Midway City Corporation

Mayor: Celeste T. Johnson

City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Craig Simons
Kevin Payne

Midway

75 North 100 West
P.O. Box 277
Midway, Utah 84049

Phone: 435-654-3223
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midwaycityut.org

September 16, 2025

Brad Wilson
City Recorder
Midway City
100 West 75 North
Midway City, UT 84032
(Sent by E-mail)

Subject: **Budget Amendment to pay for the City Portion of rebuilding a portion of Bigler Lane**

Dear Brad:

As the Villages of Zermatt Plat C & D, or the current name, Swiss Haven was preparing to begin the onsite infrastructure in 2021, an agreement was made between the developer and the City. The agreement stated the developer would re-build Bigler Lane to the North curb & gutter for the frontage of the development, and the City would re-build the failed portion of Bigler lane to the east, approximately 210'. Attached is an invoice from the contractor for the city's portion of the off-site work.

We recommend the budget be amended to increase $45,000 to cover the Cities portion of rebuilding Bigler Lane. Please contact us with any questions or concerns.

Sincerely,

Wesley Johnson, P.E.
Midway City Engineer

E:\Midway City\City Developments\Villages of Zermatt, Swiss Haven\2025\Bigler Lane Cities Portion.doc


Zermatt
Bigler Lane
Homestead Drive
Developers Responsibility
Midway Responsibility
Image © 2025 Airbus

Razyr Edge Excavation

2031 12974
Riverton, UT 84065 USA
(385) 535-6324
razyredgeexcavation@gmail.com

Estimate

ADDRESS		ESTIMATE	200ft Additional
Wes Johnson		DATE	08/13/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
4 " Excavation	Saw cut perimeter for removal. Remove asphalt material and haul off site.	5,710	1.20	6,852.00
7" Sub Grade Ex	Remove existing dirt material and off site to near by site.	5,710	1.25	7,137.50
8" Road Base	Furnish and install 8" road base, water, compact. State Spec road base.	5,710	1.95	11,134.50
3 " Asphalt Paving	Apply CSS-1h Tack oil to vertical edges. Furnish and install 3" compacted asphalt using pg58-28 1/2 APWA 15% mix	5,710	2.40	13,704.00
Collars	Collars poured around each manhole and valve	1	3,500.00	3,500.00
Testing	Asphalt testing	1	1,000.00	1,000.00

TOTAL **$43,328.00**

Accepted By

Accepted Date

ZIONS ZPFI PUBLIC FINANCE, INC.

28 August 2025

Wesley Johnson
Wes5443w@gmail.com

RE: PROPOSAL FOR IMPACT FEES FOR MIDWAY CITY FOR CULINARY WATER, ROADS AND PARKS/TRAILS

Dear Wes:

Thank you for the detailed information you provided about this project. After reviewing, Zions Public Finance, Inc. (ZPFI) enthusiastically submits this Proposal to prepare Impact Fee Analyses (IFAs) for culinary water and roads. For parks and trails, Zions will prepare both the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA). All fees will be prepared in accordance with Utah Code 11-36a and will be easy to understand and legally defensible.

Our understanding of responsibilities for preparation of IFFPs and IFAs is as follows:

	IFFP	IFA
Culinary Water	City's Engineers	ZPFI
Roads	City's Engineers	ZPFI
Parks/Trails	ZPFI	ZPFI

Scope of Work

Culinary Water

After reviewing the CFP provided, ZPFI feels that most of the necessary information is included.

Data Needed	Sufficiency of Data Provided
New construction projects and cost along with IFA-eligible amounts	Provided
Buy-In to existing excess capacity – source	Need actual cost (City Asset List)
Buy-In to existing excess capacity – storage	Need actual cost (City Asset List)
ERU growth projections	Provided
Projects that cure existing deficiencies and cost (must make a credit)	Needed
Water impact fee fund balance	Needed
Bonds outstanding	None – not required

Parks

While park impact fees can be used for the future improvements identified in the CFP, the level of service for which impact fees can be charged must be based on existing service levels. There is good information provided regarding parks, acres and amenities but we would need to further refine the list to include the specific number of amenities at each park to refine service levels further.

Data Needed	Sufficiency of Data Provided
Inventory of existing parks	Partially complete but need exact numbers of existing amenities in order to establish a level of service (LOS) as required by law
List of future park facility needs	Provided
Parks impact fee fund balance	Needed
Classification of parks	Need to clarify system v. project improvements; any parks acquired with grants or donations
Population growth projections	Provided
Bonds outstanding for parks	None – not required (bond used for open space only?)

Trails

While trail impact fees can be used for the future improvements identified in the CFP, the level of service for which impact fees can be calculated must be based on existing service levels. In addition to the information provided, we feel we would need to work with the City to gain a better understanding of current service levels in terms of type of system trails in the City – surface type, length and width.

Data Needed	Sufficiency of Data Provided
Inventory of existing trails (system only) – length, width and surface type; also any trail structures (boardwalks, trailheads, etc.)	Needed
List of future trails planned	Provided
Trails impact fee fund balance	Needed
Population growth projections	Provided
Bonds outstanding for trails	None – not required (bond used for open space only?)

Roads

The road data provides a clear list of future projects needed. Generally, we have calculated a cost based on a cost per trip (ADT) which is then applied to various land use categories as designated by the Institute of Transportation Engineers (ITE). We would like to discuss this with you.

Data Needed	Sufficiency of Data Provided
Existing excess capacity	Can be included if appropriate – not provided
List of future roads planned and costs	Provided
Roads impact fee fund balance	Needed
ERU growth projections	Included. See note re using ADTs and cost per trip
Projects that cure existing deficiencies and cost (must make a credit)	Needed
Bonds outstanding for roads	None – not required

Proposed Fees

We recognize that much of the information has been compiled already. Therefore, our fees are reflective of this although we feel that there are still several areas where additional information is needed. Our proposed fees are inclusive of all costs and assume that most meetings will be held online with the exception of City Council workshops, public hearings, etc.

Culinary Water IFA	$7,500

Transportation IFA	$5,000
Parks IFFP and IFA (2 documents)	$6,000

Additional information regarding our team members and impact fee experience is included in Appendix A. Please feel free to give us a call if you need further information.

Best Regards,

Susie Becker

Susie Becker
Senior Vice President, Zions Public Finance, Inc.
801.844.8310 (w); 801.540.8679 (m)
Susan.becker@zionsbank.com

Appendix A

ZIONS PUBLIC FINANCE, INC.

Zions First National Bank was founded in Salt Lake City in 1873 and continues its legacy of strength and stability as one of the oldest financial institutions in the Intermountain West. Our department, ZPFI, is comprised of a team of 20 professionals committed to providing unparalleled service to municipal entities, local districts, government agencies and private clients throughout Utah and the Intermountain West.

We have two primary service areas:
1) financial advisory to assist governmental entities in the bonding and disclosure/ reporting process; and
2) municipal consulting services focusing on economic development, planning, real estate development advisory and fee-related services.

Our Municipal Consulting Group, an integral part of ZPFI, is well known and respected throughout the Intermountain Region for its leadership in utility user rate and impact fee analyses, economic development, redevelopment, market analysis, real estate development advisory, capital facility finance planning, feasibility studies and fiscal/economic impacts analysis.

ZPFI is committed to completing projects on time and we stand by our history of meeting project deadlines and producing a quality work product for our clients that are tailored to meet their needs.

Education

Master of Business Administration, University of Utah
MBA Ace and Dean's Scholar
Bachelor of Arts, Humanities, Brigham Young University

Public Service and Affiliations

Municipal Securities Registered Representative
American Institute of Certified Planners (AICP)
University of Utah Business School Alumni Association Board of Directors
Urban Land Institute, Mentor
Utah Redevelopment Association
Utah Economic Alliance
Utah League of Cities and Towns, Land Use Task Force
WFRC Economic Development
Bountiful City Power Board Chair

Selected Presentations

"Downtown Revitalization," Utah League of Cities and Towns
"Basics of Market Analysis," Main Street Annual Conferences
"Weathering the Economic Storm," Utah League of Cities and Towns
"Redevelopment in Utah," Utah County and Davis County Economic Alliance
"The Marriage of CDAs and SAA's," Utah League of Cities and towns
"Downtown Revitalization and Economic Development," University of Utah School of Architecture
"Economics and Planning," Utah League of Cities and Towns
"Economic Development Policies and Practices," Governor's Economic Task Force and Utah Economic Alliance

Susan C. Becker, AICP

Senior Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

For the past 30 years, Susie has specialized in fee studies, real estate market analysis, economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region, including funding mechanisms for the large Point of the Mountain project that spans Salt Lake and Utah counties, has testified before the Governor's Legislative Task Forces on economic policies and procedures in Utah including the use of impact fees, has been involved with numerous fee studies, as well as the creation of a multitude of community reinvestment areas. Over the past few years she has reviewed all HTRZ applications in the State of Utah identifying the appropriate gap analysis. Her experience stretches from issues such as affordable housing concerns in resort communities like McCall, ID, to development of large scale commercialcenters to utility rates for a newly-incorporated entity. She has a MBA degree, AICP and a securities license (Series 50 and 52).

- Timpanogos Special Service District (TSSD) Impact Fees and Rates
- Mountain Regional Water Rates and Impact Fees
- Lehi Culinary Water and PI Rates
- Farmington Impact Fees – Water, Storm and Roads
- Clearfield City Culinary Water, Sewer and Storm Rate Impact Fees and User Rates
- Herriman Water Rates
- Saratoga Springs Storm and Sewer User Rates
- Saratoga Springs Parks and Recreation, Public Safety, Storm Water and Transportation Impact Fees
- Moab Water and Sewer Rates and Impact Fees
- Syracuse Impact Fees
- Herriman Impact Fees
- Layton Park and Transportation Impact Fees
- Marriott-Slaterville Secondary Water Fees
- Orem City Impact Fees
- Provo City Impact Fees
- Plain City Impact Fees
- Hurricane City Electric Fees
- Pleasant View Culinary Water & Storm Water Impact Fees and Rates
- South Weber Culinary Water and Sewer Impact Fees and User Rates
- North Salt Lake Culinary Water and PI User Rates
- Salem City Water and PI Rates
- Park City Impact Fees
- Salt Lake City Northwest Quadrant CRA Benefits Analysis
- North Fork SSD Rates
- Heber City Utility Rates
- Riverton Fire Impact Fees
- Unified Fire Service Area Impact Fees
- Millcreek Incorporation Feasibility Study
- Mount Olympus Improvement District Rates and Impact Fees
- Washington County Emergency Services Feasibility Study

Education

Master of Public Administration, Brigham Young University

Bachelor of Arts, History, Brigham Young University

Public Service and Affiliations

Utah Alliance for Economic Development

International Economic Development Council

International City/County Management Association

ICMA BYU Student Chapter President

Eagle Mountain Chamber of Commerce Board of Directors

Aaron C. Sanborn

Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

Aaron brings over a decade of expertise in local government and municipal research. Before joining ZPFI, he served Eagle Mountain City as a Financial & Management Analyst and later as the Economic Development Director. His diverse roles included providing analytical support, coordinating marketing efforts, and directing business development, which collectively attracted over $2.225 billion in direct investment to Eagle Mountain City.

At ZPFI, Aaron has overseen planning and economic development projects, created community reinvestment areas, conducted impact fee analyses, and performed fee studies. His clientele ranges from large cities and counties like Salt Lake City and Salt Lake County to mid-sized cities such as Eagle Mountain, Syracuse, Bountiful, and Saratoga Springs, as well as smaller communities including Harrisville, Mendon, Newton, and Vernal.

Aaron's experience includes:

- Eagle Mountain Gas & Electric Utility Sale
- Eagle Mountain Utility Rate Analysis
- Eagle Mountain Police Service Delivery Analysis
- Eagle Mountain Information Technology Service Delivery Analysis
- Creation of Eagle Mountain Chamber of Commerce
- Creation of Eagle Mountain Neighborhood Match Grant Program
- Creation of Eagle Mountain City Annual Budget Document
- Creation of Eagle Mountain City Annual Comprehensive Financial Report
- Creation of Eagle Mountain City Popular Annual Financial Report
- CRA Creation for Meta, Tyson, and Google projects
- Eagle Mountain Economic Development Master Plan
- Bountiful General Plan
- Salt Lake County Leverage Ratio Analysis
- Twin Falls Bridge Alternatives Economic Analysis
- Point of the Mountain Transit Alternatives Analysis
- Point of the Mountain Funding Analysis
- Payson Station Area Plan
- Vineyard Station Area Plan
- Clearfield Station Area Plan
- South Salt Lake City Area Plan
- Salem Transportation Impact Fees
- Centerfield Impact Fees – Culinary Water, Secondary Water, Wastewater
- Saratoga Springs Downtown Plan
- Providence Sewer Feasibilty Study
- Redevelopment Agency Annual Reports for multiple cities
- Newton Water Impact Fee Analysis
- Mendon Water Impact Fee Analysis
- Herriman Economic Development Strategic Plan
- Heber Business Licnse Fees
- Harrisville Business License Fees
- Syracyse Good Landlord Rental Fee Analysis
- Saratoga Springs Planning & Zoning Fee Study
- New Harmony Valley Special Service District Fire Impact Fee
- North Fork Special Service District Fire Fee Analysis
- North Logan Main Street Master Plan
- Salt Lake City Consolidated Housing Plan
- Salt Lake City Economic Development Master Plan

Erik S. Daenitz

Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

Erik provides experience working in municipal finance, budgeting and economic development. Prior to joining ZPFI, Erik worked for Park City Municipal Corporation first as its Deputy Budget Director overseeing capital projects and then as Park City's Director of Economic Development and Data Analytics. Prior to his time in the public sector he worked in Fixed Income Portfolio Construction and Risk Management at Goldman Sachs Asset Management.

As economic development director, Erik was heavily involved in negotiating Park City's new public-private partnership and PID with Deer Valley Resort, while also overseeing the City's Lower Park Avenue RDA. He also served as an internal statistical consultant to the City's departments and helped develop new techniques for forecasting Park City's sales taxes. Additionally, he collaborated with the City's public utilities department to develop a new water rates structure along with fiscal impact forecasts.

Erik's experience includes:

- Park City Main Street Area Plan
- Utah Department of Alcoholic Beverage Services 2024 Master Plan
- Weber County 25th Street Development Feasibility Study
- Park City General Fund financial model and long-term forecasting
- Park City Capital Fund financial model and long-term forecasting
- Park City Performance Measurements PC Stat program
- Park City Sales Tax model and projections
- Park City Public Utilities water rates model
- Park City Lower Park RDA budgeting and state reporting
- Park City Public-Private Partnership negotiations with $15Mn+ public benefits package
- Heber City Water, Sewer, Storm Water and Pressurized Irrigation rates models and forecast
- Budget process and monitoring on $300M+ of Park City Municipal's capital projects programs
- "Peak Day" multi-factor demand detection model for Park City transportation and economic development teams
- Goldman Sachs Asset Management $2Bn+ Strategic Income Fund characteristics and reporting model
- Goldman Sachs Asset Management $500Mn+ Commodity Strategy Fund characteristics and reporting model
- Fund flows dashboard for $300Bn+ Goldman Sachs Asset Management money market fund complex
- Volatility-weighted G10 interest rate trading model for Goldman Sachs Asset Management hedge funds
- Goldman Sachs Asset management money market reform GSAM.com digital web reporting

Education

Bachelor of Science, Mathematics (Applied Statistics Emphasis), University of Utah - expected 2025

Bachelor of Arts, Mass Communication (News Editorial), University of Utah

Public Service and Affiliations

Society for Industrial and Applied Mathematics

Selected Presentations

"Potential Historic Park City Area Plan," Park City Municipal Corporation

"Base Area Development: Opportunities and Challenges," Colorado Association of Ski Towns

"Park City-Deer Valley Proposed Partnership," Park City Municipal Corporation

Sample Impact Fee Experience

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE										
Entity	Water	PI	Storm	Sewer	Parks	Roads	Power	Police	Fire	Total
Alpine	x	x								2
American Fork	x	x	x	x	x	x		x	x	8
Ash Creek SSD				x						1
Ash Creek SSD 2018				x						1
Bear River Water	x									1
Brian Head	x			x		x		x		4
Brigham City	x		x	x	x	x	x			6
Cedar Hills	x	x		x	x	x		x	x	7
City of Chubbuck, Idaho					x			x	x	3
Clearfield	x		x	x						3
Clinton	x		x	x	x	x		x	x	7
Coalville	x	x	x	x	x	x				6
Cottonwood Heights			x			x				2
Eagle Mountain	x		x	x	x	x	x			6
Enoch	x	x	x	x	x	x		x	x	8
Farmington City 2015			x		x	x				3
Farmington City 2018			x			x				2
Farmington City 2019	x		x			x				3
Grand County					x	x		x	x	4
Harrisville					x	x		x		3
Heber Valley Sewer				x						1
Herriman	x	x	x		x	x		x	x	7
Hi-Country Estates	x									1
Highland	x	x		x	x	x		x	x	7
Hyrum	x	x		x	x	x				5
Jordanelle SSD 2015	x			x						2
Jordanelle SSD 2018	x			x						2
Ivins								x	x	2
Koosharem	x									1
Layton	x				x	x				3
Lehi City 2015	x		x	x	x	x		x	x	7
Lehi City 2018	x	x	x	x	x	x	x	x	x	9
Lindon	x			x	x	x				4
Marriott-Slaterville		x		x	x	x		x		5
Manila	x			x						2
Millcreek City					x					1
Moab	x									1
Morgan City				x			x			2

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE

Entity	Water	PI	Storm	Sewer	Parks	Roads	Power	Police	Fire	Total
Mountain Green Fire									x	1
Mountain Regional 2015	x									1
Mountain Regional 2019	x									1
North Davis Fire District									x	1
North Fork SSD	x									1
North Summit Fire District									x	1
No. Tooele County Fire									x	1
North View Fire									x	1
North View Fire 2018									x	1
North Village SSD 2015	x			x						2
North Village SSD 2018	x									1
Orem	x		x	x	x	x		x	x	7
Park City	x									1
Park City Fire District									x	1
Park City Fire District 2018									x	1
Payson								x	x	2
Perry City (Pointe Perry)	x	x	x		x			x	x	6
Plain City					x			x		2
Pleasant Grove			x		x					2
Pleasant View	x				x					2
Powder Mountain 2016	x			x						2
Powder Mountain 2018	x			x						2
Providence						x				1
Provo	x		x	x	x	x		x	x	7
Provo 2021				x						1
Rexburg, ID					x	x		x	x	4
Riverton	x	x	x		x	x			x	6
Rockville Springdale Fire									x	1
Roy	x		x		x					3
Santaquin City	x	x		x		x		x	x	6
Saratoga Springs	x	x	x	x	x	x		x	x	8
Snyderville Basin Rec District					x					1
South Davis Sewer District				x						1
South Jordan	x		x		x	x		x	x	6
South Valley Sewer District 2013				x						1
South Valley Sewer District 2015				x						1
South Weber	x			x	x	x		x	x	6
Springville		x	x		x	x				4
St. George	x	x	x	x	x	x	x	x	x	9
Stansbury Park Improvement District	x			x						2
Summit County						x				1

IMPACT FEE ANALYSIS PAST PROJECT EXPERIENCE

Entity	Water	PI	Storm	Sewer	Parks	Roads	Power	Police	Fire	Total
Syracuse		x	x			x		x	x	5
Taylorsville			x		x				x	3
Taylorsville-Bennion 2013	x		x							2
Taylorsville-Bennion 2014	x		x							2
Timpanogos SSD				x						1
Timber Lakes Water SSD	x									1
Tremonton City	x		x	x	x			x	x	6
Unified Fire Service Area									x	1
Unified Fire Service Area 2019									x	1
Washington Co. Water	x	x								2
Washington Terrace	x		x	x	x				x	5
Wasatch County					x	x		x	x	4
Weber County			x	x	x	x				4
Total Fees	**50**	**18**	**31**	**39**	**40**	**37**	**5**	**28**	**37**	**287**

RESOLUTION
2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDWAY, COUNTY OF WASATCH, UTAH, AMENDING THE FISCAL YEAR 2026 BUDGET

WHEREAS, Section 10-6 et seq, of the UCA 1953 as amended, requires cities to hold a public hearing and by resolution amend the annual fiscal year city budget; and

WHEREAS, The City Council held a duly noticed public hearing on 16 September 2025; and

WHEREAS, the City Council sees the need to amend the Fiscal Year 2026 Budget to cover the expenses of repairing Bigler Lane and performing an impact fees analysis.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF MIDWAY, COUNTY OF WASATCH, UTAH:

Section 1: $45,000 transferred from CIP Fund reserve account #45-11640 (PTIF – Roads) to CIP Fund revenue account #45-30-891 (Appropriated Fund Balance). CIP Fund expense account #45-66-368 (Bigler Lane) increased to $45,000.

Section 2: $20,000 transferred from CIP Fund reserve account #45-11600 (PTIF – CIP) to CIP Fund revenue account #45-30-891 (Appropriated Fund Balance). CIP Fund expense account #45-69-606 (Impact Fee Facilities Plan) increased to $20,000.

PASSED AND ADOPTED by the Midway City Council on the day of 2025.

MIDWAY CITY

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Celeste Johnson, Mayor

ATTEST:

____
Brad Wilson, Recorder

(SEAL)