

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

**Tuesday, 7 May 2018, 9:00 a.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, Midway, Utah**

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

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

Mayor Johnson called the meeting to order at 9:05 a.m. She excused Council Member Probst.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

Corbin Gordon, Attorney (Left at 11:40 a.m.)
Michael Henke, Planning Director (Left at
11:40 a.m.)
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Members Excused:

Bob Probst, Council Member

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

- 2. Saddle Creek Ranch / Master Plan** (Berg Engineering – Approximately 30 minutes) – Discuss a master plan for the Saddle Creek Ranch PUD located at 970 South and 250 West (Zoning is R-1-22). Recommended for approval with conditions by the Midway City Planning Commission.

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

- Future steps in the approval process
- Land use summary
- Location of the proposed development
- Pictures of the property proposed for development
- Sensitive lands

- Recorded plat map
- Proposed site plan
- Trails
- New route of the existing sewer line
- Building pad for Lot #29
- Setbacks
- Phasing
- Discussion points
- Road improvements
- Proposed conditions
- Turn lanes on Center Street
- Pictures of transmission lines

Mr. Henke also made the following comments:

- The master plan had been reviewed by the Planning Commission.
- The City would give the transportation impact fees from the development to the developer as a reimbursement for improving 970 South.
- 970 South would be expanded onto the applicant's side of the road and not the south side.
- An exception should not be made for height.
- Recommended that all public trails be built with the first phase.
- Water rights for the project had already been given to the City.
- The City needed to decide how it would track the water rights for a remnant parcel that would be disconnected from the project and sold.
- The trail along 970 South should be connect to Center Street along Byron Day's lot.
- The new transmission line along 970 South would be approved that year and installed in 2020. It would be above ground, but the distribution and communication lines would be underground. Heber Light & Power Company would pay to bury the distribution lines and run conduit for the communication lines.
- The applicant would wait until after the new transmission line was installed to begin work on phase one.

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

Corbin Gordon reviewed the following items:

- Fencing
- Height limits for auxiliary buildings
- Updated calculations for the water line extension agreements
- Affordable housing fee

Paul Berg, Berg Engineering Resource Group and representing the applicant, indicated that building the trail along 250 West with the first phase would make it difficult to build the second phase.

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

- The water rights for the remnant parcel could be reissued in the City's name and tied to that specific property.
- The trail along 250 West did not need to be completed with the first phase because it did not continue beyond the project.
- It would be the City's responsibility to improve 250 West and install the trail from the project to 500 South.
- Should all of 250 West be improved at the same time? The irrigation ditch should be left on the east side.
- The fee for affordable housing should be waived in exchange for the City keeping the transportation impact fees.
- The chip seal requirement should remain for flexibility.

3. Department Reports

Open Space Application Process

Mayor Johnson reported that the Trails and Parks Advisory Committee was finalizing the process for landowners to apply to preserve open space.

Airport Master Plan Committee / Member

Mayor Johnson reported that a committee would be formed regarding the master plan for the Heber City Airport. She said that Midway would have one member on the committee.

Interlocal Advisory Committee

Mayor Johnson reported that the interlocal advisory committee would meet that Thursday. Council Member Van Wagoner and Council Member Orme said that they would try to attend.

Volksmarch

Mayor Johnson explained a Volksmarch and indicated that one would be held that year in the City.

Habitat for Humanity / Affordable Housing

Mayor Johnson reported on Habitat for Humanity and affordable housing.

Parking / Property Lease

Mayor Johnson reported that the City Attorney had drafted an agreement to lease property, on Main Street at approximately 70 East, for parking.

Parking / Study

Mayor Johnson reviewed the study being done by the Council regarding parking on Main Street.

Lagoon / Passes

Mayor Johnson distributed discount passes for Lagoon.

Healthy Dialogue

Mayor Johnson distributed a healthy dialogue brochure.

Spring Clean-Up

Mayor Johnson indicated that the spring clean-up would be discontinued because residents no longer participated. She said that groups could still do volunteer work for the City.

Main Street / LED Lights

Mayor Johnson asked the Council to consider single or double LED lamps for the decorative streetlights on Main Street.

Council Meetings / Prayer & Opening Remarks

Mayor Johnson reviewed assignments to find someone to give the prayer and/or opening remarks for city council meetings.

Council Meetings / UDOT

Mayor Johnson reminded the Council that a meeting would be held that Thursday with representative of the Utah Department of Transportation (UDOT).

Council Meetings / Work Meetings / Summer Schedule

The Council discussed continuing to hold work meetings during the day. They also discussed their meeting schedule for that summer. It was decided that work meetings during the day would be avoided. It was also decided that meetings would not be held on June 4th, July 2nd and August 6th.

Motion: Without objection, Mayor Johnson recessed the meeting at 10:44 a.m. She reconvened the meeting at 10:50 a.m.

4. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

Motion: Council Member Orme moved to go into a closed meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	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 Van Wagoner moved to go out of the closed meeting.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Probst	Excused from the Meeting
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Corbin Gordon and Michael Henke left at 11:40 a.m.

5. FY 2020 Budget (Financial Officer – Approximately 2.5 hours) – Discuss the proposed FY 2020 budget for Midway City.

The Council and staff discussed the following items related to the proposed budget:

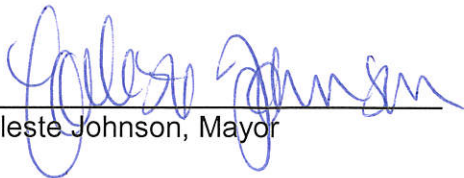
- It should include a 3% cost of living adjustment and a possible 3% additional merit increase.
- It should include \$400,000 for potential legal cost related to the John Probst lawsuit.
- Should the City pay off the bond for additional cemetery property?
- The Council should consider uses for the remaining General Fund surplus.
- Evaluating if a city manager needed to be hired.
- The electrical bill for the ice rink chiller.

Council Member Van Wagoner distributed a list of additional water projects that could be done in 2020. He said that the associated water lines had needed a lot of repairs.

6. Adjournment

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

The meeting was adjourned at 12:55 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder