

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

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
Becky Johnson										
3277	Becky Johnson	Vendor Address	41686998	Reimburse Becky Johnson for Coat	01/10/2026	139.68	.00		02/06/2026	10-50-615 MISCELLANEOUS
Total Becky Johnson:										
						139.68	.00			
Beverley Prince										
2936	Beverley Prince	Vendor Address	1826	10 Cookbooks - MMH	01/08/2026	130.00	.00		02/06/2026	58-38-240 COST OF GOODS SOLD
Total Beverley Prince:										
						130.00	.00			
BISCO										
180	BISCO	Vendor Address	1711373	Replacement Milwaukee Impact Gun-V#081	01/05/2026	199.00	.00		02/05/2026	51-40-260 REPAIRS, CONNECTIONS,E
Total BISCO:										
						199.00	.00			
BRANDEN RUSSELL										
2400	BRANDEN RUSSELL	Vendor Address	01262026	Reimburse for Meeting Food - BACKNET PAID	01/26/2026	160.86	.00		01/26/2026	15-81-250 EQUIP, SUPPLIES & OPERA
Total BRANDEN RUSSELL:										
						160.86	.00			
BUSINESS SOLUTIONS GROUP, LLC										
240	BUSINESS SOLUTIONS GROUP,	Vendor Address	17098	Water Postcards	01/07/2026	996.92	.00		02/07/2026	51-40-240 OFFICE SUPPLIES AND EX
Total BUSINESS SOLUTIONS GROUP, LLC:										
						996.92	.00			
Car Quest Auto Parts										
2700	Car Quest Auto Parts	Vendor Address	15341-226699	Bolts/Stock Bins- Supplies for Shop	01/05/2026	298.55	.00		02/05/2026	10-53-250 EQUIP,SUPPLIES & MAINT
2700	Car Quest Auto Parts	Vendor Address	227255	Stainless steel bolt for five hydrant repair	01/13/2026	146.66	.00		02/06/2026	51-40-260 REPAIRS, CONNECTIONS,E
2700	Car Quest Auto Parts	Vendor Address	227282	V#91 Shanes Truck-Engine Oil Filter, Air Filter, CQEP	01/14/2026	49.78	.00		02/06/2026	10-53-250 EQUIP,SUPPLIES & MAINT
Total Car Quest Auto Parts:										
						494.99	.00			
CASELLE INC										
270	CASELLE INC	Vendor Address	INV-15317	Maintenance & Support February 2026	01/05/2026	506.77	.00		02/04/2026	10-45-615 COMPUTER SERVICES

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
Executech Utah, Inc.										
2614	Executech Utah, Inc.	Vendor Address	UTH-241669	Licenses	01/15/2026	1,197.16	.00		02/14/2026	10-45-615 COMPUTER SERVICES
Total Executech Utah, Inc.:						1,197.16	.00			
FINAL COMPLETION DEPOSIT										
2418	FINAL COMPLETION DEPOSIT	Aecum CMS LLC	24-159 FCD	24-159 FINAL COMPLETION DEPOSIT	01/08/2026	3,000.00	.00		02/08/2026	10-21720 COMPLETION DEPOSIT
2418	FINAL COMPLETION DEPOSIT	Hillwood Homes	25-092 FCD	25-092 FINAL COMPLETION DEPOSIT	01/08/2026	3,000.00	.00		02/08/2026	10-21720 COMPLETION DEPOSIT
Total FINAL COMPLETION DEPOSIT:						6,000.00	.00			
GORDON LAW GROUP, P.C.										
2627	GORDON LAW GROUP, P.C.	Vendor Address	21187	MONTHLY FLAT FEE (December 2025)	01/05/2026	5,576.08	.00		02/04/2026	10-45-611 LEGAL - GENERAL
2627	GORDON LAW GROUP, P.C.	Vendor Address	21187	MONTHLY FLAT FEE (December 2025)	01/05/2026	355.92	.00		02/04/2026	51-40-310 PRO & TECHNICAL SERVIC
Total GORDON LAW GROUP, P.C.:						5,932.00	.00			
GRAINGER										
2264	GRAINGER	Vendor Address	9760953696	BENCH GRINDER REPLACEMENT SHIELD	01/06/2026	82.82	.00		02/05/2026	10-53-250 EQUIP,SUPPLIES & MAINTENANCE
2264	GRAINGER	Vendor Address	9761045930	KNIFE, FORK, SPOON DISPENSER	01/06/2026	1,038.80	.00		02/05/2026	10-53-250 EQUIP,SUPPLIES & MAINTENANCE
Total GRAINGER:						1,121.62	.00			
HEBER CITY CORPORATION										
505	HEBER CITY CORPORATION	Vendor Address	992329	Police Services 10.1.25 thru 12.31.25	01/12/2026	120,644.11	.00		02/12/2026	10-57-630 LAW ENFORCEMENT
Total HEBER CITY CORPORATION:						120,644.11	.00			
HILLCREST CONSTRUCTION INBC										
3279	HILLCREST CONSTRUCTION IN	Vendor Address	2850	Windows for downstairs	01/22/2026	1,970.00	.00		01/22/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
Total HILLCREST CONSTRUCTION INBC:						1,970.00	.00			
i.t. NOW LLC										
3278	i.t. NOW LLC	Vendor Address	ITN506096	Monthly Support and Licensing (Dec.)	01/21/2026	2,240.82	.00		02/05/2026	10-45-615 COMPUTER SERVICES
3278	i.t. NOW LLC	Vendor Address	ITN506097	Monthly Support & Licensing (Jan)	01/21/2026	2,740.94	.00		02/05/2026	10-45-615 COMPUTER SERVICES
3278	i.t. NOW LLC	Vendor Address	ITN506098	Monthly Support & Licensing (Feb.)	01/21/2026	2,740.94	.00		02/05/2026	10-45-615 COMPUTER SERVICES
Total i.t. NOW LLC:						7,722.70	.00			

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
JAMES D. BRYAN										
3234	JAMES D. BRYAN	Vendor Address	1005	Photos - COG MMH	01/06/2026	80.00	.00		02/06/2026	58-38-240 COST OF GOODS SOLD
Total JAMES D. BRYAN:										
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	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
700	LABOR COMMISSION SAFETY	Vendor Address	26U000000049	State Certified Baler Inspection (yearly) - Town Hall	01/02/2026	144.00	.00		03/03/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
Total LABOR COMMISSION SAFETY DIVISION:										
LEE'S MARKETPLACE										
2957	LEE'S MARKETPLACE	Vendor Address	58069	STAFF LUNCH	01/03/2026	133.20	.00		02/03/2026	10-41-610 MISCELLANEOUS
2957	LEE'S MARKETPLACE	Vendor Address	58070	FOOD FOR STAFF	01/05/2026	47.86	.00		02/06/2026	10-41-250 DINNER SOCIAL
Total LEE'S MARKETPLACE:										
LES OLSON COMPANY										
735	LES OLSON COMPANY	Vendor Address	EA1636601	Quarterly Billing - Copy Machine	01/06/2026	649.49	.00		02/06/2026	10-50-620 CONTRACT SERVICES
Total LES OLSON COMPANY:										
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	10-51-270 UTILITIES
2075	MIDWAY CITY	Vendor Address	100005 1ST Q	1.0000.5 Town Square Shelter	01/01/2026	84.00	.00		03/31/2026	10-51-270 UTILITIES
2075	MIDWAY CITY	Vendor Address	100010 1ST Q	1.0001.0 Cemetery Restrooms	01/01/2026	84.00	.00		03/31/2026	10-77-270 UTILITIES
2075	MIDWAY CITY	Vendor Address	100013 1ST Q	1.0002.3 Memorial Hill Bathroom	01/01/2026	84.00	.00		03/31/2026	10-51-270 UTILITIES
2075	MIDWAY CITY	Vendor Address	100023 1ST Q	1.0002.3 Memorial Hill Bathroom	01/01/2026	84.00	.00		03/31/2026	10-51-270 UTILITIES
Total MIDWAY CITY:										
MIDWAY HERITAGE FOUNDATION										
2070	MIDWAY HERITAGE FOUNDATION	Vendor Address	1826	BONNER CORNER BOOKLET/TAILS OF LUKE HOT	01/08/2026	40.00	.00		02/06/2026	58-38-240 COST OF GOODS SOLD
Total MIDWAY HERITAGE FOUNDATION:										
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	51-40-360 COOPERATIVE SERVICE P
800	MIDWAY IRRIGATION COMPANY	Vendor Address	29437	Reinforce ditch at 266 North Center- North Center Stre	02/03/2026	11,540.00	.00		03/03/2026	45-67-414 NORTH CENTER STREET T

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
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Total MIDWAY IRRIGATION COMPANY:										
MIDWAY SANITATION DISTRICT										
815	MIDWAY SANITATION DISTRICT	Vendor Address	15341 HAYMO	From Water to MSD	01/14/2026	204.00	.00		02/09/2026	01-11750 UTILITY CASH CLEARING
Total MIDWAY SANITATION DISTRICT:										
Monroe Mae										
3039	Monroe Mae	Vendor Address	240514	Full Grain Leather Small Key Fob	01/06/2026	150.00	.00		02/05/2026	58-38-240 COST OF GOODS SOLD
Total Monroe Mae:										
MOUNTAINLAND SUPPLY COMPANY										
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107535290.0	Driveway flat ring & lid/meter can	01/02/2026	1,121.62	.00		02/28/2026	51-40-260 REPAIRS,CONNECTIONS,E
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107546267.0	5 Hydrant repairs	01/14/2026	2,168.05	.00		02/23/2026	51-40-260 REPAIRS,CONNECTIONS,E
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107546277.0	Water Meter Adaptor 3/4 to 1.5	01/14/2026	32.62	.00		02/23/2026	51-40-260 REPAIRS,CONNECTIONS,E
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107546277.0	Stock Supplies for water meter nut	01/15/2026	32.62	.00		02/28/2026	51-40-260 REPAIRS,CONNECTIONS,E
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107562143.0	5 Hydrant repairs	01/13/2026	177.16	.00		02/23/2026	51-40-260 REPAIRS,CONNECTIONS,E
Total MOUNTAINLAND SUPPLY COMPANY:										
ODP BUSINESS SOLUTIONS LLC										
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453300525001	Ink- Color Toner Tracy	12/31/2025	65.59	.00		02/01/2026	10-43-240 OFFICE SUPPLIES AND EX
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453300525001	Gel Pen Blue	12/31/2025	14.12	.00		02/01/2026	10-55-240 OFFICE SUPPLIES AND EX
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453300525001	Deskpad	12/31/2025	7.35	.00		02/01/2026	10-56-240 OFFICE SUPPLIES AND EX
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	453467170001	PAPER AND LABELS- S. OWENS	01/06/2026	64.77	.00		02/08/2026	10-53-250 EQUIP,SUPPLIES & MAINT
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	457135277001	Marker/Sharpies - C. Palmer	01/23/2026	4.00	.00		02/22/2026	10-50-250 OFFICE SUPPLIES AND EX
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	457135277001	Marker/Sharpie C. Palmer	01/23/2026	5.43	.00		02/22/2026	10-50-250 OFFICE SUPPLIES AND EX
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	457135277001	Office Supplies - Sharpie, Pen, ClipBoard-Nolan	01/23/2026	44.30	.00		02/22/2026	10-43-240 OFFICE SUPPLIES AND EX
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	457135277001	Clip Board Supply	01/23/2026	7.06	.00		02/22/2026	10-50-250 OFFICE SUPPLIES AND EX
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	457135277001	Pen's - Tracy	01/23/2026	14.93	.00		02/22/2026	10-43-240 OFFICE SUPPLIES AND EX
Total ODP BUSINESS SOLUTIONS LLC:										
PREMIER TRUCK GROUP										
3045	PREMIER TRUCK GROUP	Vendor Address	775787207	Cleaning Supplies, Gloves	01/06/2026	626.40	.00		02/06/2026	10-51-250 EQUIP,SUPPLIES & MAINT
3045	PREMIER TRUCK GROUP	Vendor Address	CM775778251	Core Return Credit	12/29/2025	166.25-	.00		01/29/2026	10-53-250 EQUIP,SUPPLIES & MAINT

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
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Total PREMIER TRUCK GROUP:										
ROCKY MOUNTAIN POWER										
1603	ROCKY MOUNTAIN POWER	Vendor Address	52369498-002	868 W GOLF COURSE DR Culinary Watter Valve Sch	01/15/2026	12.33	.00		02/06/2026	51-40-250 EQUIP,SUPPLIES & MAINTA
Total ROCKY MOUNTAIN POWER:										
SAFETY SUPPLY & SIGN CO INC										
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	196604	Handicap Replacement Signs	01/05/2026	224.28	.00		02/05/2026	10-60-250 STREET SIGN SUPPLIES &
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	196606	Expansion Tape for Stick Stuff together	01/05/2026	346.04	.00		02/05/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	196677	Street signs, Crossing Signage	01/12/2026	881.52	.00		02/06/2026	10-60-250 STREET SIGN SUPPLIES &
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	196773	Carsonite post pounder trail guide sign installer trail	01/21/2026	867.88	.00		02/20/2026	10-70-250 SUPPLIES AND MAINTENA
Total SAFETY SUPPLY & SIGN CO INC:										
STAGEDROP LLC										
3257	STAGEDROP LLC	Vendor Address	INV502155	TAP Purchase for Town Hall Stage Equipment	01/12/2026	5,659.82	.00		02/05/2026	45-29822 TAP Tax
Total STAGEDROP LLC:										
STANDARD PLUMBING SUPPLY CO.										
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZVW01	SHOP - LIGHT FOR ABOVE MAIN DOOR	01/07/2026	35.98	.00		02/01/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZWPC74	Replacment battery for dimmer on welding helmet	01/15/2026	27.96	.00		02/10/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZXBL81	Town Hall Stage for cart covers	01/20/2026	19.99	.00		02/10/2026	10-51-250 EQUIP,SUPPLIES & MAINTA
Total STANDARD PLUMBING SUPPLY CO.:										
SUNRISE ENGINEERING										
1090	SUNRISE ENGINEERING	Vendor Address	1009358	Invoice #7 GIS work (City portion)	01/12/2026	1,620.00	.00		02/12/2026	51-40-245 COMPUTER SUPPORT
1090	SUNRISE ENGINEERING	Vendor Address	1009358	Invoice #7 GIS work (MSD portion)	01/12/2026	15,524.24	.00		02/12/2026	51-40-245 COMPUTER SUPPORT
1090	SUNRISE ENGINEERING	Vendor Address	1009358	Invoice #7 GIS work (Midway Irrigation portion)	01/12/2026	1,180.01	.00		02/12/2026	51-40-245 COMPUTER SUPPORT
Total SUNRISE ENGINEERING:										
TIMBERLINE ACE HARDWARE										
1170	TIMBERLINE ACE HARDWARE	Vendor Address	191770	PPE Replacement for Elroy	01/15/2026	116.99	.00		02/10/2026	10-50-170 PUBLIC WORKS PPE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	191773	V# 180-Cutting Blade for Edger-Cemetery	01/15/2026	14.38	.00		02/10/2026	10-77-250 EQUIP,SUPPLIES & MAINTA

Midway City
75 North 100 West

Payment Approval Report - With Due Date - Unpaid Invoices Only with GL
Report dates: 12/31/2025-2/3/2026

Page: 8
Jan 27, 2026 09:22AM

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
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Dated: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.



Memo

Date: January 27, 2026

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the January 20, 2026 Regular City Council Meeting

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

MINUTES OF THE MIDWAY CITY COUNCIL

(Regular Meeting)

**Tuesday, January 20, 2026, 6:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the Mayor, City Council, City Engineer, City Attorney, and Planning Director. The public notice/agenda was published on the Utah State Public Notice Website and on the City's website. A copy of the public notice/agenda is contained in the supplemental file for the meeting.

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

Mayor Simons called the meeting to order at 6:00 p.m.

Members Present

Craig Simons, Mayor
Andy Garland, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Members Excused

Lisa Orme, Council Member

Staff Present

Tex Couch, City Building Official/Fire
Marshal

Corbin Gordon, City Attorney (Arrived at
6:46 p.m.)
Michael Henke, City Planning Director
Wes Johnson, City Engineer
Camille Palmer, Mayor's Assistant
Nancy Simons, City Budget Director
(Participated electronically)
Jennifer Sweat, City Treasurer
Katie Villani, City Planner
Brad Wilson, City Recorder

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

Mayor Simons led the Council and meeting attendees in the pledge of allegiance. Council Member Garland gave the prayer and/or inspirational message.

2. Consent Agenda

- a.** Agenda for the January 20, 2026 City Council Regular Meeting
- b.** Warrants
- c.** Minutes of the December 2, 2025 City Council Closed Meeting
- d.** Minutes of the December 17, 2025 City Council Meeting
- e.** Minutes of the January 5, 2026 Swearing-In Ceremony

- f. Resolution 2026-01 approving compensation for council members serving on various boards.
- g. Appoint Jennifer Sweat as the Midway City Treasurer
- h. Appoint Brad Wilson as the Midway City Recorder
- i. The amount of crime insurance required for each municipal officer shall be a maximum of \$5 million aggregate and \$5 million per act.
- j. Written decision by Midway City Appeals Board of the 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.
- k. Resolution 2026-03 authorizing users to access and/or transact with Public Treasurer's Investment Fund (PTIF) accounts.

Note: Copies of items 2a, 2b, 2d, 2e, 2f, 2g, 2h, 2i, 2j, and 2k are contained in the supplemental file for the meeting.

Mayor Simons read the consent agenda.

Council Member Garland asked what "BackNET paid" meant on the warrant list. Jennifer Sweat responded that it indicated that the BackNET law enforcement taskforce paid the warrant instead of the City. She explained that some BackNET expenses were paid by the taskforce while others were paid by the City and reimbursed through a grant.

Branden Russell, Heber City Deputy Chief of Police and the taskforce commander, explained the taskforce.

Council Member Garland asked about a taskforce reimbursement for equipment. Ms. Sweat responded that an officer in the taskforce was reimbursed for equipment that he purchased.

Council Member Garland asked if the City had a revolving credit plan with Home Depot. He noted that there were late fees and interest charges for that vendor. Ms. Sweat responded that invoices had not been turned in on time, so fees and charges were incurred.

Council Member Garland asked about the purchase of two impact guns. He asked if they replaced existing equipment. Ms. Sweat responded that they either replaced equipment or equipped vehicles.

Motion: Council Member Simonsen moved to approve consent agenda items 2a through 2k.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Garland	Aye*
Council Member Orme	Excused
Council Member Payne	Aye
Council Member Simonsen	Aye

* Council Member Garland abstained from voting on items 2c, 2d, 2e, and 2j.

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

Mayor Simons asked if there were any comments from the public about items that were not on the agenda.

Randy Lundin

Mr. Lundin made the following comments:

- Thanked Wes Johnson and Travis Smout, Midway City Inspector, for their work.
- Complimented Kirk Lee and BD Bush for their work on city projects.
- Thanked former mayor Celeste Johnson.
- Congratulated Mayor Simons.

No further comments were offered.

4. Department Reports

Law Enforcement

Deputy Chief Russell introduced Bane a new canine with the Heber City Police Department. He reviewed the new branding for the Department including patches and identification on police vehicles.

Information Technology

Brad Wilson gave an update on the transition to a new managed IT provider.

Financial Report for November 2025

Brad Wilson asked if there were any questions regarding the financial report provided to the Council. Council Member Garland asked why wage and benefit costs were so high for the City's souvenir shop. Nancy Simons responded that the manager had other responsibilities that were not related to the shop. She added that a portion of the manager's wages and benefits needed to be transferred to the General Fund.

Legislative Update

Katie Villani gave a presentation on the current session of the Utah State Legislature and reviewed the following items:

- Retiring legislators
- State senate priorities

- State house priorities
- Property taxes
- Home ownership
- Land use

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

5. Wasatch Trails Foundation / TAP Grant (Mia Yue – Approximately 10 minutes) – Receive a report on Trails, Arts, and Parks (TAP) funds received by the Wasatch Trails Foundation.

Mia Yue, Wasatch Trails Foundation Executive Director, gave a presentation regarding TAP funds received from Midway City. She reviewed the following items:

- Trail crew statistics
- Trail crew accomplishments
- Trail areas maintained in 2025
- Trailforks software and reports

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

Mayor Simons thanked the Foundation for its work and noted that trails were important to Midway.

6. Wildland Urban Interface Modifications / Map (Tex Couch, City Fire Marshall – Approximately 10 minutes) – Discuss and possibly adopt a map related to wildland urban interfaces (WUI).

Tex Couch gave a presentation regarding the WUI and reviewed the following items:

- Code requirements
- WUI
- High risk map
- City WUI map

Mr. Couch made the following comments:

- Information necessary to adopt the map and associated code language was not received until the previous week.
- A base fee would be charged for two years to pay for a risk assessment program. The program would determine fees to charge property owners for wildfire related costs.
- The City needed to adopt the high-risk map and its own WUI map.
- Would become certified as a wildfire risk assessor.

Note: Corbin Gordon arrived at 6:46 p.m.

- The fees would be collected with property taxes.
- The fees would be used for the assessments.
- Wanted to be proactive and meet with affected property owners before 2028.
- The city map should include areas with a wildfire risk of five or higher.
- The fee would be based on a structure's square footage beginning in 2028.
- The high-risk areas would be updated every three years.
- The City's map could be based on the Wasatch County Fire District's fire line for Midway.

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

Katie Villani made the following comments:

- Property owners assumed the risk if they built in high risk areas.
- Insurance companies would have to accept the maps and could not increase their premiums more than 20%.
- The City could revise its map.
- The maps would be available to buyers.

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

- The program would emphasize fire resistant building materials and methods.
- The maps would be reviewed that evening and then adopted when more information was available.
- The City's map should be completed before it was approved.

7. Ordinance 2026-05 / TROD Amendment (Craig Simons, Mayor – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2026-05 repealing Ordinance 2025-27 which expanded the Transient Rental Overlay District to include the property at 71 South 200 West. **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Effected area
- History
- Municipal Code Section 2.02.030

Mr. Henke also made the following comments:

- New information had been received which precipitated the reconsideration.
- Mayor Simons made the motion to expand the TROD when he was a council member. He requested the reconsideration.
- A letter had been submitted opposing the expansion. It was provided to the Council for the meeting when the expansion was approved.
- Other residents spoke in opposition to the expansion during the required public hearing.
- The effected property included a house and a separate structure which was not a full dwelling. The Municipal Code did not allow one structure to be lived in and the other to be rented.

- The Midway City General Plan recommended against expanding the TROD.

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

Council Member Payne stated that expanding the TROD was a "slippery slope". He noted that he voted against the expansion.

Public Hearing

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

Lynette Wilson

Ms. Wilson made the following comments:

- Was concerned that a house on 100 West that was being renovated would become a nightly rental.
- Were the owners seeking approval for a nightly rental? Was the property in the TROD?

Michael Henke responded that the owner had not sought approval and the property was not in the TROD.

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

Motion: Council Member Garland moved to approve Ordinance 2026-05, an ordinance to repeal Ordinance 2025-27, which retracted the Transient Rental Overlay District to exclude the property at 71 South 200 West.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Excused
Council Member Payne	Aye
Council Member Simonsen	Aye

Mayor Simons explained that the Council would review the zoning in this area, the TROD, and the areas where the commercial and residential zones met.

Clair Provost made the following comments:

- Lived in the neighborhood affected by the ordinance.
- Expanding the TROD was a "slippery slope".

- Opposed expanding the TROD.

8. **Ordinance 2026-02 / Resort Setbacks** (Michael Henke, City Planning Director – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2026-02 amending Subsection 16.15.040.G.11.c(3) of the Midway City Municipal Code reducing the setbacks for certain structures in the resort zone. Recommended for approval by the Midway City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Current code
- Proposed code
- Core area of the Homestead Resort
- Greater area of the Homestead Resort
- Discussion points
- Setback changes
- Possible findings for and against

Mr. Henke also made the following comments:

- The ordinance would only apply to a specific area of the Resort.
- It only applied to property located next to dedicated golf course open space.
- The setbacks in the affected area would be reduced from 30 feet to 10 feet.
- The only other ways to make the change would be an amendment to the Master Plan Agreement or a legislative development agreement.
- The item was a legislative decision.
- The Municipal Code prohibited the reduction of open space.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, made the following comments:

- Setbacks protected neighbors from each other and from utilities.
- No neighbors needed to be protected in the affected area. The only concern was the utility corridor.
- The size of the units would not be increased.
- The change would create a better amenity and improve the fit on the site.
- The units would be further from the neighbors to the east.
- The lower four units would be moved.
- Two other units were still being designed.
- The intent was not to impact anything else.
- The applicants would have to request a master plan amendment if the ordinance was not adopted.
- The open space in the area could not be reduced because it was tied to The Links at Homestead PUD.

Public Hearing

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

Tom Wardle

Mr. Wardle made the following comments:

- Would the Homestead sell the units? Michael Henke responded that they might be sold.
- The units would be hit by more golf balls if the setbacks were reduced.

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

Council Member Payne pointed out that future councils could alter the ordinance.

Council Member Simonsen made the following comments:

- The ordinance should specify that golf courses had a size.
- Clarify which property line was used for the setback.
- Owners next to a golf course realized errant golf balls would be a problem.

Paul Berg made the following additional comments:

- Hole ten would be reduced from a par 4 to a par 3. This would not completely eliminate errant golf balls.
- The proximity to the golf course would be included in the real estate disclosures.
- Was not sure that the Homestead Resort would sell the units.

Motion: Council Member Simonsen moved to approve the code change request for the specific circumstances with the suggested edits.

Second: Council Member Garland seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Excused
Council Member Payne	Aye
Council Member Simonsen	Aye

9. Ordinance 2026-03 / Noticing Requirements (Katie Villani, City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2026-03 amending the Midway City Municipal Code regarding noticing requirements. Recommended for approval by the Midway

City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

Katie Villani gave a presentation regarding the request and reviewed the proposed findings. She also made the following comments:

- The Wasatch Wave was no longer published.
- Many sections of the Municipal Code required publishing in a newspaper.
- Other types of noticing were now more prevalent.
- Proposed that the requirement for publishing in a newspaper be eliminated.
- The ordinance did not prohibit the City from publishing in a newspaper if it wanted.

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

Council Member Simonsen asked the cost to notice in a newspaper. Michael Henke responded that his department spent as much as \$2,000 a year on newspaper publishing.

Michael Henke explained that the ordinance complied with all state requirements.

Public Hearing

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

Motion: Council Member Payne moved to approve Ordinance 2026-03 amending the Midway City Municipal Code regarding noticing requirements and to adopt the following findings:

- The Proposed amendments to the noticing provisions were prompted by the closure of the former Wasatch Wave, the only newspaper local to the county, and to avoid duplication of state and local law.
- While other newspapers might develop circulation locally (e.g., the Wasatch Record), the closing of the longstanding Wasatch Wave suggested the impermanency of even long-established newspapers. While newspapers would continue to be an assistive vehicle to the City for noticing, removing it as a requirement in code while adding noticing through the City and state websites recognized the fact that a former longstanding paper went out of business and newspapers were not the overwhelming source of news and notice they once were.
- Noticing would be accomplished through posting in at least three public places within Midway City and on the Midway City website, generally, and mailing to affected entities and property owners where required by code.
- The proposed amendments complied with the notice requirements under state law.
- Midway policies and procedures should be amended to remain consistent with any changes in noticing.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Excused
Council Member Payne	Aye
Council Member Simonsen	Aye

10. Lundin Property / Revised Documents (Corbin Gordon, City Attorney – Approximately 30 minutes) – Discuss and possibly approve documents, with additional revisions requested by the Lundin family, related to their property located at 900 West Bigler Lane and its preservation as open space.

Corbin Gordon made the following comments:

- Circulated revised documents but they had not been completed.
- Had not received the conservation easement.
- Received an email from Nora Lundin requesting to again discuss the preservation conditions.
- Wanted to wait until he received and had reviewed all the documents before they were considered by the Council.
- Some issues needed to be discussed in a closed meeting.
- Would provide redline copies of the documents to the Council.
- Wasatch County would not do a review until they received all the documents.
- Spent a lot of time on the Lundin Property. The City had paid him a lot of money for that work.

11. Closed Meeting to Discuss the Purchase, Exchange, or Lease of Real Property

Motion: Council Member Garland moved to go into a closed meeting to discuss real estate.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Excused
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Without objection, Mayor Simons recessed the meeting at 7:45 p.m. He reconvened the meeting at 7:52 p.m.

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

Motion: Council Member Garland moved to go out of the closed meeting and back into the regular council meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Excused
Council Member Payne	Aye
Council Member Simonsen	Aye

12. Adjournment

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

The meeting was adjourned at 8:03 p.m.

Craig Simons, Mayor

Brad Wilson, Recorder



Memo

Date: February 3, 2026
To: Midway City Council
From: Katie Villani
Re: Appointment of Kim Facer as a full member and appointment of Steve Farrell as an Alternate Member of the Midway City Planning Commission.

A vacancy was created on the Planning Commission due to Andy Garland's election to the City Council. The Planning Commission is a seven-member board with up to two alternates. The Planning Commission makes recommendations to the City Council regarding land use applications. Kim Facer is the first alternate on the commission, who would become a full member with the vacancy created. Midway received multiple applications to serve as the new alternate. The Mayor has reviewed the applications and is recommending Steve Farrell, who has served on the Wasatch County Council and the Midway Water Advisory Board, as the new alternate member of the Midway City Planning Commission.

Below is a list of the entire membership of the Planning Commission with changes proposed:

Name	Terms	Appointment	Term Ends
Laura Wardle (Chair)	1	4/5/22	4/5/26
Kelli Lineback (Vice-Chair)	1	11/1/22	11/1/26
Andrew Osborne	1	11/1/22	11/1/26
Travis Nokes	1	2/20/24	2/20/28
Genene Miles	1	6/4/24	6/4/28
Craig Knight	1	4/15/25	4/15/29
Kim Facer	1	2/3/26	2/3/30
Suellen Gregory Winegar (Alt)	NA	5/20/25	NA
Steve Farrell (Alt) (if appointed)	NA	2/3/26	NA

Further information on the Planning Commission may be found in Section 2.04 of the Midway City Code.

Midway City
Planning Commission Member Application

Name: Steve Farrell

Date: January 8, 2026

Physical Address: 325 West 500 South

City/State/Zip: Midway Utal 84049

Mailing Address: 325 West 500 South

City/State/Zip: Midway, Utal 84049

Phone: None

Cell Phone.

Email: _____

List of Qualifications:

Being on the Wasatch County Council I had the opportunity to work with the County Planner and his staff on the general plan and the necessary goals that is needed to correctly follow the general plan

Tell us why you would like to become a member:

I would like to be involved in the town that I have live for 79 years. I want to protect our rural character as best as can be.

List any additional experiences, education, or training you have had that would help you in this position:

I have a good working knowledge of the register right for the Valley especially for the Midway area.

Signature: Steve Farrell

Date: 1/8/2026



Memo

Midway

Date: February 3, 2026
To: Midway City Council
From: Katie Villani
Re: Re-appointment of Krista Lewis and Paulette Tillman to 2nd terms, and promotion of Lisa Barkdull from alternate to full member of the Midway Parks, Trails, and Trees Advisory Committee

The PTT is a seven-member committee that provides recommendations to the Mayor, Planning Commission, and City Council regarding matters involving parks, trails, and trees. Both Krista Lewis and Paulette Tillman were appointed to first terms on November 16, 2021, which ended in November of 2025. The committee does not meet in November or December. Both are eligible for a second term.

In addition, due to a vacancy created by Rob Bouhuis reaching the end of his second term, Lisa Barkdull, an alternate confirmed by the City Council on 5/20/25, would advance from an alternate member to a full member of the PTT committee.

Below is a list of the entire membership of the Parks, Trails, and Trees Committee as proposed:

Name	Terms	Appointment	Term Ends
Cristine Tuttle (Chair)	1	10/3/23	10/3/27
Angela (Angie) Richardson	1	3/18/25	3/18/29
Paulette Tillman	2	2/3/26	2/3/30
Krista Lewis	2	2/3/26	2/3/30
Sherry Greenwell	1	10/3/23	10/3/27
Rachel Harvey	1	5/20/25	5/20/29
Lisa Barkdull (if appointed)	1	2/3/26	2/3/30

Further information on the Parks, Trails, and Trees Committee may be found in Section 2.06 of the Midway City Code. Pursuant to Section 2.06.020, Committee vacancies are filled “by a recommendation to and confirmation by the City Council”.

The Mayor is recommending the re-appointment of Krista Lewis and Paulette Tillman to second terms and advancement of Lisa Barkdull from alternate member to full-time member of the Parks, Trails, and Trees Committee.

Midway City Corporation

Mayor: Craig Simons

City Council Members:

Lisa Orme • Andy Garland • J.C. Simonsen
Kevin Payne



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P.O. Box 277

Midway, Utah 84049

Phone: 435-654-3223

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midwaycityut.gov

MEMO

To: Midway City Council

From: Staff, Camille Palmer

Date: January 22, 2026

Subject: Addition of Thomas Haus as an alternate member of the Historic Preservation Committee

There is currently a vacancy on the Historic Preservation Committee for an alternate position. Mayor Simons is recommending that the City Council appoint Thomas Haus to fill the vacancy. Thomas has expressed an interest in serving on this committee, has experience in historic preservation, and has worked on enforcing historic district regulations. He looks forward to helping with historic preservation here in Midway. Below is a list of the membership of the Historic Preservation Committee, including the recommendation:

Cathy Philpot (Chair)
Athina Koumarela (Vice Chair)
Jim Kohler
Diann Glenn
Michael Glenn
Chuck James
Camie Hardy
Thomas Haus (proposed alternate)

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.