



Memo

Date: 2 October 2025

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the 16 September 2025 City Council Regular Meeting

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

MINUTES OF THE MIDWAY CITY COUNCIL

(Regular Meeting)

Tuesday, 16 September 2025, 6:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah

Note: Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the Mayor, City Council, City Engineer, City Attorney, and Planning Director. 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 6:01 p.m. She excused Council Member Simonsen and Council Member Drury.

Members Present

Celeste Johnson, Mayor
Lisa Orme, Council Member
Kevin Payne, Council Member
Craig Simons, Council Member

Members Excused

Jeff Drury, Council Member
JC Simonsen, Council Member

Staff Present

Corbin Gordon, City Attorney (Arrived at 7:23 p.m.)
Michael Henke, City Planning Director
Wes Johnson, City Engineer
Camille Palmer, Mayor's Assistant
Brad Wilson, City Recorder

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

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 16 September 2025 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 26 August 2025 City Council Meeting
- d. Minutes of the 26 August 2025 City Council Emergency Meeting
- e. Reappoint Elizabeth Crittenden as a member of the Midway City Board of Adjustment

- f. Conclude the warranty period and release the remainder of the bond for Ameyalli Resort, Phase 1 located at 800 North 200 East subject to the payment of all fees due to Midway City.
- g. Extend through 30 November 2025 a motion approving the use of Midway open space bond funds for the Lundin property located at approximately 900 West Bigler Lane.

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

Motion: Council Member Payne moved to approve the consent agenda as provided.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

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

Mayor Johnson asked if there were any comments from the public about items that were not on the agenda. No comments were offered.

4. Department Reports

Historic Preservation Committee / Oral Histories / Book of Historic Buildings

Council Member Simons reported that the Midway Historic Preservation Committee was continuing to work on oral histories and would reprint a book of historic buildings.

Midway Irrigation Company / Burgi Hill Park Culverts

Council Member Simons reported that the Midway Irrigation Company was cleaning irrigation culverts that were clogged in the Burgi Hill Park.

Swiss Days

Council Member Simons reported that Swiss Days was successful with 110,000 attendees. He added that several changes to the event were also successful.

HVTED / Grant / Signs

Council Member Orme reported that Heber Valley Tourism and Economic Development (HVTED) had \$25,000 in grant money for businesses and other funds available for signs.

Speeding / Running Stop Signs / Police Dog

Heber City Police Chief Parker Sever indicated that officers were focusing on speeders and drivers running stop signs. He added that the Department had a new police dog.

5. Automated License Plate Reader / Subscription (Celeste Johnson, Mayor – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve a subscription with Flock Safety for an automated license plate reader in Midway City.

Chief Sever gave a presentation regarding license plate readers and reviewed the following items:

- Interface
- Examples of uses
- Search capabilities

Chief Sever also made the following comments:

- The readers did not issue tickets.
- They did not check driver's licenses or immigration status.
- They took pictures of license plates. The plates were then checked against Amber alerts, silver alerts, stolen vehicles, missing people, and local alerts.
- Officers could access the information collected through a cell phone app.
- The data was deleted every 30 days.
- 15% of crimes were solved using the readers.
- The cost per reader was \$3,000 per year.
- Eight readers were placed in Heber City.
- One reader was recommended for Midway on Main Street.
- They were movable.
- The Department was evaluating readers from another provider.

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

- There were five roads into Midway. Should each road have a reader?
- The City's budget would need to be amended if a reader and subscription were purchased.
- The purchase could be approved that night with a budget amendment to follow.
- Two readers should be purchased.

Chief Sever recommended that the Council not make a decision until the competing reader was evaluated.

6. Midway Art Association / TAP Grant (Jerry Watterworth – Approximately 10 minutes) – Receive a report on Trails, Arts, and Parks (TAP) funds received by the Midway Art Association.

Jerry Watterworth gave a presentation regarding the grant money received and reviewed the following items:

- Summary report
- Plein Air Paradise
- Categories
- Successes
- Improved facilities
- Difficulties
- How the event benefited the community.
- Number and scope of attendees
- Participant feedback

Mr. Watterworth indicated that it was the 18th year of Plein Air Paradise.

7. Ordinance 2025-25 / General Plan Amendment (Michelle MacDonnell, The Church of Jesus Christ of Latter-Day Saints – Approximately 45 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-25 amending the Midway City General Plan to remove certain future roads and trails. Recommended for approval without conditions by the Midway City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

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

- General Plan
- Lots of record
- Road System Master Plan
- Roads proposed for removal
- Pear Tree Llama conservation approval
- Trails System Master Plan
- Trails proposed for removal
- Impacted properties
- Site plan for the future church house
- Layout of the future church site
- Possible layouts for a school
- School access
- Planning commission motion
- Possible findings
- Previous master plans
- Imminent domain process
- Proposed roads

Mr. Henke also made the following comments:

- Met with planners at Wasatch County regarding the request.

- The applicant wanted to subdivide the property in the future.
- The Wasatch County School District was considering buying part of the property.
- The School District wanted 400 South to remain on the Road System Master Plan.
- The church house would be a stake center.
- The application was just for the applicant's property. However, the requested changes affected the surrounding network of roads and trails.
- The applicant did not request that 400 South be removed from the Road System Master Plan.
- The school proposal was not presented to the Planning Commission.
- The proposed section of 400 South stubbed into Deer Creek Estates.

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

Public Hearing

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

Jeff Findarle

Mr. Findarle made the following comments:

- Suggested a school access on the east side of the church house.
- The school could be moved back to make room for school parking.
- The Studderts, who owned the property dissected by the proposed section 400 South, wanted that section removed from the Road System Master Plan.
- One of the school's accesses should go to Center Street.

Paul Berg, Berg Engineering Resource Group

Mr. Berg, representing the School District, made the following comments:

- The current Road System Master Plan provided three accesses for a school. The request would remove all those options.
- The unused portion of the property was an ideal school site.
- A school site would need two accesses, preferably from two different roads.
- The School District was in discussions to purchase a portion of the property.
- The applicant supported the School District's concept plans.
- The School District submitted a proposal for the property in 2019. The proposal was for the Midway Wrangler Subdivision. They relied on this proposal for planning.

Katie Studdert

Ms. Studdert made the following comments:

- Did not know until recently about the road planned through her property.
- No one contacted her or her husband about the road.

- Preferred an open space conservation easement on the applicant's property.
- Supported removing the section of 400 South from the Road System Master Plan.
- The roads planned in the County would not happen.
- More open space needed to be preserved.

Andy Garland

Mr. Garland made the following comments:

- He was the chair of the Midway City Planning Commission.
- The Commission was not shown any of the concept drawings for the school.
- The preservation of the Pear Tree Llama Ranch as open space negated the need for a road through the applicant's property.
- It was not fair to provide important information at the last minute.

Jason Lott, Wasatch County School District Business Administrator

Mr. Lott made the following comments:

- The School District had agreed to terms of sale with the applicant pending the access issues being resolved.
- An elementary school would be built on the property in the near future.
- Other school sites were limited in Midway.
- The current elementary school was built in 1975 and needed to be replaced.
- Safety would be limited if both school accesses came from Michie Lane.

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

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

- Why was the School District part of the discussion if they did not own any of the property?
- The Council based its decisions on the applications submitted. It should not base its decisions on proposals by those who didn't own the property.
- Preserving the Pear Tree Llama Ranch supported removing the requested roads from the Road System Master Plan. This would also remove the need for the proposed section of 400 South.
- The School District should come back to the Council after it purchased part of the property.
- There was now a home on the property dissected by 400 South.
- The City requested that 400 South be included in the Road System Master Plan. It was not a request from a property owner.

Note: Corbin Gordon arrived at 7:23 p.m.

- Entitlement for the Midway Wrangler Subdivision expired years earlier.

- The School District could negotiate with the applicant regarding access.

Motion: Council Member Simons moved to adopt Ordinance 2025-25 amending the Midway City General Plan to remove certain future roads and trails with the following findings:

- Pear Tree Llama Ranch might become permanent open space which might reduce or eliminate the need for connectivity.
- Goals in the General Plan promoted preservation of open space which might reduce the need for connecting and redundant roads.
- A planned future trail would be realigned which might connect 850 South to a public trail in Midway Crest Subdivision in the future.
- The road and trails maps were adopted in the General Plan in 2023.

Discussion: Council Member Payne asked if the motion included removing the future section of 400 South. Council Member Simons responded that it included all the roads and trails proposed for removal.

Second: Council Member Payne seconded the motion.

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

8. The Farm at Wilson Lane Subdivision / Plat Map Amendment (Erik and Erika Lundquist and Mark Fletcher – Approximately 30 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment for The Farm at Wilson Lane Subdivision located at Canyon View Road and Wilson Court (Zoning is RA-1-43). **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Land use summary
- Location of the subdivision
- Plat map amendments
- Recorded plat map
- Proposed amended plat map with new building pad
- Application
- Letter from the Lundquists who wanted to purchase the lot.
- Possible findings
- Proposed condition

Mr. Henke also made the following comments:

- The acreage would not change.

- Was contacted by several neighbors. None of them opposed the amendment.
- Did not measure the potential height of a house at the new location based on the topographical map.
- No grading had been done on the lot.

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

Erik and Erika Lundquist made the following comments:

- Had a seven-year love affair with Midway.
- She was close to her family in Switzerland.
- Would build their dream home, which would be a gathering place, on the lot.
- Wanted to maintain the open space requirements.
- Adjusting the building pad improved the views.
- Wanted to be sensitive to the impact of the house.
- It would be one story with a basement.

Public Hearing

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

Michelle Shumard

Ms. Shumard made the following comments:

- Owned a lot in The Reserve at Midway.
- Purchased the lot because of its views.
- Would the height limit of the house, on the applicant's lot, be lowered as it went further up the grade? Would it be lower than the unit on the northwest corner of Valais? Council Member Payne responded that it would be lower than the standard height restriction and about the same as the Valais unit.
- Would any buildings be in the open space on the lot? Michael Henke responded that only amenities like a pool would be allowed in the open space.

Mark Fletcher

Mr. Fletcher made the following comments:

- Was the builder and designer for the house proposed on the lot.
- would comply with the 50-foot setbacks.
- The new building envelope would have less impact compared to the current envelope.
- Wanted to be neighborly.

Tony Tibbitts

Mr. Tibbits made the following comments:

- Lived on Chancy Lane in Valais.
- Would all structures on the lot be limited to 30 feet? Michael Henke responded that the amended plat map would include that restriction.

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

Council Member Payne indicated that he disliked tight setbacks.

Motion: Council Member Payne moved to approve The Farms at Wilson Lane Subdivision plat map amendment with the following findings and condition:

- The proposal complied with the requirements of the Midway City Code, including Section 16.16.120.
- No public street, right-of-way, or easement would be vacated or altered.
- The duration of the plat amendment approval would be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval would be voided, and approval must be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the Item 2 Plat Amendment 4 City Council extended the time limit for recording, with or without conditions. Such conditions might include, but were not limited to, provisions requiring that: (a) each extension would be for a one-year period only, after which time an annual review would be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension. Parking spots in the City right-of-way traditionally had been meant for everybody on a first come first serve basis. Trying to reserve spots contradicted this principle. It also might result in inefficient use of parking and pose challenges regarding enforcement.
- If the requested plat amendment was granted, the maximum height of any structure on Lot 4 which the Code limited to 35 feet from natural grade would instead be limited to 30 feet from natural grade.

Second: Council Member Simons seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

Motion: Without objection, Mayor Johnson recessed the meeting at 7:56 p.m. She reconvened the meeting at 8:09 p.m.

- 9. Julian Subdivision / Plat Map Amendment** (Jeff Findarle – Approximately 30 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment for the Julian Subdivision located at 145 North Center Street (Zoning is R-1-7). **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Land use summary
- Location of the development
- Current lots
- Current plat map
- Proposed plat map
- Plat amendments
- Proposal
- Zoning
- Discussion
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The development could always have three lots.
- The applicant was requesting a third lot on the north side.
- The zone allowed duplexes.
- Limiting all the lots to single family houses had been discussed.
- The lots were walking distance from services.
- The zone allowed for two dwellings on a lot if they had the same ownership.
- New laterals were installed. The City needed to be reimbursed for them.

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

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

- It would be good to have a duplex on the property that might be more affordable.
- A similar request to further subdivide the Whimsy Willow Subdivision was denied by the Council. The Council should be consistent and have a policy for approving plat map amendments.
- Should the Council allow already approved subdivisions to be further subdivided?
- Developers would initially maximize the density in their projects if they knew they could not be further subdivided.
- Approval should be conditioned on allowing duplexes or affordable housing.
- What was considered affordable?

Public Hearing

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

Jeff Findarle

Jeff Findarle made the following comments:

- Each application should be considered individually.
- The request complied with all codes and requirements.
- Single family houses instead of duplexes created pride in ownership.
- The current owner needed money for retirement.
- Fronted the money for the amendment.
- Midway needed more affordable lots, especially for young families.
- Opposed duplexes on any of the lots.
- A portion of the original house on the property dated back to 1888.
- The Midway Irrigation Company approved splitting the existing pressurized irrigation lateral to service the new lot. Wes Johnson responded that the City wanted each lot to have its own lateral.
- The proposal was a good fit for the neighborhood.

Steve and Lauren Butler

Mr. and Ms. Butler made the following comments:

- Wanted to live in Midway.
- Would purchase the original house and the new lot.
- Would remodel the house.
- Creating a third lot made the purchase more affordable.

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

Motion: Council Member Simons moved to approve the plat map amendment for the Julian Subdivision, located at 145 North Center Street, with the following findings and conditions:

- The proposed subdivision and plat amendment would result in lots (amended Lot 1, new Lot 3, and unchanged Lot 2), which met the minimum requirements for the R-1-7 zone, and the dimensions of which would be in accordance with the proposed amended plat by Atwell, 2025, Project Number 25005941.
- While there was an existing subdivision and plat for this property, the proposed subdivision met the requirements of the Midway City Code for the R-1-7 zone, and this zone was characterized by higher density, including allowing attached and detached two-family dwellings.
- All lots would continue to comply with the requirements of the R-1-7 zone.
- No public street, right-of-way, or easement would be vacated or altered.
- The duration of the plat amendment approval would be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval would be voided, and approval would have to be re-obtained unless, upon request by the applicant and upon a showing of extenuating

circumstances, the City Council extended the time limit for recording, with or without conditions. Such conditions might include, but were not limited to, provisions requiring that: (a) each extension would be for a one-year period only, after which time an annual review would be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension.

- Any amended plat would retain the name of the subdivision as the “Julian Subdivision”. If Lot 1 was divided into two lots, the northern lot would be denoted Lot 3 and the southern remain Lot 1.
- Lot 1 would continue to be restricted to one driveway access with a turnaround. A similar note would be placed on the plat for the newly created Lot 3, restricting to one driveway with turnaround to avoid backing into Center Street.
- Public utility easements of 10 feet would run along each side of the property line between Lots 1 and 3.
- Water shares sufficient for the new Lot 3 would have to be dedicated prior to recording of any amended plat.
- Individual laterals for water and sewer had been installed by the City to the proposed lot. If the City Council approved the amendment, an irrigation lateral would also be installed. The developer would reimburse the City for all costs incurred for the laterals prior to recording the amended plat map.

Second: Council Member Orme seconded the motion.

Discussion: Mayor Johnson asked if the motion or findings limited what could be done with the houses. Michael Henke responded there were not any limitations. Council Member Simons responded his motion did not include any such limitations. Michael Henke added that additional water rights would be needed for a duplex.

Council Member Payne noted that four houses could be built on the property with no guarantee that they would be affordable. He added that the applicant offered to prohibit duplexes. Mayor Johnson indicated that a house could still include an interior accessory dwelling unit.

Council Member Payne emphasized that the City needed a policy for handling plat map amendments that created additional density. He thought that the Council had been inconsistent. Mayor Johnson responded that the Council had generally been consistent with plat map amendments.

Council Member Payne indicated that affordable housing would not remain affordable unless it was deed restricted.

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Nay
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

10. Resolution 2025-27 / FY 2026 Budget Amendment (Wes Johnson, City Engineer – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve Resolution

2025-27 amending the FY 2026 Budget to add the replacement of a section of Bigler Lane and the preparation of an impact fees analysis. **Public Hearing** – Public comment must be related to this item on the agenda.

Wes Johnson made the following comments:

- Bigler Lane had failed.
- The developer of the Swiss Haven PUD would replace the section of Bigler Lane in front of the development.
- The City agreed to replace the next 250 feet going east. The cost would be \$45,000.
- Became aware that an analysis was needed for the City to update its impact fees.
- Sent requests for bids to two analysis providers.
- Received a bid from Zions Public Finance for \$18,500.
- Asked that the Council approve a budget amendment that included the costs for Bigler Lane and an impact fee analysis.

Mayor Johnson noted that the analysis cost was less because Mr. Johnson had already done some of the work.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Simons moved to approve Resolution 2025-27 amending the FY 2026 Budget for the following items:

- Replace a section of Bigler Lane for less than \$45,000.
- Zions Public Finance completing an impact fee analysis for less than \$20,000.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

11. Impact Fees Analysis / Award Contract (Wes Johnson, City Engineer – Approximately 10 minutes) – Discuss and possibly deny, continue, or award a contract to Zions Bank Public Finance for an impact fees analysis.

Motion: Council Member Simons moved to award a contract to Zions Bank Public Finance for an impact fee analysis as discussed previously.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

12. Change Orders (City Attorney – Approximately 20 minutes) – Discuss amending Title 4 (Revenue of Finance) of the Midway City Municipal Code regarding contract change orders.

Mayor Johnson suggested that the item be continued until Council Member Drury could be present.

Motion: Council Member Payne moved to continue the item.

Second: Council Member Simons seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

13. Ordinance 2025-23 / Appointment Process (Brad Wilson, City Recorder – Approximately 45 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-08 amending the Midway City Municipal Code regarding the process for appointing members to commissions, boards, and committees.

Brad Wilson gave a presentation regarding the proposed ordinance and reviewed the following items:

- Summary of changes
- Current code
- Proposed code

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

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

- Why was the mayor included in the process? The proposal was a compromise that included both the mayor and the council.
- The Council wanted to see the applications for everyone that applied for a position.
- There was a worry that a mayor could stack a commission, etc. with the people he or she wanted.
- All applications could be given to the council. They could then give feedback to the mayor. The mayor could then make a recommendation to the council. The council could approve or reject the recommendation.
- Appointments to the Planning Commission and Vision Architecture Committee were especially important.
- What if the Council did not reach a consensus when reviewing the applications? Then another round of discussion would occur by email.
- Council members could rank the applicants.
- The Council should not do its business or make decisions by email.

Motion: Council Member Simons moved to continue the item to take the Council's input and prepare a different ordinance.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

14. IT Services / Award Contract (Brad Wilson, City Recorder – Approximately 15 minutes) – Discuss and possibly award a contract for managed IT services for Midway City.

Brad Wilson gave a presentation regarding IT services and reviewed the following items:

- Introduction
- Recommendation
- Contract conditions
- Monthly cost

Mr. Wilson also made the following comments:

- The cost only included labor and did not include hardware, software, licenses, etc.
- The firm would provide unlimited remote support.
- Its office was in Salt Lake City.

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

Motion: Council Member Simons moved to award a contract for managed IT services to Nexus IT

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

15. Main Street Parking Lot Improvements / Award Contract (Wes Johnson, City Engineer – Approximately 10 minutes) – Discuss and possibly deny, continue, or award a contract to improve the public parking lot at 70 East Main Street.

Mr. Johnson made the following comments:

- Opened bids to improve the parking lot.
- The low bid was \$225,000 from BD Bush.
- BD Bush quoted \$185,000 several months earlier as part of a change order.
- The cost had increased because of UDOT requirements, and the requirement for a detailed design.
- Recommended awarding a contract to BD Bush for \$225,000.
- A budget amendment would be required.
- The capacity of the lot would increase from 27 to 40 parking spaces.
- The improvements would also eliminate dust.

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

- BD Bush did quality work. They were good to work with.
- Mobilization would be less because they were already working in the City.
- The low bidder was not always a good contractor.
- The City Attorney should determine if the low bidder always had to be chosen.

Motion: Council Member Simons moved to accept the bid of \$225,000 from BD Bush for the parking lot and authorized the Mayor to sign the documents.

Second: Council Member Payne seconded the motion.

Discussion: None

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

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

Excused from the Meeting
Aye
Aye
Aye
Excused from the Meeting

16. Adjournment

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

The meeting was adjourned at 9:51 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder