

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 |
|--|----------------------------|-------------------|----------------|--|--------------|--------------------|-------------|-----------|------------------|--|
| ALSCO / AMERICAN LINEN | | | | | | | | | | |
| 1429 | ALSCO / AMERICAN LINEN | Vendor Address | LSAL3051095 | MAT/Rug | 12/22/2025 | 55.17 | .00 | | 01/10/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| 1429 | ALSCO / AMERICAN LINEN | Vendor Address | LSAL3069111 | MAT/Rug | 02/19/2026 | 49.86 | .00 | | 03/10/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| Total ALSCO / AMERICAN LINEN: | | | | | | 105.03 | .00 | | | |
| Bell Janitorial Supply | | | | | | | | | | |
| 2880 | Bell Janitorial Supply | Vendor Address | 1077946 | Paper Towels & Floor Cleaner-All Buildings | 01/22/2026 | 636.88 | .00 | | 02/22/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| 2880 | Bell Janitorial Supply | Vendor Address | 1079251 | 12 CASES OF PAPER TOWELS, Town Hall, Comm. C | 02/19/2026 | 1,002.84 | .00 | | 03/13/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| Total Bell Janitorial Supply: | | | | | | 1,639.72 | .00 | | | |
| BRANDEN RUSSELL | | | | | | | | | | |
| 2400 | BRANDEN RUSSELL | Vendor Address | 01282026 | Per Diem-Police Institute-BackNet-gets reimbursed by | 01/28/2026 | 340.00 | .00 | | 02/20/2026 | 10-57-670 BACKNET - TRAVEL |
| Total BRANDEN RUSSELL: | | | | | | 340.00 | .00 | | | |
| BUILDING RENTAL DEPOSIT REFUNDS | | | | | | | | | | |
| 2479 | BUILDING RENTAL DEPOSIT RE | Richard Greenberg | 12626 | Pavillion Rental Refund | 01/26/2026 | 400.00 | .00 | | 02/19/2026 | 10-36-204 TOWN SQUARE PAVILLION |
| Total BUILDING RENTAL DEPOSIT REFUNDS: | | | | | | 400.00 | .00 | | | |
| Burton Lumber | | | | | | | | | | |
| 2539 | Burton Lumber | Vendor Address | 1797133 | Rebar for corner stakes - Cemetery | 01/22/2026 | 88.80 | .00 | | 02/06/2026 | 10-77-250 EQUIP,SUPPLIES & MAINTENANCE |
| 2539 | Burton Lumber | Vendor Address | 1806416 | Ivette office-Building maint. fix whole in wall by Nolan 2 | 02/18/2026 | 60.28 | .00 | | 03/10/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| 2539 | Burton Lumber | Vendor Address | 1806448 | Ivette office-Building maint. fix whole in wall by Nolan 2 | 02/18/2026 | 53.17 | .00 | | 03/10/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| 2539 | Burton Lumber | Vendor Address | 1807048 | Nolan-Building-Ivette Office | 02/19/2026 | 15.66 | .00 | | 03/10/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| 2539 | Burton Lumber | Vendor Address | CREDIT NOTE | Ivette office-Building maint. fix whole in wall by Nolan 2 | 02/18/2026 | 44.62- | .00 | | 02/18/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTENANCE |
| Total Burton Lumber: | | | | | | 173.29 | .00 | | | |
| Car Quest Auto Parts | | | | | | | | | | |
| 2700 | Car Quest Auto Parts | Vendor Address | 227641 | Fire hydrant valve repairs-Lane | 01/20/2026 | 644.07 | .00 | | 02/13/2026 | 51-40-260 REPAIRS,CONNECTIONS,E |
| 2700 | Car Quest Auto Parts | Vendor Address | 228058 | Scagg Windstorm Blower, Trail, Sidewalk, Parks, Filter | 01/27/2026 | 62.24 | .00 | | 02/20/2026 | 10-70-250 SUPPLIES AND MAINTENANCE |

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| Total Car Quest Auto Parts: | | | | | | 706.31 | .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 | 57-70-290 TELEPHONE |
| Total CENTURYLINK - 333723442: | | | | | | 48.50- | .00 | | | |
| CENTURYLINK - 333977502 | | | | | | | | | | |
| 945 | CENTURYLINK - 333977502 | Vendor Address | 333977502 2/2 | Credit | 02/07/2026 | .56- | .00 | | 02/07/2026 | 10-43-280 TELEPHONE |
| Total CENTURYLINK - 333977502: | | | | | | .56- | .00 | | | |
| CENTURYLINK -435-654-3924 453B | | | | | | | | | | |
| 2561 | CENTURYLINK -435-654-3924 45 | Vendor Address | 333386055 2/2 | Phone/Internet Service | 02/07/2026 | 156.87 | .00 | | 03/06/2026 | 10-57-675 BACKNET - EQUIP SUPPLIE |
| Total CENTURYLINK -435-654-3924 453B: | | | | | | 156.87 | .00 | | | |
| CENTURYLINK 76612167 | | | | | | | | | | |
| 2563 | CENTURYLINK 76612167 | Vendor Address | 768302127 | Phone Service | 01/01/2026 | .11 | .00 | 01/22/2026 | 01/31/2026 | 10-43-280 TELEPHONE |
| Total CENTURYLINK 76612167: | | | | | | .11 | .00 | | | |
| CHANDRA CROSBY | | | | | | | | | | |
| 3173 | CHANDRA CROSBY | Vendor Address | 12826 | Per Diem - Police Institute-BackNet-gets reimbursed b | 01/28/2026 | 340.00 | .00 | | 02/20/2026 | 10-57-670 BACKNET - TRAVEL |
| Total CHANDRA CROSBY: | | | | | | 340.00 | .00 | | | |
| COMMERCIAL MECHANICAL | | | | | | | | | | |
| 2444 | COMMERCIAL MECHANICAL | Vendor Address | SV115789 | Ice Rink Leak Repairs & Brine Delivery (900 Gal) - ok | 02/11/2026 | 7,924.92 | .00 | | 03/11/2026 | 57-70-250 EQUIP, SUPPLIES & MAINT |
| Total COMMERCIAL MECHANICAL: | | | | | | 7,924.92 | .00 | | | |
| Culper Precision | | | | | | | | | | |
| 2969 | Culper Precision | Vendor Address | 10344-2 | Equipment/Replacement Check-BackNet Paid | 03/06/2026 | 5,445.00 | .00 | | 03/06/2026 | 15-81-250 EQUIP, SUPPLIES & OPERA |
| Total Culper Precision: | | | | | | 5,445.00 | .00 | | | |
| Daniel Villescaz | | | | | | | | | | |
| 3254 | Daniel Villescaz | Vendor Address | 1282026 | Per Diem-Police Institute-BackNet-gets reimbursed by | 01/28/2026 | 340.00 | .00 | | 02/20/2026 | 10-57-670 BACKNET - TRAVEL |

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| Total Daniel Villescaz: | | | | | | 340.00 | .00 | | | |
| DJB GAS SERVICES, INC | | | | | | | | | | |
| 2979 | DJB GAS SERVICES, INC | Vendor Address | 0001660216 | Public Works shop gas welder | 02/19/2026 | 98.15 | .00 | | 03/13/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTENANCE |
| Total DJB GAS SERVICES, INC: | | | | | | 98.15 | .00 | | | |
| Enbridge Gas | | | | | | | | | | |
| 930 | Enbridge Gas | Vendor Address | 2731063797 01 | 2731063797 Community Center | 01/16/2026 | 696.95 | .00 | | 02/09/2026 | 10-51-270 UTILITIES |
| 930 | Enbridge Gas | Vendor Address | 2731063797 2/ | Comm. Center 2731063797 | 02/16/2026 | 1,330.03 | .00 | | 03/06/2026 | 10-51-270 UTILITIES |
| 930 | Enbridge Gas | Vendor Address | 5770020000 01 | 5770020000 TOWN HALL | 01/16/2026 | 1,167.80 | .00 | | 02/09/2026 | 10-51-270 UTILITIES |
| 930 | Enbridge Gas | Vendor Address | 5770020000 2/ | Town Hall 5770020000 | 02/16/2026 | 2,352.13 | .00 | | 03/06/2026 | 10-51-270 UTILITIES |
| 930 | Enbridge Gas | Vendor Address | 6558550000 01 | MAINTENANCE SHOP 6558550000 | 01/16/2026 | 1,802.15 | .00 | | 02/09/2026 | 10-51-270 UTILITIES |
| 930 | Enbridge Gas | Vendor Address | 6558550000 2/ | 6558550000 Maintenance Shop | 02/16/2026 | 3,244.49 | .00 | | 03/06/2026 | 10-51-270 UTILITIES |
| 930 | Enbridge Gas | Vendor Address | 6801020000 1/ | 6801020000 - Admin Office | 01/16/2026 | 250.31 | .00 | | 02/09/2026 | 10-51-270 UTILITIES |
| 930 | Enbridge Gas | Vendor Address | 6801020000 2/ | 6801020000 - Admin Office | 02/16/2026 | 465.35 | .00 | | 03/06/2026 | 10-51-270 UTILITIES |
| Total Enbridge Gas: | | | | | | 11,309.21 | .00 | | | |
| Found My Brave | | | | | | | | | | |
| 3110 | Found My Brave | Vendor Address | BRAVE25042 | MMH-Books for retail sale | 01/29/2026 | 48.00 | .00 | | 02/28/2026 | 58-38-240 COST OF GOODS SOLD |
| Total Found My Brave: | | | | | | 48.00 | .00 | | | |
| Heath Harvey | | | | | | | | | | |
| 3280 | Heath Harvey | Vendor Address | 12826 | Per Diem - Police Institute-BackNet-gets reimbursed b | 01/28/2026 | 340.00 | .00 | | 02/20/2026 | 10-57-670 BACKNET - TRAVEL |
| Total Heath Harvey: | | | | | | 340.00 | .00 | | | |
| HEBER LIGHT & POWER | | | | | | | | | | |
| 1421 | HEBER LIGHT & POWER | Vendor Address | 5280 | Utilities upgrade talked w/ Nancy from 100 amp to 200 | 02/05/2026 | 3,372.00 | .00 | | 02/05/2026 | 10-70-270 UTILITIES |
| Total HEBER LIGHT & POWER: | | | | | | 3,372.00 | .00 | | | |
| HOME DEPOT Credit Services | | | | | | | | | | |
| 1150 | HOME DEPOT Credit Services | Vendor Address | 01302026 | Late Fee | 01/30/2026 | 29.00 | .00 | | 02/25/2026 | 10-50-250 OFFICE SUPPLIES AND EX |
| 1150 | HOME DEPOT Credit Services | Vendor Address | 13026 | Finance Charge | 01/30/2026 | 32.13 | .00 | | 02/25/2026 | 10-50-250 OFFICE SUPPLIES AND EX |
| 1150 | HOME DEPOT Credit Services | Vendor Address | 5010234 | Corner stakes location graves | 01/21/2026 | 107.60 | .00 | | 02/25/2026 | 10-77-250 EQUIP,SUPPLIES & MAINTENANCE |
| 1150 | HOME DEPOT Credit Services | Vendor Address | WN46906020 | Organizer Storage Box | 01/21/2026 | 152.35 | .00 | | 02/25/2026 | 10-77-250 EQUIP,SUPPLIES & MAINTENANCE |

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| Total HOME DEPOT Credit Services: | | | | | | 321.08 | .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 | 10-53-250 EQUIP,SUPPLIES & MAINTENANCE |
| 2485 | KARL MALONE CHRYSLER DO | Vendor Address | CM90466 | Returned Core Deposit-Ranger Axle | 12/17/2025 | 666.50- | .00 | | 01/17/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTENANCE |
| 2485 | KARL MALONE CHRYSLER DO | Vendor Address | CM91968 | Vehicle #067-Core Charge | 12/30/2025 | 50.00- | .00 | | 01/30/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTENANCE |
| Total KARL MALONE CHRYSLER DODGE JEEP: | | | | | | 249.00- | .00 | | | |
| KARL MALONE POWERSPORTS HEBER | | | | | | | | | | |
| 3175 | KARL MALONE POWERSPORTS | Vendor Address | 280769 | Scagg Windstorm & Turf Hydraulic Oil Filter-Shop ##1 | 01/27/2026 | 34.99 | .00 | | 02/20/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTENANCE |
| Total KARL MALONE POWERSPORTS HEBER: | | | | | | 34.99 | .00 | | | |
| MOUNTAINLAND SUPPLY COMPANY | | | | | | | | | | |
| 845 | MOUNTAINLAND SUPPLY COMP | Vendor Address | S107581878.0 | Survey Markers Lids @ Cemetary | 01/22/2026 | 3,837.84 | .00 | | 02/28/2026 | 10-77-250 EQUIP,SUPPLIES & MAINTENANCE |
| 845 | MOUNTAINLAND SUPPLY COMP | Vendor Address | S107610908.0 | Mesh bug screen, Blue marking paint | 02/10/2026 | 117.63 | .00 | | 03/31/2026 | 51-40-260 REPAIRS,CONNECTIONS,ELECTRICAL |
| 845 | MOUNTAINLAND SUPPLY COMP | Vendor Address | S107617037.0 | Blue marking paint-Bluestakes-water | 02/11/2026 | 288.00 | .00 | | 03/31/2026 | 51-40-260 REPAIRS,CONNECTIONS,ELECTRICAL |
| 845 | MOUNTAINLAND SUPPLY COMP | Vendor Address | S107617037.0 | Green Paint Sewer-MSD | 02/11/2026 | 144.00 | .00 | | 03/31/2026 | 10-36-900 MISCELLANEOUS |
| 845 | MOUNTAINLAND SUPPLY COMP | Vendor Address | S107617040.0 | Fire hydrant operation wrenches (2) - water, ordered b | 02/19/2026 | 396.19 | .00 | | 03/31/2026 | 51-40-260 REPAIRS,CONNECTIONS,ELECTRICAL |
| 845 | MOUNTAINLAND SUPPLY COMP | Vendor Address | S107628011.00 | Gaskets for wate meters | 02/11/2026 | 44.80 | .00 | | 03/31/2026 | 51-40-260 REPAIRS,CONNECTIONS,ELECTRICAL |
| 845 | MOUNTAINLAND SUPPLY COMP | Vendor Address | S107634252.0 | 25" by 8" repair bond aid. 535 W 200 N Creekside HO | 02/19/2026 | 632.34 | .00 | | 03/31/2026 | 51-40-260 REPAIRS,CONNECTIONS,ELECTRICAL |
| Total MOUNTAINLAND SUPPLY COMPANY: | | | | | | 5,460.80 | .00 | | | |
| ODP BUSINESS SOLUTIONS LLC | | | | | | | | | | |
| 875 | ODP BUSINESS SOLUTIONS LL | Vendor Address | 458393189001 | Envelope, Check | 02/03/2026 | 33.98 | .00 | | 03/08/2026 | 10-43-240 OFFICE SUPPLIES AND EXPENSES |
| 875 | ODP BUSINESS SOLUTIONS LL | Vendor Address | 459529039001 | Melissa-Moistener, Envelope | 02/16/2026 | 3.66 | .00 | | 03/22/2026 | 10-55-240 OFFICE SUPPLIES AND EXPENSES |
| 875 | ODP BUSINESS SOLUTIONS LL | Vendor Address | 459529039001 | Nolan-File, EXP, LTR. 12 DIV, BLU/BLK | 02/16/2026 | 10.04 | .00 | | 03/22/2026 | 10-43-240 OFFICE SUPPLIES AND EXPENSES |
| 875 | ODP BUSINESS SOLUTIONS LL | Vendor Address | 459530391001 | Toner cart., LTR Folder | 02/13/2026 | 266.05 | .00 | | 03/15/2026 | 10-43-240 OFFICE SUPPLIES AND EXPENSES |
| Total ODP BUSINESS SOLUTIONS LLC: | | | | | | 313.73 | .00 | | | |
| Out of Pocket Refund Fees | | | | | | | | | | |
| 2594 | Out of Pocket Refund Fees | Jason or Lisa Morris | 12726 | Kinsey Subdivision Refund Out of Pocket | 01/27/2026 | 2,445.80 | .00 | | 02/23/2026 | 10-21740 DEVELOPER FEES - DEPOSITS |
| Total Out of Pocket Refund Fees: | | | | | | 2,445.80 | .00 | | | |

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| REAMS | | | | | | | | | | |
| 955 | REAMS | Vendor Address | 016511 | Clothing Allowance-(2) Cinch Jeans-Ty VanWagoner | 02/14/2026 | 109.98 | .00 | | 03/09/2026 | 10-50-160 PUBLIC WORKS CLOTHING |
| Total REAMS: | | | | | | 109.98 | .00 | | | |
| ROCKY MOUNTAIN POWER | | | | | | | | | | |
| 1603 | ROCKY MOUNTAIN POWER | Vendor Address | 52369498-002 | 868 W GOLF COURSE DR Culinary Watter Valve Sch | 02/13/2026 | 12.09 | .00 | | 03/09/2026 | 51-40-250 EQUIP,SUPPLIES & MAINTA |
| Total ROCKY MOUNTAIN POWER: | | | | | | 12.09 | .00 | | | |
| SMITH & EDWARDS WEST JORDAN | | | | | | | | | | |
| 2961 | SMITH & EDWARDS WEST JOR | Vendor Address | 36866 | Clothing Allowance-Gage Anderson-Jeans | 02/20/2026 | 52.95 | .00 | | 03/16/2026 | 10-50-160 PUBLIC WORKS CLOTHING |
| Total SMITH & EDWARDS WEST JORDAN: | | | | | | 52.95 | .00 | | | |
| STATE FIRE | | | | | | | | | | |
| 3054 | STATE FIRE | Vendor Address | 12663029 | City Office-Security Monitoring Jan 2026 - March 2026 | 02/11/2026 | 177.00 | .00 | | 03/13/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTA |
| 3054 | STATE FIRE | Vendor Address | 12663042 | Paper & Felt- Security Monitoring Jan. '26 Mar. '26 | 02/11/2026 | 70.00 | .00 | | 03/13/2026 | 45-65-204 TOWN HALL |
| 3054 | STATE FIRE | Vendor Address | 12663045 | Town Hall - Monitoring CCloud Software Jan. 2026 - Ma | 02/11/2026 | 216.00 | .00 | | 03/13/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTA |
| 3054 | STATE FIRE | Vendor Address | 12663047 | Memorial Hill, Burgi Hill, Hamlet, Cemetery-Restrooms | 02/11/2026 | 144.00 | .00 | | 03/13/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTA |
| 3054 | STATE FIRE | Vendor Address | 12663058 | Maintenance BLDG #1 Security Monitoring | 02/11/2026 | 94.00 | .00 | | 03/13/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTA |
| 3054 | STATE FIRE | Vendor Address | 12663060 | Midway Art Gallery - Security Monitoring Jan. 2026 - M | 02/11/2026 | 105.00 | .00 | | 03/13/2026 | 45-65-204 TOWN HALL |
| 3054 | STATE FIRE | Vendor Address | 12663065 | Must Haves SS-Security Monitoring Jan. 2026- March | 02/11/2026 | 135.00 | .00 | | 03/13/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTA |
| 3054 | STATE FIRE | Vendor Address | 12663067 | Community Center - Monitoring Cloud Software | 02/11/2026 | 72.00 | .00 | | 03/13/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTA |
| Total STATE FIRE: | | | | | | 1,013.00 | .00 | | | |
| STREAM LINE WORKS INC | | | | | | | | | | |
| 3096 | STREAM LINE WORKS INC | Vendor Address | 123 | Creekside - Water Line Repair- Ok Per C. Simons | 02/19/2026 | 2,800.00 | .00 | | 03/06/2026 | 51-40-260 REPAIRS,CONNECTIONS,E |
| Total STREAM LINE WORKS INC: | | | | | | 2,800.00 | .00 | | | |
| THE UPS STORE | | | | | | | | | | |
| 1160 | THE UPS STORE | Vendor Address | 12312025-DO | Double Payment in August 2025 | 02/18/2025 | 23.92- | .00 | | 02/18/2025 | 10-50-615 MISCELLANEOUS |
| Total THE UPS STORE: | | | | | | 23.92- | .00 | | | |
| TIMBERLINE ACE HARDWARE | | | | | | | | | | |
| 1170 | TIMBERLINE ACE HARDWARE | Vendor Address | 192045 | Ivette's Office-hanging door | 01/28/2026 | 5.66 | .00 | | 02/10/2026 | 10-51-250 EQUIP,SUPPLIES & MAINTA |
| 1170 | TIMBERLINE ACE HARDWARE | Vendor Address | 192408 | Chlorinator Repairs | 02/11/2026 | 49.61 | .00 | | 03/10/2026 | 51-40-250 EQUIP,SUPPLIES & MAINTA |

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| 1170 | TIMBERLINE ACE HARDWARE | Vendor Address | 192438 | Bins for sprinkler parts | 02/12/2026 | 85.48 | .00 | | 03/10/2026 | 10-70-250 SUPPLIES AND MAINTENA |
| 1170 | TIMBERLINE ACE HARDWARE | Vendor Address | 192504 | Chainsaw | 02/17/2026 | 39.58 | .00 | | 03/10/2026 | 10-70-250 SUPPLIES AND MAINTENA |
| 1170 | TIMBERLINE ACE HARDWARE | Vendor Address | 192585 | Public Works clothing allowance-Eric Mecham | 02/20/2026 | 127.77 | .00 | | 03/10/2026 | 10-50-150 PUBLIC WORK BENEFITS |
| Total TIMBERLINE ACE HARDWARE: | | | | | | 308.10 | .00 | | | |
| ULINE | | | | | | | | | | |
| 2787 | ULINE | Vendor Address | 203936055 | Kraft Paper, bags | 02/09/2026 | 383.96 | .00 | | 03/04/2026 | 58-70-250 EQUIPMENT, SUPPLIES, A |
| Total ULINE: | | | | | | 383.96 | .00 | | | |
| UTAH LEAGUE OF CITIES & TOWNS | | | | | | | | | | |
| 1250 | UTAH LEAGUE OF CITIES & TO | Vendor Address | 1470 | Powers & Duties Handbook | 01/20/2026 | 90.00 | .00 | | 02/19/2026 | 10-43-210 BOOKS,SUB AND MEMBER |
| 1250 | UTAH LEAGUE OF CITIES & TO | Vendor Address | 1489 | Power & Duties Handbook | 02/18/2026 | 330.00 | .00 | | 03/20/2026 | 10-43-210 BOOKS,SUB AND MEMBER |
| Total UTAH LEAGUE OF CITIES & TOWNS: | | | | | | 420.00 | .00 | | | |
| WASATCH AUTO PARTS | | | | | | | | | | |
| 1310 | WASATCH AUTO PARTS | Vendor Address | 333900 | #184-Generater Oil and Spark Changes | 01/28/2026 | 64.71 | .00 | | 02/20/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1310 | WASATCH AUTO PARTS | Vendor Address | 333900 | #180-Generater Oil and Spark Changes | 01/28/2026 | 13.98 | .00 | | 02/20/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1310 | WASATCH AUTO PARTS | Vendor Address | 333900 | #181-Generater Oil and Spark Changes | 01/28/2026 | 5.22 | .00 | | 02/20/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1310 | WASATCH AUTO PARTS | Vendor Address | 333900 | #182-Generater Oil and Spark Changes | 01/28/2026 | 3.79 | .00 | | 02/20/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1310 | WASATCH AUTO PARTS | Vendor Address | 333918 | Predator Generators MCPW V180 & 184-Shop-Oil Cha | 01/28/2026 | 11.68 | .00 | | 02/20/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1310 | WASATCH AUTO PARTS | Vendor Address | 335097 | A102 Polaris Electrical Parts Cleaner | 02/19/2026 | 6.99 | .00 | | 03/10/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| Total WASATCH AUTO PARTS: | | | | | | 106.37 | .00 | | | |
| WASATCH COUNTY SOLID WASTE | | | | | | | | | | |
| 1360 | WASATCH COUNTY SOLID WAS | Vendor Address | 37969 | Junk loads trash | 01/21/2026 | 55.00 | .00 | | 02/16/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1360 | WASATCH COUNTY SOLID WAS | Vendor Address | 38156 | Junk loads trash | 01/26/2026 | 20.00 | .00 | | 02/16/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1360 | WASATCH COUNTY SOLID WAS | Vendor Address | 38158 | Junk loads trash | 01/26/2026 | 22.00 | .00 | | 02/16/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| 1360 | WASATCH COUNTY SOLID WAS | Vendor Address | 38164 | Junk loads trash | 01/26/2026 | 20.00 | .00 | | 02/16/2026 | 10-53-250 EQUIP,SUPPLIES & MAINTE |
| Total WASATCH COUNTY SOLID WASTE: | | | | | | 117.00 | .00 | | | |
| WHEELER MACHINERY CO | | | | | | | | | | |
| 1375 | WHEELER MACHINERY CO | Vendor Address | ARC194594 | Credit Overpayment - 420 Backhoe | 01/28/2026 | 258.13- | .00 | | 01/28/2026 | 51-40-255 EQUIPMENT RENTAL\REPL |
| 1375 | WHEELER MACHINERY CO | Vendor Address | ARC194594 | Credit Overpayment - 420 Backhoe | 01/28/2026 | 258.13- | .00 | | 01/28/2026 | 10-77-255 EQUIPMENT RENTAL AND L |
| 1375 | WHEELER MACHINERY CO | Vendor Address | ARC194594 | Credit Overpayment - 420 Backhoe | 01/28/2026 | 258.13- | .00 | | 01/28/2026 | 10-70-255 EQUIPMENT RENTAL AND L |
| 1375 | WHEELER MACHINERY CO | Vendor Address | ARC194594 | Credit Overpayement - 420 Backhoe | 01/28/2026 | 258.13- | .00 | | 01/28/2026 | 10-60-255 EQUIPMENT RENTAL AND L |

| Vendor | Vendor Name | Description | Invoice Number | Description | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid | Payment Due Date | GL Account and Title |
|--------|-------------|-------------|----------------|-------------|--------------|-----------------------|-------------|-----------|------------------|----------------------|
| | | | | | | 1,032.52- | .00 | | | |
| | | | | | | 45,283.96 | .00 | | | |

Total WHEELER MACHINERY CO:

Grand Totals:

Dated: _____

City Treasurer: _____

Report Criteria:

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



Memo

Date: February 17, 2026
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the February 7, 2026 City Council Strategic Planning Meeting

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

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

**Saturday, February 7, 2026, 8:00 a.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, 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

Mayor Simons called the meeting to order at 8:05 a.m.

Members Present

Craig Simons, Mayor
Andy Garland, Council Member
Lisa Orme, Council Member
Andrew Osborne, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Camille Palmer, Mayor's Assistant
Nancy Simons, Budget Director (Left at 1:18
p.m.)
Brad Wilson, Recorder

Others Present

None

Staff Present

Michael Henke, Planning Director

2. Council Organization and Alignment

2a. Council Introductions

Each member of the City Council and staff introduced themselves.

2b. Council Assignments

Mayor Simons reviewed council assignments and made the following comments:

- He would be responsible for several departments, such as streets, parks, and cemetery, while the City's processes for the Public Works Department were assessed.

- These departments might be distributed among the Council once the assessment was completed.
- Former mayor Celeste Johnson would remain a member of the Caring Coalition. Her service would be reassessed after a year.

The Council and staff discussed the assignments. Council Member Orme encouraged the council members to attend the conferences held by the Utah League of Cities and Towns (ULCT).

Note: A copy of the council assignments is contained in the supplemental file.

Action Items

- It needed to be determined if the City had a fourth voting member with ULCT.
- Brad Wilson would order twelve additional copies of *Powers and Duties* written by the ULCT.
- The Mayor, Council Member Garland, and Tom Wardle would serve on the Audit Committee. This would be approved at the next council meeting.

2c. Work Meeting Schedule and Structure

The Council and staff discussed the schedule for work meetings and their purpose. The following items were specifically discussed:

- A specific topic would be discussed at each work meeting.
- Work meetings would be held every other month.
- Other work meetings could be held as needed.
- Council members should come to work meetings prepared.
- The Council should prioritize, focus, and then act.

2d. Organizational Structure

Mayor Johnson presented the C.A.R.E.S. program which stood for commitment, attitude, resources, ethics, and service.

2e. Midway Vision 2027 and Beyond

The Council and staff discussed the vision for Midway in the next one, three, five, eight, ten, and 25 years. They specifically discussed the following items:

- The City needed to know where it wanted to go and how to get there.
- The land use title in the Municipal Code should include vignettes demonstrating what was envisioned.

- The City should engage residents and determine what they wanted.
- Some parts of the General Plan were not realistic.
- The City had an identity crisis and needed to be realistic.
- Midway was a tourism community not an agricultural community.
- If agriculture was desired, then it should be incentivized and made sustainable.
- A vision was needed for downtown parking.
- Midway should be a boutique community rather than a resort community.
- Larger lots brought larger houses and a country club feel.
- The City needed to be nimble.
- The City needed to understand what it could and could not control.
- The council members were born in different places but ended up here together.
- The Council should visit the underground parking being constructed at Southhill.

Action Item

- The Council was assigned to determine the vision for the City. The vision would be discussed at a council work meeting.

Motion: Without objection, Mayor Simons recessed the meeting at 9:46 a.m. He reconvened the meeting at 10:00 a.m.

2f. City Calendar and Events

Camille Palmer presented the calendar and events for 2026.

The regular council meetings on March 17 and November 3 were cancelled.

Ms. Palmer presented the city newsletter which should improve communication with residents.

Closed Meeting to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual

Motion: Council Member Garland moved to go into a closed meeting to discuss the character, professional competence, or physical or mental health of an individual.

Second: Council Member Orme seconded the motion.

Discussion: None

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

| | |
|------------------------|-----|
| Council Member Garland | Aye |
| Council Member Orme | Aye |
| Council Member Osborne | Aye |
| Council Member Payne | Aye |

Note: Pursuant to section 52-4-206, Utah Code Annotated 1953, the closed meeting was not recorded nor was written minutes kept. An affidavit affirming the purpose of the meeting is contained in the supplemental file.

Motion: Council Member Garland moved to go out of the closed meeting.

Second: Council Member Osborne seconded the motion.

Discussion: None

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

| | |
|-------------------------|-----|
| Council Member Garland | Aye |
| Council Member Orme | Aye |
| Council Member Osborne | Aye |
| Council Member Payne | Aye |
| Council Member Simonsen | Aye |

Motion: Without objection, Mayor Simons recessed the meeting at 11:20 a.m. He reconvened the meeting at 11:30 p.m.

3. City Projects

Mayor Simons presented future city projects. The Council and staff specifically discussed the following items:

- The water exchange program which allowed culinary water to be used as pressurized irrigation water.
- The Warm Springs Trail
- The Pine Canyon Trail
- The Parks, Trails, and Trees Advisory Committee should be included in project planning.

4. Budget

Nancy Simons reviewed the FY 2026 Budget and the proposed amendment. She specifically reviewed the following items:

- Water Fund
- Water sales
- Water Fund salaries and wages
- Center Street Trail
- Engineering for the next water project
- Outside engineering

- Water rates
- Ice Rink Fund
- Ice rink management agreement
- LWCF grant
- Souvenir Shop Fund
- Souvenir shop manager's wages
- Subsidizing the souvenir shop
- General Fund
- Public works wages
- General Fund revenue
- Midway Sanitation District (MSD) wages
- MSD reimbursement process
- Building rental revenue
- General Fund expenditures
- Human resources software
- Replacing windows in the Office Building
- Purchasing

Ms. Simons also made the following comments:

- Council Member Garland would work with her to simplify the budget.
- The amount in the City's checking account was high because of property tax revenue received and maintaining enough money to pay for the Lundin conservation easement.
- Revenue from business licenses and building permits was low.
- TAP funds would be used to fund America250 activities.

Note: A copy of the budget amendment is contained in the supplemental file.

The Council and staff discussed the following items:

- Budgets should include an executive summary.
- Everyone should be able to understand the City's budget.
- A statement of qualifications could be used for engineering.
- The souvenir shop was supposed to be primarily a visitors' center that drove people to other businesses. It should not compete with other businesses.
- The souvenir shop, ice rink, and Water Fund lost money on paper.
- Prices should be raised at the souvenir shop. Two employees were not needed per shift.
- Many people did not know that the City had a visitors' center.
- A visitors' center should show town pride and build community. This was worth subsidizing.
- Two parking spaces should be reserved for the visitors' center.
- Should property owners pay any fees incurred after their land was approved for open space? This could be added to the purchase agreement.
- Location trackers and cameras would be added to city vehicles. Exterior cameras would be added to the City's snowplows and dump trucks.
- Assets would be managed.
- The city council chambers needed a better and ADA compliant audiovisual system.

Closed Meeting to Discuss the Deployment of Security Personnel, Devices, or Systems

Motion: Council Member Orme moved to go into a closed meeting to discuss the deployment of security personnel, devices, or systems.

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 | Aye |
| Council Member Osborne | Aye |
| Council Member Payne | Aye |
| Council Member Simonsen | Aye |

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.

Second: Council Member Orme seconded the motion.

Discussion: None

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

| | |
|-------------------------|-----|
| Council Member Garland | Aye |
| Council Member Orme | Aye |
| Council Member Osborne | Aye |
| Council Member Payne | Aye |
| Council Member Simonsen | Aye |

Budget (Continued)

Nancy Simons continued reviewing the FY 2026 Budget and the proposed amendment. She specifically reviewed the following items:

- CIP Fund
- CIP Fund expenditures
- Sidewalks
- Community Center
- Entry sign

Ms. Simons made the following additional comments:

- Excess General Fund revenue was transferred to the CIP Fund.
- The improvements to the parking lot at 70 East Main Street were over budget.
- Cameras would be installed in city buildings.
- Was working with team leaders regarding budgeting.
- Unspent budget items were not automatically included in the next fiscal year budget.
- Asked that the Council and staff inform her of any budget items that needed to be transferred to the new budget.

Council Member Garland asked to see the City's capital improvement projects plan.

Action Items

- Michael Henke would research why business license and building permit revenue was low.
- Brad Wilson would follow up with the Wasatch Mountain State Park regarding the return of taxes paid to the City.
- Mr. Wilson would follow up with Zions Bank regarding the updating of the capital improvement projects plan.

Note: Nancy Simons left at 1:18 p.m. Council Member Orme left at 1:20 p.m.

5. Craig's List

5c. Event Coordinator / Code Enforcement Officer

Mayor Simons reviewed hiring a part-time event coordinator. He also reviewed hiring a code enforcement officer.

Note: Council Member Orme returned at 1:21 p.m.

5f. Combine Human Resources Manual with Policies and Procedures

Mayor Simons indicated that the Human Resources Manual would be combined with the Policies and Procedures.

Nightly Rentals

Michael Henke made the following comments:

- The Council asked the planning department to review nightly rentals.
- The issue would be discussed by the Council in a couple of months.

- Estimated that there were less than 30 nightly rentals in the commercial zones.

Mayor Simons indicated that a layer for nightly rentals could be added to the City's geographic information system (GIS). Council Member Garland responded that not all infrastructure information should be public.

6. Adjournment

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

The meeting was adjourned at 1:29 p.m.

Craig Simons, Mayor

Brad Wilson, Recorder



Memo

Date: February 25, 2026
To: Mayor, Council, and Staff
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the February 17, 2026 City Council Regular Meeting

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

Mayor Simons requested that staff use artificial intelligence (AI) to prepare meeting minutes. This will make the process more efficient and allow staff to focus on other responsibilities. Various AI options will be used over the next two months to determine which is best. The following minutes were produced using ClerkMinutes™.

The following change was made since you received a copy via email:

- Mayor Simons is shown as leading the pledge of allegiance.

Please contact me if you have any questions, corrections, or additions to the minutes.

Midway City Council Regular Meeting

Meeting Minutes

1. Call to Order

Mayor Craig Simons called the Midway City Council Regular Meeting to order on Tuesday, February 17, 2026, 6:00 PM, at the Midway Community Center, 160 West Main Street, Midway, Utah.

Mayor Craig Simons, Council Member Andy Garland, Council Member Lisa Orme, Council Member Andrew Osborne, Council Member Kevin Payne, Council Member JC Simonsen, Planning Director Michael Henke, Mayor's Assistant Camille Palmer, Budget Director Nancy Simons, Treasurer Jennifer Sweat, Planner Katie Villani, and Recorder Brad Wilson attended.

a. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Craig Simons.

b. Prayer and/or Inspirational Message

The prayer was offered by Council Member Andrew Osborne.

2. Consent Agenda

Mayor Simons summarized the consent agenda items.

Motion by Council Member Andy Garland to approve the consent agenda, including the updated minutes. Seconded by Council Member JC Simonsen. Motion passed unanimously (Garland – Aye, Orme – Aye, Osborne – Aye, Payne – Aye, Simonsen – Aye).

3. Public Comment

Mayor Simons opened the floor for public comment on items not on the agenda. No members of the public came forward, and the public comment period was closed.

4. Department Reports

a. Legislative (Katie Villani, Planner)

Before Ms. Katie Villani began her legislative report, Deputy Police Chief Branden Russell of the Heber City Police Department provided a brief update.

Ms. Katie Villani then reported on the legislative session, noting that more than halfway through the session, over 900 bills had been submitted and only 13 business days remained. She highlighted several pieces of legislation of concern to the city:

House Bill 501 – Water Modifications: Ms. Villani explained that this bill would require municipalities to raise water and/or wastewater rates to pay a fee to the state as a

condition of receiving state infrastructure funding. For municipalities which operate both water and wastewater systems, the proposed fee formula would be 3% of the median adjusted gross income multiplied by the number of connections (approximately 900). She noted that the original bill would have routed collected funds to the state for redistribution elsewhere, prompting significant opposition including a letter from Mayor Simons. A substitute bill has since been issued that would allow funds to remain with the local municipality, but she noted the city still could not easily opt out without forfeiting state infrastructure funding. She confirmed that secondary water is now exempt under the substitute. Council Member Andy Garland noted that the Division of Drinking Water was seeking replacement revenue as federal funding diminishes, and that a separate fee had been pushed back to 2027. Ms. Villani confirmed the League of Cities and Towns is vigorously opposing this legislation.

Senate Bill 97 – Property Tax Limitations: Ms. Villani described this bill, sponsored by Senator McKay, which would cap property tax increases at 5%, change the definition of locally assessed new growth, and restrict municipalities from increasing taxes if their reserve fund ratio exceeds 25% of the general fund. She noted that more than two-thirds of municipalities that reported back, including Midway, hold reserves above 25%. Additional provisions would restrict the use of property tax funds for capital improvement reserves. Ms. Villani stated the League continues to oppose this bill, and that substitute language was expected but unlikely to be acceptable to municipalities.

Truth in Taxation Legislation: Ms. Villani described proposed legislation by Representative Peterson that would require municipalities to notify the public of a proposed tax increase earlier in the year—in May and early June—and produce two separate budgets: one reflecting the proposed increase and one without it, with a holding period before any new funds could be spent. She noted the most likely outcome is a requirement for a single budget with an addendum showing the impact if the increase does not pass.

House Bill 184 – Preferred Land Use / Single-Family Development: Ms. Villani described this bill as one of the most concerning, noting it would require cities to allow development on lots of at least 5,400 square feet classified as preferred single-family land use with minimal application requirements—potentially just a written description. A substitute bill now limits its application to counties of the first, second, or third class. Wasatch County is currently a fourth-class county, but Ms. Villani noted the county would likely reach third class soon. She highlighted that the bill would prohibit cities from requiring architectural or engineering drawings, plat maps, or compliance with setbacks beyond minimum fire and safety codes, effectively overriding local zoning. She also noted that the state has not offered any liability waiver to municipalities. Recorder Brad Wilson asked whether the bill would apply to both planning and building permit processes, and Ms. Villani confirmed it would. The League is actively opposing this bill. Ms. Villani closed by directing council members to the Utah League of Cities and Towns Bill Tracker for further information.

b. Financial Report (Nancy Simons, Budget Director)

Budget Director Nancy Simons noted the December financial statement was available for review and pointed out that public works wages had been distributed among various departments. She advised that the upcoming budget amendment approval would true up the actual budget amounts, after which she would issue an updated financial statement. No questions were raised by the council.

5. Financial Statements / Audit Report

Accountant Katie Giddons of Child Richards presented the fiscal year 2025 financial statements via remote screen share.

Regarding the balance sheet for governmental funds, she highlighted a notable increase in cash of approximately \$1,400,000 in the general fund, while other funds saw more modest changes.

On the profit and loss statement for governmental funds, Ms. Giddons noted that the general fund brought in approximately \$8,000,000 in revenues against expenditures of just under \$5,000,000, yielding a net profit of approximately \$3,400,000 before transfers. After transfers, the net change in the general fund balance was approximately \$1,700,000. The capital projects fund showed a net gain of approximately \$244,000.

For the business-type funds (water, ice rink, and souvenir shop), Ms. Giddons flagged that the water fund's water stock increased by approximately \$2,300,000. She noted all three funds showed operating losses but explained that depreciation was a significant factor—for the water fund (\$693,000 in depreciation) and the ice rink. She clarified that when depreciation is excluded, the water fund and ice rink would have shown positive operating results. The souvenir shop's operating loss was not primarily attributable to depreciation. Council Member Andy Garland asked about the depreciation schedules used, and Ms. Giddons confirmed that all assets are depreciated on standard schedules, with water distribution assets carrying longer useful lives.

Auditor Ben Probst of Gilbert and Stewart, CPAs then presented the audit results. He described the audit process as involving the collection of supporting documentation, review of selected transactions, and third-party confirmations sent to the state tax commission and county to verify sales tax and property tax receipts. He read the audit opinion, which stated that the financial statements present fairly, in all material respects, the financial position of Midway City as of June 30, 2025, in accordance with U.S. generally accepted accounting principles—representing an unmodified (clean) opinion.

Mr. Probst also addressed the report on compliance and internal controls required by the State Compliance Audit Guide. He noted one finding: Midway's fund balance exceeded the state's threshold of 35% of total annual revenue by approximately \$434,000 as measured at fiscal year-end on June 30. He clarified in response to Council Member Andy Garland that this was a point-in-time measurement, not a daily or ongoing threshold. In response to Council Member Garland's question about the fraud risk assessment, Mr. Probst confirmed that while the score was low, the existing workaround controls were satisfactory, and no significant issue was identified. Mr. Probst thanked Ms. Simons and city staff, as well as Child Richards and Ms. Giddons for their timely cooperation throughout the process.

Ms. Simons asked Auditor Probst to confirm whether the city could transition to fully electronic billing documentation going forward. Mr. Probst confirmed this was acceptable as long as documentation was scanned and uploaded in accordance with state requirements.

6. Resolution 2026-06 / FY 2026 Budget Amendment

Budget Director Nancy Simons confirmed that the budget amendment presented was identical to what the council had reviewed at the strategic planning meeting, with the exception of a \$200 adjustment to name badges.

Council Member Andy Garland raised a concern that approximately \$3,200,000 was sitting in a Grand Valley Bank account not earning any interest. Treasurer Jennifer Sweat

acknowledged that the balance was higher than typical for that account and confirmed it needed to be moved back. Council Member Andy Garland noted the transfer was straightforward and referenced an earlier discussion from the strategic planning meeting.

Mayor Simons opened the public hearing. No members of the public came forward, and the public hearing was closed.

Motion by Council Member Andy Garland to approve Resolution 2026-06 adopting the FY 2026 Budget Amendment as presented, with a note that fund balances should be monitored. Seconded by Council Member JC Simonsen. Motion passed unanimously (Garland – Aye, Orme – Aye, Osborne – Aye, Payne – Aye, Simonsen – Aye).

Ms. Sweat indicated that the funds transfer to Public Treasurers' Investment Fund could occur as early as that evening.

7. Ordinance 2026-06 / Wildland Urban Interface Modifications Code and Maps

City Planner Katie Villani introduced the item, noting it had been previously reviewed at the prior council meeting. She introduced representatives from the Wasatch Fire District present to assist: Fire Chief Eric Hales, Fire Warden Troy Morgan, and Fire Marshal Clint Neerings.

Ms. Villani explained that three distinct elements were originally proposed but were refined during the presentation:

State FFSL High-Risk WUI Map: Ms. Villani initially described this as something the city needed to adopt, explaining that the state's map—created pursuant to House Bill 48 from 2025—identifies high-risk wildland urban interface areas (shown in red) that are subject to a state-assessed fee, and that property and casualty insurers may only rely on this map when determining high-risk WUI areas. County Fire Warden Troy Morgan clarified that the city is not required to formally adopt this map—it is set by the state Division of Natural Resources and applies automatically. He also clarified that the associated fees are not for fire suppression but rather to fund the administration of the risk-reduction program. Ms. Villani confirmed this element would be removed from the ordinance. In response to a question from Ralph Carpenter of the Cascades at Soldier Hollow HOA board, she acknowledged that the gap between the state high-risk area and that neighborhood would be revisited when discussing the Midway-specific WUI map.

Utah WUI Building Code: Ms. Villani explained that cities are required to adopt the Utah Wildland Urban Interface Code. She proposed language in the ordinance to automatically update the adopted code whenever the state adopts a new edition, avoiding the need for council action each time. She noted that the code does not apply to existing buildings but does apply when additions or renovations are undertaken within the WUI boundary. She cited Park City as an example of a city that adopted the code with an amendment limiting its application to additions valued at \$50,000 or more. She confirmed that the city cannot opt out of adopting the code but can include qualifying thresholds. Council Member Andy Garland asked about the enforcement mechanism; Ms. Villani confirmed it would be enforced through the building code by the city's building official.

Midway WUI Map: Ms. Villani and Planning Director Michael Henke described the proposed Midway WUI boundary (shown as a yellow line on the map), explaining that this map defines where the WUI building code will be enforced within city limits. The boundary

generally follows definable features such as roads and Snake Creek. Fire Warden Morgan noted that the boundary must follow definable natural or man-made lines and cannot extend outside city limits.

Council Member Kevin Payne questioned the inclusion of Cascades at Soldier Hollow Subdivision, which was surrounded by county land and feature lower density and larger lots, compared to other areas not included. County Fire Warden Morgan noted the county's own WUI map already abuts the city boundary in that area. Mr. Henke explained that the Cascades at Soldier Hollow was included due to its location, the presence of higher vegetation, and the fact that the area carries a structure exposure score of 5 or higher on the state's structure score map.

Fire Chief Eric Hales cited the second substitute of House Bill 41, which states that no WUI area shall be designated below a risk category of 5 unless approved by FFSL. He supported including those areas at the structure exposure score threshold and noted that the state map is a living document that will evolve as density increases.

Council Member Payne pressed further on the inclusion of the Cascades area, noting that from his knowledge on the ground, the density was lower and there was less vegetation relative to other included areas. Ms. Villani acknowledged the tension between state map guidance and local knowledge and noted that other cities have faced similar pushback after including areas with scores below 5. She also mentioned that pending legislation this year may prohibit cities from including areas below a score of 5 in their WUI maps. Fire Marshal Clint Neerings clarified that the county's own maps would abut the city limits, and that the county was in the same process of updating its WUI map for multiple jurisdictions.

Council Member Lisa Orme asked whether the WUI designation could affect homeowners' ability to obtain insurance. Ms. Villani responded that logically higher construction standards should reduce insurance risk, though she acknowledged she could not guarantee insurers would respond that way, and noted the legislation lacks strong enforcement mechanisms against insurers. Council Member Orme noted she personally witnessed fire spread across the hillsides near that area in the past.

Council Member Andrew Osborne stated he would defer to the professionals on including the Cascades area given fire history in the region, the memory of losing two firefighters there in the early 1990s as noted by County Fire Warden Morgan, and his personal experience knowing people who lost homes in the Palisades fire.

The discussion turned to the northern boundary of the map. Ms. Villani noted that the boundary had been adjusted from the county's initial suggestion to more closely follow the smooth structure score colors on the state map, resulting in a somewhat broader boundary than the county originally proposed. Council Member Payne asked where the existing fireworks restriction boundary lay; Mr. Henke confirmed it runs along Burgi Lane and Cari Lane, with fireworks prohibited north of that line.

Council Member Payne moved to approve the WUI code and map with the staffs' proposed findings except #2 and not adopting the state map, the city map modified so the yellow boundary included the Cascades developments, and annexation agreements include the necessary modifications to the city map including language the property owners would be subject to the map. Seconded by Council Member Simonsen. Council Member Garland asked Council Member Payne if he was recommending going against the Fire District's recommendation. Council Member Payne responded that the Cascades at Soldier Hollow had an overall density less than Dutch Fields which was not in the WUI. He also noted that

Dutch Fields was in the fireworks restriction area but not in the WUI. Motion failed (Garland – Nay, Orme – Nay, Osborne – Nay, Payne – Aye, Simonsen – Aye).

Motion by Council Member Andy Garland to accept the map as originally presented, adopting Ordinance 2026-06 with all findings except former finding number 2 (regarding adoption of the state high-risk map), and including the automatic WUI map review upon annexation with appropriate language in annexation agreements. Seconded by Council Member Lisa Orme. Motion passed (Garland – Aye, Orme – Aye, Osborne – Aye, Payne – Aye, Simonsen – Aye).

Mayor Simons thanked Chief Hales, Fire Warden Morgan, and Fire Marshal Clint Neerings for their participation and service to the community.

8. The Reserve at Midway, Phase Two / Plat Map Amendment

Planning Director Michael Henke presented the application submitted by Derek Kohler of Titan Land Surveying on behalf of the property owners, requesting a plat map amendment to combine Lots 14 and 15 at The Reserve at Midway, Phase Two. Lot 14 is 1.01 acres and Lot 15 is 0.99 acres, for a combined total of 2.0 acres. Planning Director Henke explained the proposal would erase the shared lot line, reducing density in the subdivision by one potential home. He noted no letters of concern were received from neighboring property owners within the 600-foot notification radius.

Planning Director Henke confirmed the item did not go to the Planning Commission because minor plat amendments of this type are handled directly by the City Council.

Council Member Andy Garland raised a question about the public utility easement (PUE) running along the shared lot line and whether it would be vacated. Mr. Henke confirmed the PUE would be vacated as part of the amendment, explaining this is standard practice and has never resulted in objections from utility companies. Ms. Villani noted that the statutory language requiring a finding that "no public street right of way or easement will be vacated" has long been interpreted to refer to public street-related easements, not interior PUEs. Mr. Henke confirmed there was no known active utility infrastructure within the easement between the two lots.

Council Member Lisa Orme asked whether the combination could be reversed, and Mr. Henke confirmed that the owner could later return to the council to request re-subdivision, which would be at the council's discretion.

Council Member Andy Garland asked whether the intent was to keep the combined lot open or whether accessory structures could be built; Mr. Henke confirmed that any accessory structure permitted by code could still be constructed, but an additional residential dwelling could not.

Council Member Kevin Payne asked why these minor amendments must come to the City Council; Mr. Henke confirmed state code requires this type of amendment to be heard at a public hearing before the City Council.

Council Member Orme asked whether any CC&R provisions or HOA requirements might be affected; Planning Director Henke noted that the HOA dues situation—whether the combined lot would pay one or two sets of dues—is a civil matter outside the city's purview.

Regarding the proposed findings, Council Member Garland suggested removing finding number 3 ("the area will feel more open because of the reduction of the lot"), noting the city cannot know what will be built there.

Mayor Simons opened the public hearing. No members of the public came forward, and the public hearing was closed.

Motion by Council Member Andrew Osborne to approve the plat map amendment submitted by Derek Kohler on behalf of Vincent and Megan Dilly, combining Lots 14 and 15 at The Reserve at Midway, Phase Two, including the proposed findings with the removal of finding number 3, and including the obligatory easement language.

Seconded by Council Member Andy Garland. Motion passed (Garland – Aye, Orme – Aye, Osborne – Aye, Payne – Aye, Simonsen – Aye).

9. Rocky Mountain Carvers Roundup / TAP Grant

Mike Bolzotti and Eric Burton presented a report on behalf of the Rocky Mountain Carvers Roundup regarding the use of Trails, Arts, and Parks (TAP) grant funds. Mr. Bolzotti organized the presentation around three themes: culture, community, and connectivity.

On culture, Mr. Bolzotti described the Roundup as a celebration of the woodcarving tradition, bringing together skilled carvers from across the country and enriching Midway's identity as a community open to arts and culture. He noted that as part of the event, public open carving sessions are held to share the craft with the broader community.

On community, Mr. Bolzotti highlighted the economic benefits of the event to local businesses. He noted that 75–80% of participants come from out of state, generating significant local economic activity through shopping, dining, and lodging—with over 450 hotel and lodging nights booked locally by participants. He shared testimonials from local businesses including Café Galleria and Hidden Peak Provisions, both of which benefited from coordinated lunch orders and participant traffic during the event.

On connectivity, both Mr. Bolzotti and Mr. Burton shared personal stories illustrating the deep bonds formed within the carving community. Mr. Bolzotti spoke emotionally about attending the Roundup for the first time with his father, who passed away from cancer two years ago. Mr. Burton shared that during a recent Roundup—held around the time he was managing significant medical expenses related to his son's leukemia treatment—the carving community organized carvings for raffle drawings and presented him and his wife with a check from the proceeds. He also noted that a participant who had just lost her home in the Palisades fire still attended the event and was actively involved. Mr. Burton described the Roundup as having already become one of the most nationally recognized carving retreats in the country within fewer than five years, attributing part of that success to the TAP grant.

Council Member Andrew Osborne encouraged the organization to consider increasing the advertising and marketing budget beyond the current \$375 allocation, noting that despite living locally he had heard very little about the event and suggested it warranted greater community awareness.

Mr. Bolzotti confirmed the event is scheduled for May 18–22, to be held in Midway. He expressed intent to continue growing the event and to expand youth participation, noting that participants as young as 12 can be introduced to carving with appropriate tools, and that a full-week attendee was as young as 14.

10. Closed Meeting

No closed meeting was required.

11. Adjournment

Motion to adjourn by Council Member Payne. Seconded by Council Member Orme.
Motion passed unanimously. The meeting was adjourned at 8:06.

Craig Simons, Mayor

Brad Wilson, Recorder

DRAFT



Memo

Date: February 3, 2026
To: Midway City Council
From: Michael Henke
Re: Appointment of Suellen Winegar as an Regular Member of the Midway City Planning Commission

With the appointment of Andrew Osborne to the City Council, there is a regular member vacancy in the Planning Commission. Suellen Winegar is the longest tenured alternate member of the Planning Commission and it is proposed that she be appointed as a full member. 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.

Below is a list of the entire membership of the Planning Commission:

| Name | Terms | Appointment | Term Ends |
|--|--------------|--------------------|------------------|
| Laura Wardle (Chair) | 1 | 4/15/22 | 4/5/26 |
| Kelli Lineback (Vice-Chair) | 1 | 11/1/22 | 11/1/26 |
| Travis Nokes | 1 | 2/20/24 | 2/20/28 |
| Geneve 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 (if appointed) | 1 | 3/3/26 | 3/3/30 |
| Steve Farrell (alternate) | | 2/3/26 | |
| Tim Dougherty (alternate) | | 2/17/26 | |

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