

MINUTES OF THE MIDWAY CITY COUNCIL

(Regular Meeting)

Tuesday, 4 February 2020, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, 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 6:02 p.m. She excused Council Member Drury.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Members Excused:

Jeff Drury, Council Member

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

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. Cindy Winfield gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 4 February 2020 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 17 January 2020 City Council Strategic Planning Meeting
- d. Minutes of the 17 January 2020 City Council Closed Meeting
- e. Minutes of the 21 January 2020 City Council Regular Meeting
- f. Minutes of the 21 January 2020 City Council Closed Meeting
- g. Conclude the warranty period and release the remainder of the bond for the Alder Meadows Subdivision, located at 250 East 200 South, subject to the payment of all fees due to Midway City

- h. Jon McKeon as a full member of the Midway City Planning Commission
- i. Heather Whitney as a full member of the Midway City Planning Commission
- j. Michelle Crawford as an alternate member of the Midway City Planning Commission
- k. Craig Simons as an alternate member of the Midway City Planning Commission
- l. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for Phase II of the Sunburst Ranch PUD located at approximately 550 North Olympic Way (1080 West).

Note: Copies of items 2a, 2b, 2c, 2e, 2g, 2h, 2i, 2j, 2k, and 2l are contained in the supplemental file.

Council Member Payne asked if the entire discussion in the strategic planning meeting, regarding the receiving of land by the City, should have been included in the closed meeting. Brad Wilson responded that he listened to the audio recording and a portion of the discussion was in the open meeting. The City Council decided that all the discussion, including the portion in the open meeting, should have been in the closed meeting. They asked that the minutes for both the open and closed meetings reflect that change.

Motion: Council Member Dougherty moved to approve the consent calendar with the requested changes to the minutes.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

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

Mayor Johnson asked if there were any comments from the public for items not on the agenda.

Trails Planner

Teresa Wharton supported hiring an area trails planner. She was a member of the Wasatch Trails Alliance and thought that good trails helped local businesses.

Terry Davis also supported hiring an area trails planner. He thought that trails added vibrancy to a community and reduced traffic. He asked that the City regularly sweep the shoulders and sides of its roads which would help cyclists.

Matt Krop, who was also a member of the Wasatch Trails Alliance, supported area trails

planning for its recreational and economic benefits.

Accessory Dwelling Units

Leslie Miller distributed documents from the American Planning Association regarding accessory dwelling units (ADUs). She asked that the City look at ADUs in depth and allow them. She recommended against incremental changes.

Note: A copy of the documents distributed by Ms. Miller is contained in the supplemental file.

No further comments were offered.

4. Department Reports

Affordable Housing

Council Member Payne reported that he met with representatives of the area affordable housing entities.

HL&P / Transformer Bills

Mayor Johnson reported that Heber Light & Power Company was researching the two bills to install a new transformer for the ice rink. She thought that the City would have to pay the bill for the transformer but not the bill for the impact fee.

HL&P / Transmission Line Loan

Mayor Johnson reported that she was waiting for the bids to bury the 970 South transmission line. She would ask HL&P to loan the City the money for the work once the bids were received.

HVRR / Charter / Track Maintenance / Disability Access

Mark Nelson, Heber Valley Railroad (HVRR) Executive Director, gave a report including the renewal of the organization's state charter and a request for state funding for track maintenance and disability access.

HVSSD / Additional Land

Mayor Johnson reported that the Heber Valley Special Service District would acquire additional land for agriculture and processing wastewater.

MSD / Grease Traps

Mayor Johnson reported that the Midway Sanitation District (MSD) was still working on improving area grease traps.

- 5. Tree City USA** (PJ Abraham – Approximately 30 minutes) – Receive a presentation on and possibly decide to participate in the Tree City USA program.

PJ Abraham, area forester for the Utah Division of Natural Resources, introduced the Tree City USA program including participation criteria and available grants. He said that the program beautified a city but also reduced risk and liability related to trees.

- 6. Parking Agreement / 70 East Main Street** (City Attorney – Approximately 15 minutes) – Discuss and possibly approve an agreement to use property at 70 East Main Street for public parking.

Corbin Gordan indicated that the agreement had been distributed to the City Council.

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

- The agreement did not give the City first right of refusal, if the property was for sale, but it did require the owner to give notice to the City and allow it to submit an offer.
- The property taxes, which were approximately \$1,400 a year, could not be waived even though the City would lease the land.
- The property could accommodate approximately 20 vehicles.
- Material removed in preparation for the parking lot should be pushed to the side of the property to create a berm and be reused.
- The cost to restore the land would be \$1,000.
- The total cost for the parking lot would be \$26,000 over four years. Was that reasonable?
- The overall cost would be spread out over a longer period If the City increased the term of the lease.
- The City's proposal to allow booths during Swiss Days, in exchange for additional public parking, was a better option.
- The proposed lot was in an area that needed parking.
- Would the lot really be used?
- The lot would be a short-term fix because the owner eventually wanted to sell the property and did not want the lease to go beyond four years.
- UDOT was open to further discussion about the entrances to the property
- The item should be discussed further in a closed meeting.

Note: A copy of the agreement, concept parking plan and location of the property is in the supplemental file.

- 7. Ordinance 2020-02 / Festival Event Parking** (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2020-02 adding Section 7.08 (Festival Event Parking) to the Midway City Municipal Code.

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

- Current proposal
- Map of the area effected by the proposal
- Large properties that could utilize the proposal
- Requirements and restrictions
- Items to consider

Mr. Henke also made the following comments:

- The area effected by the proposal was limited so that it would be walkable, minimize impact and match the commercial zones on the west end.
- The current proposal did not have a limit on the number of booths.
- Property owners could apply.
- Council Member Dougherty suggested that only business owners be able to apply to address concerns about exactions.
- Booths could only be on the parking area.
- Unlimited booths should not be allowed.

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

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

- Long lots should be able to have parking in the back rather than just along Main Street.
- The affected area should follow the boundaries of the commercial zones on the north, south and west.
- The proposal should not create too many booths or more parking than was needed.
- The proposal could be adopted and expanded in the future if needed.
- Should the booths be allowed on areas with grass?
- The number of booths should be tied to the number of parking spaces.
- If only business owners, who met the festival market business license criteria, could apply then there would be restrooms and the proposal would be consistent.
- Requiring parking from someone who wanted booths was an exaction.
- Allowing a business to have booths, if they installed extra parking, was not an exaction but a reward.
- Jennifer Mangum, who was a business owner, had been waiting since October for the proposal to be adopted. She was on a deadline to pave a portion of her property and get vendors for Swiss Days. She did not want the number of booths limited after she paid to have the parking lot constructed.
- Any requirements should make financial sense.
- The City needed to benefit from the proposal.
- The current proposal limited the booths to the actual locations of the parking spaces and did not include the access areas.
- The City wanted to avoid unintended consequences.
- It was not fair to require approval from year to year.
- The number of booths should be based on the number of usable parking spaces. This would avoid parking spaces being used for other things like storage.

- Should the size of the booths be regulated?
- One booth could be allowed for each parking space, but they could be placed anywhere on the property.
- Too many issues needed to be resolved for action to be taken that night.
- Ms. Mangum needed action at the next meeting and wanted to see the proposal before the meeting.

Motion: Council Member Simonsen moved to table the proposal with staff preparing a final version based on the following items:

- The discussion between Council Member Dougherty and Mr. Gordon regarding exactions.
- Each booth be limited to 150 sq. ft.
- A fair exchange between the number of parking spaces and the number of booths.
- It should avoid extremes.
- Booths could be on grass.
- Restrooms had to be provided.

Second: Council Member Payne seconded the motion.

Discussion: Council Member Dougherty raised the following issues:

- Should the number of booths be tied to the number of parking spaces?
- Booths could be allowed on all the parking lot and not just the parking spaces.
- Should smaller booths be allowed?

Council Member Payne was concerned about the disparity between parking lots that were the same size but provided a different number of parking spaces.

Amended Motion: Council Member Simonsen moved to table the proposal with staff preparing a final version based on the following items:

- The discussion between Council Member Dougherty and Mr. Gordon regarding exactions.
- Each booth be limited to 150 sq. ft.
- One version with a fair exchange between the number of parking spaces and the number of booths.
- Another version addressing Council Member Dougherty's issues.
- It should avoid extremes.
- Booths could be on grass.
- Restrooms had to be provided.

Second: Council Member Payne seconded the amended motion.

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye

8. Resolution 2020-01 / Non-Residents Connecting to Culinary Water (City Attorney – Approximately 45 minutes) – Discuss and possibly approve Resolution 2020-01 adding a policy, regarding property owners outside of the city limits connecting to culinary water, to the Midway City Policies and Procedures Manual.

9. Connect to Culinary Water System (Jim May – Approximately 10 minutes) – Discuss and possibly allow a property at 1242 North Homestead Drive, which is outside of the city limits, to be connected to Midway City’s culinary water system.

Corbin Gordon presented the proposed policy and indicated that it clarified the procedure for connecting properties, outside of the city limits, to the City’s culinary water system.

Michael Henke gave several examples of past connection requests. He indicated that some had been allowed while others had not. He also indicated that water rights had to be provided to the City, applicable fees paid, and the water rates were increased by 50%.

Jim May, who lived outside of the City but wanted to connect to culinary water, made the following comments:

- Could meet all the requirements but did not want to annex.
- Annexing would increase his taxes by \$800 a year.
- The three lot owners next to him also did not want to annex and he did not want to force them to do so.
- Most of his lot could not be used because of wetlands.

Mayor Johnson explained that the property taxes on a residential parcel did not cover the services provided to it by the City.

Michael Henke gave a presentation regarding Mr. May’s request and reviewed the following items:

- Location of Mr. May’s property and its relation to the Wasatch Mountain State Park Annexation.
- Surrounding properties
- Zoning map

Mr. Henke also made the following comments:

- There was a vacant lot near Mr. May’s property and the owner wanted to build a house and connect to the culinary water system. The lot could be annexed with the Wasatch Mountain State Park.
- All the lots next to Mr. May’s property should be included in any annexation. Two of the lots had homes that were connected to the culinary system.
- There were costs to annexation.
- These lots would be brought into the City when the warm springs property was annexed.

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

Corbin Gordon indicated that the proposal was a policy which allowed for some flexibility. Council Member Simonsen encouraged the City to be consistent. Council Member Dougherty discouraged connecting to the culinary system without annexation.

Motion: Council Member Dougherty moved to accept Resolution 2020-01 as drafted.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Simonsen noted that the policy formalized what the City had been doing in practice.

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Mr. May withdrew his request to connect to the culinary water system.

10. Pine Canyon Paradise / Plat Amendment (Summit Engineering – Approximately 10 minutes) – Discuss and possibly amend the Pine Canyon Paradise Subdivision located at 523 North Pine Canyon Road (Zoning is R-1-15). **Public Hearing**

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

- Land use summary
- Location of the subdivision
- Recorded plat map
- Proposed plat map
- Possible findings.

Mr. Henke also made the following comments:

- The property had previously been subdivided into two lots.
- The amendment would recombine the two lots which would reduce density.
- The west boundary of the property followed Snake Creek.

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

Public Hearing

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

Motion: Council Member Orme moved to approve the plat amendment for the Pine Canyon Paradise Subdivision reducing the number of lots from two to one.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 8:25 p.m. She reconvened the meeting at 8:34 p.m.

11. One-Family Dwellings (City Planner – Approximately 30 minutes) – Discuss amending Title 16 (Land Use) of the Midway City Municipal Code regarding one-family dwellings and second kitchens. Recommended by the Midway City Planning Commission. **Public Hearing**

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

- Current code
- Examples
- Impact of two families in one unit
- Determining what was realistically rentable
- Definition of a single-family house
- Options to address the issue
- Possible findings

Mr. Henke also made the following comments:

- The City needed to define a one-family dwelling. This would help staff determine what could and could not be built.
- Could not validate units that were built without a permit.
- This issue needed to be resolved no matter what was decided with accessory dwelling units (ADUs).
- A work meeting would be held to discuss ADUs.
- The proposal would clarify the Municipal Code and avoid abuse.
- ADU's approved prior to a prohibition were legal non-conforming uses.
- Residents expected single-family homes in a single-family zone.

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

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

- The issue was directly related to ADUs and the two should be considered together.
- Mother-in-law apartments should be allowed.
- There should not be a blanket prohibition of ADUs.
- What problem did the proposal address?
- Larger homes contributed to the problem because they had room for extended family. They also included more cars, etc.
- Council Member Drury should be able to comment on the proposal.

Public Hearing

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

Tracy See

Ms. See made the following comments:

- Youth and the elderly were moving in with their families. They wanted some independence and separation in the house.
- ADUs would help some families survive.

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

Motion: Council Member Simonsen moved to table consideration of the item, discuss it with ADUs, and then bring it back for further consideration.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

12. Accessory Buildings (City Planner – Approximately 30 minutes) – Discuss amending Title 16 (Land Use) of the Midway City Municipal Code regarding accessory buildings. Recommended by the Midway City Planning Commission. **Public Hearing**

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

- Current code
- Determination of living space
- Determination of non-living space
- Proposed code language
- Possible findings

Mr. Henke also made the following comments:

- Some people did not like accessory buildings.
- They had been allowed in the City, but regulations were needed.
- Breezeways were used to create one structure and avoid having an illegal accessory building.
- The proposal loosened the regulations.
- This issue should be discussed with ADUs.
- Duplexes and two homes on one lot were allowed in certain zones and under certain conditions in the City.

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

Public Hearing

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

Tracy See

Ms. See asked the status of existing accessory buildings? Mr. Henke responded that if they predated any prohibition then they were a legal non-conforming use.

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

Motion: Council Member Orme moved to table the issue for a larger discussion on dwelling units.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

13. MAG / Trail Planner (City Planner – Approximately 15 minutes) – Discuss the Mountainlands Association of Governments (MAG) hiring an individual to assist with area trails planning.

Michael Henke gave a presentation regarding the request and made the following comments:

- The planner would work with trails throughout Wasatch County and improve cooperation between entities.
- Midway City had a strong trails plan but would benefit from connecting its trails with those of other entities.
- The position would be part-time.
- The planner would be an employee of MAG.
- MAG would participate for one year.

Mr. Henke explained the financial contribution for each entity as proposed by MAG.

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

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

- Wasatch County should contribute some transient room tax money.
- The planner could help with grants, etc.
- Hopefully the position would become full-time.

Mayor Johnson indicated that a memorandum of understanding would be prepared for the Council's consideration.

14. Wasatch Mountain State Park Annexation / Further Consideration (City Attorney – Approximately 15 minutes) – Discuss and possibly approve for further consideration the Wasatch Mountain State Park Annexation which includes an area around Golf Course Drive and Pine Canyon Road.

Corbin Gordon made the following comments regarding the proposed annexation:

- The annexation petition had been prepared and an annexation agreement finalized.
- The payment of taxes was explained in the agreement.
- The State Park would retain zoning control over its property.

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

- Proposed zone for the annexation
- Location and area being annexed
- Annexation plat map

Mr. Henke also made the following comments:

- There would be an unincorporated island that should be annexed later because it was zoned resort and a development plan should be considered at that time.
- The State and Wasatch County had to agree to the island.
- UDOT would continue to plow Pine Canyon Road.
- The City would plow the roads, in the annexation area, that had been plowed by the County.
- The City would plow Pine Canyon Road from the city limits to the section currently being plowed by UDOT. A trail along this section of road would hopefully be built when it was annexed.
- The City would not take over the maintenance of any state roads.
- Only a portion of the growth boundary in the area was being annexed.
- The size of the annexation was reduced because Wasatch County wanted to retain the golf course club house and the associated tax revenue.
- The annexation would help the City retain the Resort Communities Tax.
- The proposed zone would apply to any private property.

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

Council Member Payne noted that the decreased size of the annexation reduced the City’s responsibilities.

Tracy See, Wasatch Mountain State Park Superintendent, stated that the City should not do the water testing for the Park’s culinary water system, which had previously been discussed, because of the size reduction.

Council Member Simonsen indicated that the City needed to plan for future retention of the Resort Tax.

Brad Wilson explained that a project area would need to be created by the Midway City Community Development and Renewal Agency to return tax revenue to the State Park.

Motion: Council Member Simonsen moved to approve the Wasatch Mountain State Park annexation for further consideration.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

15. Reimbursement for Damage / 1206 North Cottage Way (City Engineer – Approximately

15 minutes) – Discuss and possibly reimburse the property owners for water damage at a home at 1206 North Cottage Way.

Wes Johnson reviewed the location of the effected property and made the following comments:

- A manhole in the area had water leaking into it. A contractor sealed the entire interior of the manhole.
- The owners of the damaged property submitted detailed records including a timeline and costs. They were requesting \$25,000.
- The City's public works department initially thought the problem was groundwater. However, the water stopped when the nearby culinary water line was shut off.
- The water in the basement of the house also tested positive for chlorine.
- The City's water line was repaired, and the water stopped going into the house.
- The water line break was discovered when water started running down the road.
- Was not present when the line was uncovered for repairs.
- The owners had to take out sheetrock and dig a trench in their basement to remove the water.

Mayor Johnson made the following comments:

- Any reimbursement would come from the City's water budget.
- Homeowners should obtain additional insurance to cover this type of damage. Proposed mailing a notice to residents with this recommendation.
- The City was informed of the problem but took some time to address it.
- The City regularly inspected its water lines.

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

- The City should take responsibility when it was responsible, but it should not take responsibility when it was not responsible.
- The homeowners' insurance did not cover any of the cost of the damage.
- The City should always test for chlorine in this type of situation.

Camille Hiram, one of the homeowners, made the following comments:

- The problem had persisted for two and half months.
- City representatives said it was the City's fault and it should cover any cost.

Council Member Dougherty asked Ms. Hiram if she was suing the City. Ms. Hiram responded that she did not threaten to sue because of the assurance that it was the City's fault. She added that she would sue if it was necessary.

Mr. Gordon suggested that the item be further discussed in a closed meeting.

16. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation and for a Strategy Session to Discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares.

Motion: Council Member Orme moved to go into a closed meeting to discuss litigation and the

purchase or lease of real estate.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Dougherty thought that the water damage did not qualify as pending or reasonably imminent litigation. Mr. Gordon responded that the Council needed to have a frank discussion and Ms. Hillam indicated that she would sue if necessary. Mayor Johnson indicated that Ms. Hillam never talked about suing until asked about it that evening.

Council Member Simonsen wanted advice from the City Attorney and asked if that advice was public or private.

Council Member Orme worried that any open discussion of the issue could be used in court.

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

Council Member Dougherty	Nay
Council Member Drury	Excused from the Meeting
Council Member Orme	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 Dougherty moved to go out of the closed meeting.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Reimbursement for Damage / 1206 North Cottage Way (City Engineer – Approximately 15 minutes) – Discuss and possibly reimburse the property owners for water damage at a home at 1206 North Cottage Way. **(Continued)**

Motion: Council Member Simonsen moved that the City Attorney contact the property owners and discuss ways to resolve the issue in a mutually agreeable way.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Parking Agreement / 70 East Main Street (City Attorney – Approximately 15 minutes) – Discuss and possibly approve an agreement to use property at 70 East Main Street for public parking. **(Continued)**

Motion: Council Member Dougherty moved that the City Attorney go to the property owner and negotiate a longer term or as good of terms as he could get, including a right to contest an increase in the property taxes, and then bring back the modifications to the Council.

Second: Council Member Payne seconded the motion.

Discussion: None

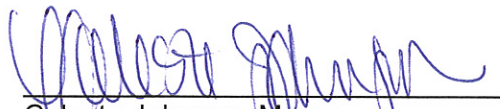
Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

17. Adjournment

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

The meeting was adjourned at 11:50 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder