
- Senate Bill 174 (2023)
- Two-step administrative subdivision review process
- Public hearings versus public meetings
- Appeals
- Preliminary review options
- Final review options
- City council authority

Ms. Villani also made the following comments:

- The City should hold public meetings instead of public hearings on proposed developments.
- Only application-related mistakes had to be caught within a certain time according to the mandated changes. Other mistakes like health and safety issues, surveying, etc. could be addressed whenever they were discovered. Broad review and response language might be needed to protect the City.
- Did not anticipate problems with the mandated process for choosing review engineers for certain appeals.
- The City would lose a legal challenge if it charged applicants for its costs for review engineers.
- The Planning Commission might need to meet more often and sometimes during the day if it would remain part of the approval process.
- The State Legislature was working towards staff being the land use authority.

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

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

- Public hearings were misleading. The public thought that they could influence the Council's decision when instead a development had to be approved if it met the requirements of the Municipal Code.
- Inactive development applications should be automatically voided after a certain period of time. Currently, they could be brought to the Council no matter when they were submitted.
- The City could prepare a list of acceptable review engineers.
- The City should charge the legal maximum for applications because of the mandates.
- It was important who was on the Planning Commission.
- Just staff should grant final approval because they were only determining that the proposed development met the Code. Any deviations from the Code would require the Council's approval.
- The City Council felt like it could request items not in the Code which would make a project better. The commission members should be willing to do the same.
- Public hearings help developers work with the public.
- Up to two council members could meet with staff at any one time regarding a proposal. This would help the Council stay informed.
- Staff would regularly give a report to the Council about approved developments.
- Staff should inform the Council of upcoming proposals. This could be done by email.
- Specific times could be scheduled for council members to meet with staff.
- The process of appointing members to the Planning Commission should be changed.
- Certain applications were never presented to the Council by previous mayors.
- All applications could be sent to the Council with the Mayor's recommendation.
- The Council could rank applicants for the Planning Commission and other committees.
- The City Council would still be responsible for changes to the Code.
- Council members were elected by residents, but they were losing influence over many decisions.

- Council members could contact developers about their projects. This could be a problem if decisions were appealed to the Council. A council member, who had contacted a developer, should recuse themselves from considering that developer's appeal. One person could be designated to speak with the developer so that multiple members would not have to recuse themselves.
- PUD and high-density development regulations needed the most changes.
- It was hard to create a perfect code for all scenarios.
- Density throughout Midway should be reduced.
- The Council needed to review the zoning map and talk through potential changes.
- The mandated changes had to be completed by the end of the year. A review of the map could be done at the first of the year.
- Most developments proposed in the last few years were at a density less than the maximum allowed.
- Developers presented a worst-case scenario to try to get what they wanted.
- The Code needed to be updated quickly when issues arose.
- Only staff should be involved with final approval.
- The Council could still adopt notices of pending ordinances. The Council should actively use this authority.
- An imminent issue was required to adopt a development moratorium.
- Density, setbacks, and open space were the most impactful changes the Council could make.
- New development applications distracted staff from implementing the mandated changes. A development moratorium would resolve this issue.
- Staff would spend a lot of their time explaining the reasons for the moratorium.
- Staff should not have to meet with everyone regarding a moratorium.
- Notices of pending ordinances were preferred over a moratorium.

3. Adjournment

The meeting was adjourned at 6:02 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 27 November 2024

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the 19 November 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, 19 November 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 6:08 p.m.

Members Present:

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

Staff Present:

McKay Murdock, Attorney’s Office (Arrived at 6:45 p.m.)
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

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

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

2. Consent Agenda

- a. Agenda for the 19 November 2024 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 5 November 2024 City Council Work Meeting
- d. Minutes of the 5 November 2024 City Council Regular Meeting

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

Council Member Drury asked about the warrant for Heber Light & Power Company (HL&P) for

street light installation. Wes Johnson responded that HL&P had to work on a section of the new streetlights along Main Street. Council Member Orme added that the same invoice was on the previous warrant list.

Motion: Council Member Orme moved to approve the consent agenda excluding the warrant for HL&P for streetlight installation.

Second: Council Member Drury seconded the motion.

Discussion: None

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

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

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

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

Swiss Haven Annexation / Requirements

Randy Lundin asked what the City had requested from the petitioners as part of the Swiss Haven Annexation. Mayor Johnson responded that no requests had been made because it annexed a small piece of property that everyone assumed was already in the City.

Mr. Lundin explained that requests had been made when his family wanted to annex a parcel into the City. He said that all annexations should be treated the same. Mayor Johnson responded that the Swiss Haven Annexation resolved an oversight and was fair.

No further comments were offered.

4. Department Reports

Ice Rink / Opening / Improvements / Repairs

Council Member Drury reported that the dasher boards had been installed and the mats had been laid down for the ice rink. He hoped that the rink would open before the Tree Lighting depending upon the weather. He also suggested installing concrete to replace the mats and the volunteer hours to lay them.

Wes Johnson reported that repairs had been made to the rink and they passed a pressure test.

Affordable Housing / Purchase Back House / Stock

Council Member Payne reported that the Wasatch County Housing Authority would purchase back a house, which could not be sold because of affordable housing restrictions.

HL&P / Rate Increase

Council Member Payne reported that HL&P might have to raise rates in the spring because of increased power costs and construction projects.

Mayor Johnson reported that in the past HL&P's rates were low compared to other power providers.

Open Space Committee / Bond

Council Member Payne reported that the Open Space Advisory Committee was considering the best time to issue the recently approved bonds. He indicated that \$5 million was the minimum amount that should be issued because of the issuance costs.

Brad Wilson emphasized that the City needed to complete preservation projects funded with money from the previous bond.

HVRR / North Pole Express / Vivian Park Lawsuit / Expansion

Mayor Johnson reported that Heber Valley Railroad's (HVRR) North Pole Express was sold out. She also reported on a lawsuit regarding the rail line and a trail at Vivian Park.

Council Member Payne indicated that HVRR wanted to expand its tracks north of its depot. Michael Henke noted the expansion conflicted with a proposed trail.

HVSSD / Bond / Staff / Dredging

Mayor Johnson reported that the Heber Valley Special Service District (HVSSD) was considering a bond which would be repaid with a rate increase.

Mayor Johnson reported that the District's sewer ponds would be dredged in the winter and using certain techniques to reduce the odor during the process. Council Member Simonsen recommended that the District communicate with the public about the dredging.

MSD / Increased Water

Mayor Johnson reported that the Midway Sanitation District (MSD) was monitoring increased water in its system. The District was working to determine the source.

Tax Increment Financing / Webinar

Katie Villani reported that the Utah League of Cities and Towns would hold a webinar on tax increment financing.

5. Lundin Property / Clarification of Motion (City Planner – Approximately 10 minutes) – Discuss and possibly clarify the motion authorizing the use of Midway open space bond funds for the Lundin property located at approximately 900 West Bigler Lane.

Mayor Johnson reported on the site tour of the Lundin property. She indicated that the item needed to be continued.

Katie Villani made the following comments:

- Was trying to meet with different entities to determine the route and specifications for the requested emergency access road. The item should be continued until these issues were resolved.
- The access issues did not affect the City’s commitment to preserving the open space on the property.
- The most feasible route was Bigler Lane but that was not supported by the family.

Note: McKay Murdock arrived at 6:45 p.m.

Brad Wilson noted that the proposed open space was not in the City. He indicated that the route and minimum specifications for the access needed to be determined by multiple entities.

Council Member Orme pointed out that the Council had approved helping purchase the conservation easement. She felt like the City was now holding back the project.

Katie Villani indicated that the various issues needed to be resolved for the purchase agreement.

Motion: Council Member Simons moved that completing the item be a priority and that it be continued to the December 3rd meeting for conclusion.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

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

6. Resolution 2024-14 / Animal Control Services Agreement (Council Member Simonsen – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-14 adopting an interlocal cooperative agreement for animal control services.

Council Member Simonsen reported that Corbin Gordon and Katie Villani reviewed and approved the proposed agreement.

Council Member Simons asked what the City would receive as part of the agreement. Council Member Simonsen responded that animal services patrolled Midway, took care of loose animals, operated a shelter, and worked with Paws for Life. He noted that some residents complained that animal services patrolled too much.

Council Member Payne said that it was sensible to share such services with other local governments.

Motion: Council Member Simons moved to approve Resolution 2024-14 adopting an interlocal cooperative agreement for animal control services.

Second: Council Member Orme seconded the motion.

Discussion: None

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

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

7. Resolution 2024-29 / TAP Tax Forms (City Planner – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve Resolution 2024-29 adopting new and revised forms related to requesting and using Trails, Arts, and Parks (TAP) Tax funds.

Mayor Johnson explained that changes had been made to the TAP tax forms based on recent revisions to the program.

Katie Villani gave a presentation on the proposed applications and contracts and made the following comments:

- The forms were brief.
- Applicants had to provide more information.
- Might do a spreadsheet to show where funds had been allocated in the past.
- Sometimes recipients needed the funds before they could make purchases.

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

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

- Recipients should acknowledge the program by using the City and TAP logos on their advertising, etc.
- Applicants should indicate if they would apply for TAP funds from other entities. These funds could not be used for the same items funded by Midway City. They would not be disqualified for applying to other entities.
- Recipients should turn in receipts and not be required to hold them for three years.
- Recipients should be strictly prohibited from giving the funds received to other entities or causes.
- Should unused funds be returned to the City? Recipients should maintain a record of all unused funds.
- A recipient should not receive additional funds if there was abuse.
- The City should not be arbitrary when considering unused funds. Each project or event could be different.
- Should the requirements for unused funds be based on an amount like less than \$500 and \$500 or more?
- Requirements for unused funds could be developed in the future if problems arose.

Motion: Council Member Simonsen moved to approve Resolution 2024-29 with the requested changes.

Second: Council Member Simons seconded the motion.

Discussion: None

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

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

8. 2024 Bond Election / Canvass Ballots (City Recorder – Approximately 10 minutes) – Canvass the Ballots for the 2024 Bond Election.

Brad Wilson gave a presentation on the election results.

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

Motion: Council Member Drury moved to accept the canvass results.

Second: Council Member Payne seconded the motion.

Discussion: None

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

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

9. Main Street / Land Use Revisions (City Planner – Approximately 30 minutes) – Discuss possible land use revisions related to Midway Main Street.

Michael Henke gave a presentation and reviewed the following items:

- Locations of the commercial zones
- Differences between the zones
- Changing zone boundaries.
- Main Street goals and guidelines
- Parking
- Open Space
- Design
- Transitions
- Points of discussion
- Affordable housing
- Walkable and rural sections of Main Street
- Expanding the C-3 zone to include a section of south Center Street

Mr. Henke also made the following comments:

- Wanted direction from the Council.
- The revisions would cover the two commercial zones.
- Areas with and without curbs and gutters could be walkable.
- Perpendicular parking would only be allowed with green space.
- Changing the commercial zones could create a significant number of nonconforming businesses.
- The Council and staff should review the zoning map in a work meeting.
- High Valley Arts had an active application for a theater.
- The City could enter into legislative development agreements as opposed to the traditional approval process using the Municipal Code.
- No one had completed a cross-parking agreement.

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

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

- Was an area rural if it had curb and gutter?
- Theaters should only be allowed as part of an overlay zone. They should not be allowed in an entire zone.

- There should be a size restriction on theaters.
- The commercial zones should be expanded up to the south side of 100 North.
- The boundaries of the commercial zones should be more uniform and avoid “zigs and zags.”
- Roads should be corridors with the same zoning on each side.
- South Center Street had some commercial and a lot of residential properties. This was different from other sections in the commercial zones.
- Should the City have a cottage industry zone?
- Main Street should be considered as a whole. Issues like parking, frontage, etc. needed to be addressed.
- The Municipal Code should not be changed to accommodate a specific building.
- Parking meters would be a way to control parking and increase revenue. Main Street was a UDOT road and the City would have to work with them regarding meters. Meters were expensive to install and to enforce. They did not create a rural feel.

Department Reports (Continued)

E-bikes / Regulations

Katie Villani reported that she sent the adopted regulations, regarding e-bikes and other vehicles, to the Heber City Police Department. They responded that they were reasonable and enforceable. She added that Heber City and Wasatch County were considering adopting the similar regulations.

Additional Law Enforcement

Mayor Johnson reported that the Heber City Police Department would start providing additional law enforcement within the next two weeks.

10. Adjournment

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

The meeting was adjourned at 8:25 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

December 3, 2024

Brad Wilson
Midway City Recorder
75 North 100 West
Midway, Utah 84049
(Sent via e-mail)

Subject: The Reserve at Midway, Phase 2, FULL Warranty Bond Release

Dear Brad:

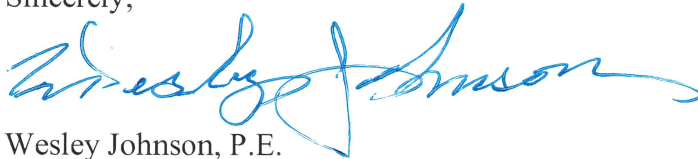
The Reserve at Midway Phase 2 Subdivision has been completed with all the items required for the warranty release. The Engineering Department recommends that the Warranty period end, and the following items be released in full:

- Landscaping Amount to be Released
- Type II Slurry Seal Amount to be Released

The Warranty Bond for Midway Sanitation District may also be released in full.

We appreciate working with you on this project. Please contact our office with any questions or concerns

Sincerely,



Wesley Johnson, P.E.
Midway City Engineer

cc: Mike Tagliabue Developer (sent via email)

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Craig Simons
Kevin Payne



75 North 100 West
P.O. Box 277
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Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

December 3, 2024

Brad Wilson
Midway City Recorder
75 North 100 West
Midway, Utah 84049
(Sent via E-Mail)

Subject: Mill Canyon Farms, Release From Warranty

Dear Brad:

Please put the Mill Canyons Farms development on the Agenda to release the Warranty. The development has received a final construction inspection. All items appear to be complete as shown on the approved construction drawings. Midway Engineering recommends that the Warranty for this subdivision be released for both Midway City and Midway Sanitation District. All funds may now be released.

We appreciate working with you on this project. Please call our office with any questions.

Sincerely,



Wesley Johnson, P.E.
Midway City Engineer

cc: Tex Couch, Midway City Building Official, (Sent via E-Mail)
Michael Henke, Midway City Planning Department, (Sent via E-Mail)
Becky Woods, Midway Sanitation District, (Sent via E-Mail)
Jordan Law, Developer (Sent via Email)