



Memo

Date: 16 October 2025
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 7 October 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, 7 October 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 6:03 p.m.

Members Present

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

Michael Henke, City Planning Director
Wes Johnson, City Engineer
Camille Palmer, Mayor's Assistant
Katie Villani, City Planner
Brad Wilson, City Recorder

Staff Present

Corbin Gordon, City Attorney (Arrived at
6:45 p.m.)

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 Drury gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the 7 October 2025 City Council Meeting
- b. Warrants
- c. Minutes of the 19 August 2025 City Council Regular Meeting
- d. Minutes of the 19 August 2025 City Council Closed Meeting
- e. Minutes of the 16 September 2025 City Council Regular Meeting

- f. Second one-year extension of the final approval for the White Acres PUD located at 500 North Whitaker Farm Way (Zoning is RA-1-43).
- g. Conclude the warranty period and release the remainder of the bond for the Watts Remund Farms PUD, Phase 5 located at 400 North Farmhouse Way subject to the payment of all fees due to Midway City.

Note: Copies of items 2a, 2b, 2c, 2e, 2f, and 2g are contained in the supplemental file for the meeting.

Motion: Council Member Simons moved to approve the consent agenda items “a” through “g” as listed.

Second: Council Member Orme seconded the motion.

Discussion: None

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

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

* Council Member Drury abstained from approving item “e”.

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.

Crosswalk / 200 West 100 North

Frances Reschke explained that she was learning to walk to and from her school. She asked that there be a formal crosswalk at the intersection of 200 West and 100 North. Mayor Johnson responded that 200 West was a UDOT road, but the City was already working with them to install a crosswalk. She added that flags for pedestrians to carry across the road would be immediately put at the intersection.

Traffic and Commercial Parking / Concerns

Linda and Robert Weinstein made the following comments:

- 100 West in front of their house was inundated with traffic every weekend because of Ballerina Farm.

- Thanked the Mayor and Michael Henke for allowing residential parking only in front of their house.
- They and other property owners maintained the streetscape, yards, and ditch along 100 West.
- Did not like drivers turning around in front of their house especially when they used their headlights.
- More signage prohibiting U-turns was needed along the street.
- Parking was limited along the street.
- Why were two popular businesses allowed to be next to each other?
- What would happen during the winter?
- Ballerina Farm had seating for 48 but only two parking spaces at the business.
- Law enforcement could be on the street and ticket for illegal U-turns and make their quota.

Marianne Arrigona made the following comments:

- Owned property near the Harvest Restaurant.
- Midway had “exploded”.
- Was concerned about the number of drivers that used 200 West in front of her property. They were going to places like Soldier Hollow.
- Drivers also turned around on the road to find parking.
- Someone would be injured on the road.

Mayor Johnson indicated that the City was using information from traffic tubes to make decisions.

Nightly Rentals / Concerns

Jody Anagnos made the following comments:

- She was concerned about nightly rentals in Midway.
- She lived just outside of the Transient Rental Overlay District (TROD).
- Moved to Midway to be in a small quiet town.
- She had a nightly rental next to her house and had new neighbors each weekend. Sometimes there were 13 cars at the rental.
- Residents did not want to complain but the problem needed to be solved.
- The City should make it harder not easier for a house to be a nightly rental.
- Wanted a quiet street.
- Was considering leaving Midway.
- Some nightly rentals were illegal.
- Midway was being ruined.

Council Member Payne made the following comments:

- There was no easy solution to the problems caused by nightly rentals.
- Such rentals enabled the City to levy the Resort Communities Tax which brought in over \$1 million in revenue.
- The City was on the cusp of not being able to levy the Tax.

- The loss of this revenue would have to be made up by doubling property taxes and/or reducing services.
- The TROD was focused on the commercial and resort areas.
- The interface between the commercial and residential zones was problematic unless the roads were blocked at the boundaries of the zones.
- Residents needed to decide if they wanted a resort community with low property taxes, a bedroom community with high property taxes, or something else.

Michael Henke indicated that the City enforced its nightly rental laws.

No further comments were offered.

4. Department Reports

Ice Rink / Set-Up

Council Member Drury reported that the ice rink would be set up in a couple of weeks. He asked for volunteers and said that a date and time for setting up would be scheduled.

House Authority / Assets

Council Member Payne reported that the Wasatch County Housing Authority needed to divest its assets and use the money to create more affordable housing.

Land Conservation Program / Visits / Funding / Qualifications

Mayor Johnson reported on visits by the board for the Utah Department of Agriculture and Food Land Conservation Program. She indicated that the board received more requests than funding was available. She reviewed what land qualified for the Program.

HVRR / North Pole Express / Track Repair

Mayor Johnson reported that the Heber Valley Railroad's (HVRR) North Pole Express had sold out for that year, but more railcars might be added.

Mayor Johnson also reported that the ground was breaking down underneath a section of HVRR's railroad track. She indicated that who was responsible for the problem was being determined.

HVSSD / Sewer Summit / Will Serve Letter

Mayor Johnson reported that a summit on sewer held by Heber Valley Special Service District (HVSSD) was a success. She added that HVSSD providing a will serve letter was discussed.

Caring Coalition / Drive Good / Driving Fatalities

Mayor Johnson reported on the work of the Wasatch County Caring Coalition. She reported on driving fatalities and the “Zero Fatalities” campaign being replaced by “Drive Good”.

Note: Corbin Gordon arrived at 6:45 p.m.

Bolder Way Forward / Women’s Equality

Mayor Johnson reported on the “Bolder Way Forward” program to address women’s equality and abuse in Utah.

Dinner in the Park

Council Member Drury reported on the Dinner in the Park which encouraged families to eat together and be together.

ULCT / Annual Convention / Healthy Cities

Katie Villani reported on the Utah League of Cities and Towns annual convention and Midway being awarded a healthy city designation.

Nightly Rentals / Update Regulations

Katie Villani reported that the City would consider updating its nightly rental regulations.

Volksmarch / Heart of Midway

Katie Villani reported that the recent Volksmarch was successful. She indicated that participants walked to the “Heart of Midway” property, which was being considered for preservation, and that over \$30,000 was raised for open space.

North Center Street Trail Project

Wes Johnson reported on the trail project along north Center Street. He thought that paving would begin around October 16th. He noted that all the utility providers were working together.

IT Services / Contract

Brad Wilson gave a presentation and reported that an outdated proposal was used for the firm that was chosen for managed IT services. He explained that the cost in the updated proposal was significantly higher. The Council agreed that the proposals should be reconsidered by the selection committee.

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

- 5. Short-Term Rental / Conditional Use Permit** (Gregory Chad Marsing – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve a conditional use permit for a short-term rental located at 26 South 200 West (Zoning is R-1-7 and TROD). Recommended with conditions by the Midway City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Background
- Location of the house
- Noticing
- Discussion
- Analysis
- Possible findings
- Planning commission discussion
- Planning commission recommendation
- Alternative actions

Ms. Villani also explained that a conditional use permit was a permitted use with conditions.

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

Michael Henke made the following comments:

- The Municipal Code allowed a maximum of 14 people at a nightly rental.
- The Midway City Fire Marshal determined the occupancy for a rental.

Chad Marsing, applicant, made the following comments:

- The nightly rental would not become a "party house".
- It would be a place for his family to stay when they come back to visit.
- It was a good location because it was next to a commercial zone.

Mayor Johnson made the following comments:

- The City Council had only approved increases to the TROD twice.
- Did not want the City to be overrun with nightly rentals.
- The TROD had been in place for nearly 20 years.
- Nightly rentals should be limited to two cars instead of four.

Mr. Marsing agreed to a limit of two cars for the proposed rental.

Public Hearing

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

Lynette Wilson

Ms. Wilson made the following comments:

- Remembered when the TROD was expanded.
- Nightly rentals were problematic.
- The City gained revenue from nightly rentals at the expense of its residents.
- Nightly rentals should be in the resort zone.
- Worried that more houses would become nightly rentals.
- The number of people at nightly rentals could be increased with pullout beds, etc.
- Did not move to Midway for nightly rentals.
- Nightly rental owners were making money at the expense of their neighbors.
- Wanted to know who had applied and who had been approved for nightly rentals.
- What would happen when the tourists moved on?
- Why was her property tax increasing because others were building large houses?
- What service or benefit did she receive because of nightly rentals?
- Had not asked the City for anything.

Clair Provost

Mr. Provost made the following comments:

- It was becoming more difficult to live in his part of Midway.
- His family had lived in Midway for five generations.
- Parking had become a significant problem.
- Welcomed those who moved to Midway.
- Growth needed to be managed to benefit those who lived in Midway.
- Appreciated roots and community.
- Midway should be protected and preserved for the residents' posterity.

Michael Henke made the following comments:

- A conditional use permit was required for any nightly rental in a residential zone.
- A sense of community would be lost if there were too many nightly rentals.
- 14 guests at a nightly rental could be problematic.
- Should maintaining the resort tax jeopardize a community?

Mayor Johnson explained the resort tax and made the following comments:

- A significant portion of the sales and resort taxes were paid by tourists.
- The City would have to double its property taxes and/or reduce services to compensate for the loss of the resort tax.
- Residents wanted more services.

Council Member Simonsen made the following comments:

- The property tax system was broken.
- Was worried about Ms. Wilson's complaints.

- Was concerned about parking, traffic, and rising property taxes.

Council Member Payne made the following comments:

- The bigger picture also needed to be considered.
- There were pros and cons with nightly rentals and the resort tax. The resort tax kept property taxes low and provided services.
- Nightly rentals really impacted residents in the TROD. The Council should hear from those residents.
- Were investment properties more important than residences?
- The City had no input into the assessed valuation of properties.
- Long-term families embraced new residents.

Mayor Johnson indicated that the City could have a town hall with the County Assessor. Ms. Wilson asked that the area's state legislator also attend.

Marianne Arrigona said that residential areas should be protected because some roads in those areas had become highways. She added that the increased traffic encouraged people to make their houses nightly rentals.

Linda Weinstein suggested one-way streets to reduce traffic.

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

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

- The bike lane on 200 West should be painted with bike icons instead of marked with cones. Cones were obstacles for bicyclists. Parking was not allowed in the right-of-way on that side of the road.
- A CUP could not be denied.
- There were questions about the effect of nightly rentals. What would be the process to eliminate or limit such rentals?
- The General Plan said that the City did not want to expand the TROD. The City could not stop a property owner from requesting an expansion.
- CUPs continued with the property.
- The City Attorney should research these issues.
- There were a lot of illegal nightly rentals in Midway. The City was shutting down such rentals on a weekly basis. Legal property managers notified the City of illegal rentals.
- The City might be able to levy the resort tax for another six years.
- An analysis should be done of the relationship between the TROD and retaining the resort tax.
- State law prohibited the City from telling nightly rental owners to stop advertising.
- Illegal nightly rentals should be reported to the City.
- A hotel was a managed environment while a house or unit privately rented was not. Were the current regulations sufficient for problems at nightly rentals during the night? The City required property managers to have an office in Midway for this reason. Their license was in jeopardy if they did not respond.
- It was decided at the annual strategic planning meeting that all the zoning boundaries would be examined. That had not happened. Other items discussed would take some time to implement. The Council had to follow the law as it was that night.

Motion: Council Member Simons moved to approve the conditional use permit for a short-term rental located at 26 South 200 West with the following findings and conditions:

- It would be limited to two cars and off-street parking.
- It would be limited to six occupants as requested by the applicant.
- The property fell within Midway's Transient Rental Overlay District (TROD).
- Because the property was in the TROD, but not within the C-2, C-3, or RZ zones, the proposed use was a conditional use pursuant to Midway City Code Section 7.06.050(A).
- Although the property fell within a residential zone, the property was both adjacent to and across from commercial businesses and separated by only one building from the Town Square.
- The rental of the property for transient lodging purposes was subject to and conditioned upon compliance with Midway City Code including, but not limited to, licensing, nuisance, light and sign ordinances, as well as required inspections.

Second: Council Member Drury seconded the motion.

Discussion: Council Member Payne asked if a transient rental license could be revoked. Michael Henke responded that was allowed by the Municipal Code.

Mr. Henke indicated that a business license for a transient rental could be revoked, even if it was a conditional use, under certain circumstances. New rules applied to existing nightly rentals. However, CUPs were governed by both the state and municipal codes.

Council Member Payne suggested that the motion include a condition that the CUP could be revoked for a violation of the nightly rental regulations. Corbin Gordon noted that was stated in the Municipal Code but could be detailed explicitly in the motion.

Amended Motion: Council Member Simons moved to approve the conditional use permit for a short-term rental located at 26 South 200 West with the following findings and conditions:

- It would be limited to two cars and off-street parking.
- It would be limited to six occupants as requested by the applicant.
- The property fell within Midway's Transient Rental Overlay District (TROD).
- Because the property was in the TROD, but not within the C-2, C-3, or RZ zones, the proposed use was a conditional use pursuant to Midway City Code Section 7.06.050(A).
- Although the property fell within a residential zone, the property was both adjacent to and across from commercial businesses and separated by only one building from the Town Square.
- The rental of the property for transient lodging purposes was subject to and conditioned upon compliance with Midway City Code including, but not limited to, licensing, nuisance, light and sign ordinances, as well as required inspections.
- The CUP could be revoked if any transient rental regulations were violated.

Second: Council Member Drury seconded the amended motion.

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

Council Member Drury

Aye

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

Council Member Simons asked that the bike lane on 200 West be properly marked including bike icons and the words “bike lane”.

Motion: Without objection, Mayor Johnson recessed the meeting at 8:15 p.m. She reconvened the meeting at 8:27 p.m.

6. Cozens Subdivision / Second Plat Map Amendment (Glen Lent – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve a second plat map amendment for the Cozens Subdivision located at 840 South Stringtown Road (Zoning is RA-1-43).

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

- Original proposal
- New “tailored” proposal
- Land use summary

Mr. Henke also made the following comments:

- The request was previously considered on June 20th. At that time the Council asked the applicant and staff to come back with a more tailored amendment based on the location of the future house.
- There would be a detached garage on the property.
- Setbacks would depend upon the date of vesting.
- Any flood waters would go east to the Provo River.
- The nearby culvert for Snake Creek had been replaced. Flood plain maps would be updated in two years.

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

Council Member Payne was concerned about exemptions to the code and creating precedence. Mayor Johnson suggested that the extreme slope be noted in the motion.

Motion: Council Member Payne moved to approve the Cozens Subdivision second amendment located at 840 South Stringtown Road with the following findings and conditions:

- The plat map had a 50’ setback from the delineated floodplain.
- A 50’ setback from the floodplain was a guideline but not a requirement in small-scale subdivisions.
- The applicant was proposing to reduce the 50’ setback to 25’ to accommodate a future dwelling on the lot.
- The 50’ setback was a Midway ordinance and not required by FEMA.

- Federal standards would allow construction up to the edge of the delineated floodplain.
- The City could approve a lesser setback than 50' in a small-scale subdivision because of the usually limited area of this type of subdivision.
- A compromise of 25' where a future dwelling would be located would preserve openness along the stream corridor but would also allow the applicant more flexibility when designing his home and any other structure on the property.
- The slope on the property was abnormal and flood waters rising to the flood zone setback were slim to none.
- Two thirds of the lot would have been unbuildable with a 50-foot setback from the flood plain.
- A minimum turnaround was needed on site for emergency services and delivery vehicles.

Second: Council Member Simons seconded the motion.

Discussion: None

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

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

7. Ordinance 2025-13 / HVSSD Will Serve Letters (Michael Henke, City Planner – Approximately 20 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-13 amending Title 16 (Land Use) of the Midway City Municipal Code to require will serve letters from the Heber Valley Special Service District. Recommended 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 request and reviewed the following items:

- History
- Proposed code
- Possible findings

Mr. Henke indicated that all administrative approvals would require a will-serve letter.

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. She closed the hearing when no public comment was offered.

Motion: Council Member Simons moved to approve Ordinance 2025-13 amending Title 16

(Land Use) of the Midway City Municipal Code, to require will serve letters from the Heber Valley Special Service District, with the following findings:

- The proposed amendment would require a developer to provide a “will-serve” letter from HVSSD.
- The HVSSD “will-serve” letter would be required with the land use application.
- If a land use application did not contain an HVSSD “will-serve” letter, then the application would be deemed incomplete and would be returned to the applicant before any vesting was granted.

Second: Council Member Drury seconded the motion.

Discussion: Council Member Simonsen indicated that a will-serve letter would also be required for legislative approvals. He did not want that to be overlooked.

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

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

8. Public Rights-of-Way / Restricting Parking (Michael Henke, City Planner – Approximately 30 minutes) – Discuss and possibly decide upon how to prohibit property owners from limiting parking in public rights-of-way.

Mayor Johnson made the following comments:

- Met with Robert and Linda Weinstein eight years ago.
- Had staff install signs delineating residential parking.
- Business owners complained that the City wanted their businesses to fail.
- There was no easy solution to the issue.
- Other residents installed their own no parking signs in front of their houses.
- The City Council was trying to keep Midway as rural as possible.
- Bonds had been approved to preserve open space. 400 to 500 acres had been preserved.

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

- 100 West
- 100 East
- 100 North
- 100 South
- Signs that did not meet the Municipal Code
- Signs that were rude
- Pictures taken by Kent Jones
- Items stored in the right-of-way

Ms. Villani also made the following comments:

- Asked for guidance on enforcing no parking signs.
- Items in the right-of-way, including signs, violated the Municipal Code.
- The issue came up during Swiss Days because residents prohibited parking in the rights-of-way during the event. Residents also closed off a public road during the event.

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

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

- Some vehicles had sunk along 100 West because of springs in the area.
- The City owned a 66-foot right-of-way along its streets.
- Trash was picked up every other day at Café Galleria.
- The need for parking was at unprecedented levels.
- Property owners landscaped into the rights-of-way. Residents did try to make Midway beautiful.
- Curb and gutter could be painted red for no parking, which was more effective than signs.
- Curb and gutter made a community feel less rural.
- Leasing parking was a good idea but were leased spaces utilized if they were on the opposite side of Main Street?
- Customers would find some place to park.
- Money from leased parking could be used to construct public parking lots.
- The City did not require enough parking for businesses.
- Businesses could not meet their parking requirements on site.
- More parking enforcement was needed.
- Residential areas should be for residential parking only.
- The City's parking regulations were inadequate.
- The City would not know how many parking spaces a business would need if it was successful.
- Employees also needed parking.
- Drivers pulled into bike paths.
- People walked in the street.
- Pedestrians did not know where to go.
- Should a fee be required to park in the evening?
- Jay walking needed to be stopped.
- The City needed to find a solution to address these problems.
- Businesses should be successful.
- UDOT approved pedestrian crosswalks with lights in several locations. Grant money was being sought to pay for their installation. The money was needed because bulb-outs and lighting were needed.
- The older houses should be preserved.
- Businesses expanded before obtaining additional parking.
- The required parking was needed before a business license was approved.
- Café Galleria built over some of its parking.
- Parking leases with the City had to be renewed each year.
- The City was not responsible for finding parking for businesses.
- Parking was better if it was closer to the business.

- One-way traffic was used during Swiss Days. Was this an option year around? Some residents opposed one-way streets.
- There were few through streets in Midway. This limited the potential for one-way streets.
- A lot of areas in the City, not just 100 West, needed to be addressed for parking issues.
- Commercial and residential uses conflicted even in the commercial zones.
- Residential areas should be limited to residential parking. This should actively be enforced.
- 100 West could be blocked off where the commercial uses ended, and the residential uses began. This would create a residential cul-de-sac with access from the south. Barricades could be used to test this proposal.
- Utah cities used a grid for streets while other cities had collector roads.
- Some areas, like around the University of Utah, required residential parking passes. This was better than a lot of residents putting cones out in front of their houses.
- Residents would not want to pay to park to go to the grocery store, etc.
- Too many signs destroyed the feel of a community.
- The City needed to be more proactive to facilitate public parking.
- Businesses would only look for solutions to their own parking problems.
- Signs on private property should be left alone.
- The implications of the options raised that evening should be researched.
- Businesses like Ballerina Farm should post on their website where customers should park.
- Google took drivers looking for Ballerina Farms to the post office parking lot.
- Enforcement should be paused to look for solutions.
- A notice of pending ordinance could be adopted.
- Residents should not be harmed until a solution was found.
- Delivery trucks were also an issue.
- Drivers did not read signs. They would go the wrong way on a one-way street.
- Business owners had all the parking required by the Municipal Code.
- Common parking was the most efficient.
- Everything should not be paved.
- Extra parking should be required as a buffer.
- It was difficult to write regulations that worked for every business.
- An ad hoc committee should be formed to address the issue. It could include business owners, council members, and planners.
- Residents should be consulted before a street was barricaded and turned into a cul-de-sac.

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

Corbin Gordon gave a presentation regarding the request and reviewed the following items:

- History of the issue
- Existing code

Mr. Gordon also made the following comments:

- Tried to amend the Municipal Code regarding change orders but was not successful.
- All change orders had to be considered and approved by the Council.

- An arbitrary dollar limit for change orders was problematic.
- Recommended no changes to the current regulations.
- The Council should continue to review and either deny or approve change orders.

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

- It was an advantage to have the low bidder do the work related to change orders if they honored their unit prices. This also reduced or eliminated mobilization costs.
- A contractor should not be able to bid too low and then make up the difference with change orders.
- The City had projects in the past that went over budget.
- Unexpected and additional work was usually required when doing a project.
- The original scope of work should be as thorough as possible.
- Contractors would bid differently depending upon the size and scope of the project.
- The City would never be able to eliminate all change orders.
- In the future the City might have staff or people working on a project that lacked integrity. This was not the case currently, but limiting change orders would help prevent inappropriate behavior.
- The unexpected was usually found when doing underground work.
- The public works building, which went over budget, was not a good comparison to other projects.

Motion: Council Member Drury moved to continue the meeting to consider the next item on the agenda.

Second: Council Member Payne seconded the motion.

Discussion: None

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

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

10. Resolution 2025-29 / Cemetery Operational Suspension (City Attorney – Approximately 15 minutes) – Discuss and possibly approve Resolution 2025-29 authorizing an operational suspension of the sale of cemetery plots in the Midway City Cemetery.

Corbin Gordon made the following comments:

- The City had a new sexton.
- Several things had been found with the cemetery that made him nervous.
- Recommended a six-month suspension of burial space sales to avoid additional problems. Two spaces could still be purchased for a person who just passed away and their spouse.

Mayor Johnson thought that the Sexton could hold a burial space, but do so with the caveat that someone might already be buried in the space.

Motion: Council Member Drury moved to approve Resolution 2025-29.

Second: Council Member Payne seconded the motion.

Discussion: None

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

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

11. Adjournment

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

The meeting was adjourned at 10:15 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder