



Memo

Date: 11 March 2025
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 4 March 2025 City Council Meeting

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

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

**Tuesday, 4 March 2025, 6:00 p.m.
Midway Community Center, Conference “Pie” Room
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the Mayor, 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 on the City’s website. A copy of the public notice/agenda is contained in the supplemental file for the meeting.

1. Call to Order; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 6:03 p.m.

Members Present

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

Staff Present

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

Members Excused

Craig Simons, Council Member

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

Mayor Johnson reviewed the changes to the council meetings. Council Member Payne asked that strategic planning be the focus of the first Tuesday meetings and that the agenda not be taken over by other items. Mayor Johnson indicated that no items that required a public hearing would be on the agenda.

It was determined that the strategic planning meetings would be held in the upstairs conference room of the Midway City Office Building. The conference room had audio-visual equipment and more space.

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 Agenda

- a. Agenda for the 4 March 2025 City Council Meeting
- b. Warrants
- c. Minutes of the 12 February 2025 City Council Meeting
- d. Minutes of the 18 February 2025 City Council Work Meeting
- e. Minutes of the 18 February 2025 City Council Regular Meeting
- f. City Council assignments

Note: Copies of items 2a through 2f are contained in the supplemental file for the meeting.

Motion: Council Member Orme moved to approve the consent agenda as presented.

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	Excused from the Meeting
Council Member Simonsen	Aye

3. Legislative Update

Katie Villani reviewed the 2025 regular session of the Utah Legislature. She gave an update on specific legislation.

4. North Center Street Trail / Award Contract (City Engineer – Approximately 20 minutes) – Discuss and possibly award a contract for the construction of the North Center Street Trail and other improvements from Main Street to Burgil Lane.

Wes Johnson gave a presentation and reviewed the following items:

- Project overview
- Raised crosswalks
- Options to bury the power line.

Mr. Johnson also made the following comments:

- The bids for the project were recently opened.
- Six companies submitted bids.
- The low bid was from BD Bush Excavation for \$2,096,832.
- Was comfortable with BD Bush's bid.
- Burying the power line from Main Street to 250 North was not included in the bid. Had extrapolated the cost for this work. The contractor was able to do the additional work. Time would be needed to order the additional supplies.

- The grant that was awarded for the project had to be used specifically for the trail.
- One tree would have to be removed. The property owner agreed to the removal.
- The power line north of 600 North was out of the way of the project.

Council Member Simonsen made the following comments:

- The low bid was firm except for any change orders.
- The project could still stay within budget if the power line was buried.
- The power poles would have to be moved back if the line was not buried.
- The line should be buried from Main Street to 600 North. This would be the cheapest and most efficient time to do it.
- No property owners along the project requested that the line be moved instead of buried.
- Burying the line increased safety.

Mayor Johnson made the following comments:

- BD Bush did good work.
- Liked that contractors wanted to continue to work in Midway.

Brad Wilson reviewed the budget for the project. He confirmed that the bid, with burying the line from Main Street to 600 North, was within the budget.

Motion: Council Member Simonsen moved to award the contract to BD Bush Excavation, who was the low bidder, with the following conditions:

- Proceed with the intent unless something was found that was not discussed.
- Bury the power line from Main Street to 600 North
- Authorize the Mayor to sign the applicable documents.

Discussion: Mr. Johnson emphasized that burying the line from Main Street to 250 North would be a change order.

Mr. Johnson also made the following comments:

- The final section of the trail along south Center Street to Tate Lane needed to be built.
- Offered to add that to the north Center Street trail project as a change order.
- BD Bush was able to do the additional work.
- Wasatch County and UDOT would pay for the work.
- The County wanted to check the bid prices before committing.

Council Member Simonsen stressed that the additional work should not delay the north Center Street trail.

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	Excused from the Meeting
Council Member Simonsen	Aye

5. Ice Rink Improvements and Activity Building (Mayor Johnson – Approximately 60 minutes) – Discuss and possibly decide upon improvements to the Midway City Ice Rink and/or constructing an activity building on the Town Square located at 150 West Main Street.

Mayor Johnson reported that Council Member Simons wanted to be part of the discussion and asked that the item be continued. She suggested a work meeting before the next council meeting on March 18th.

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

- The window for construction was short and bids were needed as soon as possible.
- Bids were received on the activity building and a contract was awarded to Watts Enterprises.
- BD Bush Excavating was willing to donate work.
- Watts would be the general contractor.
- There was not enough time to put the concrete work out to bid.
- An ice rink design engineer was needed for the rink improvements.
- The Council needed to know the costs before it made a decision. It knew the options but not their costs.
- The Council approved an architect who submitted a master plan for the Town Square. The City was not bound by that plan and could treat it as a vision or a guideline.
- People said that the City was doing the submitted master plan.
- The south walkway should be installed if the rink slab was redone. The walkway would benefit the rink.
- BD Bush should submit a cost for the north and south walkways along with the walkway to Main Street.
- Redoing the ice rink, along with the area between the ice sheet and the existing parking, should be the first phase. This area could be used for food trucks, fire pits, etc.
- The activity building was the most pressing issue, but would the City have enough money to build it? There were concerns about how it fit on the Town Square especially in relation to the ice sheet. These issues could not be resolved without knowing the costs.
- The chiller and header worked better that season.
- The condition of the tubing in the ice sheet was unknown.
- The depth between the chiller tubing and the ice would increase if a coating was put on the sheet.
- The City was in the same place it was last year.
- Bids were needed to know the costs.
- The activity building did not need to be completed by Swiss Days.
- The City should work on what it could afford.
- The costs should be determined by the council meeting on March 18th.
- The header could be moved if needed.
- It would be considerably more expensive to move the sheet.
- Any improvements should be of good quality and built to last.
- All improvements should be made in the proper order. Previous improvements should not be negatively impacted by subsequent improvements.

6. Priorities – Discuss and possibly set priorities to be considered at future strategic planning meetings.

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

- Reconsider not requiring open space for subdivisions less than six acres.
- Reduce density by as much as 20%. Density could then be earned back as certain things were done.
- The rural cross-section should be mandatory for certain subdivisions.
- Density should decrease as you move away from the center of Midway.
- Identify the real reasons why affordable housing was not being built.
- Main Street especially regulations for lower and upper levels in structures.
- Resort tax
- Town Square
- Residential treatment facilities
- Regulations regarding birds and fowl.

The Council, staff, and meeting attendees made the following comments:

- The Planning Department had its own list of priorities that it would continue to work on.
- Larger and smaller priorities should be considered together.
- It could be difficult to compartmentalize priorities. They should be considered as a whole and geographically beginning with Main Street and then working outward.
- Small items should be discussed at the regular council meeting held on the third Tuesday of each month. Larger items would be discussed at the strategic planning meeting on the first Tuesday.

Corbin Gordon made the following comments regarding the City's cemetery:

- Several thousand cemetery spaces had been purchased but the purchasers had since passed away and ownership had not been transferred. Who had rights to these spaces was unknown.
- Letters had been sent to known relatives and only three responses had been received.
- Suggested dealing with the spaces in groups.
- Spaces should be reclaimed by the City according to the law if a response was not received.
- The City should reclaim the spaces and sell them to the family at a discount if there was a response but ownership was in question.

Council Member Drury suggested making a list of spaces with questionable ownership and then publicizing it.

Council Member Simonsen suggested that the City still work with a family even if they didn't respond immediately.

7. Next Agenda – Discuss and possibly set the agenda for the next strategic planning meeting.

Mayor Johnson indicated that two items would be discussed at the next strategic planning meeting.

8. Adjournment

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

The meeting was adjourned at 8:04 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT