

Midway City Council
4 February 2020
Regular Meeting

Warrants

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
105								
105	ABE NEERINGS & SON	5826	City office removal of water founta	11/18/2019	835.00	.00		
105	ABE NEERINGS & SON	5834	Heater unit repair-Town Hall	12/13/2019	1,647.00	.00		
105	ABE NEERINGS & SON	5846	Water heater repair - admin office	01/17/2020	502.00	.00		
105	ABE NEERINGS & SON	5847	Office remodel - move thermostat	01/23/2020	360.70	.00		
105	ABE NEERINGS & SON	5849	New water valve & pressure reduc	01/24/2020	331.00	.00		
Total 105:					3,675.70	.00		
220								
220	BROKEN ARROW	32447	Salt from Stansbury	01/15/2020	988.05	.00		
220	BROKEN ARROW	32537	Salt from Stansbury	01/22/2020	1,435.35	.00		
Total 220:					2,423.40	.00		
515								
515	HEBER LIGHT & POWER (DON'	238	4TH QUARTER STREETLIGHT R	01/16/2020	1,382.69	.00		
Total 515:					1,382.69	.00		
565								
565	HORROCKS ENGINEERS INC	54172	Saddle Creek Ranch Developmen	01/16/2020	1,163.00	.00		
565	HORROCKS ENGINEERS INC	54172	Indian Summer Sub - Constructio	01/16/2020	978.65	.00		
565	HORROCKS ENGINEERS INC	54172	Saint-Prex Estates-Construction	01/16/2020	187.50	.00		
565	HORROCKS ENGINEERS INC	54172	Lime Canyon Meadows Sub-Plan	01/16/2020	380.00	.00		
565	HORROCKS ENGINEERS INC	54172	Midway Crest-Construction	01/16/2020	477.10	.00		
565	HORROCKS ENGINEERS INC	54172	Whitaker Farms Sub-Construction	01/16/2020	12,935.55	.00		
565	HORROCKS ENGINEERS INC	54172	Haven Farms: North-Construction	01/16/2020	1,400.05	.00		
565	HORROCKS ENGINEERS INC	54172	Haven Farms: South-Construction	01/16/2020	731.55	.00		
565	HORROCKS ENGINEERS INC	54172	Remund Farms 2,3A,3B,3C,-Preli	01/16/2020	1,658.00	.00		
565	HORROCKS ENGINEERS INC	54172	Attend city Council Mtg	01/16/2020	306.00	.00		
565	HORROCKS ENGINEERS INC	54172	Midway General Engineering Tas	01/16/2020	1,587.00	.00		
565	HORROCKS ENGINEERS INC	54172	Update the Water GIS Map	01/16/2020	57.00	.00		
565	HORROCKS ENGINEERS INC	54172	Water System Maintenance	01/16/2020	660.95	.00		
565	HORROCKS ENGINEERS INC	54172	2020 Trail Homestead & River Rd	01/16/2020	204.00	.00		
565	HORROCKS ENGINEERS INC	54172	2019 trip hazard	01/16/2020	905.50	.00		
565	HORROCKS ENGINEERS INC	54172	2020 Water Line Design	01/16/2020	10,656.05	.00		
565	HORROCKS ENGINEERS INC	54172	2019 Center & Homestead Trail-C	01/16/2020	279.50	.00		
Total 565:					34,567.40	.00		
700								
700	LABOR COMMISSION SAFETY	20U000000049	Boiler Certificate of Inspection & P	01/23/2020	120.00	.00		
Total 700:					120.00	.00		
875								
875	OFFICE DEPOT	424008210001	METAL HOLDER	01/07/2020	32.97	.00		
875	OFFICE DEPOT	424008684001	CORRECTION TAPE/PAPER/FO	01/06/2020	202.27	.00		
875	OFFICE DEPOT	426735008001	FOLDER/STAPLES	01/09/2020	65.64	.00		
875	OFFICE DEPOT	426906912001	Wall calendars 2020	01/13/2020	13.03	.00		
875	OFFICE DEPOT	426906912001	TISSUES/PAPER TOWEL/WIPE	01/13/2020	61.86	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
875	OFFICE DEPOT	426906912002	CALENDAR WALLS	01/20/2020	8.28	.00		
875	OFFICE DEPOT	426913816001	Wall calendars 2020	01/13/2020	17.72	.00		
Total 875:					401.77	.00		
930								
930	Dominion Energy	2731063797 1/	2731063797 COMMUNITY CENT	01/16/2020	642.60	.00		
930	Dominion Energy	5770020000 1/	5770020000 TOWN HALL	01/16/2020	1,003.14	.00		
930	Dominion Energy	6558550000 1/	MAINTENANCE SHOP 65585500	01/24/2020	937.66	.00		
930	Dominion Energy	6558550000 1/	6558550000 New Public Works B	01/24/2020	664.81	.00		
930	Dominion Energy	6801020000	6801020000 Admin Office	01/16/2020	397.22	.00		
Total 930:					3,645.43	.00		
945								
945	CENTURYLINK - 435-654-3223 2	435-654-3223	435-654-3223 269B	01/07/2020	460.39	460.39	01/23/2020	
Total 945:					460.39	460.39		
1045								
1045	STANDARD PLUMBING SUPPLY	KMPB32	admin remodel supplies	01/27/2020	10.38	.00		
Total 1045:					10.38	.00		
1130								
1130	THATCHER COMPANY	1484779	CHLORINE CONTAINERS	12/12/2019	5,113.88	.00		
1130	THATCHER COMPANY	1484878	CONTAINER REFUND	12/12/2019	2,450.00-	.00		
Total 1130:					2,663.88	.00		
1255								
1255	UTAH LOCAL GOVERNMENTS	1580057	Liability Deductible-4thQtr FLU49	02/01/2020	2,500.00	.00		
1255	UTAH LOCAL GOVERNMENTS	1580328	MONTHLY PREMIUM	01/13/2020	1,709.11	.00		
Total 1255:					4,209.11	.00		
1310								
1310	WASATCH AUTO PARTS	188310	WINTER BLADES	01/16/2020	15.98	.00		
Total 1310:					15.98	.00		
1340								
1340	WASATCH COUNTY SHERIFFS	0120	LAW ENFORCEMENT (January 2	01/21/2020	14,120.83	.00		
1340	WASATCH COUNTY SHERIFFS	1119	LAW ENFORCEMENT (Novembe	01/21/2020	14,120.83	.00		
1340	WASATCH COUNTY SHERIFFS	1219	LAW ENFORCEMENT (Decembe	01/21/2020	14,120.83	.00		
Total 1340:					42,362.49	.00		
1365								
1365	WAVE PUBLISHING	L16734	Public NOTICE FOR MALMOSE	01/08/2020	97.12	.00		
Total 1365:					97.12	.00		
1375								
1375	WHEELER MACHINERY CO	RC000001090	Caterpillar compact track loader	01/16/2020	1,312.50-	.00		
1375	WHEELER MACHINERY CO	RC000001090	Caterpillar compact track loader	01/16/2020	1,312.50-	.00		
1375	WHEELER MACHINERY CO	RC000001090	Caterpillar compact track loader	01/16/2020	1,312.50-	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1375	WHEELER MACHINERY CO	RC000001090	Caterpillar compact track loader	01/16/2020	1,312.50-	.00		
1375	WHEELER MACHINERY CO	RS0000140746	EquipRental 11/21/19 to 11/20/20	11/10/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000140746	EquipRental 11/21/19 to 11/20/20	11/10/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000140746	EquipRental 11/21/19 to 11/20/20	11/10/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000140746	EquipRental 11/21/19 to 11/20/20	11/10/2019	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000145864	Caterpillar compact track loader	01/16/2020	1,312.50	.00		
1375	WHEELER MACHINERY CO	RS0000145864	Caterpillar compact track loader	01/16/2020	1,312.50	.00		
1375	WHEELER MACHINERY CO	RS0000145864	Caterpillar compact track loader	01/16/2020	1,312.50	.00		
1375	WHEELER MACHINERY CO	RS0000145864	Caterpillar compact track loader	01/16/2020	1,312.50	.00		
Total 1375:					8,500.00	.00		
1571								
1571	FASTENAL IND & CONST SUPP	UTHEB73841	Building OFFICE REMODEL	11/21/2019	203.71	.00		
1571	FASTENAL IND & CONST SUPP	UTHEB74077	BOBCAT PARTS	12/03/2019	8.90	.00		
1571	FASTENAL IND & CONST SUPP	UTHEB74115	SHOP SUPPLIES	12/04/2019	70.36	.00		
1571	FASTENAL IND & CONST SUPP	UTHEB74301	SHOP- drill supplies	12/11/2019	36.61	.00		
1571	FASTENAL IND & CONST SUPP	UTHEB74384	WATER PARTS ADAPTOR	12/16/2019	2.99	.00		
1571	FASTENAL IND & CONST SUPP	UTHEB74876	JOBBER/DRILL SET	01/16/2020	191.70	.00		
Total 1571:					514.27	.00		
1603								
1603	ROCKY MOUNTAIN POWER	01232020	SWISS MOUNTAIN PUMP	01/23/2020	12.33	.00		
Total 1603:					12.33	.00		
1992								
1992	K O ELECTRIC, INC.	4354	City office remodel-electrical reno	01/27/2020	820.80	.00		
Total 1992:					820.80	.00		
2269								
2269	REDMOND MINERALS INC.	290898	ROAD SALT Dec2020	01/15/2020	1,473.36	.00		
Total 2269:					1,473.36	.00		
2377								
2377	RIDLEY'S FAMILY MARKETS	0109	SNACKS FOR CITY COUNCIL	01/16/2020	57.97	.00		
2377	RIDLEY'S FAMILY MARKETS	12820	SALES Tax (August 2019)	01/28/2020	4,231.39	.00		
2377	RIDLEY'S FAMILY MARKETS	12820	RESORT TAX (August 2019)	01/28/2020	2,390.15	.00		
2377	RIDLEY'S FAMILY MARKETS	12820	SALES Tax (September 2019)	01/28/2020	4,743.62	.00		
2377	RIDLEY'S FAMILY MARKETS	12820	RESORT TAX (September 2019)	01/28/2020	2,602.32	.00		
Total 2377:					14,025.45	.00		
2438								
2438	THE CHRISTMAS LIGHT PROFE	31458	CHRISTMAS LIGHTS TOWN SQ	01/24/2020	11,656.77	.00		
Total 2438:					11,656.77	.00		
2452								
2452	LEAVITT TRUCKING	5739	Hauling salt	01/22/2020	638.88	.00		
Total 2452:					638.88	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2520								
2520	Staker Parson Companies	5133789	3/4" commerical road base CENT	01/14/2020	35.22	.00		
Total 2520:					35.22	.00		
2558								
2558	Beehive Chapter ICC	01222020	2020 MEMBERSHIP WOOD COL	01/22/2020	35.00	.00		
2558	Beehive Chapter ICC	01222020	2020 MEMBERSHIP-MONICIA E	01/22/2020	45.00	.00		
Total 2558:					80.00	.00		
2561								
2561	CENTURYLINK -435-654-3924 4	435-654-3924	Phone/Internet	01/07/2020	151.38	.00		
Total 2561:					151.38	.00		
2562								
2562	CENTURYLINK 435-654-4204 77	435-654-4204	435-654-4204 775B	01/07/2020	58.21	58.21	01/23/2020	
Total 2562:					58.21	58.21		
2614								
2614	Executech Utah, Inc.	142543	Monthly Licenses and Subdcriptio	12/31/2019	656.80	.00		
Total 2614:					656.80	.00		
2627								
2627	Gordon Law Group, P.C.	7353	Hunter LITIGATION	01/01/2020	712.00	.00		
2627	Gordon Law Group, P.C.	7354	Probst LITIGATION	01/01/2020	55.00	.00		
2627	Gordon Law Group, P.C.	7362	MONTHLY FLAT FEE	01/01/2020	4,700.00	.00		
2627	Gordon Law Group, P.C.	7362	MONTHLY FLAT FEE	01/01/2020	300.00	.00		
2627	Gordon Law Group, P.C.	7362	Additional Hours	01/01/2020	2,473.14	.00		
2627	Gordon Law Group, P.C.	7362	Additional Hours	01/01/2020	157.86	.00		
2627	Gordon Law Group, P.C.	7362	DAVIS/MICHIE LANE PARCEL T	01/01/2020	50.72	.00		
2627	Gordon Law Group, P.C.	7363	Saddle Creek Subdivision	01/01/2020	1,053.00	.00		
2627	Gordon Law Group, P.C.	7364	CRYSTAL SPRINGS DEVELOPM	01/01/2020	253.50	.00		
Total 2627:					9,755.22	.00		
2636								
2636	CenturyLink 435-654-4120	1484195688	435-654-4120 Phone Services	01/01/2020	902.88	902.88	01/23/2020	
Total 2636:					902.88	902.88		
2658								
2658	SIGNARAMA	INV-5732	Parking Signs	01/22/2020	1,125.16	.00		
Total 2658:					1,125.16	.00		
2672								
2672	Child Richards	103346	Annual Accounting	12/31/2019	7,500.00	.00		
Total 2672:					7,500.00	.00		
2694								
2694	J and J Fabrications and Repai, L	2368	TRACK HOE BUCKET MODIFIC	01/16/2020	900.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2694:					900.00	.00		
2757								
2757	BORDER STATES INDUSTRIES	919314560	Office remodel (Admin bldg)	01/21/2020	34.83	.00		
Total 2757:					34.83	.00		
2764								
2764	POWER EQUIPMENT RENTAL	1-517521	ADMIN BUILDING PROJECT MA	01/21/2020	56.52	.00		
Total 2764:					56.52	.00		
2791								
2791	PURCHASE POWER	01192020	POSTAGE REFILL	01/19/2020	388.00	.00		
2791	PURCHASE POWER	01192020	MACHINE	01/19/2020	111.75	.00		
2791	PURCHASE POWER	01192020	OVERAGE ON POSTAGE	01/19/2020	2.40	.00		
Total 2791:					502.15	.00		
2795								
2795	BRIDGEPOINTE PARTNERS LL	01232020	DOWNPAYMENT FOR ADDED I	01/23/2020	1,875.00	1,875.00	01/23/2020	
Total 2795:					1,875.00	1,875.00		
2799								
2799	WILDE EMBROIDERY	1057	Stormy Kromer caps MidwayCity	01/25/2020	64.00	.00		
Total 2799:					64.00	.00		
Grand Totals:					157,374.97	3,296.48		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

Midway City Council
4 February 2020
Regular Meeting

Minutes of the
17 January 2020
Strategic Planning Meeting



Memo

Date: 29 January 2020
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 17 January 2020 City Council Strategic Planning Meeting

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

MINUTES OF THE MIDWAY CITY COUNCIL

(Strategic Planning Meeting)

Friday, 17 January 2020, 10:00 a.m.
The Corner Restaurant, Lower Level Banquet Room
195 West Main Street, Midway, Utah

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, Public Works Assistant Crew Chief, 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 10:00 p.m.

Members Present:

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

Michael Henke, Planning Director
Wes Johnson, Engineer (Arrived at 12:52 p.m.)
Brad Wilson, Recorder/Financial Officer

Others Present:

Ryan Child, Child Richards
Ben Probst, Gilbert and Stewart

Staff Present:

Corbin Gordon, Attorney

Mayor Johnson introduced the format for the meeting.

2. Audit Report

Ryan Child reviewed the City's financial statements for FY 2019. Ben Probst read his opinion letter regarding the financial statements and indicated there were no findings. He also indicated that the City complied with all state audit requirements.

Note: A copy of the financial statements and communications from the auditor are contained in the supplemental file.

3. Contracts and Policies / Use of City Buildings

Corbin Gordan reviewed current and several expired contracts between the City and other parties. The meeting attendees discussed which contracts needed to be renewed. They also reviewed agreements for the use of the City's buildings.

The meeting attendees specifically discussed the following items:

- The City policy for the use of its buildings needed to be fair and provide equal protection.
- The buildings were not a business venture and should benefit residents.
- A discount should not be given for long-term use of buildings.
- There should be shops, etc. along Main Street for people to visit after they ate at a restaurant.
- There should be a committee focusing on Main Street.
- Was storage the best use of the City's buildings?
- A vision and priorities should be established for the use of the buildings.
- A distinction should be made between charitable and not-for-profit organizations wanting to use the buildings.
- Groups using the buildings for storage should pay a fee and have renter's insurance.
- The facilities had deferred maintenance.
- Some portions of the facilities were only good for storage.

Council Member Dougherty, Council Member Drury and Corbin Gordon would review the policy for the use of facilities.

Mayor Johnson asked that policy recommendations be brought back to the Council no later than March.

Mayor Johnson recessed the meeting at 11:58 a.m. She reconvened the meeting at 12:52 p.m.

Note: Wes Johnson arrived at approximately 12:00 p.m.

4. Budget Review

Brad Wilson reviewed the timeline for the FY 2021 budget and when budget reports would be provided. It was requested that money, rolled over from year to year, be tracked. It was also requested that an executive summary, aggregating all expenditures for certain categories like roads, be provided.

5. Updating Impact Fee (Capital) Facilities Plan

Wes Johnson recommended that the Impact Fee Facilities Plan, which was last revised in 2012, be updated. He explained the cost for the update.

Note: A copy of the cost proposal is contained in the supplemental file.

Mr. Johnson also indicated that two changes were needed to the Standard Specifications and Drawings. He asked that changes be approved at the next possible council meeting. He recommended that other items like road widths be addressed separately and at a work meeting.

He also reviewed the water and trails projects planned for CY 2020.

Note: A list of the water projects for CY 2020 is contained in the supplemental file.

6. Committees / Council Assignments

The meeting attendees discussed and recommended the following committee and council assignments:

Celeste Johnson, Mayor

Budget
Community Development and Renewal Agency Board (Chair)
Heber Light & Power Company Board
Heber Valley Railroad Board
Heber Valley Special Service District Board
Midway Sanitation District Board
Midway Water Advisory Board (Non-Voting Member)
Mountainland Association of Governments
Municipal Building Authority Board (Chair)
Personnel
Public Works

Steve Dougherty, Council Member

Midway Business Alliance
Midway Irrigation Company Board
Midway Water Advisory Board
Open Space Advisory Committee (Non-Voting Member)
Water

Jeff Drury, Council Member

Ice Rink
Midway Boosters
Midway Water Advisory Board
Swiss Days Committee

Lisa Orme, Council Member

Affordable Housing (Secondary)

Buildings
Cemetery
Cowboy Poetry Gathering
Heber Valley Tourism and Economic Development Board
Legislative
Tourism
Utah League of Cities and Towns (Voting Member)

Kevin Payne, Council Member

Affordable Housing (Primary)
Planning Commission Liaison

JC Simonsen, Council Member

Animal Control
Parks and Recreation
Roads/Sidewalks/Parking
Trails
Trails and Parks Advisory Committee (Non-Voting Member)

Council Member Payne explained that he might develop affordable housing in Wasatch County. He asked if being on an area affordable housing board would be a conflict? Corbin Gordon responded that it would not be a conflict if Council Member Payne disclosed any conflicts and recused himself when appropriate. He recommended that Council Member Payne resign if he did a significant project that was considered by the board.

Ways of communicating with residents were discussed including updating the City's website, newsletter and social media presence.

7. City Council Dates

The Council decided to cancel its meetings on June 16, July 21st and December 15th.

The meeting attendees discussed the Council holding work meetings. Holding them once a quarter or only as needed was discussed. It was felt that they should not be a duplication of the regular meetings.

The meeting attendees decided against holding a work meeting regarding the conditional use permit for the transmission line.

Mayor Johnson indicated that she would add to an agenda any item requested by the Council.

Mayor Johnson also indicated that information for council meetings would be posted on the City's website and paper copies would no longer be distributed. The policy would be revisited in three months.

8. Annexation / Resort Zone

Allowing glamping outside of the resort zone and revisiting nightly rental restrictions were discussed.

9. Land Use Coordination

Mayor Johnson reported that local mayors were meeting to work together on land use issues. She added that consideration of an area trails planner would be on a future council agenda.

Note: Council Member Simonsen left and began participating electronically at 3:08 p.m.

10. Open Space

Michael Henke gave an update on preserving open space. He indicated that property at the Kohler farm would be the first preservation project. He thought that the City's money could be leveraged by three to four times with matching funds.

Mr. Henke reported that Kem Gardner wanted to donate 47 acres to the City for open space. He said the land was near the railroad tracks on the east side of Hwy 113.

Closed Meeting to Discuss the Purchase, Exchange, or Lease of Real Property

Motion: Council Member Orme moved to go into a closed meeting.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

Motion: Council Member Drury moved to go out of the closed meeting.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Mayor Johnson recessed the meeting at 3:37 p.m. She reconvened the meeting at 4:00 p.m.

Note: Council Member Simonsen participated in person at 4:00 p.m.

11. Ecologically Friendly

Mayor Johnson indicated that Wasatch County had a forced monopoly on garbage collection which reduced incentives for recycling. She said that the County should be encouraged to help with recycling.

Mayor Johnson explained the Citizen Climate Lobby.

The meeting attendees discussed additional air quality monitoring stations in Midway and partnering with Wasatch County for a groundwater monitoring well at Michie Lane Park.

12. Transportation / Parking

The following items were discussed:

- The owner of the property at 70 East Main Street had signed the agreement allowing it to be used for public parking. The parking lot would be gravel.
- Should the City reconsider a public parking lot between the Community Center and the Town Hall?
- Public parking behind the Midway Booster's cannery, using the mortuary as a second access, was still a possibility.

13. Duration of Development Agreements

Corbin Gordon reviewed various land use agreements and the best duration for each. Various scenarios for the different agreements were discussed.

Note: A copy of a memo from Mr. Gordon regarding the issue is contained in the supplemental file.

14. Council Authority / Making Motions

Corbin Gordon reviewed council authority, including legislative, administrative and quasi-judicial, and the standards and discretion for each. He also reviewed public clamor, outside research by council members and findings with motions.

Note: A copy of a memo from Mr. Gordon regarding the issue is contained in the supplemental file.

15. Conflicts of Interest

Corbin Gordon reviewed conflicts of interest and how they should be handled. He reviewed the document used by the City to disclose such conflicts.

Note: A copy of the disclosure statement used by the City is contained in the supplemental file.

16. Open and Public Meetings Act

Corbin Gordon reviewed the Utah Open and Public Meetings Act (OPMA) including closed meetings. He asked that council members call staff before meetings, if possible, if they had in-depth questions.

Note: A copy of the Act, which was distributed by Mr. Gordon, is contained in the supplemental file.

17. Council Compensation

Mayor Johnson reviewed compensation for elected officials. She suggested that any change occur in two to three years. She also reviewed stipends, an allowance for cellphone use and health insurance coverage for the City's mayor.

Brad Wilson indicated that he received an email from David Church, legal counsel for the Utah League of Cities and Towns (ULCT), indicating that a city could adopt an ordinance increasing elected officials' compensation at set intervals.

Council Member Simonsen suggested comparing the elected officials' compensation to that of other cities.

Council Member Drury recommended that the City continue to compare its staff's wages with those of other cities.

Council Member Dougherty expressed concern that there were only four council candidates in the recent election.

18. ULCT Conference

Mayor Johnson encourage the council members to attend the upcoming Utah League of Cities and Towns conference.

19. Rural Day at the Legislature

Mayor Johnson encouraged the council members to attend Rural Day at the State Legislature. Council Member Drury suggested that the Legislature allow school districts to charge impact fees.

20. Tourism

Mayor Johnson thought that the City benefited from its membership in Heber Valley Tourism and Economic Development. Council Member Orme asked that tourism be discussed at a future council meeting.

21. UDOT / Trade Main Street for Michie Lane

The meeting attendees discussed exchanging Main Street for Michie Lane as a state road controlled by UDOT. Council Member Dougherty noted that the City was limited in what it could do with Main Street because it was a state road. Council Member Simonsen was concerned because Michie Lane was next to an elementary school.

22. City Sponsored Events

Council Member Orme indicated that the City needed to sponsor more events. She added that the winter was the time to prepare for events in the summer.

23. Adjournment

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

The meeting was adjourned at 5:23 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
4 February 2020
Regular Meeting

Minutes of the
21 January 2020
Regular Meeting



Memo

Date: 31 January 2020
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 21 January 2020 City Council Regular Meeting

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

MINUTES OF THE MIDWAY CITY COUNCIL

(Regular Meeting)

Tuesday, 21 January 2020, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, Public Works Assistant Crew Chief, 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 6:00 p.m.

Members Present:

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

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

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 Orme gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 21 January 2020 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 7 January 2020 City Council Regular Meeting
- d. Receive a Certification that the Midway Crest Annexation, containing 24.16 acres located at 600 South Fox Den Road, Meets the Requirements for Annexation

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

Council Member Simonsen asked about the warrants to Heber Light & Power Company (HL&P)

for the ice rink. Wes Johnson made the following comments:

- The warrants were the impact fee and installation costs for a larger transformer.
- The transformer was needed in 2014 for the new chiller.
- The previous mayor was going to ask HL&P to waive the charges.

Council Member Drury made the following comments:

- The charges resurfaced when the City asked for a rebate because it installed a power saving variable frequency drive (VFD). The VFD had cut in half the power costs for the chiller.
- Recommended that the two warrants not be paid, and the issue be further reviewed.
- Suggested that the City ask HL&P to waive the impact fee.

Council Member Simonsen asked about the warrants for Commercial Mechanical. Wes Johnson responded that they included the start-up cost for the chiller at the ice rink. Council Member Drury responded that they also included additional brine and addressing air gaps and a leak.

Council Member Simonsen asked about the \$1,000 warrant for a finish nailer. It was speculated that the charge was for more than a single piece of equipment.

Council Member Simonsen asked about the \$4,000 deposit for the office building renovation. Mayor Johnson responded that the deposit was for the entire project.

Council Member Dougherty asked that the sentence on page five of the minutes, regarding the equality of vendors, be stricken because it did not reflect what he said.

Motion: Council Member Simonsen moved to approve the consent calendar except for the two warrants for HL&P, so that they could be reviewed in detail, and striking the sentence about the equality of vendors from the minutes.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	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. Council Assignments (Mayor Johnson - Approximately 15 minutes) – Discuss and possibly approve the assignments for the Midway City Council.

Mayor Johnson gave a presentation of the assignments as discussed in the recent strategic planning meeting and made the following comments:

- Council Member Payne would serve on the Wasatch County Housing Authority Board but not the Midway Water Advisory Board.
- Council Member Drury would serve on the Midway Water Advisory Board along with Council Member Dougherty.
- Animal control would be part of public works.

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

Motion: Council Member Simonsen moved to approve the assignments as discussed.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

5. Parking Agreement / 70 East Main Street (City Attorney – Approximately 10 minutes) – Discuss and possibly approve an agreement to use property at 70 East Main Street for public parking.

Corbin Gordon reviewed the agreement and indicated that it had been signed by the property owner.

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

- It was for four years and could be renewed.
- It allowed the property to be used for public parking in exchange for the City paying the property taxes.
- Since the parking lot would be gravel it could not be striped and the exact number of parking spaces could not be determined.
- It would cost \$25,000 to prepare the lot for parking.
- The City would work with UDOT so that it could use the two existing entrances to the property.
- The Council had not seen the agreement.
- Snow would be pushed to the back of the lot in the winter. The snow could not be

- plowed down to the gravel, but salt could be used.
- The gravel would absorb any runoff.
- It could be difficult to exit the lot in the winter because it was sloped.
- Could the taxes be waived if the property was used by the City for municipal purposes?

Motion: Council Member Simonsen moved to continue consideration of the agreement, to use property at 70 East Main Street for public parking, for the following reasons:

- To determine if the property taxes could be waived.
- To meet with UDOT regarding the entrances.
- To determine how many parking spots there would be.
- So that the Council could review the actual agreement.

Second: Council Member Dougherty seconded the motion.

Discussion: Council Member Dougherty indicated that UDOT might impose a charge if it gave anything to the City as part of the lot.

Council Member Simonsen recommended that the City not sign the agreement if UDOT failed to approve the entrances.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

6. Outside Dining and Parking (City Planner – Approximately 30 minutes) – Discuss amending Section 16.13.39(A)(11) (Off-Street Parking and Loading) of the Midway City Municipal Code regarding outside dining and parking. The Midway City Planning Commission recommends no change to the current code.

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

- History of parking requirements for restaurants
- Outside dining
- Potential requirements for additional parking
- How other cities dealt with outside dining
- Parking requirements for outside dining from Westminster, California and how they would apply to The Corner Restaurant, The Midway Mercantile and Café Galleria.
- Current code
- Options for parking including non-code requirements

Mr. Henke also made the following comments:

- Parking requirements had been adjusted the previous year.
- The Planning Commission recommended not changing the code for outside dining.

- Any change could not be imposed on existing businesses.
- Too much parking could negatively impact the character of Midway.

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

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

- Businesses could meet their parking requirements with off-site public parking areas.
- The current code allowed for reductions based on the time of day that other businesses would use the parking area.
- The true problem should be identified before acting.
- Residents had complained about customers parking on side streets in front of their houses.
- Some drivers were parking in front of residential driveways.
- The City had not been proactive. It did not enforce its parking regulations and had not used signage to direct drivers to appropriate parking.
- The City needed to encourage business but protect residents.
- Parking along certain sections of Main Street regularly filled. 100 East and 100 West has a lot of commercial parking.
- Drivers wanted to park as close to a business as possible.
- There was ample parking on the opposite side of Main Street from restaurants like the Mercantile, but drivers would not use it.
- Some businesses would not come into the City or historic structures would be razed if parking requirements were increased.
- The current parking requirements did not account for outside dining.
- The proposal would encourage businesses to use off-site parking areas.
- The recent code text amendment increased a new business's required parking by 66%.
- Shared parking agreements worked better in high density areas.
- The issue of parking for outside dining still needed to be addressed.
- Should several council members and staff meet and return with a recommendation?
- Taxpayers should not be burdened with providing parking.
- Code changes would not resolve all problems.
- Each property and business were different.
- An ombudsman could help with parking.
- Non-code options should be considered.
- Taxpayers should not fund private businesses through the City paying for public parking.
- The City should encourage a walkable and vibrant commercial area.
- Some businesses provided more parking than was required.
- The Municipal Code should be precise and unambiguous.

7. Malmrose Subdivision / Annexation Agreement Amendment (Berg Engineering – Approximately 90 minutes) – Discuss and possibly amend the annexation agreement for the Malmrose Subdivision, formerly known as the Murano Subdivision, located at approximately 1600 North Interlaken Road (West side) (Zoning is RA-1-43). **Public Hearing**

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

- Reasons for holding a public hearing
- Location of the development
- Zenger annexation
- Previously approved master, streets, trails, open space, and landscaping plans
- Open space
- Preliminary Plan #1
- Preliminary Plan #2
- Discussion points.

Mr. Henke also made the following comments:

- The request was a discretionary decision.
- The City built a trail connection instead of the developer.
- The development, approved with the annexation, was a subdivision with one acre lots.
- The required agreement for the use of Interlaken Drive had lapsed.
- There was a new access arrangement between the developer and Interlaken.
- A master plan had to be approved if the proposed development would be phased.
- The preliminary plan presented in 2019 would increase the number of units and the amount of open space.
- Another preliminary plan would include limited common area so each unit in the PUD could have a yard. The City would have to enforce the use of these areas. Some existing PUD's had sections of limited common area tied to each unit, but they were significantly smaller.
- The proposed open space was private, but it would benefit the community because it was visible.
- The amount of impervious surface in the approved subdivision would depend upon the size of the houses.
- The development did not include nine acres to the south which had been included in the annexation.
- The proposed PUD had two points of access.

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

Paul Berg, Berg Engineering Resource Group and representing the applicant, reviewed the following items:

- Elements of the General Plan which he said supported the PUD proposal
- Development vision
- Transitions between area developments
- Definition of a PUD
- Side by side comparison of the proposals

Mr. Berg also made the following comments:

- The zoning for the property allowed up to 126 units.
- Watts Enterprises, the previous developer, originally proposed a subdivision so that it would not compete with its Valais PUD. At the time Dutch Fields, another one of its

projects, was in its final phase.

- The Valais PUD had since been completed.
- A PUD was more compatible with the developments to the south and similar to the lots in Interlaken.
- The PUD would have over 50% open space.
- The General Plan encouraged reducing density when appropriate.
- The Municipal Code preferred PUDs.
- The PUD was a better plan because it had less roads and water lines, a greater buffer with Interlaken, more open space, and less than the allowed density.
- The proposal was based on the General Plan and the Municipal Code.
- The additional 16 units would not change the level of service for the roads, etc.
- The PUD would have more secondary homes than the subdivision.
- Some members of the Planning Commission suggested that the PUD be approved but the number of units be reduced. Could continue those discussions with the Council and staff. Additional trails, etc. could be discussed.
- The increased density was important but could be slightly adjusted.
- A Midway Irrigation Company water line would be moved.
- The proposed PUD would have some private yard space like what was in Watts Remund Farms.
- Was only asking if the Council would consider an amendment to the annexation agreement. If it was willing, then more meetings and approvals were needed.
- Small homes would not be built on one acre lots.
- School busses could use Canyon View Road.

Public Hearing

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

Julie Button

Ms. Button made the following comments:

- Lived in Scotch Fields.
- Could the road between the proposed development and her neighborhood be gated?
- What would the property tax difference be between the subdivision and the proposed PUD?
- Would the developer compensate Scotch Fields for use of its roads?
- Which trails in the proposal were public and which were private?

Michael Henke explained which trails would be public and made the following comments:

- Canyon View Road, through Scotch Fields, was public because it was a connector road.
- The taxes would depend upon how many of the units were second homes. Generally, PUDs had more second homes.
- The City did not allow any gated public roads.

Woody Woodruff

Mr. Woodruff made the following comments:

- Was not speaking as a member of the City's open space committee.
- The most significant issue was the proposed increase in density.
- Density should be reduced.
- The Council should not change the development approvals granted during annexation.
- Most of the open space in the proposed PUD was in the interior of the project.
- Any approval should benefit the residents of Midway.

Tasha Lingos

Ms. Lingos made the following comments:

- Lived in Interlaken.
- Would Lucerne Road be moved with the proposed PUD and where would any units be in relation to the road?

Mr. Berg responded that the proposed plan would not move the road and there would be an open space area without units above it.

Edward Swapp

Mr. Swapp did not want more visible density but preferred the buffer with Interlaken in the proposed PUD.

Jack Zenger, Applicant

Mr. Zenger made the following comments:

- It would be nice to leave the property undeveloped and had done so for 25 years.
- He was 88 years old and did not want to leave the property to his children to figure out.
- Met with the Interlaken Mayor and thought that he had addressed Midway City's concerns.
- The proposed PUD had more open space, green area and a greater buffer with Interlaken.
- Tried to be a good citizen and wanted to meet the desires of Interlaken and Midway.
- Had owned an acre lot and did not maintain all of it.
- People took better care of smaller lots.
- The project would include a community garden.
- There would not be fences between the units.
- Wildlife would move more freely in a PUD.

Claire Osborne

Ms. Osborne wondered why the City would amend an already approved agreement. She

thought that an amendment would set precedence. She asked if an environmental impact study had been done.

Krista Clark

Ms. Clark made the following comments:

- It was hard to see fields developed.
- Had seen elk herds and other animals go away.
- Appreciated the greater buffer with Interlaken.
- The units should be grouped to create wildlife corridors.
- The proposal would increase demand on services, schools, etc.
- What were the setbacks for the original development?
- Were there enough water rights for the project?

Michael Henke explained the various setbacks. Mr. Berg responded that a study had been done and there was no critical wildlife habitat in the project, but modifications could be made for wildlife corridors.

Mr. Henke indicated that additional water rights would be needed for greater density. Mr. Berg responded that there were enough water rights for the original project.

Steve Wilson

Steve Wilson made the following comments:

- Was not speaking as a member of the Interlaken Planning Commission.
- The proposal should not create light pollution.
- Wildlife should be protected.
- Would the developer save money with less infrastructure?
- Was there a limit on secondary structures?

Mr. Henke responded that there could be secondary structures in certain circumstances.

Becky Stookey

Ms. Stookey asked what would be in the open space? Mr. Berg responded that most areas would be manicured landscaping and the rest would be a natural grass.

Tiffany Gillespie

Ms. Gillespie made the following comments:

- Had lived in Atlanta and saw the damage of development.
- The City should determine what legacy it wanted and make sustainable decision.
- She and a lot of people wanted to live in Midway because of the views and the atmosphere.

Stacey Farrer

Ms. Farrer made the following comments:

- Would build in Interlaken.
- The proposal would affect her views.
- The flow of the wildlife would be impacted.
- Were fences allowed in the subdivision proposal?
- Did not like more density but favored the PUD because of the buffer with Interlaken and the green space.

Mr. Henke responded that fencing was not addressed in the annexation agreement. He added that the HOA could prohibit it.

Mayor Johnson closed the hearing when no further public comment was offered.

Motion: Without objection, Mayor Johnson recessed the meeting at 9:05 p.m. She reconvened the meeting at 9:14 p.m.

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

- The proposal would hurt the City's efforts to continue imposing the Resort Communities Tax. Could the developer do something on or off site to address this concern?
- The increased density required more laterals and meters.
- The proposed limited common area or private yard spaces were larger than the building pads. They were significantly larger than the spaces in Watts Remund Farms.
- The open space in the PUD was nice but the "wall" of houses should be broken up.
- PUDs created a row housing effect and did not add to the rural character of Midway.
- Open space in PUDs should benefit the entire community.
- The Cascades at Soldier Hollow did not have fences, and this added to a rural feel.
- One acre lots had a rural feel.
- Dutch Fields had an open space feel.
- It was financially risky for a property owner to build a small house on a large lot.
- Large houses did not create an open feel.
- House sizes needed to be discussed. Necessary data should be obtained from the City's building safety department.
- Several requirements in the annexation agreement had been done by other parties. The developer should offer something more to the community in exchange for the density. It was not the City's responsibility to say what that should be.
- The developer could do a glamping facility or extend the trail along Homestead Drive.
- Density should decrease the further you went from the center of a community.
- PUDs should not be allowed in the half or one-acre zones.
- The proposal was not being denied.

Mr. Berg made the following comments:

- A glamping facility was a lot to ask in exchange for 16 units.
- The City was turning down a lot of open space.
- If the Council did not want PUDs with this amount of density around the exterior of the City, then it should change its Municipal Code which allowed it.
- Had taken notes and might or might not come back.

Motion: Council Member Drury moved to table the item indefinitely pending the applicant's review of the guidance and direction given at the meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Dougherty asked if the staff should prepare a list of projects the developer could do in exchange for the increased density. Mayor Johnson and Council Member Drury recommended against such a list. Council Member Drury indicated that the applicant could always talk to staff about possible projects.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

8. Ordinance 2020-02 / Festival Market Business Licenses and Parking (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2020-02 amending Section 7.05.010 (Festival Market Business Licenses) of the Midway City Municipal Code regarding parking.

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

- Revised map
- Revisions to the ordinance

Mr. Henke also made the following comments:

- An updated ordinance had not been prepared.
- The proposal provided free public parking.
- The proposal would apply to a specific area of the City. Adjustments to this area were discussed at the previous council meeting.
- It would apply just to commercial properties along Main Street.

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

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

- Should the area of the proposal be squared off? Should it match the commercial zones?

Would this include larger properties that would have too many booths or parking that would not be useful? Should it include 200 East to 300 East along Main Street? This area could be expanded in the future. It was related to Swiss Days so it should remain close to the Town Square. Limiting the area would help emergency services.

- The proposal should not encourage razing homes for parking.
- The lot at 70 East Main Street, which the City wanted to lease for public parking, would qualify for the proposal.
- The proposal was not an exaction because it was an option and not a requirement.
- It needed to be roughly proportional.
- It provided consistency.
- The property owner not the vendors would obtain the permit.
- Grandfathered and nonconforming businesses could use the proposal if they met all the requirements. There were not a lot of these businesses in the proposed area.

Motion: Council Member Simonsen moved to continue consideration of the ordinance because a copy had not been provided to the Council.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

9. Closed Session to Discuss Pending or Reasonably Imminent Litigation.

Motion: Council Member Dougherty moved to go into a closed meeting to discuss pending litigation.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must

be obtained through a court of law.

Motion: Council Member Drury moved to go out of the closed meeting.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

10. Adjournment

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

The meeting was adjourned at 10:58 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
4 February 2020
Regular Meeting

Alder Meadows /
Release Warranty Bond

728 West 100 South
Heber, UT 84032
www.horrocks.com



Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

January 7, 2020

Brad Wilson
Midway City
100 West 75 North
Midway City, UT 84032

Subject: Alder Meadows Subdivision Warranty Bond Release

Dear Brad:

Alder Meadows Subdivision has completed all the items required for the warranty release. Horrocks Engineers recommends that the warranty bond for this development be released.

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

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "Wesley Johnson".

Wesley Johnson, P.E.
Midway City Engineer

Cc:	Michael Henke,	City Planner, (sent by e-mail)
	Monicia Echols,	City Building Official, (sent by e-mail)
	Becky Woods,	Midway Sanitation District, Manager, (sent by e-mail)
	Jim Ashton	Developer, (sent by e-mail)

Midway City Council
4 February 2020
Regular Meeting

Jon McKeon /
Planning Commission Member

Memo



Date: February 4, 2020
To: Midway City Council
From: Michael Henke
Re: Appointment of Jon McKeon and Heather Whitney as regular members of the Planning Commission

The Planning Commission currently has two vacant full regular member seats because of the vacancy created when Nancy O'Toole resigned from the Planning Commission and Kevin Payne was elected to the City Council. Currently there are two active alternate members on the Planning Commission which are Jon McKeon and Heather Whitney. It is proposed that Jon McKeon and Heather Whitney become regular members of the Planning Commission. Jon and Heather have been active member of the Planning Commission since they were appointed as alternate members on December 14, 2018.

Midway City Council
4 February 2020
Regular Meeting

Heather Whitney /
Planning Commission Member

Memo



Date: February 4, 2020
To: Midway City Council
From: Michael Henke
Re: Appointment of Jon McKeon and Heather Whitney as regular members of the Planning Commission

The Planning Commission currently has two vacant full regular member seats because of the vacancy created when Nancy O'Toole resigned from the Planning Commission and Kevin Payne was elected to the City Council. Currently there are two active alternate members on the Planning Commission which are Jon McKeon and Heather Whitney. It is proposed that Jon McKeon and Heather Whitney become regular members of the Planning Commission. Jon and Heather have been active member of the Planning Commission since they were appointed as alternate members on December 14, 2018.

Midway City Council
4 February 2020
Regular Meeting

Michelle Crawford /
Alternate Planning Commission
Member

Memo



Date: February 4, 2020
To: Midway City Council
From: Michael Henke
Re: Appointment of Michelle Crawford and ~~Jon McKeon~~ as alternate members of the Planning Commission

Craig Simons

The Planning Commission currently has two vacancies for alternate members on the Planning Commission. Staff noticed the vacancies on the City's website and in the Wasatch Wave for four weeks and received two applications. Mayor Johnson has reviewed those applications and has recommended that Michelle Crawford and ~~Jon McKeon~~ are appointed as alternate members of the Planning Commission. To review their experience and qualifications please see the applications they submitted that follows this memo.

Craig Simons

Midway City

Committee Member Application

Please circle the committee you would like to join

Board of Adjustments Historic Preservation **Planning Commission** Parks and Trails Advisory Visual Architectural

Name: Michelle Crawford Date: January 7, 2020

Physical Address: 105 E 100 N

City/State/Zip: Midway, UT 84049

Mailing Address: 105 E 100 N

City/State/Zip: Midway, UT 84049

Phone: 310-968-0510 Cell Phone: 310-968-0510

Email: michellecrawfordconsulting@gmail.com

List of Qualifications:

Citizen and homeowner in Midway
Energy and enthusiasm to share – and a true love for this town!
Willingness to immerse myself in local issues, both current and historical
A positive, can-do attitude, tempered with a pragmatic and realistic outlook
Sufficient free time to attend meetings and take on initiatives

Tell us why you would like to become a member:

I've been very interested in local government since I moved to Midway two years ago. Living in
other cities, I was never inspired to consider any kind of public service. But here, I want to get
involved, because I feel that I can have a positive impact. I find the Planning Commission very
appealing, given the direct line of communication to the City Council. I want to be part of this
as Midway grows and develops in the future.

List any additional experiences, education, or training you have had that would help you in this position:

I'm a qualitative researcher by trade, and my entire job is based on having useful conversations
with people. I'm a keen listener and an insightful observer of human behavior. Usually, these skills
are put into service for the purposes of branding, advertising, and new product development. But
I'd really like to put these skills to use for Midway: to support and encourage sustainable growth
without losing sight of what makes Midway truly unique.

Signature: MICHELLE Date: January 7, 2020

Contact

michellecrawfordconsulting@gmail.com

www.linkedin.com/in/michelle-crawford-7332939 (LinkedIn)

Top Skills

Segmentation

Advertising Research

Customer Insight

Michelle Crawford

Let's collaborate!

Midway, Utah

Experience

Michelle Crawford Consulting

Principal

August 2012 - Present

Anywhere there's research to be done

I've been in qualitative research since 2000 - and it's been amazing! My first love is technology, and I've had extensive experience with B2B and consumer audiences in that realm. Over the past 5+ years, I've branched out to other topic areas and audiences, and I've greatly enjoyed it (but I still really love technology and B2B conversations!). While I do work for the occasional end client on my own, most of my work now is through collaborations with other research partners - and I absolutely love it! Friends, former colleagues, former clients - I feel privileged to have such a great network of collaborators. But because these folks own the client relationships, I don't feel it's fair to list them here as my own. I'm happy to discuss past and future work - get in touch!

Kelton

Jury Insights Moderator

2012 - Present

Greenberg Brand Strategy

VP

July 2010 - February 2012 (1 year 8 months)

Hall & Partners

Partner

June 2003 - July 2010 (7 years 2 months)

Education

San Diego State University-California State University

Bachelor of Arts (BA), Linguistics · (1983 - 1987)

RIVA; The Burke Institute

Midway City Council
4 February 2020
Regular Meeting

Craig Simons /
Alternate Planning Commission
Member

Memo



Date: February 4, 2020
To: Midway City Council
From: Michael Henke
Re: Appointment of Michelle Crawford and ~~Jon McKeon~~ as alternate members of the Planning Commission

Craig Simons

The Planning Commission currently has two vacancies for alternate members on the Planning Commission. Staff noticed the vacancies on the City's website and in the Wasatch Wave for four weeks and received two applications. Mayor Johnson has reviewed those applications and has recommended that Michelle Crawford and ~~Jon McKeon~~ are appointed as alternate members of the Planning Commission. To review their experience and qualifications please see the applications they submitted that follows this memo.

Craig Simons

Midway City
Planning Commission Member Application

Name: Craig Simons Date: 6 Jan 2020
Physical Address: 650 North 776 West
City/State/Zip: Midway, Utah 84049
Mailing Address: P.O. Box 1214
City/State/Zip: Midway, Utah 84049
Phone: 435-657-3818 Cell Phone: 801-830-7075
Email: jcraigsimons@gmail.com

List of Qualifications:

Project Management: Action Target (Mfg.), Home Building
Custom Home Builder - SAN California, Oregon, Utah
Multiple Business' Ownership - Building, Retail
Event Organization - Freedom Festival, Swiss Days, 55 Marathon
Midway Business Operator - Homestead Crater

Tell us why you would like to become a member:

Having been a member of this Community for 8+
years and being involved in Midway since 1995, with
the development of the Homestead Crater, I understand
and want to be involved with the process of
preserving the Heritage of Midway balanced with the
managing growth. I want to be involved in a
solution

List any additional experiences, education, or training you have had that would help you in this position:

Midway Boosters Member & Former President
Custom Home Builder - Specializing in Custom & Hillside Edg
Wasatch County TAB Committee Member

Signature: Craig Simons Date: 6 Jan 2020

Midway City Council
4 February 2020
Regular Meeting

Sunburst Ranch, Phase 2 /
Release Construction Bond

February 4, 2020

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

Subject: Sunburst Ranch PUD Phase 2, Construction Final Completion

Dear Brad:

The Sunburst Ranch PUD Phase 2 has received a final construction inspection. All items appear to be complete as shown on the approved construction drawings. Horrocks Engineers recommends that this subdivision be put on the Midway City Council Agenda to begin the one year warranty period. Building Permits and Occupancy Permit within this subdivision may now be issued. The landscaping line item in the amount of \$172,162.50 should be held until the landscaping items are completed. Landscaping funds in the amount of \$9,061.18 may be reduced as the landscaping of each unit is completed.

The one year warranty bond for both Midway City and Midway Sanitation District shall be held in the following amounts:

Midway City:

Warranty Amount	\$66,262.08
<u>Landscaping Amount</u>	<u>\$172,162.50</u>
Midway Total	\$238,424.58

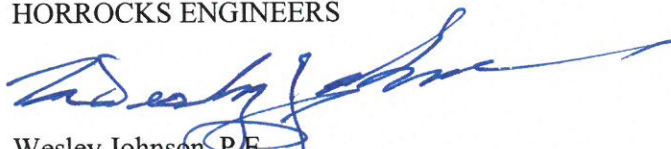
Midway Sanitation District Amount:

Warranty Amount	\$8,566.80
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Prior to the expiration of the one year warranty period a slurry seal will be required within the subdivision and the sewer lines shall be re-cleaned and tv'd.

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

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc:	Monica Echols,	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)
	Derek Moser	Developer (Sent via Email, hymarkhomes@comcast.net)