

Report Criteria:
Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
ABE NEERINGS & SON									
105	ABE NEERINGS & SON	Vendor Address	7695	Hose bib repair-City Office Building	10/29/2025	320.00	.00		01/01/2026
105	ABE NEERINGS & SON	Vendor Address	7696	Furnace Filters Multi Buildings	12/15/2025	628.00	.00		01/15/2026
105	ABE NEERINGS & SON	Vendor Address	7698	Quarterly Maintenance Billing	12/25/2025	1,800.00	.00		01/25/2026
Total ABE NEERINGS & SON:						2,748.00	.00		
ALL AMERICAN VINYL									
3065	ALL AMERICAN VINYL	Vendor Address	07272025	Fence Repair for Snow Plowing	12/08/2025	2,150.00	1,075.00	01/12/2026	12/08/2025
Total ALL AMERICAN VINYL:						2,150.00	1,075.00		
ALSCO / AMERICAN LINEN									
1429	ALSCO / AMERICAN LINEN	Vendor Address	LSAL3037544	MAT/Rug	11/03/2025	53.56	53.56	12/16/2025	12/10/2025
1429	ALSCO / AMERICAN LINEN	Vendor Address	LSAL3042055	MAT/Rug	11/24/2025	53.56	53.56	12/16/2025	12/10/2025
1429	ALSCO / AMERICAN LINEN	Vendor Address	LSAL3046562	~Mats	12/08/2025	54.23	54.23	12/16/2025	12/18/2025
1429	ALSCO / AMERICAN LINEN	Vendor Address	LSAL3055553	MAT/Rug	12/29/2025	53.56	.00		01/29/2026
1429	ALSCO / AMERICAN LINEN	Vendor Address	LSAL3060046	MAT/Rug	01/12/2026	53.56	.00		01/22/2026
Total ALSCO / AMERICAN LINEN:						268.47	161.35		
BANKCARD CENTER									
1989	BANKCARD CENTER	Vendor Address	3327 - B. RUS	The Mag Shack-Equipment-Backnet	12/31/2025	520.67	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	3327 - B. RUS	SP Goat Tools - Equipment - Backnet	12/31/2025	119.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	3327 - B. RUS	Cascade Design-Equipment-Backnet	12/31/2025	107.92	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	3327 - B. RUS	Amazon-Equipment-Backnet	12/31/2025	2,008.46	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	3327 B. RUSS	Maxwells Restaurant-Food BACKNET PAID	12/02/2025	107.18	107.18	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 B. RUSS	CAA Gearup-BACKNET PAID	12/02/2025	1,404.85	1,404.85	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 B. RUSS	Benchmade Inc - Equipment BACKNET PAID	12/02/2025	1,032.48	1,032.48	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 B. RUSS	SP Kuiu-Equipment for Backnet	12/02/2025	1,738.00	1,738.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	3327-B. RUSS	The Hub-Board Meeting BACKNET Paid	12/22/2025	148.27	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	3327-B. RUSS	Slackwater-Food-BACKNET Paid	12/22/2025	224.04	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	3327-B. RUSS	Costco-Food BACKNET PAID	12/22/2025	363.06	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4235 C. PALM	Historic Preservation Website	12/02/2025	39.11	39.11	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 C. PALM	Adobe- Camille and Tracy Subscriptions	12/02/2025	19.99	19.99	12/16/2025	12/22/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
1989	BANKCARD CENTER	Vendor Address	4235 C. PALM	Lee's Market Place - CC Meal	12/02/2025	53.61	53.61	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 C. PALM	Lee's Market Place - CC Meal Sides	12/02/2025	37.08	37.08	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 C. PALM	Amazon-Staff Winter Party	12/02/2025	89.24	89.24	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 C. PALM	Amazon-Staff Winter Party Supplies	12/02/2025	30.95	30.95	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Dominos-City Council Dinner	12/22/2025	53.21	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	AMAZON-Holiday Party	12/22/2025	95.52	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Historic Committee Website Fee	12/22/2025	39.11	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Flowerbar - Flowers for C. Johnson	12/22/2025	100.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Harmons-Holiday Staff Party Supplies	12/22/2025	49.91	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	The Market-Holiday Staff Party Supplies	12/22/2025	25.96	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Costco-Holiday Staff Party Supplies	12/22/2025	98.68	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Zurchers-Holiday Staff Party Supplies	12/22/2025	27.63	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Nothing Bundt Cakes-Holiday Party	12/22/2025	99.05	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Lee's Marketplace-Cake for Holiday Party	12/22/2025	30.89	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	The Market-Supplies for Holiday Party	12/22/2025	22.62	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	The Market-Kitchen Supplies	12/22/2025	19.47	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Adobe-Subscription Camille/Tracy	12/22/2025	19.99	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	Vistaprint-Mayor and Andy Business Cards	12/22/2025	78.19	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	4253 C. PALM	The Big Calendar-Mayor 1041240	12/22/2025	58.90	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	AMAZON-Replace Microphone Comm Center	12/22/2025	235.44	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	AMAZON-File Folders/Mail Holder/Lamp	12/22/2025	87.77	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Adobe-Subscription J. Sweat	12/22/2025	29.99	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Don Pedros- Planning Commission Meal	12/22/2025	63.81	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Lt Governor-Notary Test Fee	12/22/2025	95.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Olive Garden-Staff Holiday Party	12/22/2025	1,287.40	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Go Daddy-Emails	12/22/2025	207.96	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	ESRI-Mobile Worker -Irrigation	12/22/2025	75.62	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Bamboo HR-Payroll	12/22/2025	625.74	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	UGFOA Membership	12/22/2025	25.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Midway Must Haves- Holiday Party Gift	12/22/2025	548.80	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Utah Broadband-Doors for Parks/Bathrooms	12/22/2025	60.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	AMAZON-Lamp and Tacks for Chairs	12/22/2025	38.69	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Verizon-Ice Rink Liquid Glass for Phone	12/02/2025	72.05	72.05	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Adobe- J. Sweat Subscription	12/02/2025	29.99	29.99	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Fuel-Becky Johnson Truck	12/02/2025	53.88	53.88	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Midway Must Have 2025 Business License Fee	12/02/2025	65.00	65.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Bamboo HR - Payroll	12/02/2025	567.18	567.18	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Ignition Creative-MBA Brochures	12/02/2025	810.00	810.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Pitney Bowes-Postage Machine Rental	12/02/2025	114.08	114.08	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Int'l Code Council - B. Klaas Training Guide	12/02/2025	79.00	79.00	12/16/2025	12/22/2025

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1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	The Junction - Quarterly Lunch Admin Staff	12/02/2025	238.54	238.54	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	GIS Annual Renewal	12/02/2025	2,992.00	2,992.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Midway Must Haves 2026 Business License	12/02/2025	65.00	65.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Service Fee for Business License	12/02/2025	1.95	1.95	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Int'l Code Council- B. Klaas Test Building Permit Tech	12/02/2025	305.00	305.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 J. SWEA	Utah Broadband - Wifi Park Doors	12/02/2025	60.00	60.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	Tractor Supply-Bolt Cutter	12/22/2025	46.99	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	Diesel Laptops-Code Scanner for Shop	12/22/2025	1,072.50	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	Diesel Laptops-1 Year Service on Code Scanner	12/22/2025	9.99	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	The Market-Propane to Thaw Water	12/22/2025	59.97	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	Builder First Source-Sign Post for Parking Lot	12/22/2025	56.18	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	The Market-Ice 4 Holiday Party	12/22/2025	25.47	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	AMAZON-Prime Membership	12/22/2025	16.29	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	BACK 40-CORY & CELESTE	12/22/2025	47.14	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	AMAZON-Seat Covers B. Johnson Truck	12/22/2025	77.09	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153- C. LOTT	Tacos El Guero-Quarterly lunch PW	12/22/2025	178.96	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6153 C. LOTT	Amazon Prime -Membership	12/02/2025	16.29	16.29	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 C. LOTT	Amazon-Fuel Cap	12/02/2025	34.76	34.76	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 C. LOTT	Sunbelt - Rental of Concrete Vibrator for Sign	12/02/2025	50.55	50.55	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 C. LOTT	Sunbelt - Rental Refund	12/02/2025	29.68-	29.68-	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Amazon-Cork Board for Public Works	12/02/2025	34.76	34.76	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Tractor Supply-Shop Supplies PW	12/02/2025	121.46	121.46	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Tractor Supply-Street Supplies	12/02/2025	56.97	56.97	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Tractor Supply-Eye Bolt Sign Hangers	12/02/2025	98.78	98.78	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Tractor Supply Cut Off Wheel-Mini Disk Per C. Lott	12/02/2025	27.84	27.84	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Tractor Supply-Wrench for Tank Repairs	12/02/2025	43.00	43.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Dominos Pizza- Staff Lunch while doing Cottage Tank	12/02/2025	108.50	108.50	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Reynolds Pest Control	12/02/2025	300.00	300.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Signarama-Construction Signage	12/02/2025	593.29	593.29	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Signarama Tree Light Banners	12/02/2025	252.61	252.61	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Signarama-Trail Stick Stickers	12/02/2025	1,126.50	1,126.50	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Allreds Ace-Tree Light Timers	12/02/2025	109.53	109.53	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Sams Club - Tree Light Candy for Bags	12/02/2025	474.99	474.99	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	NPS-Replace 2 Keyboards for PW	12/02/2025	51.55	51.55	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	White Cap-Entrance Sign Supplies	12/02/2025	614.23	614.23	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Google One- Memory for S. Owens Phone	12/02/2025	2.14	2.14	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Ken Garff Ford- Ignition Switch	12/02/2025	175.03	175.03	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Tractor Supply-Burgi Hill Emergency Heater	12/02/2025	18.27	18.27	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Amazon-Monthly Subscription	12/02/2025	16.29	16.29	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 S. OWEN	Dog Waste Depot - Dog Park Bags	12/02/2025	279.96	279.96	12/16/2025	12/22/2025

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1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	McDonalds- Water Locater Meeting -Public Works	12/31/2025	89.40	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	DEQ-Cert Water Backflow-Jeff/Nolan	12/31/2025	330.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	NPS Industrial-Steele Shoe Toes- S. Owens	12/31/2025	86.53	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Sams Club-Sodas for Admin	12/31/2025	77.37	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	DEQ-Recert Water Cory & Lane	12/31/2025	396.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	DEQ-Water Recert - Travis Smout	12/31/2025	198.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	SwingSetMail-Playground Parts	12/31/2025	127.02	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Amazon-Digital S. Owens	12/31/2025	18.46	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Doggie Walk Bags-Dog Park	12/31/2025	1,702.85	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Amazon-Power Backup for Shop	12/31/2025	216.75	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Five Minute Clinic-S. Owens Drug Test	12/31/2025	40.00	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Amazon-Water Filters	12/31/2025	24.98	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	MHL Systems-PPE Gloves for Crew	12/31/2025	378.10	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Amazon-Torque Set	12/31/2025	86.88	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Signarama-Vehicle ID #'s	12/31/2025	182.68	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Google-Memory for S. Owens phone	12/31/2025	2.14	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	6799-S. OWEN	Amazon-Prime Membership	12/31/2025	16.29	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	Amazon-Light Covers Office Ivette	12/02/2025	33.87	33.87	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	Amazon-USB Dock	12/02/2025	39.76	39.76	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	Amazon-Wireless Mouse	12/02/2025	18.27	18.27	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	ULCT- Andy Garland Training	12/02/2025	60.00	60.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	Courses Management - HR Training	12/02/2025	349.00	349.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	Amazon_TARP September 2025	12/02/2025	260.00	260.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	Amazon-TARP October 2025	12/02/2025	280.00	280.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	City Clothing Allowance- I. Moreno	12/02/2025	117.77	117.77	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	J Crew - City Clothing Allowance- I. Moreno	12/02/2025	102.17	102.17	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	J. Crew City Clothing Allowance I Moreno	12/02/2025	126.90	126.90	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	City Clothing Allowance I. Moreno	12/02/2025	50.44	50.44	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 I. MOREN	Adobe - I. Moreno Subscriptions	12/02/2025	19.99	19.99	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8211-I MOREN	AMAZON-Ceiling Lights Cover	12/22/2025	37.63	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8211-I MOREN	AMAZON-Frame & Draft Blockers	12/22/2025	38.64	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8211-I MOREN	Adobe-Subscription I. Moreno	12/22/2025	19.99	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Marketplace Faire - COG	12/02/2025	120.37	120.37	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Jorgie Spark-COG	12/02/2025	810.75	810.75	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Capcaobreath-COG	12/02/2025	154.00	154.00	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Smith's - Tree Lighting Bags-Nut Free	12/02/2025	112.25	112.25	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Toy Smith Faire - COG	12/02/2025	320.68	320.68	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Amazon-Chalk Board MMH	12/02/2025	108.64	108.64	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Amazon-Cups for Tree Lighting	12/02/2025	27.15	27.15	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	The UPS Store - Signs for Tree Lighting	12/02/2025	35.49	35.49	12/16/2025	12/22/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Amazon - Missing Receipts -Tree Lighting?	12/02/2025	61.26	61.26	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Amazon Missing Receipts-Tree Lighting?	12/02/2025	110.18	110.18	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 T. TURNE	Jack Rabbit- Faire COG -Missing Receipt	12/02/2025	300.34	300.34	12/16/2025	12/22/2025
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	Hermle North America-COG MMH	12/22/2025	950.49	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	Walmart-Cleaning Supplies MMH	12/22/2025	69.32	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	AMAZON-Return from Nov 2025	12/22/2025	96.80-	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	Honey House Faire-COG MMH	12/22/2025	424.74	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	Nina Designs Faire-COG MMH	12/22/2025	834.83	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	Northern Icons Faire-COG MMH	12/22/2025	382.96	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	Fame Accessories Faire COG MMH	12/22/2025	168.44	.00		01/22/2026
1989	BANKCARD CENTER	Vendor Address	8498-T. TURN	Hobby Lobby-Display Supplies MMH	12/22/2025	50.51	.00		01/22/2026
Total BANKCARD CENTER:						34,339.61	18,203.06		
BAXBO DISTRIBUTION									
3131	BAXBO DISTRIBUTION	Vendor Address	0015860	Retail Items for Midway Must Haves	10/31/2025	2,361.00	2,361.00	12/16/2025	11/30/2025
Total BAXBO DISTRIBUTION:						2,361.00	2,361.00		
BD BUSH EXCAVATION									
2772	BD BUSH EXCAVATION	Vendor Address	12052025	Pay Request #2-Main Street Parking	12/05/2025	113,676.75	.00		01/05/2026
2772	BD BUSH EXCAVATION	Vendor Address	12052025	Pay Request #2 for city wide striping	12/05/2025	8,744.43	.00		01/05/2026
2772	BD BUSH EXCAVATION	Vendor Address	12102025	Center Street Trail - Pay Request #8 (MSD)	12/10/2025	19,819.63	19,819.63	12/16/2025	12/17/2025
2772	BD BUSH EXCAVATION	Vendor Address	12102025	Center Street Trail - Pay Request #8 (Roads)	12/10/2025	16,609.15	16,609.15	12/16/2025	12/17/2025
2772	BD BUSH EXCAVATION	Vendor Address	12102025	Center Street Trail - Pay Request #8 (Water)	12/10/2025	305,997.30	305,997.30	12/16/2025	12/17/2025
2772	BD BUSH EXCAVATION	Vendor Address	12102025	Center Street Trail-Pay Request #8 (Trails)	12/10/2025	13,276.74	13,276.74	12/16/2025	12/17/2025
Total BD BUSH EXCAVATION:						478,124.00	355,702.82		
Bell Janitorial Supply									
2880	Bell Janitorial Supply	Vendor Address	1074988A	Mop Heads for Town Hall/Community Center-Cleaning	12/11/2025	37.34	.00		01/11/2026
Total Bell Janitorial Supply:						37.34	.00		
BEST GIFT IDEA EVER, LLC									
3222	BEST GIFT IDEA EVER, LLC	Vendor Address	2337	Retail Items for Midway Must Haves	10/29/2025	726.41	726.41	12/16/2025	11/28/2025
Total BEST GIFT IDEA EVER, LLC:						726.41	726.41		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
BIO-WEST, INC									
3275	BIO-WEST, INC	Vendor Address	00341201	Homestead Golf Course Wetland Delineation	11/30/2025	3,864.75	.00		12/30/2025
Total BIO-WEST, INC:						3,864.75	.00		
BISCO									
180	BISCO	Vendor Address	1710430	Wobble Tool Socket Set for HO98-J. Goetze	12/17/2025	313.00	.00		01/17/2026
180	BISCO	Vendor Address	1711373	Replacement Milwaukee Impact Gun-V#081	01/05/2026	199.00	.00		02/05/2026
Total BISCO:						512.00	.00		
Blue Stakes of Utah 811									
200	Blue Stakes of Utah 811	Vendor Address	UT202503284	BILLABLE E-MAIL NOTIFICATIONS	11/30/2025	67.41	67.41	12/16/2025	12/30/2025
200	Blue Stakes of Utah 811	Vendor Address	UT202503698	1/2 of bill - Annual Membership fee & Billable Notificati	12/31/2025	47.88	.00		01/30/2026
Total Blue Stakes of Utah 811:						115.29	67.41		
BORDER STATES INDUSTRIES Inc.									
2757	BORDER STATES INDUSTRIES I	Vendor Address	931592194	Burgi Hill Restroom-Heater Repair	12/04/2025	28.26	28.26	12/16/2025	12/25/2025
2757	BORDER STATES INDUSTRIES I	Vendor Address	931592469	Burgi Hill Restroom Electric Repair Heater	12/04/2025	68.47	68.47	12/16/2025	12/25/2025
Total BORDER STATES INDUSTRIES Inc.:						96.73	96.73		
BRANCHING OUT LLC									
3032	BRANCHING OUT LLC	Vendor Address	11242025	Red Planter for Holidays	11/24/2025	1,110.86	1,110.86	12/16/2025	12/24/2025
Total BRANCHING OUT LLC:						1,110.86	1,110.86		
Brand Makers									
3223	Brand Makers	Vendor Address	178351-1	Equipment	12/23/2025	332.03	.00		01/23/2026
Total Brand Makers:						332.03	.00		
BRITE ELECTRICAL SOLUTIONS INC									
3162	BRITE ELECTRICAL SOLUTION	Vendor Address	363	Streets-GFI Breaker B Roke & Replaced	12/02/2025	452.00	452.00	12/16/2025	01/02/2026
Total BRITE ELECTRICAL SOLUTIONS INC:						452.00	452.00		
Burton Lumber									
2539	Burton Lumber	Vendor Address	1783979	Public Parking Sign Material-Streets	12/10/2025	29.28	.00		01/10/2026

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total Burton Lumber:						29.28	.00		
BUSINESS SOLUTIONS GROUP, LLC									
240	BUSINESS SOLUTIONS GROUP,	Vendor Address	17098	Water Postcards	01/07/2026	996.92	.00		02/07/2026
Total BUSINESS SOLUTIONS GROUP, LLC:						996.92	.00		
Car Quest Auto Parts									
2700	Car Quest Auto Parts	Vendor Address	15341-225340	Oil Filter-T. Jensen vehicle	12/10/2025	4.00	.00		01/10/2026
2700	Car Quest Auto Parts	Vendor Address	15341-225771	Tools @ Shop	12/16/2025	158.81	.00		01/16/2026
2700	Car Quest Auto Parts	Vendor Address	15341-226699	Bolts/Stock Bins- Supplies for Shop	01/05/2026	298.55	.00		02/05/2026
2700	Car Quest Auto Parts	Vendor Address	224683	Water Meter Install	12/01/2025	80.10	.00		01/01/2026
2700	Car Quest Auto Parts	Vendor Address	224917	Dodge 3500-Auto Trans. Fluid, Filter	12/04/2025	102.88	.00		01/04/2026
2700	Car Quest Auto Parts	Vendor Address	225171	Nolan trailer repairs	12/08/2025	125.50	.00		01/08/2026
2700	Car Quest Auto Parts	Vendor Address	225318	Nolans truck filters	12/10/2025	65.75	.00		01/10/2026
Total Car Quest Auto Parts:						835.59	.00		
CASELLE INC									
270	CASELLE INC	Vendor Address	INV-13553	Contract Support & Maintenance for January 2026	12/04/2025	506.77	.00		01/03/2026
270	CASELLE INC	Vendor Address	INV-15317	Maintenance & Support February 2026	01/05/2026	506.77	.00		02/04/2026
Total CASELLE INC:						1,013.54	.00		
Celeste Johnson									
2709	Celeste Johnson	Vendor Address	12102025	Dinner for Thank You Support 8 years	12/10/2025	255.47	.00		12/10/2025
Total Celeste Johnson:						255.47	.00		
CENTURYLINK - 333723442									
2562	CENTURYLINK - 333723442	Vendor Address	12072025	Credit for Ice rink phone - x/f to cell phone	12/07/2025	48.50-	.00		12/07/2025
Total CENTURYLINK - 333723442:						48.50-	.00		
CENTURYLINK - 333977502									
945	CENTURYLINK - 333977502	Vendor Address	12072025	333977502-435-654-3227 269B	12/07/2025	706.53	.00		01/06/2026
Total CENTURYLINK - 333977502:						706.53	.00		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
CENTURYLINK -435-654-3924 453B									
2561	CENTURYLINK -435-654-3924 45	Vendor Address	12072025	333386055 BACKNET 435-654-3924 453B	12/07/2025	190.97	.00		01/06/2026
Total CENTURYLINK -435-654-3924 453B:						190.97	.00		
CENTURYLINK 76612167									
2563	CENTURYLINK 76612167	Vendor Address	768302127	Phone Service	01/01/2026	.11	.00		01/31/2026
Total CENTURYLINK 76612167:						.11	.00		
CHEMTECH-FORD, LLC									
2147	CHEMTECH-FORD, LLC	Vendor Address	25L0010	December Water Sample Bacteriological	12/02/2025	240.00	.00		01/02/2026
2147	CHEMTECH-FORD, LLC	Vendor Address	26A0046	Water Samples=Jan 2026	01/06/2026	256.00	.00		02/05/2026
Total CHEMTECH-FORD, LLC:						496.00	.00		
COLONIAL FLAG & SPECIALTY CO									
305	COLONIAL FLAG & SPECIALTY	Vendor Address	0350806-IN	Flag rotations-Admin. Bldg	11/25/2025	135.00	135.00	12/16/2025	12/24/2025
305	COLONIAL FLAG & SPECIALTY	Vendor Address	0350808-IN	Flag rotations-Town Hall	11/26/2025	55.00	55.00	12/16/2025	12/24/2025
305	COLONIAL FLAG & SPECIALTY	Vendor Address	0350809-IN	Flag Rotations - Cemetery	11/26/2025	55.00	55.00	12/16/2025	12/24/2025
305	COLONIAL FLAG & SPECIALTY	Vendor Address	0350814-IN	Flag rotations-Hamlet Park	11/26/2025	135.00	135.00	12/16/2025	12/24/2025
305	COLONIAL FLAG & SPECIALTY	Vendor Address	0351932-IN	Rotation/Replacement Flag- Admin	12/19/2025	110.80	.00		01/19/2026
305	COLONIAL FLAG & SPECIALTY	Vendor Address	035249-IN	New Midway Flag	01/07/2026	127.20	.00		02/01/2026
Total COLONIAL FLAG & SPECIALTY CO:						618.00	380.00		
CRAIG SIMONS									
3182	CRAIG SIMONS	Vendor Address	01072026	Table and 6 Chairs-Mayor's Office	01/07/2026	2,883.24	.00		01/07/2026
Total CRAIG SIMONS:						2,883.24	.00		
C-THRU WINDOW									
245	C-THRU WINDOW	Vendor Address	103170	Commercial window cleaning Admin Bldg & Town Hall	11/30/2025	1,040.00	.00		12/30/2025
Total C-THRU WINDOW:						1,040.00	.00		
Daniel Villescaz									
3254	Daniel Villescaz	Vendor Address	12125	Reimbursement - Equipment	12/01/2025	105.62	105.62	12/16/2025	12/30/2025
3254	Daniel Villescaz	Vendor Address	12125	Reimbursement - Equipment	12/01/2025	378.45	378.45	12/16/2025	12/30/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total Daniel Villescaz:						484.07	484.07		
DITCH WITCH OF THE ROCKIES LLC									
2220	DITCH WITCH OF THE ROCKIE	Vendor Address	W16510	Replacement Power Pigtailes to 50X ditch	01/07/2026	1,179.15	.00		02/01/2026
Total DITCH WITCH OF THE ROCKIES LLC:						1,179.15	.00		
DJB GAS SERVICES, INC									
2979	DJB GAS SERVICES, INC	Vendor Address	0001646591	Cylinder Stand, Balloon Filler w/ Both Fillers Mylar an	12/31/2025	17.03	.00		01/30/2026
Total DJB GAS SERVICES, INC:						17.03	.00		
EMI SPORTSWEAR									
3163	EMI SPORTSWEAR	Vendor Address	2096209	Retail Items for Midway Must Haves	11/11/2025	856.06	856.06	12/16/2025	12/11/2025
3163	EMI SPORTSWEAR	Vendor Address	2112935	COG-MIDWAY MUST HAVES	12/24/2025	220.76	.00		01/24/2026
Total EMI SPORTSWEAR:						1,076.82	856.06		
Enbridge Gas									
930	Enbridge Gas	Vendor Address	2731063797 11	2731063797 Community Center	12/12/2025	429.89	.00		01/05/2026
930	Enbridge Gas	Vendor Address	5770020000 11	5770020000 TOWN HALL	12/12/2025	762.93	.00		01/05/2026
930	Enbridge Gas	Vendor Address	6558550000 11	6558550000 Maintenance Shop	12/12/2025	559.50	.00		01/05/2026
930	Enbridge Gas	Vendor Address	6558550000 11	6558550000 Maintenance Shop	12/12/2025	470.27	.00		01/05/2026
930	Enbridge Gas	Vendor Address	6801020000 11	6801020000 - Admin Office	12/12/2025	116.57	.00		01/05/2026
Total Enbridge Gas:						2,339.16	.00		
Executech Utah, Inc.									
2614	Executech Utah, Inc.	Vendor Address	UTH-236775	15 Hours per Month	12/01/2025	2,040.00	.00		01/01/2026
2614	Executech Utah, Inc.	Vendor Address	UTH-238291	Cloud Storage per Device , Server, VM, Etc...	12/15/2025	1,177.21	.00		01/14/2026
2614	Executech Utah, Inc.	Vendor Address	UTH-241030	15 Hours per Month	01/01/2026	2,040.00	.00		01/31/2026
Total Executech Utah, Inc.:						5,257.21	.00		
FINAL COMPLETION DEPOSIT									
2418	FINAL COMPLETION DEPOSIT	Midway Heritage Develop	23-241 FCD	23-241 FINAL COMPLETION DEPOSIT	12/17/2025	3,000.00	.00		01/17/2026
2418	FINAL COMPLETION DEPOSIT	Black Oak Builders	24-093 FCD	24-093 FINAL COMPLETION DEPOSIT	11/24/2025	3,000.00	3,000.00	12/16/2025	12/24/2025
2418	FINAL COMPLETION DEPOSIT	Sterling and Annette Brenn	24-148.1 FCD	24-148.1 FINAL COMPLETION DEPOSIT	12/18/2025	3,000.00	.00		01/18/2026
2418	FINAL COMPLETION DEPOSIT	Brooke Slye	24-207 FCD	24-207 FINAL COMPLETION DEPOSIT	11/24/2025	3,000.00	3,000.00	12/16/2025	12/24/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
2418	FINAL COMPLETION DEPOSIT	Andy Mapp	24-219 FCD	24-219 FINAL COMPLETION DEPOSIT	12/17/2025	3,000.00	.00		01/17/2026
2418	FINAL COMPLETION DEPOSIT	Chatwin Homes	25-0026 FCD	25-0026 Final Completion Deposit	12/10/2025	3,000.00	3,000.00	12/16/2025	12/10/2025
2418	FINAL COMPLETION DEPOSIT	Julie Sheets	25-006 FCD	25-006 Final Completion Depoist	12/17/2025	3,000.00	.00		01/17/2026
2418	FINAL COMPLETION DEPOSIT	Hillwood Homes	FCD-25-069	25-069 Final Completion Deposit	12/04/2025	3,000.00	3,000.00	12/16/2025	12/04/2025
Total FINAL COMPLETION DEPOSIT:						24,000.00	12,000.00		
FUEL NETWORK									
2821	FUEL NETWORK	Vendor Address	F2605E00852	Fuel Billing	12/01/2025	2,197.17	2,197.17	12/16/2025	12/30/2025
2821	FUEL NETWORK	Vendor Address	F2606E00813	Fuel Billing	01/02/2026	2,343.80	.00		02/01/2026
Total FUEL NETWORK:						4,540.97	2,197.17		
GORDON LAW GROUP, P.C.									
2627	GORDON LAW GROUP, P.C.	Vendor Address	21044	Ameyalli Resort	12/02/2025	556.80	.00		01/01/2026
2627	GORDON LAW GROUP, P.C.	Vendor Address	21045	Legal General - Monthly Flat Fee	12/02/2025	5,576.08	.00		01/01/2026
2627	GORDON LAW GROUP, P.C.	Vendor Address	21045	Pro & Technical Services	12/02/2025	355.92	.00		01/01/2026
Total GORDON LAW GROUP, P.C.:						6,488.80	.00		
GRAINGER									
2264	GRAINGER	Vendor Address	9760953696	BENCH GRINDER REPLACEMENT SHIELD	01/06/2026	82.82	.00		02/05/2026
2264	GRAINGER	Vendor Address	9761045930	KNIFE, FORK, SPOON DISPENSER	01/06/2026	1,038.80	.00		02/05/2026
Total GRAINGER:						1,121.62	.00		
HARBOR FREIGHT TOOLS									
2166	HARBOR FREIGHT TOOLS	Vendor Address	276725	SAE&METRIC ALLEN SETS - SHOP TY/SHANE	12/15/2025	45.06	.00		01/15/2026
Total HARBOR FREIGHT TOOLS:						45.06	.00		
HEBER CITY CORPORATION									
505	HEBER CITY CORPORATION	Vendor Address	11302025	Quarter ending September 2025-Animal Control	11/30/2025	15,026.69	.00		12/30/2025
Total HEBER CITY CORPORATION:						15,026.69	.00		
HEBER LIGHT & POWER									
1421	HEBER LIGHT & POWER	Vendor Address	18153001 12/2	18153001 1100 Snake Creek RD-Gerber Water Tank	11/26/2025	154.56	154.56	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153001-DEC	18153001 1100 Snake Creek RD-Gerber Water Tank	12/22/2025	184.33	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153002 12/2	18153002 75 N 100 W	11/26/2025	416.88	416.88	12/16/2025	12/22/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
1421	HEBER LIGHT & POWER	Vendor Address	18153002-DEC	18153002 75 N 100 W	12/22/2025	454.40	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153003 12/2	18153003 600 W 500 S Cemetery FG PL Light	11/26/2025	239.53	239.53	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153003-DEC	18153003 600 W 500 S Cemetery FG PL Light	12/22/2025	340.22	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153004 12/2	18153004 1210 N Warm Springs DR	11/26/2025	1,074.04	1,074.04	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153004-DEC	18153004 1210 N Warm Springs DR	12/22/2025	1,292.14	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153006 12/2	18153006 280 E 850 S - Maintenance Shop	11/26/2025	354.09	354.09	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153006-DEC	18153006 280 E 850 S - Maintenance Shop	12/22/2025	363.90	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153007 12/2	18153007 850 E Main St. City Park	11/26/2025	31.30	31.30	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153007-DEC	18153007 850 E Main St. City Park	12/22/2025	30.77	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153008 12/2	18153008 75 N 100 W	11/26/2025	552.44	552.44	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153008-DEC	18153008 75 N 100 W	12/22/2025	686.00	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153009 12/2	18153009 60 N 200 W	11/26/2025	827.81	827.81	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153009-DEC	18153009 60 N 200 W	12/22/2025	1,299.31	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153010 12/2	18153010 60 N 200 W	11/26/2025	6,710.31	6,710.31	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153010-DEC	18153010 60 N 200 W	12/22/2025	8,468.61	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153012 12/2	18153012 1005 N River RD-Roundabout	11/26/2025	30.27	30.27	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153012-DEC	18153012 1005 N River RD-Roundabout	12/22/2025	29.88	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153013 12/2	18153013 60 W Main St- Community Center	11/26/2025	672.75	672.75	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153013-DEC	18153013 60 W Main St- Community Center	12/22/2025	831.85	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153014 12/2	18153014 1225 N Interlaken Dr-Burgi Hill Park	11/26/2025	28.27	28.27	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153014-DEC	18153014 1225 N Interlaken Dr-Burgi Hill Park	12/22/2025	28.09	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153015 12/2	18153015 35 W 100 N - Centennial Park	11/26/2025	32.09	32.09	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153015-DEC	18153015 35 W 100 N - Centennial Park	12/22/2025	32.00	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153016 12/2	18153016 100 N 200 W-Ball Park Lights	11/26/2025	36.98	36.98	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153016-DEC	18153016 100 N 200 W-Ball Park Lights	12/22/2025	45.90	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153017 12/2	18153017 75 N 100 W Swiss Days/Ice Rink Trailer	11/26/2025	27.56	27.56	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153017-DEC	18153017 75 N 100 W Swiss Days/Ice Rink Trailer	12/22/2025	40.46	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153018 12/2	18153018 1400 W Basel Dr. Alpinhof Tank	11/26/2025	26.39	26.39	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153018-DEC	18153018 1400 W Basel Dr. Alpinhof Tank	12/22/2025	26.31	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153019 12/2	18153019 75 N 100 W - Town Square Shelter	11/26/2025	292.33	292.33	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153021 12/2	18153021 1100 N Interlaken Way - Restrooms	11/26/2025	103.59	103.59	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153021-DEC	18153021 1100 N Interlaken Way - Restrooms	12/22/2025	204.22	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153022 12/2	18153022 1449 N Pine Canyon RD Mahogany Well	11/26/2025	200.36	200.36	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153022-DEC	18153022 1449 N Pine Canyon RD Mahogany Well	12/22/2025	195.77	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153033 12/2	18153033 Pedestal for Swiss Days	11/26/2025	36.04	36.04	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153033-DEC	18153033 Pedestal for Swiss Days	12/22/2025	36.33	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153034 12/2	18153034 1295 W 310 N Alpenhof Well House	11/26/2025	1,391.75	1,391.75	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153034-DEC	18153034 1295 W 310 N Alpenhof Well House	12/22/2025	1,458.55	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153035 12/2	18153035 280 E. 900 S.	11/26/2025	264.94	264.94	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153035-DEC	18153035 280 E. 900 S.	12/22/2025	237.54	.00		01/22/2026

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
1421	HEBER LIGHT & POWER	Vendor Address	18153036 12/2	18153036 250 E. Michie LN-Park Sprinkler	11/26/2025	27.56	27.56	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153036-DEC	18153036 250 E. Michie LN-Park Sprinkler	12/22/2025	27.56	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153040 12/2	18153040 300 S 300 E	11/26/2025	27.78	27.78	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153040-DEC	18153040 300 S 300 E	12/22/2025	27.78	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	18153041 12/2	18153041 350 S 300 E	11/26/2025	27.56	27.56	12/16/2025	12/22/2025
1421	HEBER LIGHT & POWER	Vendor Address	18153041-DEC	18153041 350 S 300 E	12/22/2025	27.56	.00		01/22/2026
1421	HEBER LIGHT & POWER	Vendor Address	19153019-DEC	18153019 75 N 100 W - Town Square Shelter	12/22/2025	544.09	.00		01/22/2026
Total HEBER LIGHT & POWER:						30,500.75	13,587.18		
HOME DEPOT Credit Services									
1150	HOME DEPOT Credit Services	Vendor Address	0330-2638	Revolving Credit Plan	12/04/2025	44.48	44.48	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	0330-2638	Revolving Credit Plan	12/04/2025	44.48	44.48	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	0429-2638	Revolving Credit Plan	12/04/2025	34.77	34.77	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	0429-2638	Revolving Credit Plan	12/04/2025	34.77	34.77	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	0629-2638	Revolving Credit Plan	12/04/2025	41.26	41.26	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	0629-2638	Revolving Credit Plan	12/04/2025	41.26	41.26	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	12112025	To Balance Statement - Missing Charges through 2024	12/11/2025	809.85	809.85	12/16/2025	12/22/2025
1150	HOME DEPOT Credit Services	Vendor Address	12302025	Finance Charge	12/30/2025	91.42	.00		01/25/2026
1150	HOME DEPOT Credit Services	Vendor Address	3630618	Concrete, Markers, Disposable gloves	12/04/2025	359.20	.00		01/30/2026
1150	HOME DEPOT Credit Services	Vendor Address	500156	Shop Tools - Board Router	12/07/2025	160.10	.00		01/25/2026
1150	HOME DEPOT Credit Services	Vendor Address	5920133	Replacement Impact Gun- Shop	12/02/2025	476.97	.00		01/25/2026
1150	HOME DEPOT Credit Services	Vendor Address	6624533	Air Hose for Street Sprayer	11/11/2025	17.98	17.98	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	6624533	Batteries for Milwaukee Batteries for Water Tank Project	11/11/2025	1,642.94	1,642.94	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	6624533	Tools for Truck - Water Tank Cleaning Project	11/11/2025	505.69	505.69	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	6624533	Batteries for Admin Office	11/11/2025	56.61	56.61	12/16/2025	12/24/2025
1150	HOME DEPOT Credit Services	Vendor Address	8522303	Supplies for New Entry Signs	12/09/2025	222.50	.00		01/30/2026
1150	HOME DEPOT Credit Services	Vendor Address	8522303	Disposable Wpes / Portable Vac/ Power Cables	12/09/2025	311.19	.00		01/30/2026
Total HOME DEPOT Credit Services:						4,895.47	3,274.09		
INTERMOUNTAIN BOBCAT									
2659	INTERMOUNTAIN BOBCAT	Vendor Address	P21840	Tool Kat Air Filter Cover Caps, 2 mirror kits	12/15/2025	668.47	.00		01/15/2026
2659	INTERMOUNTAIN BOBCAT	Vendor Address	P21934	Air Filte Bobcat	12/19/2025	126.58	.00		01/19/2026
Total INTERMOUNTAIN BOBCAT:						795.05	.00		
JACK B PARSON COMPANIES									
2173	JACK B PARSON COMPANIES	Vendor Address	6763425	Concrete for Post Bases New signs	11/26/2025	1,163.00	1,163.00	12/16/2025	12/06/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total JACK B PARSON COMPANIES:						1,163.00	1,163.00		
JAMES D. BRYAN									
3234	JAMES D. BRYAN	Vendor Address	1005	Photos - COG MMH	01/06/2026	80.00	.00		02/06/2026
Total JAMES D. BRYAN:						80.00	.00		
JIVE COMMUNICATIONS, INC.									
2804	JIVE COMMUNICATIONS, INC.	Vendor Address	IN7104502220	Monthly Service	12/01/2025	751.88	751.88	12/16/2025	12/16/2025
2804	JIVE COMMUNICATIONS, INC.	Vendor Address	IN7104789972	MONTHLY BILL	01/01/2026	681.79	.00		01/16/2026
Total JIVE COMMUNICATIONS, INC.:						1,433.67	751.88		
KAREE CANNON									
2915	KAREE CANNON	Vendor Address	46	COG-MIDWAY MUST HAVES	12/18/2025	120.63	.00		01/18/2026
Total KAREE CANNON:						120.63	.00		
KARL MALONE CHRYSLER DODGE JEEP									
2485	KARL MALONE CHRYSLER DO	Vendor Address	91968	Vehicle #067 Battery with Core Charge	12/29/2025	467.50	.00		01/29/2026
2485	KARL MALONE CHRYSLER DO	Vendor Address	CM90466	Returned Core Deposit-Ranger Axle	12/17/2025	666.50-	.00		01/17/2026
2485	KARL MALONE CHRYSLER DO	Vendor Address	CM91968	Vehicle #067-Core Charge	12/30/2025	50.00-	.00		01/30/2026
Total KARL MALONE CHRYSLER DODGE JEEP:						249.00-	.00		
Karl Malone Polaris									
3130	Karl Malone Polaris	Vendor Address	2252833	Ranger Tires for Winter Plowing	12/04/2025	1,455.96	.00		01/04/2026
3130	Karl Malone Polaris	Vendor Address	4275232	Polaris Oil Change Kit	12/03/2025	49.99	.00		01/03/2026
3130	Karl Malone Polaris	Vendor Address	4275398	Old tilt deck trailer repairs light	12/08/2025	227.96	.00		01/08/2026
3130	Karl Malone Polaris	Vendor Address	4275604	Brake Fluid for Polaris	12/11/2025	67.96	.00		01/11/2026
3130	Karl Malone Polaris	Vendor Address	4276369	Vehicle A103 Repair Parts	12/29/2025	307.87	.00		01/29/2026
Total Karl Malone Polaris:						2,109.74	.00		
Katie Villani									
3105	Katie Villani	Vendor Address	12042025	Reimburse for Clothing Allowance	12/04/2025	97.35	97.35	12/16/2025	12/04/2025
3105	Katie Villani	Vendor Address	12082025	Parking for Conference	12/08/2025	10.00	10.00	12/16/2025	12/08/2025
3105	Katie Villani	Vendor Address	N20A	Reimburse Katie Villani-Clothing Allowance	11/13/2025	120.93	120.93	12/16/2025	12/13/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total Katie Villani:						228.28	228.28		
LABOR COMMISSION SAFETY DIVISION									
700	LABOR COMMISSION SAFETY	Vendor Address	26U000000039	State Certified Baler Inspection (yearly)	01/02/2026	144.00	.00		03/03/2026
700	LABOR COMMISSION SAFETY	Vendor Address	26U000000049	State Certified Baler Inspection (yearly) - Town Hall	01/02/2026	144.00	.00		03/03/2026
Total LABOR COMMISSION SAFETY DIVISION:						288.00	.00		
LEE'S MARKETPLACE									
2957	LEE'S MARKETPLACE	Vendor Address	58069	STAFF LUNCH	01/03/2026	133.20	.00		02/03/2026
2957	LEE'S MARKETPLACE	Vendor Address	58070	FOOD FOR STAFF	01/05/2026	47.86	.00		02/06/2026
Total LEE'S MARKETPLACE:						181.06	.00		
LES OLSON COMPANY									
735	LES OLSON COMPANY	Vendor Address	EA1636601	Quarterly Billing - Copy Machine	01/06/2026	649.49	.00		02/06/2026
Total LES OLSON COMPANY:						649.49	.00		
Level 3 Communications,LLC									
3216	Level 3 Communications,LLC	Vendor Address	764213603	Fiber Internet Service	12/01/2025	697.16	697.16	12/16/2025	12/31/2025
3216	Level 3 Communications,LLC	Vendor Address	768225486	Fiber Internet	01/01/2026	697.16	.00		01/31/2026
Total Level 3 Communications,LLC:						1,394.32	697.16		
MARY M.THOMAS									
3191	MARY M.THOMAS	Vendor Address	12112025	Retail Items for Midway Must Haves	12/11/2025	90.00	.00		01/11/2026
Total MARY M.THOMAS:						90.00	.00		
MHL BLADES									
3221	MHL BLADES	Vendor Address	AR/2025/00348	Snow Plow Blades-Wear blades for snow plows	11/17/2025	3,286.03	3,286.03	12/16/2025	12/17/2025
3221	MHL BLADES	Vendor Address	AR/2025/00351	Streets Wear Blades Freight Line Plows	11/17/2025	3,272.85	3,272.85	12/16/2025	12/17/2025
Total MHL BLADES:						6,558.88	6,558.88		
MIDWAY CITY									
2075	MIDWAY CITY	Vendor Address	100002 1ST Q	1.0000.2 Midway City Office	01/01/2026	84.00	.00		03/31/2026
2075	MIDWAY CITY	Vendor Address	100004 1ST Q	1.0000.4 Town Hall Kitchen	01/01/2025	84.00	.00		12/31/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
2075	MIDWAY CITY	Vendor Address	100005 1ST Q	1.0000.5 Town Square Shelter	01/01/2026	84.00	.00		03/31/2026
2075	MIDWAY CITY	Vendor Address	100010 1ST Q	1.0001.0 Cemetery Restrooms	01/01/2026	84.00	.00		03/31/2026
2075	MIDWAY CITY	Vendor Address	100013 1ST Q	1.0002.3 Memorial Hill Bathroom	01/01/2026	84.00	.00		03/31/2026
2075	MIDWAY CITY	Vendor Address	100023 1ST Q	1.0002.3 Memorial Hill Bathroom	01/01/2026	84.00	.00		03/31/2026
Total MIDWAY CITY:						504.00	.00		
MIDWAY IRRIGATION COMPANY									
800	MIDWAY IRRIGATION COMPANY	Vendor Address	01072026	4TH QUARTER 2025-CO-OP & SERVICES	01/07/2026	23,972.76	.00		02/07/2026
Total MIDWAY IRRIGATION COMPANY:						23,972.76	.00		
MIDWAY SWISS DAYS									
2675	MIDWAY SWISS DAYS	Vendor Address	2025	2025 Swiss Days City Portion of EMS/Sheriff	10/16/2025	28,553.00	.00		10/16/2025
Total MIDWAY SWISS DAYS:						28,553.00	.00		
Monroe Mae									
3039	Monroe Mae	Vendor Address	240514	COG-MMH	01/06/2026	150.00	.00		02/05/2026
Total Monroe Mae:						150.00	.00		
MOUNTAINLAND SUPPLY COMPANY									
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	CREDIT MEM	CREDIT MEMO-Sensus 1.5" meter returns/wrong met	11/26/2025	7,224.92-	7,224.92-	12/16/2025	11/26/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107422400.0	Cottage water tank-over flow screen-UT Div. drinking w	12/01/2025	197.22	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S10745717.00	1 1/2 Water Meter Change Out	12/02/2025	2,234.80	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107463373.0	Water Meter-New Meters	12/26/2025	562.65	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107469275.0	Water Meter supply	11/25/2025	15,177.33	15,177.33	12/16/2025	12/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107474402.0	Fire Hydrant Repairs	12/08/2025	718.97	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107474402.0	Water Part Repair	12/11/2025	2,297.11	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107475717.0	Sensus 1.5" water meter, silicone caulking tubes	11/26/2025	1,146.33	1,146.33	12/16/2025	12/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107485450.0	Water Meter Adjustable Wrench	12/02/2025	29.45	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107485482.0	Hydrant Repair Parts	12/11/2025	1,175.11	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107495225.0	Fire Hydrant Repairs	12/16/2025	2,653.88	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107501828.0	Michie Lane Park-Sign Post Bury Conceal Base	12/10/2025	29.76	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107530260.0	Magnet Valve Openers Water-Shane's Vehicle	12/26/2025	726.27	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107530277.0	Fire Hydrant Markers-Stock Supply	12/26/2025	497.86	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107530292.0	Water/fire hydrant flags	12/30/2025	2,044.38	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107535290.0	Flat lid and ringdriveway meter	12/30/2025	1,121.62	.00		01/31/2026
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107535290.0	Driveway flat ring & lid/meter can	01/02/2026	1,121.62	.00		02/28/2026

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total MOUNTAINLAND SUPPLY COMPANY:						24,509.44	9,098.74		
MV CORP, INC									
3225	MV CORP, INC	Vendor Address	1 CREDIT ME	1 Credit Memo	11/13/2025	39.00-	39.00-	12/16/2025	11/13/2025
3225	MV CORP, INC	Vendor Address	2 CREDIT ME	2 Credit Memo 50109903	11/13/2025	39.00-	39.00-	12/16/2025	11/13/2025
3225	MV CORP, INC	Vendor Address	51313328	Retail Merchandise for Midway Must Haves	11/26/2025	393.52	393.52	12/16/2025	12/26/2025
3225	MV CORP, INC	Vendor Address	CREDIT MEM	Credit Memo	11/13/2025	39.00	39.00	12/16/2025	11/13/2025
Total MV CORP, INC:						354.52	354.52		
My Fleet Center									
170	My Fleet Center	Vendor Address	044264-45169	Tires for Canyon Truck-Sensor	12/18/2025	309.80	.00		01/18/2026
170	My Fleet Center	Vendor Address	45153	Replacement Tire-E. Mecham	12/17/2025	498.94	.00		01/17/2026
Total My Fleet Center:						808.74	.00		
ODP BUSINESS SOLUTIONS LLC									
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438001423002	Divider Index - Shane	09/11/2025	6.18	6.18	12/16/2025	10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	441583357001	Wall Calendars - Public Works	10/10/2025	45.98	45.98	12/16/2025	11/09/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	44736267001	Sharpie Ultra Fine Pens-Nolan	12/24/2025	7.12	.00		01/25/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	44736267001	Tape -Admin	12/24/2025	26.42	.00		01/25/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	447823558001	Sharpies Gel Pens - Shane	12/05/2025	12.22	.00		01/04/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	447823558001	Metal Mesh Desk Organize-Melissa J.	12/05/2025	61.59	.00		01/04/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	447831114001	Clip Doc Monitor Mount - Melissa	12/05/2025	11.32	.00		01/04/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	447998940001	Stamp Copy - Camille	12/02/2025	9.69	.00		01/04/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	448041334001	Stamp - Travus Cemetery	12/03/2025	22.01	.00		01/04/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	449677435001	Highlighters - Shane	12/12/2025	14.24	.00		01/11/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	449677435001	Highlighters - Everyone	12/12/2025	4.45	.00		01/11/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	449677435001	Ink x 3 for Printer - Mayor	12/12/2025	76.47	.00		01/11/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	452738950001	Paper - Copy Machine	12/19/2025	488.04	.00		01/18/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	452926549001	Folders - Camille	12/19/2025	14.00	.00		01/18/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	452926549001	Folders - Camille	12/19/2025	17.34	.00		01/18/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453300525001	Ink- Color Toner Tracy	12/31/2025	65.59	.00		02/01/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453300525001	Gel Pen Blue	12/31/2025	14.12	.00		02/01/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453300525001	Deskpad	12/31/2025	7.35	.00		02/01/2026
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453467170001	PAPER AND LABELS- S. OWENS	01/06/2026	64.77	.00		02/08/2026
Total ODP BUSINESS SOLUTIONS LLC:						968.90	52.16		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
O'REILLY AUTO PARTS									
2215	O'REILLY AUTO PARTS	Vendor Address	157595	Vehicle Repairs	12/08/2025	11.24	.00		01/08/2026
2215	O'REILLY AUTO PARTS	Vendor Address	3664-157855	Windsheild Wipers for Snow Plow Trucks	12/09/2025	64.98	64.98	12/16/2025	12/19/2025
2215	O'REILLY AUTO PARTS	Vendor Address	3664-159983	Wiper Blade/Brusg Vehicle #1 Old Ranger	12/17/2025	48.99	.00		01/17/2026
2215	O'REILLY AUTO PARTS	Vendor Address	3664-160054	Wiper Blades for Multi Trucks-PW	12/17/2025	114.43	.00		01/17/2026
Total O'REILLY AUTO PARTS:						239.64	64.98		
PEPPERLANE PRODUCTS									
2904	PEPPERLANE PRODUCTS	Vendor Address	13470	COG-Midway Must Haves	12/04/2025	172.00	172.00	12/16/2025	12/19/2025
Total PEPPERLANE PRODUCTS:						172.00	172.00		
Pine Canyon Landscaping									
3230	Pine Canyon Landscaping	Vendor Address	1760	Top Soil for Grave Landscaping/Backflow material	12/04/2025	2,780.00	.00		01/03/2026
Total Pine Canyon Landscaping:						2,780.00	.00		
POSTMASTER									
1440	POSTMASTER	Vendor Address	1ST QUARTER	1st QUARTER 2026 Water Utility Billing	01/05/2026	1,130.94	1,130.94	01/05/2026	01/05/2026
1440	POSTMASTER	Vendor Address	1ST QUARTER	1st QUARTER 2026 Sewer Billings	01/05/2026	1,265.14	1,265.14	01/05/2026	01/05/2026
Total POSTMASTER:						2,396.08	2,396.08		
POTABLE DIVERS INC.									
2788	POTABLE DIVERS INC.	Vendor Address	25406	Water tank Cleaning-3 Years	12/31/2025	6,800.00	.00		12/31/2025
Total POTABLE DIVERS INC.:						6,800.00	.00		
Precision Concrete Cutting									
2599	Precision Concrete Cutting	Vendor Address	UT46389UM	Concrete Cutting - Center Street	01/12/2026	3,840.00	.00		01/12/2026
Total Precision Concrete Cutting:						3,840.00	.00		
PREMIER TRUCK GROUP									
3045	PREMIER TRUCK GROUP	Vendor Address	775775320	Hood Latches for Snow Plows	12/08/2025	146.94	146.94	12/16/2025	12/08/2025
3045	PREMIER TRUCK GROUP	Vendor Address	775778251	Sensor-Main Computer Snowplow	12/08/2025	808.08	808.08	12/16/2025	12/08/2025
3045	PREMIER TRUCK GROUP	Vendor Address	775787207	Cleaning Supplies, Gloves	01/06/2026	626.40	.00		02/06/2026
3045	PREMIER TRUCK GROUP	Vendor Address	CM775778251	Core Return Credit	12/29/2025	166.25-	.00		01/29/2026

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total PREMIER TRUCK GROUP:						1,415.17	955.02		
Promo Ink LLC									
2698	Promo Ink LLC	Vendor Address	10-3255	Equipment	11/22/2025	537.80	537.80	12/16/2025	12/01/2025
Total Promo Ink LLC:						537.80	537.80		
ROCKIN REINDEER RANCH LLC									
3210	ROCKIN REINDEER RANCH LL	Vendor Address	0108	Tree Lighting	10/21/2025	2,200.00	2,200.00	12/16/2025	11/29/2025
Total ROCKIN REINDEER RANCH LLC:						2,200.00	2,200.00		
ROCKY MOUNTAIN POWER									
1603	ROCKY MOUNTAIN POWER	Vendor Address	12152025	SWISS MOUNTAIN PUMP	12/15/2025	12.22	.00		01/08/2026
Total ROCKY MOUNTAIN POWER:						12.22	.00		
SAFETY SUPPLY & SIGN CO INC									
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	195109	Public Works PPE Saffey Glasses Eye Protection	08/20/2025	390.72	.00		09/20/2025
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	195466	15mph Orange Construction Signs as per W. Johnson	09/22/2025	480.00	.00		10/22/2025
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	196448	Safety Crossing Reflective Flags-Variou Intersections	12/15/2025	652.00	.00		01/14/2026
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	196604	Handicap Replacement Signs	01/05/2026	224.28	.00		02/05/2026
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	196606	Expansion Tape for Stick Stuff together	01/05/2026	346.04	.00		02/05/2026
Total SAFETY SUPPLY & SIGN CO INC:						2,093.04	.00		
SIGNARAMA									
2658	SIGNARAMA	Vendor Address	20745	Banners for light poles on Main St.	11/12/2025	2,521.00	2,521.00	12/16/2025	12/12/2025
2658	SIGNARAMA	Vendor Address	INV-19109	Entrance Sign-Park Improvements	11/07/2025	15,968.00	.00		11/07/2025
2658	SIGNARAMA	Vendor Address	INV-20862	Signs for Parking Areas	12/02/2025	779.07	.00		12/02/2025
Total SIGNARAMA:						19,268.07	2,521.00		
SMITH & EDWARDS WEST JORDAN									
2961	SMITH & EDWARDS WEST JOR	Vendor Address	35903	Equipment Main Socket Sets/Replace Tape Measurers	12/06/2025	138.98	138.98	12/16/2025	12/06/2025
Total SMITH & EDWARDS WEST JORDAN:						138.98	138.98		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
SOPHIA NICOLE NIELSEN									
3273	SOPHIA NICOLE NIELSEN	Vendor Address	1002	COG-Midway Must Havesx	12/03/2025	96.00	96.00	12/16/2025	12/03/2025
Total SOPHIA NICOLE NIELSEN:						96.00	96.00		
STANDARD PLUMBING SUPPLY CO.									
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZQDB52	Sprinkler-Move waterline for new sign	11/26/2025	261.84	261.84	12/16/2025	12/10/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZQW377	Burgi Hill Outlet Box-Restroom heat	12/04/2025	7.49	.00		01/10/2026
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZRL804	Winterization Foam	12/10/2025	22.98	.00		01/10/2026
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZRWT82	Fridge Filter - Shop	12/15/2025	61.98	.00		12/25/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZVWV01	ABOVE MAN DOOR LIGHTS	01/07/2026	35.98	.00		02/01/2026
Total STANDARD PLUMBING SUPPLY CO.:						390.27	261.84		
STATE FIRE									
3054	STATE FIRE	Vendor Address	12650611	Building Maintenance Camera Repairs	11/26/2025	650.00	650.00	12/16/2025	12/26/2025
Total STATE FIRE:						650.00	650.00		
STATE OF UTAH									
2422	STATE OF UTAH	Vendor Address	12425	4th Quarter 2025 Building Permit Report	12/04/2025	1,186.63	.00		01/04/2026
2422	STATE OF UTAH	Vendor Address	12825	1st Q 2025 Bldg Permit Report	12/08/2025	478.95	.00		01/08/2026
Total STATE OF UTAH:						1,665.58	.00		
STREAM LINE WORKS INC									
3096	STREAM LINE WORKS INC	Vendor Address	113	Streets-Storm Drain Maintenance, Vac truck, fuel suck	11/06/2025	1,900.00	1,900.00	12/16/2025	11/21/2025
Total STREAM LINE WORKS INC:						1,900.00	1,900.00		
SUNRISE ENGINEERING									
1090	SUNRISE ENGINEERING	Vendor Address	ARIV1006120	GIS water project per s. owens	09/11/2025	135.00	.00		09/11/2025
1090	SUNRISE ENGINEERING	Vendor Address	ARIV1008761	GIS System (City Portion) Pay Req #6	12/29/2025	6,145.08	.00		01/29/2026
1090	SUNRISE ENGINEERING	Vendor Address	ARIV1008761	GIS System (MSD Portion) Pay Req #6	12/29/2025	12,214.97	.00		01/29/2026
1090	SUNRISE ENGINEERING	Vendor Address	ARIV1008761	GIS System (Midway Irrigation Portion) #6	12/29/2025	3,330.42	.00		01/29/2026
Total SUNRISE ENGINEERING:						21,825.47	.00		
SUPERTREES UTAH									
2972	SUPERTREES UTAH	Vendor Address	UT-INV116342	Replacement Trees City Parks	11/24/2025	6,294.00	.00		12/25/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total SUPERTREES UTAH:						6,294.00	.00		
TAP FUND									
3183	TAP FUND	Heber Valley Music	12825	Tap Tax Award Funding July-Aug 2025	12/08/2025	2,052.00	2,052.00	12/16/2025	12/30/2025
Total TAP FUND:						2,052.00	2,052.00		
The Market at Midway									
2230	The Market at Midway	Vendor Address	02-469565	Water-Midway Must Haves	11/29/2025	12.30	12.30	12/16/2025	12/29/2025
Total The Market at Midway:						12.30	12.30		
THE NUT GARDEN									
2988	THE NUT GARDEN	Vendor Address	342563	COG-MIDWAY MUST HAVES	12/23/2025	180.00	.00		01/23/2026
2988	THE NUT GARDEN	Vendor Address	577792	COG-MIDWAY MUST HAVES	12/12/2025	146.42	.00		01/12/2026
Total THE NUT GARDEN:						326.42	.00		
THE UPS STORE									
1160	THE UPS STORE	Vendor Address	11102025	Cottages Water Tank	11/10/2025	66.00	66.00	12/16/2025	12/10/2025
1160	THE UPS STORE	Vendor Address	11262025	Tree Lighting Signs	11/26/2025	163.00	163.00	12/16/2025	12/26/2025
1160	THE UPS STORE	Vendor Address	126010341866	Staff Lunch Supplies	01/03/2026	44.00	.00		01/03/2026
Total THE UPS STORE:						273.00	229.00		
TIMBERLINE ACE HARDWARE									
1170	TIMBERLINE ACE HARDWARE	Vendor Address	190613	Jacket for Nolan	11/24/2025	116.99	116.99	12/16/2025	12/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	190744	Sign Ginish Materials-New Signs Town Square and Riv	12/01/2025	165.72	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	190771	Chain Saw Blade Universal Wrench	12/02/2025	44.07	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	190865	Valais Restroom-Power Box Supplies	12/04/2025	23.53	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	190989	Park equipment repair	12/09/2025	119.61	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	191025	Parks Signs Painting, Hamlet, Michie, Town Square	12/10/2025	124.76	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	191141	Sign Repairs - Parking Lot	12/15/2025	42.28	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	191153	Paint Brushes - Hamlet Park	12/16/2025	44.96	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	191210	Replace Mail Box - 420 S Center Public Works Backed	12/18/2025	128.27	.00		01/10/2026
1170	TIMBERLINE ACE HARDWARE	Vendor Address	191408	Sanding Disc, Gorilla Glue	12/29/2025	151.90	.00		01/10/2026
Total TIMBERLINE ACE HARDWARE:						962.09	116.99		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
TIMP ENGINEERING LLC									
3074	TIMP ENGINEERING LLC	Vendor Address	1854	Road Cut Permits	11/30/2025	1,060.00	1,060.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1855	General Engineering	11/30/2025	330.00	330.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1856	General Engineering - Water	11/30/2025	1,065.00	1,065.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1857	Adding & Updating GIS System - Water	11/30/2025	330.00	330.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1858	2025 Road Surface Treatment	11/30/2025	85.00	85.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1859	Main Street Parking Lot	11/30/2025	3,600.00	3,600.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1860	North Center Street Trail	11/30/2025	7,430.00	7,430.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1861	Kay's Landing	11/30/2025	700.00	700.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1862	Bonner Meadows	11/30/2025	140.00	140.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1863	Southill	11/30/2025	1,040.00	1,040.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1864	Homestead Resort	11/30/2025	8,060.00	8,060.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1865	Whitaker Farms	11/30/2025	125.00	125.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1866	Brock Huber Building	11/30/2025	625.00	625.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1867	Kastle Court	11/30/2025	3,210.00	3,210.00	12/16/2025	12/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1868	Whispering Creek	11/30/2025	3,140.00	3,140.00	12/16/2025	12/30/2025
Total TIMP ENGINEERING LLC:						30,940.00	30,940.00		
TNT WORKSHOP									
3192	TNT WORKSHOP	Vendor Address	1038	Retail Items for Midway Must Haves	11/26/2025	520.00	520.00	12/16/2025	11/26/2025
Total TNT WORKSHOP:						520.00	520.00		
ULINE									
2787	ULINE	Vendor Address	201463296	Kraft Paper, Red Tissue	12/05/2025	314.99	.00		01/05/2026
2787	ULINE	Vendor Address	201587029	3" CIRCLE CUSTOM LABEL	12/09/2025	114.77	.00		01/09/2026
Total ULINE:						429.76	.00		
VERIZON WIRELESS									
1305	VERIZON WIRELESS	Vendor Address	6129849000	PW	12/01/2025	305.08	305.08	12/16/2025	12/24/2025
1305	VERIZON WIRELESS	Vendor Address	6129849000	Tree USA	12/01/2025	40.01	40.01	12/16/2025	12/24/2025
1305	VERIZON WIRELESS	Vendor Address	6129849000	Streets	12/01/2025	40.01	40.01	12/16/2025	12/24/2025
1305	VERIZON WIRELESS	Vendor Address	6129849000	PLANNING	12/01/2025	39.68	39.68	12/16/2025	12/24/2025
1305	VERIZON WIRELESS	Vendor Address	6129849000	BUILDING	12/01/2025	84.97	84.97	12/16/2025	12/24/2025
1305	VERIZON WIRELESS	Vendor Address	6129849000	PW	12/01/2025	39.70	39.70	12/16/2025	12/24/2025
1305	VERIZON WIRELESS	Vendor Address	6129849000	Ice Rink	12/01/2025	92.59	92.59	12/16/2025	12/24/2025
2783	VERIZON WIRELESS	Vendor Address	6129882584	Cellular Service-Backnet	12/01/2025	238.74	238.74	12/16/2025	12/24/2025
1305	VERIZON WIRELESS	Vendor Address	6132369150	PUBLIC WORKS-Cell Phones	12/31/2025	265.06	.00		01/24/2026

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
1305	VERIZON WIRELESS	Vendor Address	6132369150	Tree USA	12/31/2025	40.01	.00		01/24/2026
1305	VERIZON WIRELESS	Vendor Address	6132369150	Streets	12/31/2025	40.01	.00		01/24/2026
1305	VERIZON WIRELESS	Vendor Address	6132369150	PLANNING	12/31/2025	39.68	.00		01/24/2026
1305	VERIZON WIRELESS	Vendor Address	6132369150	PUBLIC WORKs	12/31/2025	39.68	.00		01/24/2026
1305	VERIZON WIRELESS	Vendor Address	6132369150	Ice Rink	12/31/2025	92.59	.00		01/24/2026
1305	VERIZON WIRELESS	Vendor Address	6132369150	Credit On Account	12/31/2025	.02-	.00		01/24/2026
Total VERIZON WIRELESS:						1,397.79	880.78		
Verizon Wireless 442763705-00001									
3224	Verizon Wireless 442763705-000	Vendor Address	6132402297	Cellular Service	01/01/2026	238.74	.00		01/24/2026
Total Verizon Wireless 442763705-00001:						238.74	.00		
WASATCH AUTO PARTS									
1310	WASATCH AUTO PARTS	Vendor Address	330839	Vehicle rocker light panel assembly for vehicle replace	12/02/2025	31.98	.00		01/02/2026
1310	WASATCH AUTO PARTS	Vendor Address	330850	Polaris Flood Light Replacements	12/02/2025	19.99	.00		01/02/2026
1310	WASATCH AUTO PARTS	Vendor Address	330854	Tool for fire hydrant repair-Hexbit set	12/02/2025	8.49	.00		01/02/2026
1310	WASATCH AUTO PARTS	Vendor Address	330877	Snow Plow Dodge 350-Hydraulic coupler fittings sande	12/03/2025	173.81	.00		01/03/2026
1310	WASATCH AUTO PARTS	Vendor Address	331201	Wire Connector-For Sander Repairs	12/08/2025	43.98	43.98	12/16/2025	12/18/2025
1310	WASATCH AUTO PARTS	Vendor Address	331262	2018 Dodge service-replacement batteries	12/09/2025	179.99	.00		01/09/2026
1310	WASATCH AUTO PARTS	Vendor Address	331303	Brush drag unit-battery maintenance	12/09/2025	24.99	.00		01/09/2026
1310	WASATCH AUTO PARTS	Vendor Address	331795	Vehicle Cleaning Supplies	12/17/2025	59.93	.00		01/17/2026
1310	WASATCH AUTO PARTS	Vendor Address	332256	Vacumn Trailer Repair and Winterization	12/29/2025	53.94	.00		01/29/2026
1310	WASATCH AUTO PARTS	Vendor Address	332288	Vehicle Paint, Air Freshner, Glass Cleaner	12/29/2025	50.95	.00		01/29/2026
1310	WASATCH AUTO PARTS	Vendor Address	332461	glockenspiel lubricates for fan belt	12/31/2025	21.87	.00		01/31/2026
1310	WASATCH AUTO PARTS	Vendor Address	332582	Trailer Repair	01/05/2026	207.41	.00		02/05/2026
1310	WASATCH AUTO PARTS	Vendor Address	332619	Ranger Gas Cap Replacement	01/05/2026	9.98	.00		02/04/2026
Total WASATCH AUTO PARTS:						887.31	43.98		
Wasatch County									
2380	Wasatch County	Vendor Address	ELE-2502	2025 Primary Election	12/23/2025	9,885.66	.00		01/23/2026
2380	Wasatch County	Vendor Address	ELE-2502	2025 General Election	12/23/2025	10,910.26	.00		01/23/2026
Total Wasatch County:						20,795.92	.00		
WASATCH COUNTY SOLID WASTE									
1360	WASATCH COUNTY SOLID WAS	Vendor Address	.80293 12/25	.80293 CENTENNIAL PARK	12/01/2025	141.00	141.00	12/16/2025	12/19/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	.80294 HAMLE	.80294 Hamlet Park	12/01/2025	70.50	70.50	12/16/2025	12/19/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
1360	WASATCH COUNTY SOLID WAS	Vendor Address	.90042 COMM	.90042 Community Center	12/01/2025	224.50	224.50	12/16/2025	12/19/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	.90291 12/25	.90291 PARK & OFFICES	12/01/2025	47.00	47.00	12/16/2025	12/19/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	.90292 12/25	.90292 Cemetery	12/01/2025	110.00	110.00	12/16/2025	12/19/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	.90638 12/25	.90638 MICHIE LANE	12/01/2025	47.00	47.00	12/16/2025	12/19/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	.93287 12/25	.93287 MIDWAY CITY SHOP	12/01/2025	110.00	110.00	12/16/2025	12/19/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	36040	Parking Lot Vinyl Fence Desposal	12/15/2025	44.00	.00		12/15/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	36445	New Table Packaging Disregarded	12/23/2025	20.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	36449	Disregarding of New Table Packaging	12/23/2025	20.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	76091 1/2026	.76091 VALAIS & ALPENHOF	01/01/2026	280.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	80293 1/2026	.80293 Cenntennial Park	01/01/2026	141.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	80295 1/2026	.80294 Hamlet Park	01/01/2026	70.50	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90042 JAN 202	.90042 Community Center	01/01/2026	110.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90291 1/2026	.90291 PARK & OFFICES	01/01/2026	47.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90292 1/2026	.90292 Cemetery	01/01/2026	110.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90638 1/2026	.90638 Michie Lane	01/01/2026	47.00	.00		01/23/2026
1360	WASATCH COUNTY SOLID WAS	Vendor Address	93287 1/2026	.93287 Shop	01/01/2026	110.00	.00		01/23/2026
Total WASATCH COUNTY SOLID WASTE:						1,749.50	750.00		
WASATCH COUNTY SPEC SRV AREA 1									
1556	WASATCH COUNTY SPEC SRV	Vendor Address	2025 ANNUAL	2025 Annual Bill-158 acre ft. of M&I water	11/25/2025	42,660.00	42,660.00	12/16/2025	12/31/2025
1556	WASATCH COUNTY SPEC SRV	Vendor Address	2025 ANNUAL	2025 Annual Bill-28.82 acre ft. of M&I water	11/25/2025	7,781.40	7,781.40	12/16/2025	12/31/2025
1556	WASATCH COUNTY SPEC SRV	Vendor Address	2025 ANNUAL	Credit	11/25/2025	10,088.28-	10,088.28-	12/16/2025	12/31/2025
Total WASATCH COUNTY SPEC SRV AREA 1:						40,353.12	40,353.12		
WAVE PUBLISHING									
1365	WAVE PUBLISHING	Vendor Address	J88558	Window Envelopes	11/19/2025	228.00	228.00	12/16/2025	12/05/2025
Total WAVE PUBLISHING:						228.00	228.00		
WELLS FARGO TRADE CAPITAL									
2965	WELLS FARGO TRADE CAPITAL	Vendor Address	542245	Retail Items for Midway Must Haves	11/07/2025	855.21	855.21	12/16/2025	12/07/2025
Total WELLS FARGO TRADE CAPITAL:						855.21	855.21		
WESTERN CONSTRUCTION MATERIALS LLC									
3274	WESTERN CONSTRUCTION MA	Vendor Address	31393	Restock Material: Road Base and 3/4" Rock	11/19/2025	1,802.15	1,802.15	12/16/2025	12/19/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total WESTERN CONSTRUCTION MATERIALS LLC:						1,802.15	1,802.15		
WEX BANK									
1821	WEX BANK	Vendor Address	109052965	SINCLAIR-FUEL	11/30/2025	229.74	229.74	12/16/2025	12/26/2025
1821	WEX BANK	Vendor Address	109723466	SINCLAIR-FUEL	12/31/2025	444.77	.00		01/26/2026
Total WEX BANK:						674.51	229.74		
WHEELER MACHINERY CO									
1375	WHEELER MACHINERY CO	Vendor Address	PS002021282	Backhoe Service Repair Parts	01/07/2026	447.80	.00		01/07/2026
1375	WHEELER MACHINERY CO	Vendor Address	RS0000340051	Finance Charge	12/31/2025	97.31	.00		12/31/2025
1375	WHEELER MACHINERY CO	Vendor Address	RS0000340051	Backhoe Rental	11/23/2025	5,625.00	.00		12/23/2025
1375	WHEELER MACHINERY CO	Vendor Address	RS0000340051	Backhoe Rental	11/23/2025	5,625.00	.00		12/23/2025
1375	WHEELER MACHINERY CO	Vendor Address	RS0000340051	Backhoe Rental	11/23/2025	5,625.00	.00		12/23/2025
1375	WHEELER MACHINERY CO	Vendor Address	RS0000340051	Backhoe Rental	11/23/2025	5,625.00	.00		12/23/2025
Total WHEELER MACHINERY CO:						23,045.11	.00		
Grand Totals:						930,150.17	522,546.80		

Dated: _____

City Treasurer: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.



Memo

Date: January 20, 2026
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the December 17, 2025 City Council Regular Meeting

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

The following change(s) were made since the City Council received a copy via email, and a copy was posted on the City's website:

- Council Member Simons was noted as recused and not present for the motion regarding the Chalets on the Creek HOA's appeal.

Please contact me if you have any questions

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

**Wednesday, 17 December 2025, 6:00 p.m.
Midway Community Center, City 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. She excused Council Member Drury.

Members Present

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

Staff Present

Corbin Gordon, City Attorney
Michael Henke, City Planning Director
Camille Palmer, Mayor's Assistant
Brad Wilson, City Recorder

Members Excused

Jeff Drury, Council Member

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 17 December 2025 City Council Meeting
- b. Warrants
- c. Minutes of the 2 December 2025 City Council Regular Meeting
- d. Conclude the warranty period and release the remainder of the bond for the Scotch Fields PUD, Phases 4 and 5, located at 1400 North Canyon View Road subject to the payment of all fees due to Midway City.

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

Mayor Johnson read the consent agenda.

Motion: Council Member Simons moved to accept the consent agenda items 2a through 2d 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	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

3. Appeal of Administrative Decision / Homestead Golf Course Site Disturbance (Norm Henderson, Chalets on the Creek HOA President – Approximately 20 minutes) – Deliberate and possibly decide on an appeal, by the Chalets on the Creek HOA, of the issuance by the Midway City Planner of a site disturbance permit for the Homestead Golf Course located at 700 North Homestead Drive. **Continued from the 2 December 2025 Council Regular Meeting.**

Mayor Johnson made the following comments:

- The appeal was continued from the December 2, 2025, council meeting.
- The Council, acting as an appeals board, would deliberate that evening.
- It would only consider the appeal of the site disturbance permit.
- The appellant, the Chalets on the Creek HOA, had been given 10 days to submit a written rebuttal.
- No oral presentation would be allowed that evening.

Council Member Simons made the following comments:

- Information presented regarding his relationship with the Homestead Resort was not correct.
- However, to be transparent he would recuse himself from consideration of appeal and leave the room.

Note: Council Member Simons left at 6:08 p.m.

Council Member Orme made the following comments:

- Read all the information provided to the Council.

- Did not have any questions.

Council Member Simonsen stated that he read and understood the information provided.

Council Member Payne made the following comments:

- Read all the information provided to the Council.
- Believed that the site disturbance permit was issued properly.
- The appellant claim that the Homestead Golf Course was illegally approved was 38 years too late.

Motion: Council Member Payne moved to deny the appeal, including all the findings from Corbin Gordon’s presentation at the December 2, 2025 council meeting, and direct Mr. Gordon to draft a decision in written form to be approved at the administrative appeal board at the next council meeting.

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	Recused and not Present
Council Member Simonsen	Aye

Note: Council Member Simons returned at 6:12 p.m.

4. Lunding Property / Revised Documents (Corbin Gordon, City Attorney – Approximately 30 minutes) – Discuss and possibly approve revised documents related to the Lundin property, located at 900 West Bigler Lane, and its preservation as open space.

Corbin Gordon made the following comments:

- The City had worked for a year to prepare acceptable terms for a conservation easement for the Lundin’s property.
- Received an email from the Lundin’s attorney indicating that no further action could be taken on because a settlement agreement with Ronnie, a brother, and Terry, a sister-in-law, had expired.
- Did the Council want him to spend any more time on the issue?
- The Lundin family did not have the authority to enter into any agreements because the settlement agreement had lapsed.
- Did not provide the updated documents to the Council.
- All of the documents had been drafted but he did not finalize them after receiving the email from the Lundin’s attorney.

Wendy Fisher, Utah Open Lands Executive Director, made the following comments:

- Did not represent the Lundins.
- Acknowledge Mr. Gordon's time revising the needed documents.
- The parties were close to agreeing on terms to preserve the open space.
- The Lundins needed to know that there were final documents that all parties would sign.
- Requested several changes to the documents.
- The Lundin family execute the documents when they had authority.
- Section 2.3 should state that the water rights were part of the conservation easement.
- Utah Open Lands would co-own but not directly own the water rights.

Note: Nora Lundin arrived at 6:18 p.m.

- Section 2.2.1 should clarify that the Lundins could pay back Wasatch County.
- Section 2.3.2 should clarify that Utah Open Lands would co-hold the water rights.
- Section 3.1 needed to include Ronnie and Terry.
- Section 4.5 should state that the Lundins could record the conservation easement as soon as they determined additional funds would not be available.
- Conceptually the documents could be finalized, executed by all parties, and Midway City and Wasatch County would pay their money to the Lundins. The Ronnie and Terry would then be paid and the rest of the family could seek additional funding.

Mr. Gordon made the following additional comments:

- Could update the documents with Ms. Fisher's changes.
- The City could not leave its offer open forever.
- Did not want to go through more negotiations and the Lundins were not willing to sign.
- Could finalize the documents in a form that the Council could approve.

Council Member Payne indicated that the documents should prohibit the Lundins from selling the water rights.

Nora Lundin made the following comments:

- Needed the City's help to complete the preservation of the open space.
- Could not go back and ask Ronnie and Terry for more time.
- Mr. Gordon needed to indicate to the Lundins attorney that executable documents were ready. Their attorney could then go to Ronnie and Terry's attorney.
- Mr. Gordon needed to help Wasatch County complete the proposal.
- Thought that Ronnie and Terry would sign if they knew they would be paid within 48 hours.
- Hoped to have everything completed by Christmas but needed it done by the end of the year.

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

- Any time line for completion needed to be accurate and could not be missed.
- Did the documents need to be brought back before the Council for approval? Mr. Gordon preferred that the documents be finalized and then brought back to the Council.
- The revised documents could be provided to John Woodard, Wasatch County Attorney's office. Mr. Gordon indicated that they could be finalized by the end of the week and then provided to Mr. Woodard.

Mr. Gordon made the following additional comments regarding recent changes to the documents:

- Reference to since resolved lawsuit regarding the property had been removed.
- The water rights would be held in escrow but the Lundins would not sign the certificates.
- A notice of interest would be filed with the Midway Irrigation Company regarding the certificates. It would require both the City and the County to approve any changes to the water rights.
- If additional funding, including from the NRCS, was not received within three years and 180 days then the money paid by the City and County would be returned with interest and the conservation easement would be invalidated. Ms. Lundin clarified that after that time period the conservation easement would be recorded to prevent her family from not doing anything.

Council Member Payne asked if the Council could approve the documents that evening and authorize the Mayor to sign them based on the discussion that evening. Mr. Gordon responded that it could.

Mayor Johnson indicated that she would be available the next and then the following Monday to sign the documents.

Mr. Gordon asked how long it would take the City to pay the Lundins. Brad Wilson thought 24 business hours.

Ms. Lundin said that she spoke to County Council Member Colleen Bonner who said the next County Council meeting would be in January. She again asked Mr. Gordon to work with the County to expedite the process. Mr. Gordon responded that he would work as quickly as possible.

Ms. Lundin thought that Ronnie and Terry would authorize the deal if they knew they would be paid immediately and not that the executable documents had been prepared.

Motion: Council Member Payne moved to approve the documents based on the explanation given that evening and authorized the Mayor to sign them.

Second: Council Member Orme seconded the motion.

Discussion: Mayor Johnson noted that the Council also had to approve the deal for the City to pay any money.

Council Member Simonsen approved of the County also making minor edits.

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	Aye

Mayor Johnson thanked Ms. Lundin.

5. Wildland Urban Interface Modifications / Map (Mayor Johnson – Approximately 5 minutes) – Receive a report on modifications to wildland urban interfaces and adopting an associated map.

Mayor Johnson made the following comments:

- The State of Utah adopted new requirements for wildland urban interfaces.
- She and Council Member Simons attended a meeting regarding the new requirements.
- The State would create a urban interface map.
- Everyone would have to pay for mitigation efforts in the interface but those certain locations would have to pay more.
- The State wanted local governments to adopt a resolution of support the map but the map had not been completed.
- The City was on record that it would consider a resolution when the map was completed.

6. Adjournment

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

The meeting was adjourned at 6:44 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: January 13, 2026
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the January 5, 2026 Swearing-In Ceremony

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

**MINUTES OF THE
MIDWAY CITY COUNCIL
(Swearing-In Ceremony)**

**Monday, January 5, 2026, 12:00 p.m.
Midway Community Center, City 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. 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. Welcome

Brad Wilson welcomed those in attendance at 12:05 p.m.

Members Present

Celeste Johnson, Mayor
Craig Simons, Mayor-Elect / Council Member
Andy Garland, Council Member-Elect
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member-Elect / Council Member

Staff Present

Various city staff were present

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

2. Swear In Craig Simons as the Mayor of Midway City

Mr. Wilson swore in Craig Simons as the mayor of Midway City.

Mayor Simons gave a short speech.

3. Swear in JC Simonsen as a Member of the Midway City Council

Mr. Wilson swore in JC Simonsen as a member of the Midway City Council.

Council Member Simonsen gave a short speech.

4. Swear in Andy Garland as a Member of the Midway City Council

Mr. Wilson swore in Andy Garland as a member of the Midway City Council.

Council Member Garland gave a short speech.

5. Conclusion

The ceremony concluded at 12:20 p.m.

Craig Simons, Mayor

Brad Wilson, Recorder

DRAFT



RESOLUTION 2026-01

A RESOLUTION BY THE MIDWAY CITY COUNCIL APPROVING COMPENSATION FOR SERVICE ON VARIOUS BOARDS OF DIRECTORS

WHEREAS the City Council has analyzed, as required by Utah Code Ann. § 11-13-403, the duties and responsibilities of the Mayor's or Council Member's service on the attached boards of directors and considered the appropriate compensation for their service and time commitment on the board.

NOW THEREFORE, BE IT RESOLVED BY THE MIDWAY CITY COUNCIL AS FOLLOWS:

1. The boards' annual stipend to the Mayor or Council Member, as attached, fairly reflects the responsibilities and duties of a director serving on the boards and does not duplicate the City's compensation for the Mayor's or Council Member's service, as mayor or a council member.
2. Pursuant to Utah Code Ann. § 11-13-403, the City Council hereby approves the Mayor's or Council Member's receipt of the stipend as compensation for service on the boards during calendar year 2026.
3. The Midway City Recorder is hereby directed to provide the secretaries of the various boards with an executed copy of this resolution.

PASSED AND ADOPTED by the Midway City Council on the day of 2026.

MIDWAY CITY

Craig Simons, Mayor

ATTEST:

Brad Wilson, Recorder

(SEAL)

DRAFT

Exhibit A

Board	Stipend/Compensation
Heber Light & Power Company	\$475.32/month
Heber Valley Special Service District	\$350.00/month
Midway Irrigation Company	\$50/meeting
Midway Sanitation District	\$416.67/month

DRAFT



Memo

Date: January 12, 2026
To: Mayor, City Council and Staff
Cc: File
From: Brad Wilson, City Recorder/Financial Officer
RE: Appointment of Recorder and Treasurer

Utah Code 10-3-916 requires that "...the mayor, with the advice and consent of the city council, shall appoint a qualified person to the office of city recorder and a qualified person to the office of city treasurer."



Memo

Date: January 12, 2026
To: Mayor, City Council and Staff
Cc: File
From: Brad Wilson, City Recorder/Financial Officer
RE: Crime Insurance

Utah Code 10-3-831 requires that "...the legislative body of each municipality shall set the amount of crime insurance required for each municipal officer." Municipal officers are defined as the mayor, each member of the municipal legislative body, the municipal treasurer, and any individual whom the municipal legislative body requires to obtain crime insurance. The current coverage is a maximum of \$5 million aggregate and \$5 million per wrongful act.

Please contact me if you have any questions.

Corbin B. Gordon, #9194
GORDON LAW GROUP, P.C.
322 East Gateway Drive, Suite 201
Heber City, UT 84032
Phone: 435-657-0984
cgordon@utglg.com

Attorney for Midway City

**BEFORE THE MIDWAY CITY COUNCIL
MIDWAY CITY, UTAH
(SITTING IN A QUASI-JUDICIAL CAPACITY AS AN APPEAL AUTHORITY)**

CHALETS ON THE CREEK HOMEOWNERS
ASSOCIATION,

Appellant,

vs.

MIDWAY CITY,

Appellee.

**RULING ON APPEAL OF
ADMINISTRATIVE DECISION
ON SITE DISTURBANCE PERMIT**

PROCEDURAL STATUS

1. Homestead Group LLC ("Homestead") applied for and was issued a Site Disturbance Permit by the Midway City Planning Department to conduct landscaping and site-related improvements on the existing Homestead golf course.
2. On or about September 15, 2025, the Planning Department issued the Site Disturbance Permit, determining that the proposed work qualified for such permit based on the continued lawful existence of the golf course.
3. Chalets on the Creek Homeowners Association ("Chalets") filed a timely appeal of the issuance of the Site Disturbance Permit, asserting that the Planning Department erred by failing to determine whether the golf course had been legally established prior to construction in or about 1989.
4. A hearing on the appeal was held before the Midway City Council sitting as the Land Use Appeal Authority, at which the City, Homestead, and Chalets were provided the opportunity to present argument and evidence.
5. The City Council has reviewed the appeal de novo, including the written appeal materials, the City's response, historical records, and the arguments presented at the hearing.

FINDINGS OF FACT

1. The Homestead golf course was proposed and reviewed by the Midway City Council in 1987 under zoning then in effect, including R-1-A and R-4 zones.
2. On October 5, 1987, the City Council determined that a golf course was sufficiently similar to listed conditional uses within the applicable zoning districts and authorized Homestead to apply for a conditional use permit.
3. On November 5, 1987, following review, the Midway City Council approved a Conditional Use Permit authorizing construction and operation of the golf course.
4. On December 3, 1987, the City Council adopted Ordinance 87-4 creating the R-5 zone to allow residential development around the golf course. The golf course itself was not approved under the R-5 zone but had already been approved by conditional use.
5. Landscaping and grading associated with construction of the golf course commenced thereafter. Building permits were not required for landscaping or grading activities associated with golf course construction.
6. The golf course has existed, operated continuously, and been relied upon by the City and surrounding development for more than thirty-eight (38) years.
7. Chalets possesses and had access to City records demonstrating approval of the golf course prior to filing the present appeal.
8. The Site Disturbance Permit at issue authorizes limited landscaping and site work and does not expand, intensify, or change the approved use of the property as a golf course.
9. The appeal is based solely on Chalets' assertion that the City failed to establish that the golf course was legally approved in the late 1980s.

INCORPORATION OF RECORD AND LEGAL AUTHORITIES

1. The City Council expressly adopts and incorporates by reference all legal authorities, arguments, analyses, and citations presented by the City Attorney in written submissions and in the presentation to the City Council, including but not limited to the PowerPoint presentation, correspondence, staff materials, and other documents admitted into the record in connection with this appeal. The Administrative Appeal, PowerPoint presentation, and other relevant documents, are attached to this Ruling as Exhibit A-J. These documents constitute the certified record for the Council's deliberation of the Chalets appeal. All such materials are made part of the administrative record and are relied upon by the City Council in reaching its decision.

2. To the extent any finding or conclusion herein could be supplemented or clarified by reference to those materials, the City Council intends that such materials provide additional support for this decision.

CONCLUSIONS OF LAW

1. The Midway City Council has jurisdiction to hear this appeal pursuant to Midway City Code and Utah law.
2. Land use approvals issued by a municipality become final if not timely appealed. Under Utah law, including both pre-LUDMA common law and Utah Code Ann. § 10-9a-704 (renumbered as § 10-20-1104 effective Nov. 6, 2025), challenges to land use decisions must be brought within a reasonable and limited period of time.
3. No appeal or legal challenge was filed regarding the approval of the Homestead golf course in 1987–1989. Any attempt to challenge the legality of that approval more than three decades later is barred by applicable statutes of limitation, the doctrine of laches, and principles of finality.
4. Utah courts have consistently held that final land use decisions may not be collaterally attacked years later, even where illegality is alleged.
5. The evidence in the record establishes that the golf course was lawfully approved through a conditional use permit issued by the City Council in 1987.
6. Allegations that Ordinance 87-4 is invalid, that zoning maps were improperly adopted, or that additional permits were required are unsupported by law, fact, or legal authority and do not invalidate the prior approval.
7. Even if any alleged defect had existed, such claims are untimely and legally barred.
8. The Planning Department acted within its authority in issuing a Site Disturbance Permit for landscaping work associated with an existing, lawfully established golf course.
9. Chalets' arguments regarding variances misunderstand Utah land use law. Variances do not authorize prohibited uses, and no variance would be applicable or required under the circumstances presented.
10. The Council finds no legal conflict of interest or improper conduct by City staff or legal counsel.

DECISION

The appeal filed by Chalets on the Creek Homeowners Association is hereby **DENIED**.

The Midway City Council finds that:

- a. The Homestead golf course was legally approved;
- b. Any challenge to that approval is long since barred;
- c. The Site Disturbance Permit was properly issued; and
- d. There is no basis in law or fact to reverse or condition the permit.

The Site Disturbance Permit issued to Homestead Group LLC shall remain in full force and effect.

RIGHT TO APPEAL

Pursuant to Utah Code § 10-9a-801, this decision may be appealed to the District Court within thirty (30) days of the date of issuance.

DATED this ____ day of January, 2026.

Craig Simons
Midway City Mayor

Exhibit A

Midway City Corporation

75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

December 2, 2025

ADMINISTRATIVE APPEAL

Overview of Appeal Process:

I. Call meeting to order:

Narrative: It is 5:00 pm on December 2, 2025. We are assembled in the Midway City Council chambers for an Administrative Appeal. This is an administrative appeal from a final land use decision rendered by Mr. Michael Henkie, Midway City Planner relating to issuing a site disturbance permit to the Homestead.

On October 14, 2025, Chalets on the Creek submitted an appeal of the issuance of the site disturbance permit based on the argument that the Homestead Golf Course was no legally established in 1989.

The Midway City Code provides that the Appellant can appeal and Administrative Decision within thirty (30) days of the final decision. The site disturbance permit was issued on September 15, 2025, and Appellant in this case requested this appeal on October 14, 2025, so the appeal is timely.

According to the Midway City Code, the City Council shall be the appeal authority of all non-variance land use decisions in which the City Council has not first acted as the land use authority. This is a non-variance land use decision, and the City Council did not act as the land use authority in this matter. Therefore, the City Council is properly acting as the appeal authority. As mayor, I'm here to conduct

the appeal but will not participate in the deliberations or decision. That decision will be made by the Council.

The Standard of Review that the City Council shall use in this appeal is *de novo*. That is a legal term meaning “anew” or “afresh”. In other words, the City Council does not favor one side or the other, but takes an unbiased and impartial look at the evidence presented by each side, and then issues a ruling. However, the burden of proof in this matter is on the Appellant. In other words, the Appellant has the burden of proving that the Administrative Decision is incorrect.

The City Council, as the Appeal Authority, is required to interpret and apply the law and existing ordinances to the facts of the case to determine if the Administrative Decision was correct or incorrect.

The City Council is making a record of these proceedings. That means that the proceedings will be recorded and transcribed. All properly submitted materials from both sides for tonight’s hearing will also be made a part of the record. In addition, the following are also made a part of this record:

Documents Already Part of the Record.

1. Appeal letter dated October 15, 2025 from the Chalets on the Creek HOA.
2. Power Point Presentation submitted by Midway City.
3. Historical documents associated with approval of the Homestead Golf Course.
4. The existing Midway City Code is also a part of the record.

This is not a public hearing. The City Council does not take public comment during this appeal. It is a public meeting, but audience members shall refrain from interrupting in any way the proceedings.

The standard process of appellate boards and courts will be generally followed. All materials and argument received by the Appeal Authority must be relevant to the subject of the appeal, which is limited to the question of whether the Homestead Golf Course was legally approved in 1989.

The hearing shall be conducted as follows:

The Appellant shall have twenty (20) minutes to make its initial presentation. The presentation may be made by the Appellant or by legal counsel.

The Appellee (Midway City) shall then have twenty (20) minutes to make its presentation. The presentation may be made by the Appellee or by legal counsel.

The Appellant shall then have five (5) minutes to make a final summation.

The Appellee shall then have five (5) minutes to make a final summation.

The Appeal Authority may ask questions of the speakers. Questions and answers shall be included in the time allowances discussed above. Please keep questions short and to the point to allow the speaker as much time as possible to make their presentation.

A presenter may use less than their allotted time, but may not go over time.

The hearing shall be conducted in an orderly and respectful manner. No public comment will be taken, and no outbursts, comments or statements from the public will be allowed. Signs are not allowed in the hearing room.

The Administrative Appeal has appointed Brad Wilson as the timer. The Timer will keep time for each presentation, and shall indicate to the presenter when they have five (5) minutes left, when they have one (1) minute left, and when time is up. Presenters shall complete their presentation promptly on time.

Following the hearing, the Administrative Appeals Board may issue a ruling at the hearing, or may take the matter under advisement and issue a ruling within a reasonable time.

Generally, the administrative ruling will either uphold the final decision of the administrative officer (the Midway City Planner) or will overturn the final decision of the administrative officer. If the Administrative Appeals Board decision is to overturn the administrative officer, the matter would normally be sent back to the Planning office for processing consistent with the Appeals Board decision.

II. Proceed with Hearing

III. RECESS FOR DELIBERATION

Exhibit B

Appeal Hearing – Midway City Council December 2, 2025

My name is John Reeves, I'm representing Chalets on the Creek HOA, a PUD which is adjacent to the Homestead Golf Course along the 11th and 13th holes.

I am here today to appeal the Midway City Planning Department issuance of a site disturbance permit to the Homestead Group LLC on September 15, 2025 for the redevelopment of the Homestead Golf Course. We believe the Midway City Planning Department erred in issuing that permit to the Homestead Group as an existing nonconforming use since we have found significant evidence on the record that the golf course did not fit into the zoning code when a Letter of Commitment was signed in June 1988 and construction began in 1989 as follows:

1. Ordinance 87-3 (April 3, 1987) does not list a golf course as a permitted, conditional or other use in the R-4 or R1-A zones.
2. Ordinance 87-4 (December 3, 1987) amended the existing zoning code to create a new R-5 zone to allow for a golf course, however, it was not signed by the mayor as required thus the ordinance was never in effect.
3. Ordinance 87-4 does not explicitly specify a golf course as a permitted, conditional or other use in the R-5 zone. MMC 16.13.320 requires that a use be expressly stated otherwise it is prohibited.
4. Ordinance 87-4 does not include, or reference to a zoning map making it impossible for the city to issue a building permit or a Certificate of Zoning compliance for a specific location.
5. Midway City has a 1990 zoning map but no evidence it was approved by separate ordinance. Without a valid zoning map there would not have been possible to issue a building permit.
6. The 1990 zoning map is dated January 1990 and the construction began in 1989 so it couldn't have been used to determine zoning compliance.
7. We have found no evidence that a written building permit and Certificate of Zoning Compliance was ever issued by Midway City which was a clear violation of the MMC at the time (02.1101 and 02.1107).

Simply put, if the golf course was never legally established, it cannot be considered a legal nonconforming use now. Midway City failed to properly amend the zoning code back in 1987 to allow for a golf course to be constructed and operate within the original R4 or the newly created R5 zones. In addition, we have found no evidence to suggest that a building permit or a Certificate of Zoning Compliance was issued by Midway City in 1989 for the initial construction of the course (a direct violation of city code at the time). The city should have required that the Homestead Group LLC produce such evidence for a certificate of zoning compliance before the recent site disturbance permit was issued. It appears that instead of a building permit the city allowed the course to be constructed with only a Letter of Commitment from the land owners who granted easements to the Homestead Golf Club - even though that commitment was only so that a building permit could be processed. Without a building permit, there was no Legal Description of the Property, another fatal flaw in the process. Perhaps the most egregious issue is that a large portion of the course was constructed along Snake Creek and within the extensive Snake Creek wetlands without the appropriate permits as far as we can tell. To build this portion of the course would have required a dredge and fill permit from the US Army Corps of Engineers under the clean water act. None of the above legal requirements have a statute of limitations and every day is considered a new violation. These violations have been occurring over the past 30 years.

In summary, we believe the Planning Department greatly erred in issuing the recent site disturbance permit without two very important components: a legal description of the property and a Certificate of Zoning Compliance. A legal description is so fundamental - that alone would invalidate the entire permit. The certificate of zoning compliance would have evaluated all the zoning and permitting requirements previously discussed. Processing a certificate of zoning compliance would have required that the applicant provide proof that a building permit and a certificate of zoning compliance had been issued to prove legal establishment of the course when first constructed in 1989. If a certificate of zoning compliance could not be issued, the Homestead Group LLC would have been required to apply for a variance to the existing code to allow the course to be redeveloped. The Homestead Group would have had to explain why it is in the city's best interest to allow an extremely narrow course to be reconstructed in a dense residential area and a reputation for improperly and unfairly treating property owners around the course. In conclusion, we request that the City Council revoke the site disturbance permit issued on September 15, 2025 which we believe invalid for the aforementioned reasons. To move forward, the city should insist that the Homestead Group apply for a variance so that the golf course can be properly vetted and concerns from the various stakeholders be heard.

CHALETS ON THE CREEK HOMEOWNERS ASSOCIATION

104 EAST 600 SOUTH #843

HEBER CITY, UTAH 84032

October 14, 2025

Celeste Johnson, Mayor

75 North 100 West

Midway City, UT 84049

APPEAL – The Homestead Golf Course Improvements Site Disturbance Permit

Dear Mayor Johnson -

Chalets on the Creek HOA appeals the recent Site Disturbance Permit issued to the Homestead Group LLC by Michael Henke and Wes Johnson on September 15, 2025. Our understanding is that the Midway City Planning Department determined that a Site Disturbance Permit was the appropriate permitting instrument because it believes the golf course was a grandfathered nonconforming use. We appeal this determination because we have found no evidence that the planning department actually evaluated whether the golf course had been legally established in 1989 before issuing the permit last month. We are very surprised that the Homestead Group did not request such a certification before it applied for the site disturbance permit from Midway City since an original building permit for the golf course does not seem to exist. Also surprising is that the city did not require its own certification before issuing the permit or proclaiming to the public that the golf course was an existing use that was grandfathered in and couldn't be changed. It appears that making such a proclamation in the absence of an actual certification and not conducting public hearings could be seen as purposeful subterfuge to negate any accountability for placing a poorly designed golf course in what has become a densely populated residential zone (R-1-15). It has been used as an excuse to take no actions or set any conditions on the permit recently issued to protect the health and safety of citizens owning property adjacent to the golf course.

The way we see it, if the golf course was not legally established the Homestead Group would have been required to apply for a variance to the current zoning regulations. This would have required public hearings where the public could have formally provided input on what would

be needed for the course to continue to operate safely in a residential zone. If approved, the city would have been required to issue a conditional use permit, again with public hearings, to redevelop the course where specific conditions could be set.

Because of this, we believe the Planning Department erred in issuing a site disturbance permit for a golf course since there appears to be significant evidence on the record that golf course was not legally established as a nonconforming use when first constructed in 1989 as follows:

1. Ordinance 87-4 (December 3, 1987) was passed to create an R-5 zone to accommodate a golf course, but it was signed by the city Recorder rather than the Mayor invalidating the ordinance.
2. Ordinance 87-4 does not explicitly specify a golf course as a permitted, conditional or other use in the R-5 zone.
3. Ordinance 87-4 does not approve or include reference to a zoning map making it impossible to implement a construction permit for a specific location.
4. No evidence that the 1990 zoning map was approved by separate ordinance. Without an approved zoning map, a construction permit could not have been issued.
5. Ordinance 87-3 (April 3, 1987) does not list a golf course as a permitted, conditional or other use in the R-4 or R1-A zones.
6. The 1990 zoning map is dated January 1990 and the construction began in 1989 so it couldn't have been used for permitting purposes.
7. There is no evidence that a written building permit was issued by Midway City for the construction of the golf course.

Simply put, if the golf course was never legally established, it cannot be considered a nonconforming use now. Current zoning code prohibits golf courses in the R-1-15 zone. We request Midway City withdraw the current Site Disturbance Permit, suspend all work, and require that the Homestead Group apply for a variance to allow the golf course to be redeveloped within the current zoning. Once approved, the city should require that the course be permitted using a conditional use permit where the city will be required to conduct public hearings and establish conditions to mitigate the effects of operating a narrow golf course in a well-developed residential area where the use is prohibited because of the negative effects on people and property.

It should be noted that the Chalets on the Creek is in favor of the Golf Course Redevelopment, but we believe the owners should be held accountable for code violations during construction and take reasonable measures to protect the people and residential properties that are closely packed along it. We request that if legal counsel is required, that the City not use Gordon Law Group (Midway's usual city attorney), since the firm has exhibited a strong negative bias against Chalets on the Creek

HOA president Norm Henderson. In addition, Mr. Henderson was told by Ben Shakespeare in February that he already had had several ex parte conversations with Corbin Gordon regarding the site disturbance permit without the planning department representatives in attendance.

Best Regards,

/s/ Norm Henderson
President, Chalets on the Creek HOA

/s/ John Reeves
Secretary/Treasurer, Chalets on the Creek HOA

Exhibit C



APPEAL -- HOMESTEAD

INTRODUCTION

- Chalets on the Creek (Chalets) has filed an appeal of Midway City's site disturbance permit issued to the Homestead based on the following theory:
- “Our understanding is that the Midway City Planning Department determined that a Site Disturbance Permit was the appropriate permitting instrument because it believes the golf course was a grandfathered nonconforming use. We appeal this determination because we have found no evidence that the planning department actually evaluated whether the golf course had been legally established in 1989 before issuing the permit last month.”
- THIS IS THE ONLY THEORY UPON WHICH THE APPEAL IS BASED
- Before addressing any of the substantive arguments there are numerous legal doctrines that apply to the situation, wherein neither Chalets nor Midway City may revisit an approval issued 38 years ago.



THE APPEAL FAILS BECAUSE THE STATUTE OF LIMITATIONS HAS RUN

- There are three theories upon which a statute of limitations applies, and none work:
- **LUDMA:** Under the current version of the Utah Municipal Land Use, Development, and Management Act (LUDMA) — in particular § 10-9a-704 — a municipality must adopt an ordinance setting a “reasonable time” (but not less than 10 days) for an appeal of a written decision of a land-use authority. In the absence of such ordinance, the statute prescribes 10 calendar days to appeal.
 - No appeal of the decision was filed.



THE APPEAL FAILS BECAUSE THE STATUTE OF LIMITATIONS HAS RUN

- **Pre-LUDMA case law** → Even if the challenger argues LUDMA doesn't apply because the decision predates 2005 (the year LUDMA was enacted), Utah case law still applies and case law at the time still required prompt challenge.
- **Salt Lake County v. Board of Education of Salt Lake City, 740 P.2d 284 (Utah 1987)**
- **Holding:** The Utah Supreme Court held that when a statute or ordinance does not specify a time to appeal an administrative decision, the challenger must bring the action “**within a reasonable time**”—and that this requirement is **strict**.
- The Court stated:
- When no time limit is established by statute or ordinance, a challenge must be brought **within a reasonable time**, which is determined by the **need for finality in government decisions**.
- It was repeatedly cited in later zoning cases to justify **strict, prompt deadlines**. See **McDonald v. Price, 784 P.2d 311 (Utah 1989)** (decision directly interpreting the pre-1987 rule). This case came two years after 1987 and explicitly applied the “reasonable time” rule to **land-use decisions** where no appeal period existed.



THE APPEAL FAILS BECAUSE THE STATUTE OF LIMITATIONS HAS RUN

- **Fox v. Park City, 2008 UT 85**
- The court held that residents **cannot collaterally attack a long-final land-use decision** by repackaging it as a new legal theory.
- After the appeal period expires, **the decision is final, regardless of alleged illegality.**
- **Gillmor v. Summit County, 2010 UT 69**
- The Utah Supreme Court held that:
- A land-use decision becomes **final and unassailable** after the statutory time expires.
- **Collateral attacks years later are barred**, even if the original approval was wrongly issued.
- **Creer v. Spanish Fork, 2021 UT App 88**
- A resident tried to challenge a decades-old subdivision claim on illegality grounds. The court held:
- “Final land-use decisions are not subject to later attack, even if the challenger alleges the decision violated the law.”



THE APPEAL FAILS BECAUSE THE STATUTE OF LIMITATIONS HAS RUN

- **General statutes of limitation** → § 78B-2-302 requires cases brought against “counties, towns and cities” to be **within one year**. § 78B-2-310: Actions against public officers -- **Within six years**. An action by the state, an agency, or a public corporation against a public officer for malfeasance, misfeasance, or nonfeasance in office or against a crime insurance policy in relation to the public officer's duties may be brought within six years after the officer ceases to hold the office. § 78B-2-307. Within four years. An action may be brought **within four years**: for relief not otherwise provided for by law.
- **Doctrine of laches** → this bars stale claims even when no statute applies
- **Municipal reliance interests** → 30+ years of operation is exceptionally strong evidence of vested rights
- **Bottom line: No Utah court has ever allowed a challenge to a decades-old city land-use approval to proceed.**

Whether you use LUDMA, pre-LUDMA common law, or § 78B-2-302, the result is the same: the claim is barred.



REVIEW OF APPEAL

Dear Mayor Johnson –

Chalets on the Creek HOA appeals the recent Site Disturbance Permit issued to the Homestead Group LLC by Michael Henke and Wes Johnson on September 15, 2025. Our understanding is that the Midway City Planning Department determined that a Site Disturbance Permit was the appropriate permitting instrument because it believes the golf course was a grandfathered nonconforming use. We appeal this determination because we have found no evidence that the planning department actually evaluated whether the golf course had been legally established in 1989 before issuing the permit last month.

Facts:

Homestead appeared before the City Council on October 5, 1987 and asked if they could file for a conditional use permit for a golf course under the Zones R-1-A and R-4.

The City Council found that the use of a golf course was similar to those allowed for conditional uses under the Zone and approved their request to file for a conditional use permit **under these zones.**

Homestead appeared on November 5, 1987 before the City Council asking for the Conditional Use Permit for the Golf Course and **was approved.**

December 3, 1987 the City Council approved the R-5 zone which allowed for condominiums around the golf course. **THE GOLF COURSE WAS NOT APPROVED UNDER THIS ZONE.**

April 17, 1988 the City Council amended the R-5 zone to add RV's and Trailers.



We are very surprised that the Homestead Group did not request such a certification before it applied for the site disturbance permit from Midway City since an original building permit for the golf course does not seem to exist.

- **Facts:**
- There are no building permits issued for landscaping, which misses the point – the golf course was approved as a conditional use permit and Chalets has had in its possession all of the documents that were just cited and that clearly establish the golf course was in fact approved before it filed its appeal.



- Also surprising is that the city did not require its own certification before issuing the permit or proclaiming to the public that the golf course was an existing use that was grandfathered in and couldn't be changed. It appears that making such a proclamation in the absence of an actual certification and not conducting public hearings **could be seen as purposeful subterfuge** to negate any accountability for placing a poorly designed golf course in what has become a densely populated residential zone (R-1-15). **It has been used as an excuse to take no actions or set any conditions on the permit recently issued to protect the health and safety of citizens owning property adjacent to the golf course.**
- Facts:
- If the Chalets are going to make these types of accusations against public servants it better have real and uncontrovertible evidence and bullet proof legal theories. IT HAS NEITHER!
- One of the most offensive parts of my job is to see people accuse public servants of wrong-doing without any basis in fact or law. It is even worse when those same individuals are in possession of facts that prove otherwise that they refuse to read and consider. No one in the Chalets HOA has any right to accuse this City or its employees of “purposeful subterfuge” and to do it baldly and publicly when the facts in their possession prove otherwise.



- The way we see it, if the golf course was not legally established the Homestead Group would have been required to apply for a variance to the current zoning regulations. This would have required public hearings where the public could have formally provided input on what would be needed for the course to continue to operate safely in a residential zone. If approved, the city would have been required to issue a conditional use permit, again with public hearings, to redevelop the course where specific conditions could be set.
- **Facts:**
- **This statement demonstrates the Chalets ignorance of municipal law and Midway City code. Even if the golf course wasn't legally established, we have established the time to appeal the approval has long since run, and even if it hadn't there is no such thing as a use variance. Variances are used to ask for exceptions to things like set-backs, height, etc.. There is no such thing as a variance for use. Either a use is permitted, or permitted with conditions (a conditional use permit), which clearly happened no less than 38 years ago.**



- Because of this, we believe the Planning Department erred in issuing a site disturbance permit for a golf course since there appears to be significant evidence on the record that golf course was not legally established as a nonconforming use when first constructed in 1989 follows:

- **Facts:**
- **There is no evidence on the record that the golf course was not legally established. In fact, the Chalets has uncontrovertible evidence it was legally established, and has chosen to bring this appeal without any basis in law or fact.**



- 1. Ordinance 87-4 (December 3, 1987) was passed to create an R-5 zone to accommodate a golf course, but it was signed by the city Recorder rather than the Mayor invalidating the ordinance. **Chalets cites to no legal authority that having the Recorder sign instead of the mayor invalidates the ordinance. There is nothing in the record that would suggest this is actual law or that after 37 years any court anywhere would find that the ordinance is invalid.**
- 2. Ordinance 87-4 does not explicitly specify a golf course as a permitted, conditional or other use in the R-5 zone. **It doesn't have to because the golf course was already approved under the prior zone.**
- 3. Ordinance 87-4 does not approve or include reference to a zoning map making it impossible to implement a construction permit for a specific location. **This ordinance was not the basis for the approval.**
- 4. No evidence that the 1990 zoning map was approved by separate ordinance. Without an approved zoning map, a construction permit could not have been issued. **Again, absolute conjecture without any basis or citation to law.**



- 5. Ordinance 87-3 (April 3, 1987) does not list a golf course as a permitted, conditional or other use in the R-4 or R1-A zones. **The City Council specifically addressed this issue on October 5, 1987 and found that the golf course was similar enough to other conditional uses to be allowed to move forward with an application for a conditional use permit which was granted on November 5, 1987.**
- 6. The 1990 zoning map is dated January 1990 and the construction began in 1989 so it couldn't have been used for permitting purposes. **See below.**
- 7. There is no evidence that a written building permit was issued by Midway City for the construction of the golf course. **Building permits are not required for landscaping.**



- Simply put, if the golf course was never legally established, it cannot be considered a nonconforming use now. Current zoning code prohibits golf courses in the R-1-15 zone. We request Midway City withdraw the current Site Disturbance Permit, suspend all work, and require that the Homestead Group apply for a variance to allow the golf course to be redeveloped within the current zoning. Once approved, the city should require that the course be permitted using a conditional use permit where the city will be required to conduct public hearings and establish conditions to mitigate the effects of operating a narrow golf course in a well-developed residential area where the use is prohibited because of the negative effects on people and property.
- **Facts:**
- **This is so ill-informed and non-sensical as to not require response. I have already shown how this has no basis in Utah Law or Midway City law.**



- We request that if legal counsel is required, that the City not use Gordon Law Group (Midway's usual city attorney), since the firm has exhibited a strong negative bias against Chalets on the Creek HOA president Norm Henderson. In addition, Mr. Henderson was told by Ben Shakespeare in February that he already had had several ex parte conversations with Corbin Gordon regarding the site disturbance permit without the planning department representatives in attendance.
- **Facts:**
- **There is no conflict.** First, Mr. Henderson has misrepresented his conversation with Mr. Ben Shakespeare regarding his conversation with him, and has done so for his own benefit. Mr. Shakespeare has never had a conversation with Mr. Gordon outside of meetings with Planning staff, and never told Mr. Henderson he did so. I won't call this an outright lie, but there is no basis for this allegation.
- Next, Mr. Gordon represented a party adverse to Mr. Henderson and did not show any negative bias towards Mr. Henderson beyond arguing forcefully against what he felt were weak and ill-formed legal arguments. Doing my job does not create a conflict.
- I would advise the counsel to make a finding that there is no conflict and move forward.



- There is no basis in law or fact to grant this appeal
 - The appeal is untimely
 - The facts clearly show the golf course was approved legally



Exhibit D



Norm Henderson <nhenderson2179@gmail.com>

APPEAL - Homestead Group LLC Site Disturbance Permit issued September 15, 2025

1 message

Norm Henderson <nhenderson2179@gmail.com>

Tue, Oct 14, 2025 at 5:10 PM

To: "cjohnson@midwaycityut.org" <cjohnson@midwaycityut.org>

Cc: jdrury@midwaycityut.gov, jsimonsen@midwaycityut.gov, csimons@midwaycityut.gov, kpayne@midwaycityut.gov, "mhenke@midwaycityut.org" <mhenke@midwaycityut.org>, wjohnson@midwaycityut.gov, lorme@midwaycityut.gov

CHALETS ON THE CREEK HOMEOWNERS ASSOCIATION
104 EAST 600 SOUTH #843
HEBER CITY, UTAH 84032

October 14, 2025

Celeste Johnson, Mayor
75 North 100 West
Midway City, UT 84049

APPEAL – The Homestead Golf Course Improvements Site Disturbance Permit

Dear Mayor Johnson -

Chalets on the Creek HOA appeals the recent Site Disturbance Permit issued to the Homestead Group LLC by Michael Henke and Wes Johnson on September 15, 2025. Our understanding is that the Midway City Planning Department determined that a Site Disturbance Permit was the appropriate permitting instrument because it believes the golf course was a grandfathered nonconforming use. We appeal this determination because we have found no evidence that the planning department actually evaluated whether the golf course had been legally established in 1989 before issuing the permit last month. We are very surprised that the Homestead Group did not request such a certification before it applied for the site disturbance permit from Midway City since an original building permit for the golf course does not seem to exist. Also surprising is that the city did not require its own certification before issuing the permit or proclaiming to the public that the golf course was an existing use that was grandfathered in and couldn't be changed. It appears that making such a proclamation in the absence of an actual certification and not conducting public hearings could be seen as purposeful subterfuge to negate any accountability for placing a poorly designed golf course in what has become a densely populated residential zone (R-1-15). It has been used as an excuse to take no actions or set any conditions on the permit recently issued to protect the health and safety of citizens owning property adjacent to the golf course.

The way we see it, if the golf course was not legally established the Homestead Group would have been required to apply for a variance to the current zoning regulations. This would have required public hearings where the public could have formally provided input on what would be needed for the course to continue to operate safely in a residential zone. If approved, the city would have been required to issue a conditional use permit, again with public hearings, to redevelop the course where specific conditions could be set.

Because of this, we believe the Planning Department erred in issuing a site disturbance permit for a golf course since there appears to be significant evidence on the record that golf course was not legally established as a nonconforming use when first constructed in 1989 as follows:

1. Ordinance 87-4 (December 3, 1987) was passed to create an R-5 zone to accommodate a golf course, but it was signed by the city Recorder rather than the Mayor invalidating the ordinance.
2. Ordinance 87-4 does not explicitly specify a golf course as a permitted, conditional or other use in the R-5 zone.
3. Ordinance 87-4 does not approve or include reference to a zoning map making it impossible to implement a construction permit for a specific location.
4. No evidence that the 1990 zoning map was approved by separate ordinance. Without an approved zoning map, a construction permit could not have been issued.
5. Ordinance 87-3 (April 3, 1987) does not list a golf course as a permitted, conditional or other use in the R-4 or R1-A zones.
6. The 1990 zoning map is dated January 1990 and the construction began in 1989 so it couldn't have been used for permitting purposes.
7. There is no evidence that a written building permit was issued by Midway City for the construction of the golf course.

Simply put, if the golf course was never legally established, it cannot be considered a nonconforming use now. Current zoning code prohibits golf courses in the R-1-15 zone. We request Midway City withdraw the current Site Disturbance Permit, suspend all work, and require that the Homestead Group apply for a variance to allow the golf course to be redeveloped within the current zoning. Once approved, the city should require that the course be permitted using a conditional use permit where the city will be required to conduct public hearings and establish conditions to mitigate the effects of operating a narrow golf course in a well-developed residential area where the use is prohibited because of the negative effects on people and property.

It should be noted that the Chalets on the Creek is in favor of the Golf Course Redevelopment, but we believe the owners should be held accountable for code violations during construction and take reasonable measures to protect the people and residential properties that are closely packed along it. We request that if legal counsel is required, that the City not use Gordon Law Group (Midway's usual city attorney), since the firm has exhibited a strong negative bias against Chalets on the Creek HOA president Norm Henderson. In addition, Mr. Henderson was told by Ben Shakespeare in February that he already had had several ex parte conversations with Corbin Gordon regarding the site disturbance permit without the planning department representatives in attendance.

Best Regards,

/s/ Norm Henderson
President, Chalets on the Creek HOA

/s/ John Reeves
Secretary/Treasurer, Chalets on the Creek HOA



Exhibit E

Brad Wilson

From: Norm Henderson <nhenderson2179@gmail.com>
Sent: Monday, December 15, 2025 2:39 PM
To: Brad Wilson
Cc: John Reeves
Subject: Violation of due process

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Hi Brad, could you let us know the identity of the person providing legal advice to the city council regarding our appeal of the site disturbance permit issued by the planning department on 9/15/2025. We believe an independent counsel is absolutely required for our appeal to proceed and be fairly and impartially reviewed by the city council. We need to know when that person stepped into that role and whether that person was involved with the development of the hearing protocols that you submitted to us on 10/28 and the last minute amended procedures announced by the mayor at our 12/2 hearing.

The public hearing on 12/2, showed clearly that Mr. Gordon is the legal counsel for the city planning department. His presentation was aggressively adverse to our position that the golf course had not been legally established in 1989. He also came across as clearly biased against Mr. Henderson, personally. Having a position that is adverse to us and even heavily biased against Mr. Henderson is fine when he is representing the planning department, but there is a clear conflict of interest if he is also theoretically advising the city council who is supposed to be a neutral arbiter in the matter. Mr. Gordon, providing legal counsel to the city council to modify the hearing protocols on the fly during the actual hearing proceedings is a clear conflict of interest and a violation of our due process rights to a fair and impartial hearing before the city council. Further, it would seem that a neutral legal advisor would be cautioning the city council not to deliberate outside the public hearing.

As you know, at the beginning of the 12/2 hearing, the mayor announced two key changes to the hearing protocols that you had established and submitted to us on 10/28. These changes were memorialized in the "Overview of Appeal Process" that, I assume, was produced by the city council and announced by mayor Johnson at the beginning of the hearing. The city council must have had some kind of counsel to produce an overview document that was changed from what was originally given to us by you. As you know, the mayor announced the new policy at the meeting, without explaining to the public why the city council made the changes. Specifically, the mayor announced at the meeting that the hearing format was now de novo rather than on the record, a significant change that totally benefitted Mr. Gordon as counsel for the planning department allowing him to bring in new arguments rather than just rebutting our argument. The new procedures also extended the allowable time for the presentations and changed the rebuttal protocol (from verbal to written) also benefiting the defense. Further, there is no indication that the

city council was asked to review and approve these new last minute appeal procedures. Since there was no vote or discussion, it appeared to us that the decision must have been made by the mayor/city council outside the public hearing which seems to be a serious violation of the Utah Open and Public Meetings Act. If Mr. Gordon was serving as counsel for both the defendant (planning department) and the judge in the matter (the city council) that is a serious violation of our due process rights.

Before we go any further with our appeal, we'd like to put this due process and open meetings law violations to rest. We are not trying to be difficult, but the aforementioned issues are certainly concerning. We'd like to get your take on what we should do with the concerns expressed above. Let me know if you have any questions

Best,

Norm Henderson
John Reeves

Exhibit F



Norm Henderson <nhenderson2179@gmail.com>

Rebuttal to presentation made by the midway planning department attorney

1 message

Norm Henderson <nhenderson2179@gmail.com>
To: Brad Wilson Ext 118 <bwilson@midwaycityut.org>

Tue, Dec 16, 2025 at 11:58 PM

CHALETS ON THE CREEK HOA

104 East 600 South #843
Heber City, UT 84032
Telephone: 801-550-4461

December 16, 2025

Midway City Council
Sitting in its capacity as a neutral unbiased Quasi-Judicial Appeal Board
Via Email: bwilson@midwaycityut.gov

Re: Rebuttal arguments to the Midway City Planning Department Attorney presentation on 12/2/2025

Below please find the rebuttal to the presentation made to the City Council by the Midway City Planning Department Attorney on 12/2/2025. While the presentation by the Midway City Attorney was available, it certainly was not sent to me as claimed by the Midway City Planning Department Attorney. Further, it was not announced prior to the hearing that it would be *de novo*. Thus I could only assume that the Midway City Attorney would respond only to the claims and arguments I had made in my appeal letter dated October 14, 2025 regarding how the Homestead Golf Course had not been legally established in 1989. While my appeal went to Mayor Johnson and the Midway City Council, it appeared to us that the Midway City Planning Department Attorney had received our appeal letter with our arguments as well. Why the City Council provided the appeal to the Midway City Planning Department attorney is unknown. Knowing what we had prepared was a great advantage to him. Because Mr. Gordon raised new arguments (like I was appealing the 1989 permit to construct the golf course), I asked for and was allowed additional time to defend against the new arguments.

Our rebuttal is as follows:

Legal Establishment (slides 2-6) - The Planning Department attorney argues that our failure to appeal the permit in 1989 made the construction of a golf course in incompatible zones somehow legal. This argument is absurd on its face and the planning department attorney making such an absurd argument in front of the city council who look up to him for legal advice and who have no separate legal representation in this matter seems highly prejudicial against the appellant and may be unethical. Just because the city failed to do its job back then doesn't make it a nonconforming use now. If the use was never legal (it violated zoning from day one), it's an illegal use and not a protected nonconforming one, even with a permit. What is very clear from the record is that Midway City allowed the Homestead Golf Club to build a golf course in 1989 within land use zones in place at the time that prohibited a golf course. It is very important that we all understand the specifics of this apparent debacle that somehow Midway City allowed a course to be built on other's land within the already established residential zones (R4 and R1A zones created by Ordinance 87-4). Later the city council passed a new zoning ordinance establishing the R-5 zone that, inexplicably, did not allow a golf course into that zone either. The Midway City Council never passed an ordinance to allow a golf course within the R4, R1A and R5 zones. The planning department attorney argues that in 1987 the city council voted its intention to include a golf course as a conditional use in the R-4 and R1A zones but again, we fail to see the relevance of this fact since it is clear that those intentions never made it into ordinance. The Midway planning department attorney did not provide evidence of such an ordinance. Apparently, the city council has not seen fit to change the current RZ zone to allow for a golf course either. State law is very clear that municipalities have an obligation to specify clearly in its land use ordinances what uses are allowed. A use must be explicitly stated as a permitted, conditional or other use otherwise it is prohibited. It appears to us that the city council dropped the ball back in 1987 by failing to amend the zoning code to allow for the construction of a golf course in the R5 and RZ zones.

At bottom, our original argument that the original golf course had not been legally established stands unaffected by the non sequitur arguments made by the planning department attorney that because we missed the appeal deadline that the illegal use magically became legal. City employees and agents make mistakes all the time. Are we to understand from Mr. Gordon that when an employee makes a mistake, that it changes the law? In talking to local landowners, who, like

us, granted easements to the Homestead Golf Club, it appears that the establishment of the course was highly controversial and it could have been difficult to impossible for the Midway City Council to pass an ordinance allowing the course through the normal channels, i.e., with hearings and citizen input. From the record, it is clear that the Homestead Golf Course was not legally established in 1989 even though a permit or authorization may have been issued. Having not been legally established then, it can not be considered a legal nonconforming use now. As such, the course must be permitted under the current zoning code which still does not allow for a golf course in either the R-1-15, R-1-22, and RZ zones.

Chalet's concerns about how this illegal activity has impacted our property and owners should not be ignored because of this failure by the city to do its job back in 1987.

Conditional Use Permit (slide 7) - The planning department attorney argues that the City Council found on October 5, 1987 that the use as a golf course was similar to specified uses allowed in the R1A and R-4 zones. The city council on November 5, 1987 approved a conditional use permit for the Homestead. The facts are the following:

According to the minutes from 10/5/1987, the city council voted to approve that use as a golf course was a similar use to the other uses allowed as conditional uses in the R1A and R4 zones, however, city ordinance establishing those zones was never changed. The bottom line is that because the city zoning ordinance was never changed the vote had no effect and a golf course remained an illegal use within the R1A and R4 zones. Further, contrary to the claim made by the planning department attorney in slide 7, there is no evidence that the city council approved a conditional use permit for the homestead at the 11/5/1987 city council meeting. Thus, it does not appear that the golf course was actually ever permitted at all. This is consistent with our legal research that found in a 2000 court decision (Homestead Golf Club v. Pride Stables) that the course was actually allowed to be constructed through a Letter of Commitment signed by the landowners who had granted easements to the Homestead Golf Club. No Certificate of Compliance or a Building Permit was mentioned in any of the documentation supplied by the planning department attorney.

Certificate of Zoning Compliance (slide 8-12) - The attorney for the planning department argues that the city does not issue building permits for landscaping (page 4 second pane). That may be true now, but in 1989 Midway Municipal Code required a Building Permit to "...make a change in the use of any land (Sec. 02.1101)." As such, the midway city planning department appears to be wrong on the law. Also, the 1989 Municipal Code required a Certificate of Zoning Compliance for any change in use of the land. Such a certificate would have evaluated whether the zoning rules at the time would have allowed the development of a golf course. We have been given no explanation as to why such a certificate was not completed by the city or required by the Homestead Group.

Variance (Slide 9-10) - The planning department attorney observes that we incorrectly specified that the Homestead Group LLC would have had to apply for a variance if the nonconforming use status was removed. We agree and appreciate him pointing out that applying for a variance would be inappropriate. Rather, if the nonconforming use status was overturned, the Homestead Group LLC would be required to petition the Midway City Council to amend the current zoning ordinance for the R-5 and RZ zones to allow a golf course as a permitted, or conditional use.

Error (Slide 11) - The planning department attorney claims that there is no evidence on the record that the golf course was not legally established. He then claims that the vote of intent made by the Midway City Council in 1987 to change the zoning code as proof that the course was legally established. The planning department attorney knows full well that land uses must be specified in ordinance to be legal. As such, the vote of intent by the Midway City Council in the fall of 1987 did not change the existing zoning ordinance at that time regarding the R-5 and RZ zones and the code at the time did not specifically allow for a golf course.

Building permit (Slide 13) - The planning department attorney specifies at 7 that "...Building permits are not required for landscaping" inferring that a building permit was not necessary in 1989. This is a false statement when applied to the first construction of the course in 1989. By Midway City Code at the time, a building permit was required any time a person, firm, or corporation makes a change in use of any land within the territory shown on the zone map. There is no evidence in the record provided that a Building Permit was issued or applied for by the Homestead Golf Club in 1989. It appears that the only authorizing document referenced in anybody was a Letter of Commitment signed by all the parties granting easements or leases under the 1988 Homestead Golf Course Master Agreement.

Thanks for the opportunity to provide our rebuttal, I look forward to any questions the Midway City Council may have regarding our position that the 9/15/2025 site disturbance permit should be recalled and the Homestead Group LLC be required to submit a request to the City Council for a zoning ordinance change to accommodate the construction of a new golf course in the R5 and RZ zones.

Sincerely,

Norm Henderson
John Reeves

Exhibit G



322 E Gateway Drive Suite 201 • Heber City, Utah 84032
P 435-657-0984 • F 435-657-0984
WWW.GORDONLAWGROUPUTAH.COM

December 16, 2025

Midway City Council
Sitting in its capacity as a Quasi-Judicial Appeal Board
Via Email: bwilson@midwaycityut.gov

Re: Objection to Non-Responsive Communication and Request to Strike

To Whom It May Concern:

On December 2, 2025 this Council sat in a quasi-judicial capacity and heard an administrative appeal of a decision of the Planning Department filed by Chalets on the Creek.

Due to claims made on the record that the Chalets had not received the City's presentation prior to the hearing, the Council allowed the appellant 10 days to submit a response to the substantive items raised in the City's presentation.

It was subsequently discovered that the City's presentation was sent to Norm Henderson, president of the Chalets on the Creek HOA three days prior to the hearing, and that his representations to the Council regarding this matter were not factual. *See email attached as Exhibit A.*

Further, instead of filing the allowed substantive response, Chalets on the Creek submitted the attached email to Brad Wilson, City Recorder, asking Mr. Wilson to provide him with information regarding this case and attempting to raise issues that are non-responsive to the City's presentation. *See Exhibit B.* This correspondence is not responsive, goes beyond the granted scope of the purpose of the response, contains new and novel arguments not included in its appeal or raised at the hearing, and should be stricken from the record under Midway City Code 16.26.60: The adversely affected party shall be required to present in its written appeal every theory of relief that the adversely affected party can raise in district court.

Should the City choose to consider the email submission from Chalets as the allowed response, the City responds to the items raised in the email as follows:

1. Objection to Hearing Protocols:
 - a. The same hearing protocols have been used in the City for the past 7 years. *See Exhibit C for the public record for the Watts appeal on December 13, 2017 wherein the almost identical Appeal Process was read into the record by then Mayor Colleen Bonner.* These protocols were not created on the fly, follow Midway City and State Code, and comply with due process.
 - b. Chalets was provided the email attached as Exhibit D outlining the appeal process, which follows the protocols set forth at the beginning of the hearing.
 - c. There is no basis for a claim of a violation of Due Process.

2. Objection to Mr. Gordon representing both the City Planner and the City Council:
 - a. Mr. Gordon does not serve as counsel to the City Council in administrative appeals. The City Council sits in its capacity as a Quasi-Judicial Board and is required to make its own findings and own decisions. It does not have appointed legal counsel for the appeal, just as a judge does not have appointed legal counsel in a court. The Council takes argument and makes a decision. There is no violation of Due Process.

3. Objection that the Hearing was De Novo:
 - a. The standard of review is contained in Midway Code – something the appellant has the obligation to understand and that was presented accurately in the way the hearing was conducted.

16.26.60 Appeal Authority

Except as provided in this Section, the City Council shall be the appeal authority of all non-variance land use decisions in which the City Council has not first acted as the land use authority. Only a decision in which a land use authority has applied a land use regulation to a particular land use application, person, or parcel may be appealed to an appeal authority. Appeal of such administrative decisions shall be made in writing to the City Council within 30 days of the administrative decision being issued in writing. **The adversely affected party shall be required to present in its written appeal every theory of relief that the adversely affected party can raise in district court. The appellant has the burden of proving that the land use authority erred. The standard of review by the City Council shall be de novo.** An adverse decision by the City Council acting as appeal authority may be appealed to district court pursuant to Utah law.

4. Objection to the Council allowing Chalets 10 additional days to respond in writing:
 - a. This accommodation was made based on the representation that the Chalets had not received the City's presentation and had sufficient time to review it, which turned out not to be accurate. It was made to assure Chalets did not have a due process claim.

The Chalets now twists this accommodation into a violation of Due Process because the Council gave it more time to respond in writing which it has chosen not to do?

- b. Further, the response is filed in contradiction to the accommodation provided to the Appellant that it would have ten additional days to respond to the substantive arguments made by the City. The response contains not one substantive argument in response to the City's presentation, instead raising new and novel arguments not contained in its appeal, which violates 16.26.60 and the Council's agreement to allow ten days to file a substantive response.

4. Objection to the Council deliberating in closed session:

- a. The Council can proceed as it chooses, but given this concern, the City has no problem with the Council conducting its deliberations in public to avoid any appearance of unfairness.

CONCLUSION: The Appellant was given time to respond to the arguments made in the City's presentation and has chosen not to do so – raising not one substantive argument, instead looking to procedural claims that have no basis in law or fact. The concerns raised are baseless, and have no bearing on the issues before the Council on appeal. The City requests that the appeal be submitted based on the record and denied.

Sincerely,

Corbin B. Gordon

EXHIBIT A



Corbin Gordon <cgordon@gordonlawgroup Utah.com>

FW: Information for Midway City Council Meeting

1 message

Brad Wilson <bwilson@midwaycityut.gov>
To: Corbin Gordon <cgordon@utglg.com>

Tue, Dec 16, 2025 at 3:09 PM



Brad Wilson

Recorder

H: Mon-Thurs 7:30-5:30
P: 435-654-3223 ext 118
E: bwilson@midwaycityut.gov

75 N 100 W – P.O. Box 277
Midway, UT 84049

www.midwaycityut.gov

From: Brad Wilson
Sent: Friday, November 28, 2025 1:39 PM
To: Norm Henderson <nhenderson2179@gmail.com>
Subject: Information for Midway City Council Meeting

Norm,

You have item(s) on the agenda for the 2 December 2025 city council regular meeting. The regular meeting will be held at **5:00 p.m.** in the Midway Community Center (160 West Main Street, Midway) and using Zoom. There will not be a work meeting.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85737675998>

Or One tap mobile :

US: +17193594580,,89422596859# or +12532050468,,89422596859#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 929 436 2866 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860

Webinar ID: 894 2259 6859

International numbers available: <https://us02web.zoom.us/j/85737675998>

The agendas and supplemental information, which were provided to the City Council, are available at <https://www.midwaycityut.gov/the-latest/calendar/>.

If you have a presentation, please provide it to me no later than the day before the meeting.

Please contact me if you have any questions.

Have a good day



Midway

Brad Wilson

Recorder

H: Mon-Thurs 7:30-5:30
P: 435-654-3223 ext 118
E: bwilson@midwaycityut.gov

75 N 100 W – P.O. Box 277
Midway, UT 84049

www.midwaycityut.gov

EXHIBIT B



Corbin Gordon <cgordon@gordonlawgroup.uta.edu>

FW: Violation of due process

1 message

Brad Wilson <bwilson@midwaycityut.gov>
To: Corbin Gordon <cgordon@utglg.com>

Mon, Dec 15, 2025 at 2:44 PM

Corbin,

See below.

**Midway****Brad Wilson**

Recorder

H: Mon-Thurs 7:30-5:30
P: 435-654-3223 ext 118
E: bwilson@midwaycityut.gov75 N 100 W – P.O. Box 277
Midway, UT 84049www.midwaycityut.gov**From:** Norm Henderson <nhenderson2179@gmail.com>
Sent: Monday, December 15, 2025 2:39 PM
To: Brad Wilson <bwilson@midwaycityut.gov>
Cc: John Reeves <mtnpadmidway@gmail.com>
Subject: Violation of due process

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Hi Brad, could you let us know the identity of the person providing legal advice to the city council regarding our appeal of the site disturbance permit issued by the planning

department on 9/15/2025. We believe an independent counsel is absolutely required for our appeal to proceed and be fairly and impartially reviewed by the city council. We need to know when that person stepped into that role and whether that person was involved with the development of the hearing protocols that you submitted to us on 10/28 and the last minute amended procedures announced by the mayor at our 12/2 hearing.

The public hearing on 12/2, showed clearly that Mr. Gordon is the legal counsel for the city planning department. His presentation was aggressively adverse to our position that the golf course had not been legally established in 1989. He also came across as clearly biased against Mr. Henderson, personally. Having a position that is adverse to us and even heavily biased against Mr. Henderson is fine when he is representing the planning department, but there is a clear conflict of interest if he is also theoretically advising the city council who is supposed to be a neutral arbiter in the matter. Mr. Gordon, providing legal counsel to the city council to modify the hearing protocols on the fly during the actual hearing proceedings is a clear conflict of interest and a violation of our due process rights to a fair and impartial hearing before the city council. Further, it would seem that a neutral legal advisor would be cautioning the city council not to deliberate outside the public hearing.

As you know, at the beginning of the 12/2 hearing, the mayor announced two key changes to the hearing protocols that you had established and submitted to us on 10/28. These changes were memorialized in the "Overview of Appeal Process" that, I assume, was produced by the city council and announced by mayor Johnson at the beginning of the hearing. The city council must have had some kind of counsel to produce an overview document that was changed from what was originally given to us by you. As you know, the mayor announced the new policy at the meeting, without explaining to the public why the city council made the changes. Specifically, the mayor announced at the meeting that the hearing format was now de novo rather than on the record, a significant change that totally benefitted Mr. Gordon as counsel for the planning department allowing him to bring in new arguments rather than just rebutting our argument. The new procedures also extended the allowable time for the presentations and changed the rebuttal protocol (from verbal to written) also benefiting the defense. Further, there is no indication that the city council was asked to review and approve these new last minute appeal procedures. Since there was no vote or discussion, it appeared to us that the decision must have been made by the mayor/city council outside the public hearing which seems to be a serious violation of the Utah Open and Public Meetings Act. If Mr. Gordon was serving as counsel for both the defendant (planning department) and the judge in the matter (the city council) that is a serious violation of our due process rights.

Before we go any further with our appeal, we'd like to put this due process and open meetings law violations to rest. We are not trying to be difficult, but the aforementioned

issues are certainly concerning. We'd like to get your take on what we should do with the concerns expressed above. Let me know if you have any questions

Best,

Norm Henderson

John Reeves

EXHIBIT C

Midway City Corporation



Mayor: Colleen Bonner
City Council Members:
Kenneth VanWagoner • Karl Dodge •
W. Kent Kohler • Bob Probst • Lisa Christen

75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

December 13, 2017

ADMINISTRATIVE APPEAL

Overview of Appeal Process:

I. Call meeting to order:

Narrative: It is 7:00 pm on December 13, 2017. We are assembled in the Midway City Council chambers for an Administrative Appeal. This is an administrative appeal from a final land use decision rendered by Mr. Michael Henkie, Midway City Planner relating to the proposed Midway Springs Subdivision in Midway, Utah.

The issue that is being appeal involves the interpretation of Section 16.14.9 (C) of the Midway City Code.

Mr. Henkie issued his final ruling on the code interpretation in a letter dated October 24, 2017, which is made a part of the official record of these proceedings.

The Appellant disagrees with the Administrative Decision rendered by Mr. Henkie, and as requested this appeal. The Midway City Code provides that the Appellant can appeal and Administrative Decision within thirty (30) days of the final decision. The Appellant in this case requested this appeal on November 2, 2017, so the appeal is timely.

According to the Midway City Code, the City Council shall be the appeal authority of all non-variance land use decisions in which the City Council has not first acted as the land use authority. This is a non-variance land use decision, and the City Council did not act as the land use authority in this matter. Therefore, the City Council is properly acting as the appeal authority. As mayor, I'm here to conduct the appeal but will not participate in the deliberations or decision. That decision will be made by the Council.

The Standard of Review that the City Council shall use in this appeal is *de novo*. That is a legal term meaning "anew" or "afresh". In other words, the City Council does not favor one side or the other, but takes an unbiased and impartial look at the evidence presented by each side, and then issues a ruling. However, the burden of proof in this matter is on the Appellant. In other words, the Appellant has the burden of proving that the Administrative Decision is incorrect.

The City Council, as the Appeal Authority, is required to interpret and apply existing ordinances to the facts of the case to determine if the Administrative Decision was correct or incorrect.

The City Council is making a record of these proceedings. That means that the proceedings will be recorded and transcribed. All properly submitted materials from both sides for tonight's hearing will also be made a part of the record. In addition, the following are also made a part of this record:

Documents Already Part of the Record.

1. Application documents for the Midway Springs Subdivision.
2. Letter from Paul Berg on behalf of Appellant dated 9/29/17.
3. Final Administrative Decision in the form of a letter from Michael Henkie dated 10/24/17.
4. Letter requesting appeal from Mr. Berg, dated 11/2/17.
5. Letter acknowledging receipt of appeal from Mr. Henkie dated 11/6/17.

6. Letter mailed to Appellant setting forth the process for the Appeal, dated 11/20/17.

7. Transcripts of prior public hearings on this matter.

8. The existing Midway City Code is also a part of the record.

This is not a public hearing. The City Council does not take public comment during this appeal. It is a public meeting, but audience members shall refrain from interrupting in any way the proceedings.

The standard process of appellate boards and courts will be generally followed. Written materials have been submitted to the Midway City Council and to the opposing party. That was required to be done by December 6, 2017 at 5:00 pm. I note that the written materials were to include a brief summary of the argument, along with any documents or other evidence that the party intends to present at the hearing tonight. The parties may have also included additional written materials, including letters, affidavits, or transcripts of prior hearings, but all materials received by the Appeal Authority must be relevant to the subject of the appeal, which is the interpretation of a specific section of the Midway City Code and the intent thereof.

Additional written materials that were not included in the submittals due on December 6, 2017, shall not be allowed to be presented at the hearing. Please do not refer to or quote materials that were not included in the packet.

The hearing shall be conducted as follows:

The Appellant shall have thirty (30) minutes to make its initial presentation. The presentation may be made by the Appellant or by legal counsel.

The Appellee (Midway City) shall then have thirty (30) minutes to make its presentation. The presentation may be made by the Appellee or by legal counsel.

The Appellant shall then have five (5) minutes to make a final summation.

The Appellee shall then have five (5) minutes to make a final summation.

The Appeal Authority may ask questions of the speakers. Questions and answers shall be included in the time allowances discussed above. Please keep questions short and to the point to allow the speaker as much time as possible to make their presentation.

A presenter may use less than their allotted time, but may not go over time.

The hearing shall be conducted in an orderly and respectful manner. No public comment will be taken, and no outbursts, comments or statements from the public will be allowed. Signs are not allowed in the hearing room.

The Administrative Appeal has appointed a timer _____. The Timer will keep time for each presentation, and shall indicate to the presenter when they have five (5) minutes left, when they have one (1) minute left, and when time is up. Presenters shall complete their presentation promptly on time.

Following the hearing, the Administrative Appeals Board may issue a ruling at the hearing, or may take the matter under advisement and issue a ruling within a reasonable time.

Generally, the administrative ruling will either uphold the final decision of the administrative officer (the Midway City Planner) or will overturn the final decision of the administrative officer. If the Administrative Appeals Board decision is to overturn the administrative officer, the matter would normally be sent back to the Planning office for processing consistent with the Appeals Board decision.

A letter setting forth the rules I have just read was sent to both parties and we did not receive any questions or objections. Therefore, we will proceed accordingly.

II. Proceed with Hearing

Appellant's Presentation (maximum 30 minutes)

Appellee's Presentation (maximum 30 minutes)

Appellant's Summation (maximum 5 minutes)

Appellee's Summation (maximum 5 minutes)

III. RECESS FOR DELIBERATION

EXHIBIT D



Corbin Gordon <cgordon@gordonlawgroup Utah.com>

RE: APPEAL

1 message

Brad Wilson <bwilson@midwaycityut.gov>
To: Norm Henderson <nhenderson2179@gmail.com>
Cc: Corbin Gordon <cgordon@utglg.com>

Tue, Oct 28, 2025 at 8:10 AM

Norm,

Your administrative appeal is scheduled for consideration before the City Council on December 2nd at 5:00 p.m. The hearing will be conducted as part of our regular City Council meeting. Your argument is limited to the written materials that you have already submitted. No argument or materials not included in your appeal will be allowed. You will have 15 minutes to make your presentation. The City will have 15 minutes to respond. You will be given a five-minute rebuttal. The Council will have the opportunity to ask questions and then will deliberate and may take the decision under advisement or come back and issue a decision at that time. Understand that the Council sits in a quasi-judicial role for this hearing and as such you are not allowed to have any direct communication with them beyond your appeal documents. Any attempt to communicate with any Council member directly by email or otherwise will be considered ex-parte communication and may result in your appeal being dismissed. The hearing will be recorded for purposes of creating a record for appeal.

Have good day

**Midway****Brad Wilson**

Recorder

H: Mon-Thurs 7:30-5:30
P: 435-654-3223 ext 118
E: bwilson@midwaycityut.gov

75 N 100 W – P.O. Box 277
Midway, UT 84049

www.midwaycityut.gov

Exhibit H

Brad Wilson

From: Brad Wilson
Sent: Wednesday, December 17, 2025 8:19 AM
To: Norm Henderson
Cc: Celeste Johnson; Corbin Gordon
Subject: RE: FW: Submission for Homestead Appeal/Chalets

Mr. Henderson,

I sent Mr. Gordon's letter (Dated: 12/16/2025) to your, Mr. Gordon (Cc), the Mayor, the City Council, Michael Henke, and Katie Villani.

I cannot speak to the other issues that you raised. I have copied Mayor Johnson and Corbin Gordon on this email.



Brad Wilson

Recorder

H: Mon-Thurs 7:30-5:30
P: 435-654-3223 ext 118
E: bwilson@midwaycityut.gov

75 N 100 W – P.O. Box 277
Midway, UT 84049

www.midwaycityut.gov

From: Norm Henderson <nhenderson2179@gmail.com>
Sent: Tuesday, December 16, 2025 9:49 PM
To: Brad Wilson <bwilson@midwaycityut.gov>
Subject: Re: FW: Submission for Homestead Appeal/Chalets

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Brad - We are very confused. Is the letter attached to your email from Gordon to the city council considered the response from the city council back to us regarding our 12/15/2025 email to you regarding due process concerns. Seems clear to us that you sent our email to Mr. Gordon, did you also send it to the city council members? Did you send it to Mr. Gordon as the Midway City attorney? As you know, Mr. Gordon can't act as the attorney for the city council at the same time he is the attorney representing the Midway City Planning Department. It would help if you could clarify how the city council has set this up so our due process rights are protected. Perhaps the city council would like to consider getting some unbiased mediation from the Utah Property Rights Ombudsman. I understand they provide this mediation service for free.

Best,

Norm Henderson

----- Forwarded message -----

From: **Brad Wilson** <bwilson@midwaycityut.gov>
Date: Tue, Dec 16, 2025 at 3:51 PM
Subject: FW: Submission for Homestead Appeal/Chalets
To: Norm Henderson <nhenderson2179@gmail.com>
Cc: Corbin Gordon <cgordon@utglg.com>

Mr. Henderson,

Please see the email below and the attached documents from Corbin Gordon regarding your pending appeal.



Brad Wilson

Recorder

H: Mon-Thurs 7:30-5:30
P: 435-654-3223 ext 118
E: bwilson@midwaycityut.gov

75 N 100 W – P.O. Box 277
Midway, UT 84049

www.midwaycityut.gov

From: Corbin Gordon <cgordon@gordonlawgroup Utah.com>
Sent: Tuesday, December 16, 2025 3:36 PM
To: Brad Wilson <bwilson@midwaycityut.gov>
Subject: Re: Submission for Homestead Appeal/Chalets

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Brad:

Please submit the attached document to the record for the above referenced appeal and circulate it to the Appellant and the City Council.

Thanks,

Corbin

--

Corbin B. Gordon

Attorney-At-Law

322 E Gateway Drive, Suite 201

Heber City, UT 84032

Phone: 435.657.0984

Fax: 435.657.0984



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Exhibit I

Brad Wilson

From: Brad Wilson
Sent: Wednesday, December 17, 2025 8:26 AM
To: 'Norm Henderson'
Cc: Celeste Johnson; Corbin Gordon
Subject: RE: FW: Submission for Homestead Appeal/Chalets

Mr. Henderson,

I am unable to speak to the issues that you raised. I have copied Mayor Johnson and Corbin Gordon on your email.



Midway

Brad Wilson

Recorder

H: Mon-Thurs 7:30-5:30
P: 435-654-3223 ext 118
E: bwilson@midwaycityut.gov

75 N 100 W – P.O. Box 277
Midway, UT 84049

www.midwaycityut.gov

From: Norm Henderson <nhenderson2179@gmail.com>
Sent: Tuesday, December 16, 2025 10:01 PM
To: Brad Wilson <bwilson@midwaycityut.gov>
Subject: Re: FW: Submission for Homestead Appeal/Chalets

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Brad, could you tell me what the distribution protocol is right now? I thought we were directed to send our rebuttal directly to Gordon for distribution but I think you said you wanted to serve as the central distributor. Now I'm seeing that Mr. Gordon as the planning department attorney is sending materials directly to the city council. It sure would be helpful if the city council had an independent attorney able to sort through this mess.

Norm Henderson

On Tue, Dec 16, 2025 at 3:51 PM Brad Wilson <bwilson@midwaycityut.gov> wrote:

Mr. Henderson,

Please see the email below and the attached documents from Corbin Gordon regarding your pending appeal.



Midway

Brad Wilson

Recorder

H: Mon-Thurs 7:30-5:30

P: 435-654-3223 ext 118

E: bwilson@midwaycityut.gov

75 N 100 W – P.O. Box 277

Midway, UT 84049

www.midwaycityut.gov

From: Corbin Gordon <cgordon@gordonlawgroup Utah.com>

Sent: Tuesday, December 16, 2025 3:36 PM

To: Brad Wilson <bwilson@midwaycityut.gov>

Subject: Re: Submission for Homestead Appeal/Chalets

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Brad:

Please submit the attached document to the record for the above referenced appeal and circulate it to the Appellant and the City Council.

Thanks,

Corbin

--

Corbin B. Gordon

Attorney-At-Law

322 E Gateway Drive, Suite 201

Heber City, UT 84032

Phone: 435.657.0984

Fax: 435.657.0984



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Exhibit J



Corbin Gordon <cgordon@gordonlawgroup.utah.com>

Chalets on the Creek HOA Appeal

1 message

Brad Wilson <bwilson@midwaycityut.gov>

Wed, Dec 17, 2025 at 10:14 AM

To: Celeste Johnson <cjohnson@midwaycityut.gov>, Corbin Gordon <cgordon@utglg.com>, Katherine Villani <kvillani@midwaycityut.gov>, Michael Henke <mhenke@midwaycityut.gov>, Craig Simons <csimons@midwaycityut.gov>, JC Simonsen <jsimonsen@midwaycityut.gov>, Jeff Drury <jdrury@midwaycityut.gov>, Kevin Payne <kpayne@midwaycityut.gov>, Lisa Orme <lorme@midwaycityut.gov>

Mayor, Council, and Staff:

I have attached various documents that now constitute the certified record for the Council's deliberation of the Chalets on the Creek HOA's appeal. The last document, which is the HOA's rebuttal to Corbin Gordon's presentation at the 12/2/2025 council meeting, was received on December 16 at 11:59 p.m. This concludes the record for deliberation and no additional information may be submitted.

Norm Henderson, representing the Chalets on the Creek HOA, also received the same email and documents.



Brad Wilson

Recorder

H: Mon-Thurs 7:30-5:30

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8 attachments



Chalets on the Creek - Appeal.pdf

103K



Chalets on the Creek - Presentation - 12-2-2025.pdf

457K



Corbin Gordon - Presentation - 12-2-2025.pdf

2086K



Chalets on the Creek - Violation of Due Process - Email - 12-15-2025.pdf

351K



Corbin Gordon - Due Process Response - Letter - 12-16-2025.pdf

3461K



Chalets on the Creek - Questions - Email 1 - 12-16-2025.pdf

1078K



Chalets on the Creek - Questions - Email 2 - 12-16-2025.pdf

1073K



Chalets on the Creek - Rebuttal - Email - 12-16-2025.pdf

422K

