

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
AMAZON CAPITAL SERVICES										
3317	AMAZON CAPITAL SERVICES	Vendor Address	1N3Q-4WR4-H114	Office chair floor mat	08/11/2026	58.79	.00		09/10/2026	10-43-240 OFFICE SUPPLIES AND EX
3317	AMAZON CAPITAL SERVICES	Vendor Address	1P4T-1MRT-D4G3	Air Filters for individual offices-Air Purifier	08/17/2026	49.40	.00		09/16/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
3317	AMAZON CAPITAL SERVICES	Vendor Address	1YMQ-K3MW-PRQG	Wreath Crowns Headbands - Visitor Center	08/23/2026	55.08	.00		09/22/2026	58-38-240 COST OF GOODS SOLD
3317	AMAZON CAPITAL SERVICES	Vendor Address	1YMQ-K3MW-PRQG	Shredder for Treasurer Office	08/23/2026	284.99	.00		09/22/2026	10-43-240 OFFICE SUPPLIES AND EX
Total AMAZON CAPITAL SERVICES:						448.26	.00			
Americana Art Enterprises, LLC										
2924	Americana Art Enterprises, LLC	Vendor Address	148321	Puzzles for Midway Must Haves Retail	08/04/2026	840.00	.00		09/03/2026	58-38-240 COST OF GOODS SOLD
Total Americana Art Enterprises, LLC:						840.00	.00			
Bell Janitorial Supply										
2880	Bell Janitorial Supply	Vendor Address	1086570A	Mop Heads for buildings	08/13/2026	246.48	.00		09/01/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
Total Bell Janitorial Supply:						246.48	.00			
Car Quest Auto Parts										
2700	Car Quest Auto Parts	Vendor Address	240903	Fleet#2 Oil Change/Air Filter Cabin Filter	08/18/2026	140.59	.00		09/01/2026	10-53-250 EQUIP,SUPPLIES & MAINTENANCE
Total Car Quest Auto Parts:						140.59	.00			
CASCADE DESIGN LLC										
3071	CASCADE DESIGN LLC	Vendor Address	1364	Shirts for Midway Must Haves - COG	07/20/2026	1,296.73	.00		07/20/2026	58-38-240 COST OF GOODS SOLD
Total CASCADE DESIGN LLC:						1,296.73	.00			
CENTURYLINK - 333977502										
945	CENTURYLINK - 333977502	Vendor Address	333977502 8/26	333977502-435-654-3227 269B	08/07/2026	707.92	.00		09/01/2026	10-43-280 TELEPHONE
Total CENTURYLINK - 333977502:						707.92	.00			
CHEMTECH-FORD, LLC										
2147	CHEMTECH-FORD, LLC	Vendor Address	26H0059	Annual Water Sampling	08/10/2026	1,179.00	.00		09/09/2026	51-40-242 WATER TESTING

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
Total CHEMTECH-FORD, LLC:						1,179.00	.00			
Child Richards										
2672	Child Richards	Vendor Address	166747	Governmental Quarterly Accounting	07/31/2026	1,500.00	.00		08/30/2026	10-45-605 ACCOUNTING
Total Child Richards:						1,500.00	.00			
CORE & MAIN LP										
3237	CORE & MAIN LP	Vendor Address	Z512232	Hydrant replacement on Burgi Lane	08/05/2026	6,047.61	.00		09/01/2026	51-40-250 EQUIP,SUPPLIES & MAINTA
3237	CORE & MAIN LP	Vendor Address	Z536342 CREDIT MEMO	CREDIT MEMO-Discount on hydrant on Burgi Lane	08/11/2026	1,339.93-	.00		08/11/2026	51-40-250 EQUIP,SUPPLIES & MAINTA
Total CORE & MAIN LP:						4,707.68	.00			
CRUS OIL										
2350	CRUS OIL	Vendor Address	0248726	Tank addition to bulk oil storage	08/19/2026	500.00	.00		09/11/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
2350	CRUS OIL	Vendor Address	0248727	Bulk oil delivery for fleet maintenance	08/19/2026	1,009.70	.00		09/11/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
Total CRUS OIL:						1,509.70	.00			
DITCH WITCH OF THE ROCKIES LLC										
2220	DITCH WITCH OF THE ROCKIE	Vendor Address	P57677	Ditch Witch maintenance supplies	08/11/2026	887.82	.00		09/01/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
Total DITCH WITCH OF THE ROCKIES LLC:						887.82	.00			
EMI SPORTSWEAR										
3163	EMI SPORTSWEAR	Vendor Address	2216561	Womens Midway Logoed T-Shirts	08/17/2026	573.88	.00		09/10/2026	58-38-240 COST OF GOODS SOLD
Total EMI SPORTSWEAR:						573.88	.00			
Enbridge Gas										
930	Enbridge Gas	Vendor Address	2731063797 8/26	Comm. Center 2731063797	08/18/2026	14.28	.00		09/09/2026	10-51-270 UTILITIES
930	Enbridge Gas	Vendor Address	5770020000 8/26	5770020000 TOWN HALL	08/18/2026	245.65	.00		09/09/2026	10-51-270 UTILITIES
930	Enbridge Gas	Vendor Address	6558550000 8/26	6558550000 Maintenance Shop	08/18/2026	4.42	.00		09/09/2026	10-51-270 UTILITIES
930	Enbridge Gas	Vendor Address	6801020000 8/26	Admin. Office 6801020000	08/18/2026	87.99	.00		09/09/2026	10-51-270 UTILITIES
Total Enbridge Gas:						352.34	.00			
Found My Brave										
3110	Found My Brave	Vendor Address	BRAVE26028	Children's Books-Ani Gets Unscrambled	08/15/2026	17.38	.00		08/15/2026	58-38-240 COST OF GOODS SOLD

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
Total Found My Brave:						17.38	.00			
GORDON LAW GROUP, P.C.										
2627	GORDON LAW GROUP, P.C.	Vendor Address	22303	MONTHLY FLAT FEE	08/04/2026	5,715.48	.00		09/03/2026	10-45-611 LEGAL - GENERAL
2627	GORDON LAW GROUP, P.C.	Vendor Address	22303	MONTHLY FLAT FEE	08/04/2026	364.82	.00		09/03/2026	51-40-310 PRO & TECHNICAL SERVIC
Total GORDON LAW GROUP, P.C.:						6,080.30	.00			
HOME DEPOT Credit Services										
1150	HOME DEPOT Credit Services	Vendor Address	4031290	Supplies concrete bench pads Burgi Hill Park	08/20/2026	764.00	.00		09/14/2026	10-70-250 SUPPLIES AND MAINTENA
1150	HOME DEPOT Credit Services	Vendor Address	4031290	Shop Paint	08/20/2026	69.92	.00		09/14/2026	10-51-250 EQUIP,SUPPLIES & MAINTA
1150	HOME DEPOT Credit Services	Vendor Address	4172427 - RETURN	Return of wrong supplies	08/20/2026	36.44-	.00		08/20/2026	10-70-250 SUPPLIES AND MAINTENA
1150	HOME DEPOT Credit Services	Vendor Address	4172428	Supplies for concrete bench pads @ Burgi Hill Park	08/20/2026	52.24	.00		09/14/2026	10-70-250 SUPPLIES AND MAINTENA
Total HOME DEPOT Credit Services:						849.72	.00			
i.t. NOW LLC										
3278	i.t. NOW LLC	Vendor Address	ITN550150	(8) iPads for Public Works w/ cases & screen protector	08/10/2026	8,315.20	.00		08/25/2026	45-69-605 VEHICLES AND EQUIPMEN
3278	i.t. NOW LLC	Vendor Address	ITN550152	Docking Station-N. Robertson	08/10/2026	477.26	.00		08/25/2026	45-69-605 VEHICLES AND EQUIPMEN
Total i.t. NOW LLC:						8,792.46	.00			
INTERMOUNTAIN BOBCAT										
2659	INTERMOUNTAIN BOBCAT	Vendor Address	P25021	Fleet#23 T5600 Hydraulic fitting and oil	08/21/2026	214.14	.00		09/14/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
Total INTERMOUNTAIN BOBCAT:						214.14	.00			
MOUNTAINLAND SUPPLY COMPANY										
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108088827.001	Water parts inventory	08/10/2026	3,826.34	.00		09/30/2026	51-40-250 EQUIP,SUPPLIES & MAINTA
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108091655.001	Hamlet Park Bathroom Leak Repair	08/11/2026	33.89	.00		09/30/2026	10-70-250 SUPPLIES AND MAINTENA
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108092111.001	Part to repair water leak @ Hamlet Park	08/12/2026	398.89	.00		09/30/2026	10-70-250 SUPPLIES AND MAINTENA
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S108099257.001	Water parts/supplies inventory	08/13/2026	1,136.94	.00		09/30/2026	51-40-250 EQUIP,SUPPLIES & MAINTA
Total MOUNTAINLAND SUPPLY COMPANY:						5,396.06	.00			
ODP BUSINESS SOLUTIONS LLC										
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	478285708001	Brite Liner 5PK Yellow-Melissa	08/14/2026	4.39	.00		09/13/2026	10-55-240 OFFICE SUPPLIES AND EX

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
Total ODP BUSINESS SOLUTIONS LLC:						4.39	.00			
PUBLIC FACILITIES DEPOSIT										
2421	PUBLIC FACILITIES DEPOSIT	Zachary Hunter	24-153 PFD	24-153 Public Facilities Deposit	08/24/2026	1,750.00	.00		08/24/2026	10-21700 PUBLIC FACILITIES DEPOSI
Total PUBLIC FACILITIES DEPOSIT:						1,750.00	.00			
Rocky Mountain Information Network, Inc.										
3334	Rocky Mountain Information Netw	Vendor Address	262049	Annual Membership	08/14/2026	50.00	.00		08/29/2026	10-57-675 BACKNET - EQUIP SUPPLIE
Total Rocky Mountain Information Network, Inc.:						50.00	.00			
ROCKY MOUNTAIN POWER										
1603	ROCKY MOUNTAIN POWER	Vendor Address	52369498-002 1 8/26	868 W GOLF COURSE DR Culinary Watter Valve Sch	08/13/2026	12.02	.00		09/04/2026	51-40-250 EQUIP,SUPPLIES & MAINTA
Total ROCKY MOUNTAIN POWER:						12.02	.00			
ROYCE INDUSTRIES, L.C.										
1994	ROYCE INDUSTRIES, L.C.	Vendor Address	SLC101367	Shop pressure washer parts	08/18/2026	131.81	.00		09/11/2026	10-53-250 EQUIP,SUPPLIES & MAINTA
Total ROYCE INDUSTRIES, L.C.:						131.81	.00			
SAFETY SUPPLY & SIGN CO INC										
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	199113	Street signs	08/19/2026	862.60	.00		09/18/2026	10-60-240 STREET SUPPLIES & MAIN
1015	SAFETY SUPPLY & SIGN CO IN	Vendor Address	199123	Street sign inventory	08/19/2026	1,426.00	.00		09/18/2026	10-60-240 STREET SUPPLIES & MAIN
Total SAFETY SUPPLY & SIGN CO INC:						2,288.60	.00			
STANDARD PLUMBING SUPPLY CO.										
1045	STANDARD PLUMBING SUPPLY	Vendor Address	AZPV10	Water parts stock, wire brushes for truck #2 on water le	08/10/2026	280.54	.00		09/10/2026	51-40-250 EQUIP,SUPPLIES & MAINTA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	AZQF99	Hamlet Park/Bathroom Leak	08/10/2026	1.21	.00		09/10/2026	10-70-250 SUPPLIES AND MAINTENA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	BBLG24	Small hand broom to sweep off headstones-6 inch sew	08/17/2026	70.51	.00		09/10/2026	10-77-250 EQUIP,SUPPLIES & MAINTA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	BBM774	Rubber coupling for valve lid	08/18/2026	14.96	.00		09/10/2026	10-77-250 EQUIP,SUPPLIES & MAINTA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	BBNQ48	Centennial Park repair damaged filter caused by mowe	08/18/2026	150.15	.00		09/10/2026	10-70-250 SUPPLIES AND MAINTENA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	BCD866	For Fiber for Town Square	08/24/2026	70.16	.00		09/04/2026	10-70-250 SUPPLIES AND MAINTENA
1045	STANDARD PLUMBING SUPPLY	Vendor Address	BCD866	Splinter for Hydrant at Shop	08/24/2026	81.15	.00		09/04/2026	10-51-250 EQUIP,SUPPLIES & MAINTA
Total STANDARD PLUMBING SUPPLY CO.:						668.68	.00			

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THE UPS STORE										
1160	THE UPS STORE	Vendor Address	000027723	Color copies and laminating	08/01/2026	38.50	.00		08/30/2026	10-78-350 TOURISM
1160	THE UPS STORE	Vendor Address	000027755	Color copies, postcards	08/01/2026	56.00	.00		08/30/2026	10-78-350 TOURISM
Total THE UPS STORE:						94.50	.00			
TIMBERLINE ACE HARDWARE										
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197729	PPE-For weed spray	08/12/2026	197.96	.00		09/10/2026	10-57-250 SUPPLIES & MAINTENANC
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197759	Replacement parts for City office water heater	08/12/2026	22.99	.00		09/10/2026	45-65-217 OFFICE BUILDING
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197791	Lag bolts for heater at shelter	08/13/2026	3.28	.00		09/10/2026	45-65-235 TOWN SQUARE PAVILLION
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197862	Downstairs conference room lights	08/17/2026	89.99	.00		09/10/2026	45-65-217 OFFICE BUILDING
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197888	Downstairs conference room lights	08/17/2026	179.98	.00		09/10/2026	45-65-217 OFFICE BUILDING
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197927	Kellan PPE	08/18/2026	60.27	.00		09/10/2026	10-57-250 SUPPLIES & MAINTENANC
1170	TIMBERLINE ACE HARDWARE	Vendor Address	197948	Spare Tire Cables	08/19/2026	5.36	.00		09/10/2026	10-53-250 EQUIP,SUPPLIES & MAINTEN
1170	TIMBERLINE ACE HARDWARE	Vendor Address	198004	Cleaner and clear coat for cemetery block signs	08/20/2026	22.17	.00		09/10/2026	10-77-250 EQUIP,SUPPLIES & MAINTEN
1170	TIMBERLINE ACE HARDWARE	Vendor Address	198088	Shop Door Supplies	08/24/2026	96.77	.00		09/10/2026	10-51-250 EQUIP,SUPPLIES & MAINTEN
Total TIMBERLINE ACE HARDWARE:						678.77	.00			
TIMP ENGINEERING LLC										
3074	TIMP ENGINEERING LLC	Vendor Address	1990	Street Light Oversight	07/31/2026	1,590.00	.00		08/30/2026	45-66-378 RIVER ROAD STREET LIGH
3074	TIMP ENGINEERING LLC	Vendor Address	1991	General Engineering	07/31/2026	2,310.00	.00		08/30/2026	10-45-672 ENGINEERING - GENERAL
3074	TIMP ENGINEERING LLC	Vendor Address	1992	General Engineering - Water	07/31/2026	495.00	.00		08/30/2026	51-40-310 PRO & TECHNICAL SERVIC
3074	TIMP ENGINEERING LLC	Vendor Address	1993	General Engineering - Water	07/31/2026	4,220.00	.00		08/30/2026	51-40-777 N HOMESTEAD DR WATER
3074	TIMP ENGINEERING LLC	Vendor Address	1994	2024 Center Street Trail	07/31/2026	5,465.00	.00		08/30/2026	51-40-705 WATER PROJECTS
3074	TIMP ENGINEERING LLC	Vendor Address	1995	Bonner Meadows	07/31/2026	280.00	.00		08/30/2026	10-45-674 ENGINEERING - DEV. REVI
3074	TIMP ENGINEERING LLC	Vendor Address	1996	Southill	07/31/2026	5,660.00	.00		08/30/2026	10-45-674 ENGINEERING - DEV. REVI
3074	TIMP ENGINEERING LLC	Vendor Address	1997	Homestead Resort	07/31/2026	2,915.00	.00		08/30/2026	10-45-674 ENGINEERING - DEV. REVI
3074	TIMP ENGINEERING LLC	Vendor Address	1998	LDS Church Burgi	07/31/2026	140.00	.00		08/30/2026	10-45-674 ENGINEERING - DEV. REVI
3074	TIMP ENGINEERING LLC	Vendor Address	1999	Whispering Creek	07/31/2026	1,150.00	.00		08/30/2026	10-45-674 ENGINEERING - DEV. REVI
Total TIMP ENGINEERING LLC:						24,225.00	.00			
TNT WORKSHOP										
3192	TNT WORKSHOP	Vendor Address	1065	Fidget toys	08/12/2026	738.25	.00		08/12/2026	58-38-240 COST OF GOODS SOLD
Total TNT WORKSHOP:						738.25	.00			
TRI-CITY ALARM COMPANY										
2512	TRI-CITY ALARM COMPANY	Vendor Address	43031	Problem w/ PDK connecting-Tri-City corrected issue	08/14/2026	405.00	.00		08/28/2026	10-51-250 EQUIP,SUPPLIES & MAINTEN

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date	GL Account and Title
Total TRI-CITY ALARM COMPANY:						405.00	.00			
ULINE										
2787	ULINE	Vendor Address	211146336	Supplies for vistor center	08/01/2026	395.60	.00		08/27/2026	58-38-240 COST OF GOODS SOLD
Total ULINE:						395.60	.00			
Utah Barricade Company, Inc.										
3126	Utah Barricade Company, Inc.	Vendor Address	113650	July 4th Symphony	08/01/2026	1,220.00	.00		08/10/2026	10-78-350 TOURISM
Total Utah Barricade Company, Inc.:						1,220.00	.00			
WASATCH AUTO PARTS										
1310	WASATCH AUTO PARTS	Vendor Address	345495	Parts for sweeper	08/11/2026	84.84	.00		09/04/2026	10-53-250 EQUIP,SUPPLIES & MAINTENANCE
1310	WASATCH AUTO PARTS	Vendor Address	346158	Fleet #23 Bobcat T5600 Hydraulic Fitting	08/20/2026	74.99	.00		09/14/2026	10-53-250 EQUIP,SUPPLIES & MAINTENANCE
Total WASATCH AUTO PARTS:						159.83	.00			
WASATCH COUNTY SOLID WASTE										
1360	WASATCH COUNTY SOLID WASTE	Vendor Address	49096	Tree limbs and shop shelves	08/11/2026	30.00	.00		09/05/2026	10-51-250 EQUIP,SUPPLIES & MAINTENANCE
Total WASATCH COUNTY SOLID WASTE:						30.00	.00			
Western Premier Equipment										
3333	Western Premier Equipment	Vendor Address	1579	Stump grinder for parks dept.	08/19/2026	4,606.20	.00		09/10/2026	10-70-250 SUPPLIES AND MAINTENANCE
Total Western Premier Equipment:						4,606.20	.00			
Grand Totals:						73,199.11	.00			

Dated: _____

City Treasurer: _____

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



Memo

Date: August 20, 2026
To: Mayor, City Council, and Staff
Cc: File
From: Brad Wilson, City Recorder
RE: Minutes of the August 18, 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, August 18, 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
(Participated electronically)
Kevin Payne, Council Member
JC Simonsen, Council Member

Wes Johnson, Engineer
Melissa Jones, Community Development
Admin (Left at 7:51 p.m.)
Camille Palmer, Mayor’s Assistant
Jennifer Sweat, Treasurer
Brad Wilson, Recorder

Staff Present

Michael Henke, Community Development
Director

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

Wes Johnson gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the August 18, 2026 City Council Meeting
- b. Warrants
- c. Minutes of the August 4, 2026 City Council Regular Meeting
- d. Conclude the warranty period and release the remainder of the bond for the LaBarge Subdivision located at 922 North Pine Canyon Road subject to the payment of all fees due to Midway City.

Note: Copies of items 2a through 2d are contained in the supplemental file for the meeting.

Mayor Simons read the consent agenda.

Council Member Garland asked if all fees due to Midway City for the LaBarge Subdivision had been paid. Wes Johnson responded that they had been paid and money was still left in the out-of-pocket account for the project.

Motion: Council Member Garland moved to approve the consent agenda as presented but only release Midway City's but not the Midway Sanitation District's portion of the subdivision bond.

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

Mr. Johnson asked if the Council wanted to also release the District's portion of the bond. Council Member Garland responded that the Council did not have authority to release a bond on behalf of the District.

Mayor Simons noted that because the City Attorney was out of town the water exchange program would instead be discussed at the next council meeting.

3. Legislative Development Agreement for Workforce Housing (Cooper Jenkins – Approximately 20 minutes) – Discuss a legislative development agreement for workforce housing located at 41 West Main Street.

The City Council continued its discussion of a proposed legislative development agreement for 41 West Main Street, involving the conversion of an unfinished basement into six deed-restricted residential units. The proposed units are all under 900 square feet, with five studios and one one-bedroom unit. The initial proposal would restrict the units for 20 years, begin rents at approximately 55% of Area Median Income (AMI), allow annual rent increases of up to 3%, and potentially increase rents to 80% AMI over the 20-year term. Utilities would be included in the rent. The City would also provide certain fee waivers and an M&I water lease as part of the agreement.

Key Discussion Points

Affordability and AMI

- The principal issue was whether the proposed rent structure would provide meaningful long-term affordable housing or simply produce units that are somewhat less expensive than current market rents.
- Council Member Payne argued that the units should remain tied to 55% AMI for the entire affordability period, rather than automatically increasing by 3% annually and eventually reaching 80% AMI. His concern was that the affordability benefit would substantially diminish over time.
- Council Member Orme disagreed with the characterization that the proposed rents were not affordable. Based on local rental experience, she emphasized that \$1,300–\$1,400 including utilities would be significantly below what many residents currently pay for comparable housing in Midway and the surrounding valley.

Long-term affordability vs. project feasibility

- Council members discussed the need to balance the City's goal of producing truly affordable housing with the developer's need to make the project financially viable.
- Cooper Jenkins, applicant, stated that the current proposal would require approximately \$200,000 in investment, while his projected internal rate of return would be only 2–3% if the rents remained at the lower level. He explained that the proposed AMI increases were intended to make the investment viable while still providing affordable housing.
- Council Member Payne emphasized that the City should not be responsible for guaranteeing a developer's return, particularly because ownership or development circumstances could change in the future.
- Mr. Jenkins countered that a legislative development agreement necessarily involves give-and-take and that the project must provide enough financial incentive for the developer to proceed.

Length of the deed restriction

- The proposed 20-year restriction was questioned, with discussion of extending it to 30 years or longer.
- No final term was established during the discussion.

Density and unit configuration

- Council Member Payne suggested that, if additional units could be created while maintaining lower rents, that might provide a better overall affordable-housing outcome.
- The applicant reported that adding more units was not feasible because the existing building is already near the limits for ingress/egress and window requirements.
- The parties generally recognized that the proposed studios are already relatively small, limiting opportunities to further reduce unit size or increase the number of units.

Citywide affordable-housing policy

- Council Member Payne raised a broader concern that the City should establish a clear affordable-housing program or standard rather than negotiating a different definition of affordability with each developer.
- The discussion recognized that the legislative development agreement process gives the City an opportunity to negotiate density, fees, water, and other incentives in exchange

for affordable housing. Staff noted that this is currently one of the City's primary mechanisms for obtaining such housing.

- The Mayor characterized the project as an opportunity to test a workable approach that could potentially be refined and applied to future projects.

Concerns Raised

The primary unresolved concerns were:

- Whether 3% annual rent increases would erode affordability too quickly.
- Whether rents should remain tied to 55% AMI throughout the restriction period.
- Whether the affordability restriction should be 20 or 30 years.
- How much financial assistance or additional development flexibility the City should provide in exchange for the six units.
- How to balance the City's affordable-housing objectives with the developer's financial feasibility.
- Whether the City needs a broader, standardized affordable-housing strategy before approving individual agreements.

Direction and Next Steps

There was no final approval of the development agreement during this discussion. The Mayor expressed support for continuing to pursue the project but urged the Council, staff, and applicant to work collaboratively toward a structure that would be both financially workable and meaningfully affordable. Potential alternatives discussed included modifying the AMI schedule, using a stepped rent structure, extending the restriction to 30 years, and creating incentives for longer affordability.

The matter must proceed to the Planning Commission for review and a public hearing before returning to the City Council for final consideration. Staff indicated that the Council did not need to resolve all the agreement's details at this meeting.

Note: A copy of a presentation given by Michael Henke is contained in the supplemental file.

Motion: Council Member Orme moved that her, Council Member Payne, Cooper Jenkins, and Michael Henke meet and work together to find a proposal that worked before the agreement went before the Planning Commission.

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	Aye
Council Member Osborne	Aye
Council Member Payne	Aye

4. **Town Square** (Michael Henke, Community Development Director – Approximately 90 minutes) – Discuss and possibly approve a plan for the Midway Town Square located at 150 West Main Street.

The council discussed the need to move quickly on improvements to the Town Square because the City has been awarded \$600,000 in grant funding with spending deadlines approaching. The current grant requires significant expenditures by December 15, although an extension to June would probably be granted. It was emphasized that the City must act quickly to preserve the funding and may need updated drawings if the City changes the previously proposed building design.

Key Discussion Points

- **Town Square vision:** The council agreed that the Square should be designed as a year-round community gathering place rather than being driven primarily by the needs of just the ice rink or Swiss Days. The design should support surrounding businesses, pedestrian movement, community events, Midway's Swiss heritage, and overall visitor experience.
- **Parking and access:** The proposed plan would eliminate approximately 40 of the existing 141 parking spaces. Alternatives discussed included adding parking along First North, and in front of the City Office Building, as well as potentially acquiring nearby property. Maintaining adequate parking, including accessible parking, was identified as an important concern.
- **Ice rink and support building:** The ice rink and a supporting building were identified as the highest priorities. Potential facilities include Zamboni storage, restrooms, concessions, skate storage, and spectator/exhibition space. The group discussed whether the support building should be located in a different configuration from the previously proposed design.
- **Concerns with the previous building design:** Several council members expressed reservations about proceeding with the existing design simply because grant money is available. Members wanted to compare alternative designs and costs and ensure that any investment provides long-term value. There was particular concern about losing open space or creating a building configuration that does not work well for the Square.
- **Phasing:** The council supported developing a long-term master plan and phasing plan while prioritizing the rink and support building. Improvements such as gathering spaces, landscaping, benches, shade structures, stages, parking, and other amenities could be completed in later phases.
- **Grant opportunities:** Nancy O'Toole requested that she be involved in the phasing discussion so projects can be grouped strategically to maximize opportunities for additional grants. She noted that combining related improvements may make them more eligible for outside funding.
- **Public space and amenities:** The council discussed the need for more comfortable gathering areas, including shade, seating, picnic tables, landscaping, bike racks, stages,

and potentially temporary or permanent structures. Members suggested experimenting with portable stages and different locations before committing to a permanent design.

- **Pedestrian safety:** UDOT has indicated that the City can install fencing to discourage pedestrians from crossing 200 West at an unsafe location. This may reduce the need for some of the proposed pedestrian connections.
- **Existing buildings:** Members emphasized that plans should accurately reflect existing Town Square buildings rather than assuming buildings will be demolished or replaced. The existing town hall and city offices are expected to remain, and any future improvements should work with those structures.
- **Transit:** The potential future trolley/transit stop should be considered as part of the Square's design. A Main Street location was discussed because UDOT may be willing to fund improvements there.

Conclusions and Next Steps

The council agreed not to simply proceed with the previous Town Square design. Instead, members will reconsider the overall vision and identify their individual priorities.

The ice rink and support building remain the immediate priorities, primarily because the City needs to use the grant funding and avoid losing the \$600,000 award. At the same time, the City intends to develop a broader master plan and phasing strategy so individual improvements fit into a coherent long-term vision.

Each council member will review a hard copy of the plan, markup desired improvements and priorities, and consider what the Square should ultimately look like. The goal is to establish clear marching orders for a design firm by September 1, while also identifying contractors and other parties who may assist with the project.

The overall direction was to “start with the end in mind”—first establish the desired Town Square vision, then determine priorities, phasing, design, and funding rather than allowing the existing plan or grant deadline alone to dictate the outcome.

Note: A copy of a presentation given by Michael Henke is contained in the supplemental file.

5. **Water Exchange Program** (Corbin Gordon, City Attorney – Approximately 30 minutes) – Discuss the water exchange program which allows the culinary water system to be used for irrigation in certain circumstances.

The item was not discussed.

Note: Melissa Jones left at 7:51 p.m.

Motion: Without objection, Mayor Simons recessed the meeting at 7:51 p.m. He reconvened the meeting at 7:57 p.m.

- 6. Audio Visual Systems / Award Contract** (Brad Wilson, City Recorder – Approximately 15 minutes) – Discuss and possibly award a contract for the installation and maintenance of audiovisual systems in the Midway City Office Building and the Midway Community Center.

Audiovisual System Contract Discussion

The council reconsidered the proposed audiovisual system after concerns that the original specifications, particularly 65-inch displays and small individual monitors, might not meet the room's needs or justify the cost.

Key discussion points included:

- The existing projector provides useful size but suffers from low brightness and resolution. An upgraded 8,000-lumen projector, estimated at under \$6,000, could improve visibility while allowing the lights to remain on.
- Smaller wall-mounted displays may be difficult for the public to see, especially from certain seats. Multiple large displays would improve sightlines but add significant cost and complexity.
- Rearranging audience seating diagonally could improve visibility without major equipment changes.
- Council members considered using fewer, larger shared monitors at the dais instead of individual 10-inch screens.
- The system must support ADA accessibility, including visibility for people who lip-read, accommodations for council members, live closed captioning, and two-way video for remote participants.
- The other meeting rooms primarily need standardized, easy-to-use "plug-and-play" equipment.

Concerns Raised

- The original proposals did not clearly explain screen placement or why each component was necessary.
- Buying numerous screens and individual devices could provide only marginal improvement at substantial cost.
- A projector-only arrangement could limit remote participants' ability to follow presentations or create accessibility issues if not properly integrated.
- Modifying an existing proposal too extensively could require a new procurement process.

Conclusion and Next Steps

- Consult Atkinson Sound, the highest-scoring vendor, for recommendations based on its municipal experience.
- Install a brighter projector and rearranging seating.
- Evaluate whether additional displays or shared council monitors are needed after the initial improvements.
- Complete the audiovisual upgrades by April 2027.

Motion: Council Member Garland moved to award the contract to Atkinson Sound with the

following conditions:

- Have them reevaluate the council chambers.
- The final cost could not exceed the cost of their submitted proposal.

Discussion: Mayor Simons noted that later additional monitors could be added and other changes made to meet ADA requirements.

Council Member Garland clarified that the system in the Council Chambers would be revised based on the discussion that evening. He further clarified that the City would pay Atkinson for the cost of that system not to exceed the amount of their original proposal.

Second: Council Member Orme seconded the motion.

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

7. Adjournment

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

The meeting was adjourned at 8:28 p.m.

Craig Simons, Mayor

Brad Wilson, Recorder