

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
ABE NEERINGS & SON										
105	ABE NEERINGS & SON	Vendor Address	7806	AC Repair-Trouble shot/fixed issue with thermostats in	07/09/2026	120.00	.00		08/01/2026	45-65-217 OFFICE BUILDING
Total ABE NEERINGS & SON:						120.00	.00			
AMAZON CAPITAL SERVICES										
3317	AMAZON CAPITAL SERVICES	Vendor Address	14FJ-HXYN-H6C1	Safety Vests for PW	07/21/2026	71.98	.00		08/20/2026	10-50-170 PUBLIC WORKS PPE
3317	AMAZON CAPITAL SERVICES	Vendor Address	16-CK-NVP1-WPDF	Chairs for Treasurer Office	07/25/2026	197.98	.00		08/25/2026	10-43-240 OFFICE SUPPLIES AND EX
3317	AMAZON CAPITAL SERVICES	Vendor Address	1HL4-TV3H-VXYV	Laptop Stand for Front Office Desk	07/22/2026	29.99	.00		08/22/2026	10-43-240 OFFICE SUPPLIES AND EX
3317	AMAZON CAPITAL SERVICES	Vendor Address	1WFM-Y61H-4TN6	Shelf and Cabinet for Treasurer Office	07/25/2026	177.00	.00		08/25/2026	10-43-240 OFFICE SUPPLIES AND EX
Total AMAZON CAPITAL SERVICES:						476.95	.00			
AMERICAN EAGLE READY MIX										
3327	AMERICAN EAGLE READY MIX	Vendor Address	106655	Concrete for Project at City Offices - per Nolan	07/17/2026	1,287.00	.00		07/17/2026	10-60-240 STREET SUPPLIES & MAIN
Total AMERICAN EAGLE READY MIX:						1,287.00	.00			
Burton Lumber										
2539	Burton Lumber	Vendor Address	1860042	Trip hazard repair	07/16/2026	41.47	.00		08/05/2026	10-51-250 EQUIP,SUPPLIES & MAINT
2539	Burton Lumber	Vendor Address	9019255	Material to replace broken cemetery section sign	07/14/2026	33.16	.00		08/05/2026	10-77-250 EQUIP,SUPPLIES & MAINT
Total Burton Lumber:						74.63	.00			
CENTURYLINK - 333977502										
945	CENTURYLINK - 333977502	Vendor Address	7726	333977502-435-654-3227 269B	07/07/2026	707.69	.00		08/06/2026	10-43-280 TELEPHONE
Total CENTURYLINK - 333977502:						707.69	.00			
COLONIAL FLAG & SPECIALTY CO										
305	COLONIAL FLAG & SPECIALTY	Vendor Address	0370285-IN	Hamlet Park Rotations	07/14/2026	135.00	.00		08/10/2026	10-70-240 CONTRACT SERVICES
Total COLONIAL FLAG & SPECIALTY CO:						135.00	.00			

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
CRAIG SIMONS										
3182	CRAIG SIMONS	Vendor Address	7152026	Vinegar and Dawn for weeds	07/18/2026	385.62	.00		08/04/2026	10-70-250 SUPPLIES AND MAINTENA
3182	CRAIG SIMONS	Vendor Address	71826	Kem Gardner Lunch	07/15/2026	179.63	.00		08/04/2026	10-41-610 MISCELLANEOUS
Total CRAIG SIMONS:						565.25	.00			
Enbridge Gas										
930	Enbridge Gas	Vendor Address	2731063797 7/26	2731063797 Community Center	07/15/2026	26.29	.00		08/10/2026	10-51-270 UTILITIES
930	Enbridge Gas	Vendor Address	5770020000 7/26	5770020000 TOWN HALL	07/15/2026	257.95	.00		08/10/2026	10-51-270 UTILITIES
930	Enbridge Gas	Vendor Address	6558550000 7/26	6558550000 Maintenance Shop	07/16/2026	26.90	.00		08/10/2026	10-51-270 UTILITIES
930	Enbridge Gas	Vendor Address	6801020000 7/26	6801020000 - Admin Office	07/15/2026	97.85	.00		08/10/2026	10-51-270 UTILITIES
Total Enbridge Gas:						408.99	.00			
ENFUSION TECHNOLOGIES										
2748	ENFUSION TECHNOLOGIES	Vendor Address	260037	Maintenance & Update Yearly Fees for Software	07/13/2026	2,500.00	.00		07/13/2026	10-56-240 OFFICE SUPPLIES AND EX
Total ENFUSION TECHNOLOGIES:						2,500.00	.00			
Executech Utah, Inc.										
2614	Executech Utah, Inc.	Vendor Address	UTH-256557	IT Support	07/15/2026	548.10	.00		08/10/2026	10-45-615 COMPUTER SERVICES
Total Executech Utah, Inc.:						548.10	.00			
FINAL COMPLETION DEPOSIT										
2418	FINAL COMPLETION DEPOSIT	Bob Smythe	21-011 FCD	21-011 FINAL COMPLETION DEPOSIT	07/01/2026	1,500.00	.00		08/01/2026	10-21720 COMPLETION DEPOSIT
2418	FINAL COMPLETION DEPOSIT	ASPEN LANE HOMES	25-197 FCD	25-197 FINAL COMPLETION DEPOSIT	07/01/2026	3,000.00	.00		08/01/2026	10-21720 COMPLETION DEPOSIT
Total FINAL COMPLETION DEPOSIT:						4,500.00	.00			
GAUGE AUTOMOTIVE INC										
3326	GAUGE AUTOMOTIVE INC	Vendor Address	72026	Vehicle-BackNet	07/20/2026	1,600.00	.00		07/20/2026	10-57-675 BACKNET - EQUIP SUPPLIE
Total GAUGE AUTOMOTIVE INC:						1,600.00	.00			
GORDON LAW GROUP, P.C.										
2627	GORDON LAW GROUP, P.C.	Vendor Address	22154	MONTHLY FLAT FEE	07/06/2026	5,715.48	.00		08/05/2026	10-45-611 LEGAL - GENERAL
2627	GORDON LAW GROUP, P.C.	Vendor Address	22154	MONTHLY FLAT FEE	07/06/2026	364.82	.00		08/05/2026	51-40-310 PRO & TECHNICAL SERVIC
2627	GORDON LAW GROUP, P.C.	Vendor Address	22154	MONTHLY Fee Additional hours (Ameyalli Resort, Sout	07/06/2026	1,330.00	.00		08/05/2026	51-40-310 PRO & TECHNICAL SERVIC

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
Total GORDON LAW GROUP, P.C.:						7,410.30	.00			
HEBER CITY CORPORATION										
505	HEBER CITY CORPORATION	Vendor Address	1040797	Midway Police Services	07/22/2026	104,363.43	.00		07/22/2026	10-57-630 LAW ENFORCEMENT
Total HEBER CITY CORPORATION:						104,363.43	.00			
HOME DEPOT Credit Services										
1150	HOME DEPOT Credit Services	Vendor Address	2223742	Parks-for Town Square	07/13/2026	563.80	.00		08/01/2026	10-70-250 SUPPLIES AND MAINTENA
1150	HOME DEPOT Credit Services	Vendor Address	3034245	Shelving Supplies for Public Works Shop	07/22/2026	488.60	.00		08/22/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
Total HOME DEPOT Credit Services:						1,052.40	.00			
i.t. NOW LLC										
3278	i.t. NOW LLC	Vendor Address	ITN544757	VPN for Lindy	07/17/2026	50.00	.00		08/01/2026	10-45-615 COMPUTER SERVICES
Total i.t. NOW LLC:						50.00	.00			
LIBBIES BRACELETS DBA										
2975	LIBBIES BRACELETS DBA	Vendor Address	304	Tila Bracelet, Adult	07/19/2026	300.00	.00		07/19/2026	58-38-240 COST OF GOODS SOLD
Total LIBBIES BRACELETS DBA:						300.00	.00			
MARY M.THOMAS										
3191	MARY M.THOMAS	Vendor Address	07062026	Honey Sticks, Jam - COG	07/06/2026	136.00	.00		08/08/2026	58-38-240 COST OF GOODS SOLD
Total MARY M.THOMAS:						136.00	.00			
MOUNTAINLAND SUPPLY COMPANY										
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107975235.001	Sprinkler Parts for Red Flower Pots	07/22/2026	55.96	.00		08/31/2026	10-70-250 SUPPLIES AND MAINTENANCE
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108002132.001	PVC Pipe Glue for Truck#02	07/09/2026	9.72	.00		08/31/2026	51-40-250 EQUIP,SUPPLIES & MAINTENANCE
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108002132.002	Sample Taps @ Bathroomd-Burgi Hill	07/13/2026	22.23	.00		08/31/2026	51-40-242 WATER TESTING
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108003234.001	2" Scrubber valves for parks inventory	07/09/2026	964.08	.00		08/31/2026	10-70-250 SUPPLIES AND MAINTENANCE
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108032299.001	Set of Deep Sockets for Water Leak/Bandaids per J. G	07/23/2026	346.82	.00		08/31/2026	51-40-250 EQUIP,SUPPLIES & MAINTENANCE
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108038470.001	Burgi Hill Parks Repairs for Sprinklers	07/22/2026	279.85	.00		08/31/2026	10-70-250 SUPPLIES AND MAINTENANCE
Total MOUNTAINLAND SUPPLY COMPANY:						1,678.66	.00			

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
NOLAN ROBERTSON										
3090	NOLAN ROBERTSON	Vendor Address	186638461	Reimburse Nolan - Concrete Vibrator	07/16/2026	79.00	.00		07/16/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
Total NOLAN ROBERTSON:						79.00	.00			
ODP BUSINESS SOLUTIONS LLC										
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	474358279001	Office Supplies for Staff	07/24/2026	39.89	.00		08/23/2026	10-50-250 OFFICE SUPPLIES AND EXPENSES
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	474410938001	Office Supplies for staff	07/24/2026	10.33	.00		08/23/2026	10-50-250 OFFICE SUPPLIES AND EXPENSES
Total ODP BUSINESS SOLUTIONS LLC:						50.22	.00			
ORI USA INC										
3296	ORI USA INC	Vendor Address	TT8234030	Bracelets Hair Ties	07/14/2026	620.00	.00		08/14/2026	58-38-240 COST OF GOODS SOLD
Total ORI USA INC:						620.00	.00			
ROCKY MOUNTAIN POWER										
1603	ROCKY MOUNTAIN POWER	Vendor Address	52369498-002 1 7/26	868 W GOLF COURSE DR Culinary Watter Valve Sch	07/14/2026	12.17	.00		08/06/2026	51-40-250 EQUIP,SUPPLIES & MAINTENANCE
Total ROCKY MOUNTAIN POWER:						12.17	.00			
SAFETY SUPPLY & SIGN CO INC										
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	198802	Replace Old Worn Signs - Per J. Goetze	07/22/2026	217.08	.00		08/21/2026	10-60-250 STREET SIGN SUPPLIES & MATERIALS
Total SAFETY SUPPLY & SIGN CO INC:						217.08	.00			
SHERWIN WILLIAMS CO										
2868	SHERWIN WILLIAMS CO	Vendor Address	80446210470726	Paint for Office	07/17/2026	86.61	.00		07/17/2026	45-65-217 OFFICE BUILDING
Total SHERWIN WILLIAMS CO:						86.61	.00			
STANDARD PLUMBING SUPPLY CO.										
1045	STANDARD PLUMBING SUPPLY	Vendor Address	AXF706	Main St. Flowers	07/20/2026	36.47	.00		08/10/2026	10-78-355 FLOWERS
Total STANDARD PLUMBING SUPPLY CO.:						36.47	.00			
STATE FIRE										
3054	STATE FIRE	Vendor Address	12687867	Monitoring of Security-Business Offices	07/15/2026	177.00	.00		08/14/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
3054	STATE FIRE	Vendor Address	12688200	Monitoring of Security-Community Center	07/15/2026	72.00	.00		08/14/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
3054	STATE FIRE	Vendor Address	12688201	Monitoring of Security-Town Hall	07/15/2026	216.00	.00		08/14/2026	10-53-250 EQUIP,SUPPLIES & MAINTENANCE

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title	
3054	STATE FIRE	Vendor Address	12688215	Monitoring of Security-Memorial Hill Restroom	07/15/2026	144.00	.00		08/14/2026	10-51-250	EQUIP,SUPPLIES & MAINTENANCE
3054	STATE FIRE	Vendor Address	12688256	Monitoring of Security-Maintenance Building #1	07/15/2026	94.00	.00		08/14/2026	10-51-250	EQUIP,SUPPLIES & MAINTENANCE
3054	STATE FIRE	Vendor Address	12688257	Monitoring of Security-Paper & Felt	07/16/2026	70.00	.00		08/15/2026	45-65-204	TOWN HALL
3054	STATE FIRE	Vendor Address	12688258	Monitoring of Security-Art Gallery	07/16/2026	105.00	.00		08/15/2026	45-65-204	TOWN HALL
3054	STATE FIRE	Vendor Address	12688402	Monitoring of Security-Midway Must Haves Souvenir S	07/16/2026	135.00	.00		08/15/2026	10-53-250	EQUIP,SUPPLIES & MAINTENANCE
Total STATE FIRE:						1,013.00	.00				
THE UPS STORE											
1160	THE UPS STORE	Vendor Address	07212026	8.5 x 11 Color Copies - Midway Must Haves	07/21/2026	38.50	.00		07/21/2026	58-70-250	EQUIPMENT, SUPPLIES, AND MAINTENANCE
1160	THE UPS STORE	Vendor Address	07222026	Postcards for Tourism per T. Turner	07/22/2026	56.00	.00		07/22/2026	10-78-350	TOURISM
Total THE UPS STORE:						94.50	.00				
TIMBERLINE ACE HARDWARE											
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196634	Painting Supplies/Admin Office	07/10/2026	21.75	.00		08/10/2026	10-51-250	EQUIP,SUPPLIES & MAINTENANCE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196777	Water-Tanks - weeding projects	07/14/2026	35.99	.00		08/10/2026	51-40-250	EQUIP,SUPPLIES & MAINTENANCE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196840	Safety glasses PW	07/15/2026	41.38	.00		08/10/2026	10-50-170	PUBLIC WORKS PPE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196840	Painting Supplis	07/15/2026	10.79	.00		08/10/2026	10-51-250	EQUIP,SUPPLIES & MAINTENANCE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196844	Nolan Robertson work boots	07/15/2026	179.99	.00		08/10/2026	10-50-160	PUBLIC WORKS CLOTHING
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196854	Weed sprayer for parks-Key ring to replace Elroy's bro	07/16/2026	37.42	.00		08/10/2026	10-70-250	SUPPLIES AND MAINTENANCE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196855	Hinge for Sprinkler Box to lock	07/16/2026	7.19	.00		08/10/2026	10-70-250	SUPPLIES AND MAINTENANCE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	196951	Painting Supplies/Main Office	07/17/2026	48.57	.00		08/10/2026	45-65-217	OFFICE BUILDING
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197048	PPE Public Works	07/21/2026	57.57	.00		08/10/2026	10-57-250	SUPPLIES & MAINTENANCE
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197052	Midway Shop Building #1	07/21/2026	69.26	.00		08/10/2026	10-51-250	EQUIP,SUPPLIES & MAINTENANCE
Total TIMBERLINE ACE HARDWARE:						509.91	.00				
UNIQUE GIFTS INTERNATIONAL INC											
3140	UNIQUE GIFTS INTERNATIONAL	Vendor Address	D1290	Kitchenware, Hats, Pins, Magnets, Collectable-COG	07/10/2026	2,213.64	.00		08/10/2026	58-38-240	COST OF GOODS SOLD
Total UNIQUE GIFTS INTERNATIONAL INC:						2,213.64	.00				
WASATCH AUTO PARTS											
1310	WASATCH AUTO PARTS	Vendor Address	343610	Fleet#12 Window Wipes	07/13/2026	22.09	.00		08/06/2026	10-53-250	EQUIP,SUPPLIES & MAINTENANCE
1310	WASATCH AUTO PARTS	Vendor Address	343610	Oil for mix gas can	07/13/2026	10.47	.00		08/06/2026	10-53-250	EQUIP,SUPPLIES & MAINTENANCE
1310	WASATCH AUTO PARTS	Vendor Address	344116	Hose Clamp/Air Freshner - Fleet Truck # 10	07/21/2026	13.69	.00		07/31/2026	10-53-250	EQUIP,SUPPLIES & MAINTENANCE
Total WASATCH AUTO PARTS:						46.25	.00				

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
WASATCH COUNTY SOLID WASTE										
1360	WASATCH COUNTY SOLID WAS	Vendor Address	45471	Additional bins for Beautification Day	07/01/2026	236.00	.00		07/01/2026	10-53-250 EQUIP,SUPPLIES & MAINTENANCE
Total WASATCH COUNTY SOLID WASTE:						236.00	.00			
WILBUR-ELLIS COMPANY LLC										
3247	WILBUR-ELLIS COMPANY LLC	Vendor Address	17989375	Weed spray chemicals	07/10/2026	967.75	.00		08/15/2026	10-70-250 SUPPLIES AND MAINTENANCE
Total WILBUR-ELLIS COMPANY LLC:						967.75	.00			
Grand Totals:						134,097.00	.00			

Dated: _____

City Treasurer: _____

Report Criteria:

Detail report.

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Only unpaid invoices included.



Memo

Date: July 27, 2026
To: Mayor, City Council, and Staff
Cc: File
From: Brad Wilson, City Recorder
RE: Minutes of the July 21, 2026, 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

(Meeting)

Tuesday, July 21, 2026, 6:00 p.m.
Midway Community Center, Conference “Pie” Room
160 West Main Street, Midway, Utah

Note: Notices/agendas were posted at 7-Eleven, The Market at Midway, 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 Community Development 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; 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
Lisa Orme, Council Member
Andrew Osborne, Council Member
Kevin Payne, Council Member

Staff Present

Corbin Gordon, Attorney
Michael Henke, Community Development
Director
Camille Palmer, Mayor’s Assistant
Jennifer Sweat, Treasurer
Brad Wilson, Recorder

Members Excused

JC Simonsen, Council Member

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 Osborne gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the July 21, 2026 City Council Work Meeting
- b. Warrants
- c. Minutes of the July 7, 2026 City Council Regular Meeting
- d. Conclude the warranty period and release the remainder of the bond for Whitaker Farm located at 455 North River Road subject to the payment of all fees due to Midway City.
- e. Water calculation for a proposed garage located at 95 East 250 North.

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

Council Member Garland asked about the issue with the concrete ribbon curb in Whitaker Farm. Michael Henke responded that it was part of the infrastructure and the warranty.

Motion: Council Member Garland moved to approve the consent agenda except for the Whitaker Farm bond until the issue with the curb was resolved.

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	Excused from the Meeting

3. Town Square (Approximately 90 minutes) – Discuss a vision and improvements for the Midway Town Square located at 150 West Main Street.

The first portion of the work meeting reviewed the Town Square Master Plan, focusing on evaluating the proposed design elements, establishing project priorities, and determining how to move forward while meeting grant deadlines. Council emphasized that the master plan should serve as a long-term guide, but immediate attention must be given to constructing a qualifying recreation building and improving the ice rink to preserve grant funding.

Key Discussion Points

- Staff presented the preferred Town Square Master Plan, emphasizing:
 - Improved pedestrian circulation through north-south and east-west promenades.
 - Relocating central parking to create a larger, greener gathering space.
 - Better connections to Main Street and Centennial Park.
 - Additional seating, shade, landscaping, event spaces, and year-round community amenities.
- The proposed plan is intended to be a long-term vision, with implementation occurring over multiple phases and many years rather than all at once.
- The Council discussed each major feature individually, including:
 - Promenades and pedestrian improvements.
 - Event plazas and gathering spaces.
 - Ice rink upgrades.
 - Restroom facilities.
 - Pavilion and community building options.
 - Parking modifications.
 - Memorial grove and preservation of mature trees.
 - Potential improvements to the existing community building.

Ice Rink and Recreation Improvements

- The Council identified the ice rink as one of the highest priorities.
- Discussion included:
 - Resurfacing the rink to improve safety while not inhibiting the underlying chiller system.
 - Renovating the chiller building.
 - Relocating Zamboni access to reduce maintenance issues.
 - Using the rink for additional year-round recreation.
- A separate grant is available to help fund rink and chiller improvements.

Building and Grant Requirements

- Members recognized that the recreation building required by the grant must move forward before much of the broader master plan.
- The Council discussed several building concepts, including:
 - Expanding or remodeling the Community Center.
 - Constructing a connected addition to the Community Center.
 - Using permanent recreation trailers with an improved exterior as a solution if approved by the grant agency.
- Staff emphasized that any revised concept must support year-round recreation and receive state approval before grant funds can be used.

Concerns Raised

- Council members expressed concerns regarding:
 - The limited time available to complete a qualifying project before grant deadlines.
 - The cost of implementing the full master plan, acknowledging it will require phased construction over many years.
 - Reducing parking within Town Square while maintaining accessibility for city buildings, the ice rink, Swiss Days, and downtown businesses.
 - Eliminating existing amenities such as the shelter and tennis courts without clearly identifying suitable replacements.
 - The proposed water feature, which members generally viewed as costly to build and maintain and inconsistent with ongoing drought conditions.

Funding Opportunities

- Nancy O'Toole highlighted additional grant opportunities that could fund future phases of the master plan, including a new rural UDOT program that may support sidewalks, trails, parking, and other public improvements without a local funding match.
- The Council agreed these grants could significantly reduce future project costs and should be incorporated into long-term planning.

Conclusions Reached

- The Council agreed that:
 - A comprehensive master plan is essential to guide future Town Square improvements and prevent piecemeal decisions.
 - The plan should remain flexible and be updated to reflect current funding realities and project priorities.

- Immediate efforts should focus on designing and approving the recreation building and completing critical ice rink improvements to preserve existing grant funding.
- Staff will revise the master plan, develop a realistic phasing strategy, prepare updated building concepts, and return the matter to the Council for further discussion and formal consideration at a future meeting.

Motion: Without objection, Mayor Simons recessed the meeting at 7:15 p.m. He reconvened the meeting at 7:20 p.m.

4. Workforce Housing (Michael Henke, Community Development Director – Approximately 60 minutes) – Discuss workforce housing in Midway City.

The next portion of the work meeting focused on developing a framework for workforce housing in Midway using legislative development agreements (LDAs). Staff and Council discussed why workforce housing is difficult to develop under market conditions, the incentives the City can offer, policy considerations for future agreements, and reviewed two potential projects.

Key Discussion Points

- Staff explained that Midway's General Plan includes workforce housing goals, but high land costs, water costs, construction expenses, and market conditions make these projects financially infeasible without public incentives.
- Because state law no longer allows municipalities to require workforce housing or collect in-lieu fees, legislative development agreements provide the City's primary tool for negotiating workforce housing on a project-by-project basis.
- Council agreed that maintaining low base density in commercial zones preserves the City's negotiating leverage. Increasing allowable density citywide would reduce the City's ability to secure workforce housing commitments through individual agreements.
- Staff and council members outlined policy considerations for future agreements, including:
 - Length of deed restrictions.
 - Income eligibility standards.
 - Rent limits.
 - Compliance monitoring.
 - Subsidy repayment provisions.
 - Developer profit limitations.
 - Design standards and architectural review.

Workforce Housing Standards

- Council discussed the distinction between workforce, affordable, and attainable housing, concluding that while terminology varies, the City's focus is housing for local workers.
- Council Member Payne emphasized that housing targeted at 60% Area Median Income (AMI) or below better serves teachers, service workers, and entry-level employees than the commonly used 80% AMI standard, which he argued is generally not affordable in Wasatch County.

- Staff reviewed the relationship between AMI levels, household income, and the goal that housing costs (including utilities) should not exceed approximately 30% of household income.

Potential City Incentives

The Council discussed several incentives that could be incorporated into legislative development agreements, including:

- Leasing City-owned municipal and industrial (M&I) water rights.
- Paying impact fees or permit fees, with repayment provisions if affordability restrictions expire.
- Allowing additional residential density.
- Requiring open-book financial information and reasonable limits on developer profits when public subsidies are provided.
- Avoiding federal funding when possible to allow housing preferences for people working in Midway rather than broader regional eligibility requirements.

41 West Main Street

- Staff presented a proposal to complete six unfinished basement residential units beneath an existing commercial building.
- The project was viewed as a "low-hanging fruit" because:
 - The building already exists.
 - Utilities and parking are largely in place.
 - Minimal exterior changes would be required.
 - The downtown location provides walkable access to employment and services.
- Council discussed negotiating affordable rents, deed restriction terms, occupancy qualifications, and maintaining commercial uses on the upper floor.

Midway Mountain Village

- Staff introduced a conceptual mixed-use redevelopment near Main Street featuring:
 - Commercial buildings along Main Street.
 - Parking located internally.
 - Small-scale workforce rental units behind the commercial frontage.
- Council supported maintaining low building heights, traditional Midway architecture, and neighborhood compatibility while creating smaller, less expensive rental units.

Concerns Raised

- Members stressed that workforce housing should:
 - Serve local employees rather than become unrestricted market-rate housing after a short period.
 - Preserve Midway's architectural character and neighborhood scale.
 - Include meaningful long-term affordability through deed restrictions.
 - Balance affordability with design standards so projects remain financially feasible.
- Council also discussed creating fair eligibility criteria and maintaining oversight of future projects through negotiated development agreements.

Conclusions Reached

- The Council supported using legislative development agreements for creating workforce housing.
- Members agreed that every project should be individually negotiated to ensure the City receives lasting public benefits in exchange for incentives.
- Staff will prepare a boilerplate legislative development agreement outlining standard affordability requirements, incentives, deed restrictions, and repayment provisions.
- The two proposed projects will serve as initial test cases, with negotiated agreements returning to the City Council for review and final approval before proceeding.

5. Closed Meeting - Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation and the Character, Professional Competence or Physical or Mental Health of an Individual.

Motion: Council Member Garland moved to go into a 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	Excused from the Meeting

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 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	Excused from the Meeting

6. Adjournment

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

The meeting was adjourned at 8:34 p.m.

Craig Simons, Mayor

Brad Wilson, Recorder

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