

Midway City Council  
19 July 2022  
Regular Meeting

Warrants

Report Criteria:  
Detail report.  
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>BANKCARD CENTER</b>								
1989	BANKCARD CENTER	7/22 C.LOTT 5	Domino's Pizza-Darin & Kelton's L	07/04/2022	63.59	.00		
1989	BANKCARD CENTER	7/22 C.LOTT 5	4 Wheeler gas for Becky Johnson	07/04/2022	24.28	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Open Enrollment Staff Refreshme	07/04/2022	41.46	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Open Enrollment Breakfast	07/04/2022	20.41	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Suss Cookies	07/04/2022	37.63	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Lee's Marketplace- Food	07/04/2022	176.82	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Adobe Acropro	07/04/2022	14.99	.00		
1989	BANKCARD CENTER	7/22 CC 5923	City Attorney Meeting w/ Mayor	07/04/2022	34.66	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Tarp Safety Program, Staff Gift Ca	07/04/2022	250.00	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Budget work lunch w/ Mayor	07/04/2022	14.09	.00		
1989	BANKCARD CENTER	7/22 CC 5923	TARP Safety Program, Staff Gift C	07/04/2022	250.00	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Public Works-New Hires, testing &	07/04/2022	155.25	.00		
1989	BANKCARD CENTER	7/22 CC 5923	Cathy's Adobe	07/04/2022	14.99	.00		
1989	BANKCARD CENTER	7/22 IM 8211	Book for Mayor	07/04/2022	26.84	.00		
1989	BANKCARD CENTER	7/22 IM 8211	Council Food	07/04/2022	53.64	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	UT Public Treasurers Membership	07/04/2022	75.00	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	PO Box Renewal Box #277	07/04/2022	198.00	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Adobe	07/04/2022	26.86	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Lindy's Computer	07/04/2022	1,063.99	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Lindy's Computer	07/04/2022	132.95	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Eric Mecham Sewer Training	07/04/2022	489.46	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Subscription Renewal Charge	07/04/2022	412.79	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Binders	07/04/2022	111.69	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	bambooHR	07/04/2022	486.75	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Keyboard, Mouse	07/04/2022	86.15	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	SP Construction Exam	07/04/2022	795.00	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	INT'L Code Council	07/04/2022	153.00	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Zoom Video Communications Inc.	07/04/2022	1,449.85	.00		
1989	BANKCARD CENTER	7/22 J. SWEAT	Adobe	07/04/2022	193.37	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Rural Water Test J. Horrocks	07/04/2022	150.00	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Dry Ice	07/04/2022	10.95	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Founder Day-Cooler, Ice Cream	07/04/2022	110.74	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Founder Day-Ice	07/04/2022	1.83	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Founder Day-Ken Gardner grands	07/04/2022	140.82	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Ink Replacement Printer	07/04/2022	476.14	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Pens	07/04/2022	10.71	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Shane's Phone Case	07/04/2022	117.95	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Planning	07/04/2022	70.05	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	2 Gallons of Window Washer Flui	07/04/2022	12.91	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	A/C for Backnet Office	07/04/2022	852.86	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	City Office Water	07/04/2022	168.46	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Public Works Water Leak	07/04/2022	48.29	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Keys-Town Hall, City Office, Com	07/04/2022	153.99	.00		
1989	BANKCARD CENTER	7/22 RSO 2061	Snow Plow Attachment	07/04/2022	284.94	.00		
1989	BANKCARD CENTER	7/22 SF BN 81	O'Reilly - Equipment	07/04/2022	233.29	.00		
1989	BANKCARD CENTER	7/22 SF BN 81	UNOA - Conference Registration	07/04/2022	1,300.00	.00		
1989	BANKCARD CENTER	7/22 SF BN 81	Staples - Office Supplies	07/04/2022	85.38	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Posters	07/04/2022	16.49	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Walmart	07/04/2022	7.30	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Supplies	07/04/2022	10.00	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Retail for Midway Must Haves	07/04/2022	217.79	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Retail for Midway Must Haves	07/04/2022	238.28	.00		

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1989	BANKCARD CENTER	7/22 TT 2512	Supplies	07/04/2022	16.10	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Retail for Midway Must Haves	07/04/2022	27.58	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Supplies	07/04/2022	9.66	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Midway Must Haves Supplies	07/04/2022	19.10	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Supplies for Displays	07/04/2022	52.80	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Anniversary Review, Employee B	07/04/2022	48.07	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Retail for Midway Must Haves	07/04/2022	135.60	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Retail for Midway Must Haves	07/04/2022	933.99	.00		
1989	BANKCARD CENTER	7/22 TT 2512	Retail for Midway Must Haves	07/04/2022	228.77	.00		
Total BANKCARD CENTER:					13,044.35	.00		
<b>Beverley Prince</b>								
2936	Beverley Prince	130	Princely Cookbook (12)	06/30/2022	156.00	.00		
Total Beverley Prince:					156.00	.00		
<b>Brandon Rose</b>								
2686	Brandon Rose	07112022	UNOA-PER DIEM	07/11/2022	213.00	.00		
Total Brandon Rose:					213.00	.00		
<b>BUILDING RENTAL DEPOSIT REFUNDS</b>								
2479	BUILDING RENTAL DEPOSIT RE	062922	Refund - Event Canceled	06/21/2022	100.00	.00		
Total BUILDING RENTAL DEPOSIT REFUNDS:					100.00	.00		
<b>CASELLE INC</b>								
270	CASELLE INC	117953	Contract Suppoert and Mainetenc	07/01/2022	358.27	.00		
Total CASELLE INC:					358.27	.00		
<b>CASH -PAID TO SHANE FREDRICKSON/BACKNET</b>								
2982	CASH -PAID TO SHANE FREDRI	06282022	CI Funds	06/28/2022	4,000.00	4,000.00	06/30/2022	
Total CASH -PAID TO SHANE FREDRICKSON/BACKNET:					4,000.00	4,000.00		
<b>CENTURYLINK - 435-654-3227 269B</b>								
945	CENTURYLINK - 435-654-3227 2	06292022	PHONE SERVICE	06/07/2022	1,043.40	.00		
Total CENTURYLINK - 435-654-3227 269B:					1,043.40	.00		
<b>CENTURYLINK 435-654-4204 775B</b>								
2562	CENTURYLINK 435-654-4204 77	062922	Phone Service	06/07/2022	74.05	.00		
Total CENTURYLINK 435-654-4204 775B:					74.05	.00		
<b>CENTURYLINK 76612167</b>								
2563	CENTURYLINK 76612167	300423658	Phone Service	07/01/2022	.05	.00		
Total CENTURYLINK 76612167:					.05	.00		
<b>CenturyLink ACCT# 88239224</b>								
2636	CenturyLink ACCT# 88239224	297000742	Phone Services	06/12/2022	1,026.17	.00		
Total CenturyLink ACCT# 88239224:					1,026.17	.00		

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<b>CHEMTECH-FORD LABORATORIES</b>								
2147	CHEMTECH-FORD LABORATOR	22G0083	colilert AP	07/06/2022	150.00	.00		
Total CHEMTECH-FORD LABORATORIES:					150.00	.00		
<b>Collins Roofing Inc</b>								
2986	Collins Roofing Inc	WO-6995	Per Contract: Removed damaged	07/05/2022	3,550.00	.00		
Total Collins Roofing Inc:					3,550.00	.00		
<b>COLONIAL FLAG &amp; SPECIALTY CO</b>								
305	COLONIAL FLAG & SPECIALTY	0271629-IN	5X8 Digital Nyl Single Sided	06/17/2022	701.60	.00		
305	COLONIAL FLAG & SPECIALTY	0271748-IN	Rotations	06/20/2022	78.40	.00		
Total COLONIAL FLAG & SPECIALTY CO:					780.00	.00		
<b>COMCAST</b>								
2816	COMCAST	849544104030	CREDIT Memo	06/20/2022	70.22-	.00		
Total COMCAST:					70.22-	.00		
<b>CRUS OIL</b>								
2350	CRUS OIL	0060961	Washer Fluid Pump	06/09/2022	117.45	.00		
Total CRUS OIL:					117.45	.00		
<b>DITCH WITCH OF THE ROCKIES LLC</b>								
2220	DITCH WITCH OF THE ROCKIE	SERVICE CHA	Late fee	05/31/2022	9.90	.00		
Total DITCH WITCH OF THE ROCKIES LLC:					9.90	.00		
<b>DJB GAS SERVICES, INC</b>								
2979	DJB GAS SERVICES, INC	01365478	Cylinder Retail Invoice	06/30/2022	14.44	.00		
Total DJB GAS SERVICES, INC:					14.44	.00		
<b>Dominion Energy</b>								
930	Dominion Energy	06142022	6558550000 Gas Service	06/14/2022	219.74	.00		
930	Dominion Energy	2731063797 6/	2731063797 Community Center	06/14/2022	114.38	.00		
930	Dominion Energy	5770020000 6/	5770020000 TOWN HALL	06/14/2022	219.84	.00		
930	Dominion Energy	6801020000 6/	6801020000 Admin Office	06/14/2022	29.74	.00		
Total Dominion Energy:					583.70	.00		
<b>DRIVE MARKETING</b>								
2918	DRIVE MARKETING	182912	Merchandise Souvenir Shop	06/23/2022	1,734.34	.00		
Total DRIVE MARKETING:					1,734.34	.00		
<b>FUEL NETWORK</b>								
2821	FUEL NETWORK	06302022	Fuel Billing	06/30/2022	4,653.35	.00		
Total FUEL NETWORK:					4,653.35	.00		
<b>GORDON LAW GROUP, P.C.</b>								
2627	GORDON LAW GROUP, P.C.	12314	Remund Farm Subdivison	06/01/2022	1,010.50	.00		
2627	GORDON LAW GROUP, P.C.	12315	Mountain Spa Development	06/01/2022	182.75	.00		

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2627	GORDON LAW GROUP, P.C.	12318	The Village	06/01/2022	1,128.75	.00		
2627	GORDON LAW GROUP, P.C.	12354	MONTHLY FLAT FEE	06/17/2022	5,178.46	.00		
2627	GORDON LAW GROUP, P.C.	12354	MONTHLY FLAT FEE	06/17/2022	330.54	.00		
2627	GORDON LAW GROUP, P.C.	12354	Monthly Flat Fee - Additional Hour	06/17/2022	7,154.25	.00		
2627	GORDON LAW GROUP, P.C.	12354	Monthly Flat Fee - Additional Hour	06/17/2022	456.65	.00		
2627	GORDON LAW GROUP, P.C.	12355	Swiss Creek	06/17/2022	86.00	.00		
2627	GORDON LAW GROUP, P.C.	12356	Appenzel	06/17/2022	1,118.00	.00		
2627	GORDON LAW GROUP, P.C.	12357	Higginson Line Dispute	06/17/2022	508.20	.00		
2627	GORDON LAW GROUP, P.C.	12358	Whitaker Hot Pots Annexation	06/17/2022	266.20	.00		
2627	GORDON LAW GROUP, P.C.	12359	Hamlet	06/17/2022	60.50	.00		
Total GORDON LAW GROUP, P.C.:					17,480.80	.00		
<b>GREAT BASIN FIRE EQUIPMENT CO</b>								
460	GREAT BASIN FIRE EQUIPMEN	9295	ANNUAL SERVICE & MAINTENA	06/22/2022	364.00	.00		
Total GREAT BASIN FIRE EQUIPMENT CO:					364.00	.00		
<b>HARBOR FREIGHT TOOLS</b>								
2166	HARBOR FREIGHT TOOLS	624680	Shop Tools	06/14/2022	922.09	.00		
2166	HARBOR FREIGHT TOOLS	986395	Tools	06/14/2022	922.09	.00		
Total HARBOR FREIGHT TOOLS:					1,844.18	.00		
<b>HEBER LIGHT &amp; POWER</b>								
1421	HEBER LIGHT & POWER	18153001 6/20	18153001 Gerber Water Tank	06/30/2022	66.81	.00		
1421	HEBER LIGHT & POWER	18153002 6/22	18153002 75 N 100 W - City Offic	06/30/2022	358.10	.00		
1421	HEBER LIGHT & POWER	18153003 6/22	18153003 Centerey FG PL Light	06/30/2022	79.29	.00		
1421	HEBER LIGHT & POWER	18153004 6/22	18153004 Cottage 3 Pump	06/30/2022	1,990.92	.00		
1421	HEBER LIGHT & POWER	18153006 6/22	18153006 Maintenance Shop	06/30/2022	291.87	.00		
1421	HEBER LIGHT & POWER	18153007 6/22	18153007 City Park	06/30/2022	18.96	.00		
1421	HEBER LIGHT & POWER	18153008 6/22	18153008 Townhall	06/30/2022	480.95	.00		
1421	HEBER LIGHT & POWER	18153009 6/22	18153009 Ice Rink TS Lights	06/30/2022	30.90	.00		
1421	HEBER LIGHT & POWER	18153010 6/22	18153010 Ice Rink Chiller	06/30/2022	1,086.77	.00		
1421	HEBER LIGHT & POWER	18153012 6/22	18153012 River Road Round a B	06/30/2022	23.00	.00		
1421	HEBER LIGHT & POWER	18153013 6/22	18153013 Community Center	06/30/2022	187.22	.00		
1421	HEBER LIGHT & POWER	18153014 6/22	18153014 BurgiHill Park	06/30/2022	15.18	.00		
1421	HEBER LIGHT & POWER	18153015 6/22	18153015 Centennial Park	06/30/2022	17.50	.00		
1421	HEBER LIGHT & POWER	18153016 6/22	18153016 Ball Park Lights	06/30/2022	14.84	.00		
1421	HEBER LIGHT & POWER	18153017 6/22	18153017 Swiss Days/Ice Rink Tr	06/30/2022	14.84	.00		
1421	HEBER LIGHT & POWER	18153018 6/22	18153018 Alpinhof Tank	06/30/2022	14.73	.00		
1421	HEBER LIGHT & POWER	18153019 6/22	18153019 Town Square Shelter	06/30/2022	236.59	.00		
1421	HEBER LIGHT & POWER	18153021 6/22	18153021 1100 N Interlaken Way	06/30/2022	52.41	.00		
1421	HEBER LIGHT & POWER	18153022 6/22	18153022 1449 N Pine Canyon R	06/30/2022	76.92	.00		
1421	HEBER LIGHT & POWER	18153033 6/30	18153033 Pedestal for Swiss Day	06/30/2022	18.71	.00		
1421	HEBER LIGHT & POWER	18153034 6/22	18153034 Alpenhof Well House	06/30/2022	1,380.70	.00		
1421	HEBER LIGHT & POWER	18153035 6/22	18153035 280 E 900 S	06/30/2022	178.22	.00		
1421	HEBER LIGHT & POWER	18153036 6/22	18153036 250 E Michi LN-Park S	06/30/2022	14.00	.00		
1421	HEBER LIGHT & POWER	18153040 6/22	18153040 300 S 300 E SPRINKL	06/30/2022	15.85	.00		
1421	HEBER LIGHT & POWER	18153041 7/22	18153041 350 S 300 E SPRINKL	06/30/2022	15.85	.00		
Total HEBER LIGHT & POWER:					6,681.13	.00		
<b>HIGH ALTITUDE DESGIN</b>								
2949	HIGH ALTITUDE DESGIN	101	Midway Must Haves Retail Items	06/30/2022	307.50	.00		

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Total HIGH ALTITUDE DESGIN:					307.50	.00		
<b>HOME DEPOT Credit Services</b>								
1150	HOME DEPOT Credit Services	5211286	Public Works Supplies	06/01/2022	998.00-	.00		
1150	HOME DEPOT Credit Services	5352707	Tools for Public Works	06/01/2022	83.86	.00		
1150	HOME DEPOT Credit Services	5352707	Tools for Public Works	06/01/2022	49.85	.00		
1150	HOME DEPOT Credit Services	5352707	Founder Day	06/01/2022	349.58	.00		
1150	HOME DEPOT Credit Services	5610468	Public Works Supplies	06/01/2022	1,996.00	.00		
1150	HOME DEPOT Credit Services	5610484	OSB	06/01/2022	31.91	.00		
1150	HOME DEPOT Credit Services	5625432	Public Works Supplies	06/01/2022	648.00	.00		
Total HOME DEPOT Credit Services:					2,161.20	.00		
<b>HORROCKS ENGINEERS INC</b>								
565	HORROCKS ENGINEERS INC	69551	Attend City Council Meeting	05/22/2022	680.00	.00		
565	HORROCKS ENGINEERS INC	69551	Midway General Engineering	05/22/2022	2,533.50	.00		
565	HORROCKS ENGINEERS INC	69551	Attend Planning Commission	05/22/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	69551	10 Year Road & Water Plan	05/22/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	69551	2020 Capital Facility Plan	05/22/2022	3,886.50	.00		
565	HORROCKS ENGINEERS INC	69551	Develop Rev. Comm/Michael & St	05/22/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	69551	UPDATE Trail General Plan	05/22/2022	332.50	.00		
565	HORROCKS ENGINEERS INC	69551	UPDATIng Construction Standard	05/22/2022	95.00	.00		
565	HORROCKS ENGINEERS INC	69551	Remunds Farms Ph 4 - Planning	05/22/2022	394.00	.00		
565	HORROCKS ENGINEERS INC	69551	Edelweiss Meadows - Constructio	05/22/2022	435.05	.00		
565	HORROCKS ENGINEERS INC	69551	Homestead Resort - Construction	05/22/2022	5,208.20	.00		
565	HORROCKS ENGINEERS INC	69551	Huntleigh Woods Sub: Constructio	05/22/2022	985.85	.00		
565	HORROCKS ENGINEERS INC	69551	Saddle Creek Phase 1: Constructi	05/22/2022	220.45	.00		
565	HORROCKS ENGINEERS INC	69551	Villages of Zermatt - Construction	05/22/2022	383.50	.00		
565	HORROCKS ENGINEERS INC	69551	Haynie Rural Sub: Construction	05/22/2022	503.90	.00		
565	HORROCKS ENGINEERS INC	69551	The Reserve Phase 1: Constructi	05/22/2022	973.50	.00		
565	HORROCKS ENGINEERS INC	69551	The Reserve Phase 2: Constructi	05/22/2022	4,590.75	.00		
565	HORROCKS ENGINEERS INC	69551	The Village:Planning	05/22/2022	3,910.50	.00		
565	HORROCKS ENGINEERS INC	69551	The Highlands at Soldier Hollow -	05/22/2022	2,575.50	.00		
565	HORROCKS ENGINEERS INC	69551	The Highlands at Soldier Hollow -	05/22/2022	3,184.35	.00		
565	HORROCKS ENGINEERS INC	69551	Saddle Creek Phase 2 & 3 - Cons	05/22/2022	2,548.85	.00		
565	HORROCKS ENGINEERS INC	69551	Saddle Creek Phase 4 - Construct	05/22/2022	1,686.10	.00		
565	HORROCKS ENGINEERS INC	69551	Amayalli, Mt. Spa Resort: Plannin	05/22/2022	591.00	.00		
565	HORROCKS ENGINEERS INC	69551	Dance Subdivision: Planning & Co	05/22/2022	277.50	.00		
565	HORROCKS ENGINEERS INC	69551	Mill Canyon Farms - Construction	05/22/2022	5,782.25	.00		
565	HORROCKS ENGINEERS INC	69551	The Farms at Wilson Lane - Const	05/22/2022	161.00	.00		
565	HORROCKS ENGINEERS INC	69551	2022 Road & Trail Surface Treatm	05/22/2022	1,932.23	.00		
565	HORROCKS ENGINEERS INC	69551	2021 Road Surface Treatment Co	05/22/2022	95.00	.00		
565	HORROCKS ENGINEERS INC	69551	2022 Road Surface Treatment Co	05/22/2022	727.50	.00		
565	HORROCKS ENGINEERS INC	69551	2021 RIVER ROAD IMPROVEME	05/22/2022	12,998.95	.00		
565	HORROCKS ENGINEERS INC	69551	North Center Street Concept Trail	05/22/2022	164.00	.00		
565	HORROCKS ENGINEERS INC	69551	2021 South Homestead Trail Desi	05/22/2022	12,331.70	.00		
565	HORROCKS ENGINEERS INC	69551	Stringtown Rd & Culvert Project	05/22/2022	960.00	.00		
565	HORROCKS ENGINEERS INC	69551	UPDATE THE WATER GIS MAP	05/22/2022	137.00	.00		
565	HORROCKS ENGINEERS INC	69551	Pine Canyon Storm Drain Design	05/22/2022	5,893.00	.00		
565	HORROCKS ENGINEERS INC	70338	Attend City Council Meeting	06/27/2022	680.00	.00		
565	HORROCKS ENGINEERS INC	70338	Midway General Engineering	06/27/2022	510.00	.00		
565	HORROCKS ENGINEERS INC	70338	Attend Planning Commission	06/27/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	70338	10 year road & water plan	06/27/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	70338	2020 Capital Facility Plan	06/27/2022	1,445.80	.00		
565	HORROCKS ENGINEERS INC	70338	Develop Rev. Comm/Michael & St	06/27/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	70338	Update Trail General Plan	06/27/2022	822.50	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
565	HORROCKS ENGINEERS INC	70338	Update the Roadway General Pla	06/27/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	70338	Updating Construction Standards	06/27/2022	137.00	.00		
565	HORROCKS ENGINEERS INC	70338	Remund Farms Ph 4 - Planning	06/27/2022	745.00	.00		
565	HORROCKS ENGINEERS INC	70338	Villages of Zermatt - Construction	06/27/2022	1,294.10	.00		
565	HORROCKS ENGINEERS INC	70338	Homestead Resort - Construction	06/27/2022	751.50	.00		
565	HORROCKS ENGINEERS INC	70338	Huntleigh Woods sub: Constructio	06/27/2022	3,101.80	.00		
565	HORROCKS ENGINEERS INC	70338	Saddle Creek Phase 2 & 3: Const	06/27/2022	4,094.45	.00		
565	HORROCKS ENGINEERS INC	70338	Mill Canyon Farms: Construction	06/27/2022	4,015.80	.00		
565	HORROCKS ENGINEERS INC	70338	Haynie Rural Sub: Construction	06/27/2022	719.15	.00		
565	HORROCKS ENGINEERS INC	70338	The Reserve Phase 1: Constructi	06/27/2022	111.20	.00		
565	HORROCKS ENGINEERS INC	70338	The Reserve Phase 2: Constructi	06/27/2022	3,420.00	.00		
565	HORROCKS ENGINEERS INC	70338	The Village: Planning	06/27/2022	5,412.00	.00		
565	HORROCKS ENGINEERS INC	70338	The Highlands at Soldier Hollow -	06/27/2022	984.55	.00		
565	HORROCKS ENGINEERS INC	70338	Saddle Creek Phase 4 - Construct	06/27/2022	1,004.55	.00		
565	HORROCKS ENGINEERS INC	70338	Amayalli, Mt. Spa Resort: Plannin	06/27/2022	1,970.00	.00		
565	HORROCKS ENGINEERS INC	70338	Rising Ranch: Construction	06/27/2022	2,577.45	.00		
565	HORROCKS ENGINEERS INC	70338	2022 Road Surface Treatment Co	06/27/2022	10,065.40	.00		
565	HORROCKS ENGINEERS INC	70338	2021 RIVER ROAD IMPROVEME	06/27/2022	2,808.70	.00		
565	HORROCKS ENGINEERS INC	70338	North Center Street Concept Trail	06/27/2022	2,192.20	.00		
565	HORROCKS ENGINEERS INC	70338	2021 South Homestead Trail Desi	06/27/2022	2,271.60	.00		
565	HORROCKS ENGINEERS INC	70338	Water Rights Discussion	06/27/2022	146.25	.00		
565	HORROCKS ENGINEERS INC	70338	Update the water GIS map	06/27/2022	716.20	.00		
565	HORROCKS ENGINEERS INC	70338	Pine Canyon Storm Drain Design	06/27/2022	1,502.30	.00		
565	HORROCKS ENGINEERS INC	70338	Pine Canyon Storm Drain: Constr	06/27/2022	277.90	.00		
Total HORROCKS ENGINEERS INC:					133,336.53	.00		
<b>HOSE &amp; RUBBER SUPPLY LLC</b>								
1917	HOSE & RUBBER SUPPLY LLC	01673961	4" SUPERVAC/3" SUPERVAC/FE	06/21/2022	1,117.69	.00		
Total HOSE & RUBBER SUPPLY LLC:					1,117.69	.00		
<b>Ignition Creative Group</b>								
2927	Ignition Creative Group	7061	Retail Items for Midway Must Hav	06/15/2022	177.00	.00		
Total Ignition Creative Group:					177.00	.00		
<b>JIM BROWN</b>								
2207	JIM BROWN	07112022	UNOA - Per Diem	07/11/2022	213.00	.00		
Total JIM BROWN:					213.00	.00		
<b>Josh Weishar</b>								
2845	Josh Weishar	07112022	UNOA PER DIEM	07/11/2022	213.00	.00		
Total Josh Weishar:					213.00	.00		
<b>JUST BE RAD</b>								
2912	JUST BE RAD	102	Retail Items for Midway Must Hav	06/16/2022	75.00	.00		
Total JUST BE RAD:					75.00	.00		
<b>KOWALLIS LANDSCAPE</b>								
2910	KOWALLIS LANDSCAPE	0000011	Post Cards	06/07/2022	139.20	.00		
Total KOWALLIS LANDSCAPE:					139.20	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>L.A. DRESDEN'S</b>								
2911	L.A. DRESDEN'S	4023	Retail Items for Midway Must Hav	06/16/2022	252.00	.00		
Total L.A. DRESDEN'S:					252.00	.00		
<b>LEE'S MARKETPLACE</b>								
2957	LEE'S MARKETPLACE	03-2149722	Parks.	06/23/2022	30.83	.00		
2957	LEE'S MARKETPLACE	82-1229826	Shop	07/07/2022	29.73	.00		
Total LEE'S MARKETPLACE:					60.56	.00		
<b>LIBBIES BRACELETS DBA</b>								
2975	LIBBIES BRACELETS DBA	206	Retail Items for Midway Must Hav	06/11/2022	300.00	.00		
Total LIBBIES BRACELETS DBA:					300.00	.00		
<b>Midway Art Association</b>								
2559	Midway Art Association	06222022	Over payment for the Town Hall	06/22/2022	12.50	.00		
Total Midway Art Association:					12.50	.00		
<b>MIDWAY CITY</b>								
2075	MIDWAY CITY	1.0000.5 TOW	1.0000.5 Town Square Shelter	07/01/2022	84.00	.00		
2075	MIDWAY CITY	100002 MIDWA	1.0000.2 Midway City Office	07/01/2022	84.00	.00		
2075	MIDWAY CITY	100004 TOWN	1.0000.4 Town Hall Kitchen	07/01/2022	84.00	.00		
2075	MIDWAY CITY	100010 CEME	1.0001.0 Cemetery Restrooms	07/01/2022	84.00	.00		
2075	MIDWAY CITY	100013 SHOP	100013 SHOP WASH ROOM	07/01/2022	84.00	.00		
2075	MIDWAY CITY	100023 MEMO	1.0002.3 Memorial Hill Bathroom	07/01/2022	84.00	.00		
Total MIDWAY CITY:					504.00	.00		
<b>MIDWAY IRRIGATION COMPANY</b>								
800	MIDWAY IRRIGATION COMPANY	07072022	AS PER RESOLUTION 2013-08 2	07/07/2022	21,689.64	.00		
Total MIDWAY IRRIGATION COMPANY:					21,689.64	.00		
<b>MOUNTAINLAND SUPPLY COMPANY</b>								
845	MOUNTAINLAND SUPPLY COMP	S104723568.0	WATER	06/15/2022	312.64	.00		
845	MOUNTAINLAND SUPPLY COMP	S104735540.0	PARK STRIPS	06/16/2022	65.16	.00		
845	MOUNTAINLAND SUPPLY COMP	S104741149.00	WATER	06/23/2022	896.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104741149.00	WATER	06/24/2022	112.81	.00		
845	MOUNTAINLAND SUPPLY COMP	S104742779.0	Supplies	06/13/2022	11.80	.00		
845	MOUNTAINLAND SUPPLY COMP	S104745075.0	Hamlet	06/14/2022	52.58	.00		
845	MOUNTAINLAND SUPPLY COMP	S104745075.0	Cemetery	06/16/2022	525.83	.00		
845	MOUNTAINLAND SUPPLY COMP	S104755496.0	WATER	06/23/2022	89.71	.00		
845	MOUNTAINLAND SUPPLY COMP	S104760169.0	Supplies	06/21/2022	317.52	.00		
Total MOUNTAINLAND SUPPLY COMPANY:					2,384.05	.00		
<b>Oak 'N' Tokens</b>								
2968	Oak 'N' Tokens	120	Midway Must Have Retail Items	06/30/2022	564.00	.00		
Total Oak 'N' Tokens:					564.00	.00		
<b>ODP BUSINESS SOLUTIONS LLC</b>								
875	ODP BUSINESS SOLUTIONS LL	248547956001	Binders	06/13/2022	25.72	.00		
875	ODP BUSINESS SOLUTIONS LL	248547956001	Ink	06/13/2022	25.72	.00		



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
875	ODP BUSINESS SOLUTIONS LL	248547956001	STAprler	06/13/2022	14.72	.00		
875	ODP BUSINESS SOLUTIONS LL	248549354001	SHARPIE GELL BLUE PENS	06/11/2022	11.17	.00		
875	ODP BUSINESS SOLUTIONS LL	248715409001	1" White Binder	06/20/2022	10.32	.00		
875	ODP BUSINESS SOLUTIONS LL	248715409001	Index Divider	06/20/2022	3.50	.00		
875	ODP BUSINESS SOLUTIONS LL	248715409001	Labels	06/20/2022	24.88	.00		
875	ODP BUSINESS SOLUTIONS LL	248715409001	Wall Calendar	06/20/2022	43.78	.00		
875	ODP BUSINESS SOLUTIONS LL	248918685001	Binders -	06/11/2022	21.08	.00		
875	ODP BUSINESS SOLUTIONS LL	248918685001	StaMP=APPROVED	06/11/2022	5.31	.00		
875	ODP BUSINESS SOLUTIONS LL	248919442001	PENS, STAMP ENTERED, STAM	06/13/2022	18.04	.00		
Total ODP BUSINESS SOLUTIONS LLC:					204.24	.00		
<b>OLSON'S GARDEN SHOPPE</b>								
2987	OLSON'S GARDEN SHOPPE	SI-4568	CITY FLOWERS	06/07/2022	5,370.00	.00		
Total OLSON'S GARDEN SHOPPE:					5,370.00	.00		
<b>O'REILLY AUTO PARTS</b>								
2215	O'REILLY AUTO PARTS	3664-228611	LATEX GLOVES	06/14/2022	60.78	.00		
2215	O'REILLY AUTO PARTS	3664-230806	BATTERY/14 OZ BRAKE CLN	06/23/2022	145.65	.00		
2215	O'REILLY AUTO PARTS	3664-232271	PRIME LINE/CABLE/CUTTER/FU	06/29/2022	230.88	.00		
Total O'REILLY AUTO PARTS:					437.31	.00		
<b>POINT S</b>								
2164	POINT S	0200222	VERSA TRAIL ATR TIRE INSTAL	06/16/2022	871.96	.00		
2164	POINT S	0200225	OPEN COUNTRY AT TIRE INSTA	06/15/2022	1,303.96	.00		
Total POINT S:					2,175.92	.00		
<b>POSTMASTER</b>								
1440	POSTMASTER	07052022	3rd Quarter of 2022 Water Bills	07/05/2022	735.60	735.60	07/05/2022	
Total POSTMASTER:					735.60	735.60		
<b>PROGRESSIVE PLANTS INC</b>								
1559	PROGRESSIVE PLANTS INC	06282022	Trees	06/28/2022	2,500.00	2,500.00	06/30/2022	
1559	PROGRESSIVE PLANTS INC	06292022	Trees	06/29/2022	1,000.00	1,000.00	06/30/2022	
1559	PROGRESSIVE PLANTS INC	48442	Trees	06/29/2022	2,398.75	2,398.75	06/30/2022	
Total PROGRESSIVE PLANTS INC:					5,898.75	5,898.75		
<b>ROCKY MOUNTAIN POWER</b>								
1603	ROCKY MOUNTAIN POWER	06212022	SWISS MOUNTAIN PUMP	06/21/2022	12.44	.00		
Total ROCKY MOUNTAIN POWER:					12.44	.00		
<b>Rogue Services LLC, DBA Wetco</b>								
2875	Rogue Services LLC, DBA Wetco	1591	Chlorinator REPAIRS	06/25/2022	5,900.20	.00		
Total Rogue Services LLC, DBA Wetco:					5,900.20	.00		
<b>SAFETY SUPPLY &amp; SIGN CO INC</b>								
1015	SAFETY SUPPLY & SIGN CO IN	181139	HAZARD MARKER, MASTIC PAD	06/14/2022	993.60	.00		
1015	SAFETY SUPPLY & SIGN CO IN	181209	TAPE,VHB,FOAM WHITE ACRYL	06/22/2022	292.06	.00		
1015	SAFETY SUPPLY & SIGN CO IN	181214	GLASS BRAZ,WHPO/TORP POL	06/22/2022	520.96	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total SAFETY SUPPLY & SIGN CO INC:					1,806.62	.00		
<b>Shane Higgs</b>								
2849	Shane Higgs	07112022	UNOA - Per Diem	07/11/2022	213.00	.00		
Total Shane Higgs:					213.00	.00		
<b>SHUMS CODA ASSOCIATES</b>								
2945	SHUMS CODA ASSOCIATES	7500	Inspection Services	06/26/2022	5,400.00	.00		
Total SHUMS CODA ASSOCIATES:					5,400.00	.00		
<b>SIGNARAMA</b>								
2658	SIGNARAMA	INV-11500	Double Side BLADE SIGN-TONIA	05/25/2022	448.91	.00		
2658	SIGNARAMA	INV-11873	TRUCK DECALS	06/20/2022	91.50	.00		
Total SIGNARAMA:					540.41	.00		
<b>SPECTRUM Landscaping Services</b>								
2758	SPECTRUM Landscaping Service	12364	JULY 2022 CONTRACT	07/01/2022	14,125.00	.00		
Total SPECTRUM Landscaping Services:					14,125.00	.00		
<b>STANDARD PLUMBING SUPPLY CO.</b>								
1045	STANDARD PLUMBING SUPPLY	QJVMN24	STREETS-GAL SUPER CONC R	06/07/2022	122.00	.00		
1045	STANDARD PLUMBING SUPPLY	QKZM70	PARKS-FLEX SWING PIPE,BAR	06/17/2022	46.96	.00		
1045	STANDARD PLUMBING SUPPLY	QLGW47	WATER-DUCT TAPE	06/21/2022	28.47	.00		
1045	STANDARD PLUMBING SUPPLY	QLLB39	PARK strips	06/22/2022	34.86	.00		
1045	STANDARD PLUMBING SUPPLY	QMF121	CEMETERY-FULL CIRC FAN BL	06/29/2022	18.45	.00		
1045	STANDARD PLUMBING SUPPLY	QMV924	PARKS	07/06/2022	108.98	.00		
Total STANDARD PLUMBING SUPPLY CO.:					359.72	.00		
<b>SUNPRO</b>								
2899	SUNPRO	2621096	COConcrete mix	06/28/2022	238.98	.00		
Total SUNPRO:					238.98	.00		
<b>Symbol Arts</b>								
2632	Symbol Arts	433203	Equipment	06/14/2022	268.83	.00		
Total Symbol Arts:					268.83	.00		
<b>TEX COUCH</b>								
2832	TEX COUCH	06222022	Travel Per Diem 5 Days @ 55.00	06/22/2022	275.00	275.00	06/22/2022	
Total TEX COUCH:					275.00	275.00		
<b>THE NUT GARDEN</b>								
2988	THE NUT GARDEN	45207	COG-MIDWAY MUST HAVES	05/25/2022	131.72	.00		
Total THE NUT GARDEN:					131.72	.00		
<b>THE OFFICIAL HEBER VALLEY GUIDE + COUPON</b>								
2900	THE OFFICIAL HEBER VALLEY	141995	FULL PAGE/ HVG	06/01/2022	895.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total THE OFFICIAL HEBER VALLEY GUIDE + COUPON:					895.00	.00		
<b>TIMBERLINE ACE HARDWARE</b>								
1170	TIMBERLINE ACE HARDWARE	153307	PARKS-FLAP DISC,METAL CUT	06/14/2022	175.72	.00		
1170	TIMBERLINE ACE HARDWARE	153318	MEASURE CUP ANGLE 8 OZ	06/14/2022	12.99	.00		
1170	TIMBERLINE ACE HARDWARE	153355	PARKS-FRESH AIR TREE NEW	06/15/2022	124.74	.00		
1170	TIMBERLINE ACE HARDWARE	153371	PARK STRIP	06/15/2022	33.17	.00		
1170	TIMBERLINE ACE HARDWARE	153763	PARKS-TAPE MOUNT, BATTERY	06/28/2022	53.97	.00		
1170	TIMBERLINE ACE HARDWARE	153856	PARKS-ACE SHVL,RAKE,BAR P	06/30/2022	108.96	.00		
1170	TIMBERLINE ACE HARDWARE	154010	SHOP MAINTENANCE	07/06/2022	5.58	.00		
Total TIMBERLINE ACE HARDWARE:					515.13	.00		
<b>ULINE</b>								
2787	ULINE	150550739	4X6 IVORY BAG, PAPER SHOPP	06/22/2022	310.93	.00		
2787	ULINE	150701193	3" CIRCLE CUSTOM LABEL	06/22/2022	104.43	.00		
Total ULINE:					415.36	.00		
<b>UTAH MUNICIPAL CLERKS ASSOC</b>								
1265	UTAH MUNICIPAL CLERKS ASS	07072022	2022-2023 DUES	07/07/2022	125.00	.00		
Total UTAH MUNICIPAL CLERKS ASSOC:					125.00	.00		
<b>VALLEY HARDWARE</b>								
2906	VALLEY HARDWARE	22-044666	propane exchange	06/16/2022	45.98	.00		
2906	VALLEY HARDWARE	2206-044544	pREMIX FUEL	06/15/2022	80.97	.00		
Total VALLEY HARDWARE:					126.95	.00		
<b>VERIZON WIRELESS</b>								
1305	VERIZON WIRELESS	9910040705	PUBLIC WORK PHONES	06/30/2022	317.92	.00		
1305	VERIZON WIRELESS	9910040705	PLANNING	06/30/2022	42.27	.00		
1305	VERIZON WIRELESS	9910040705	BUILDING	06/30/2022	84.27	.00		
1305	VERIZON WIRELESS	9910040705	city admin	06/30/2022	80.02	.00		
1305	VERIZON WIRELESS	9910040705	Ice Rink Jetpack	06/30/2022	45.19	.00		
Total VERIZON WIRELESS:					569.67	.00		
<b>Warner Landscaping</b>								
2530	Warner Landscaping	12422	SOD 39	06/08/2022	156.00	.00		
Total Warner Landscaping:					156.00	.00		
<b>WASATCH AUTO PARTS</b>								
1310	WASATCH AUTO PARTS	251986	FLAT FACE HYD COUPLER,BAL	06/17/2022	151.96	.00		
1310	WASATCH AUTO PARTS	252441	BLUE DEF 2.5/3 8DR BITSKT/NA	06/23/2022	199.33	.00		
1310	WASATCH AUTO PARTS	252860	3 8DR T-40 ST BITSKT	06/28/2022	11.49	.00		
Total WASATCH AUTO PARTS:					362.78	.00		
<b>Wasatch County</b>								
2380	Wasatch County	06302022	2021 General Election Costs	06/28/2022	4,519.64	.00		
Total Wasatch County:					4,519.64	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>WASATCH COUNTY SHERIFFS DEPT</b>								
1340	WASATCH COUNTY SHERIFFS	522	Additional Law Enforcment - May	05/31/2022	20,243.75	.00		
1340	WASATCH COUNTY SHERIFFS	522	LAW ENFORCEMENT increase (	05/31/2022	1,975.00	.00		
1340	WASATCH COUNTY SHERIFFS	522	Additional Dispatch (May 2022)	05/31/2022	2,500.00	.00		
1340	WASATCH COUNTY SHERIFFS	522	Dispatch increase (Jan-April 2022)	05/31/2022	5,000.00	.00		
1340	WASATCH COUNTY SHERIFFS	622	LAW ENFORCEMENT & DISPAT	06/30/2022	22,218.75	.00		
Total WASATCH COUNTY SHERIFFS DEPT:					51,937.50	.00		
<b>WASATCH COUNTY SOLID WASTE</b>								
1360	WASATCH COUNTY SOLID WAS	76091 7/2022	.76091 Valais & Alpinhof	07/01/2022	224.00	.00		
1360	WASATCH COUNTY SOLID WAS	80293 7/2022	.80293 CENTENNIAL PARK	07/01/2022	64.00	.00		
1360	WASATCH COUNTY SOLID WAS	80294 7/2022	.80294 Hamlet Park	07/01/2022	37.40	.00		
1360	WASATCH COUNTY SOLID WAS	90042 7/2022	.90042 CC	07/01/2022	87.00	.00		
1360	WASATCH COUNTY SOLID WAS	90291 7/2022	.90291 PARK & OFFICES	07/01/2022	37.40	.00		
1360	WASATCH COUNTY SOLID WAS	90292 7/2022	.90292 Cemetery	07/01/2022	87.00	.00		
1360	WASATCH COUNTY SOLID WAS	90638 7/2022	.90638 MICHIE LANE	07/01/2022	37.40	.00		
1360	WASATCH COUNTY SOLID WAS	93287 7/2022	.93287 SHOP	07/01/2022	87.00	.00		
Total WASATCH COUNTY SOLID WASTE:					661.20	.00		
<b>WAVE PUBLISHING</b>								
1365	WAVE PUBLISHING	L17614	PUBLIC HEARDING	06/06/2022	50.87	.00		
1365	WAVE PUBLISHING	L17621	PUBLIC HEARDING	06/02/2022	134.12	.00		
1365	WAVE PUBLISHING	L17623	PUBLIC NOTICE-PLANNING	06/13/2022	16.19	.00		
1365	WAVE PUBLISHING	L17632	ORDINANCE CITY COUNCIL	06/23/2022	32.37	.00		
Total WAVE PUBLISHING:					233.55	.00		
<b>WEX BANK</b>								
1821	WEX BANK	82183771	FUEL	06/30/2022	231.39	.00		
Total WEX BANK:					231.39	.00		
Grand Totals:					326,258.14	10,909.35		

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

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City Recorder: \_\_\_\_\_

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Report Criteria:

Detail report.

Paid and unpaid invoices included.

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Midway City Council  
19 July 2022  
Regular Meeting

Minutes of the  
21 June 2022  
Work Meeting



# Memo

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**Date:** 29 June 2022  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 21 June 2022 City Council Work Meeting

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

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

**Tuesday, 21 June 2022, 5:00 p.m.  
Midway Community Center, 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, 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**

Mayor Johnson called the meeting to order at 5:02 p.m. She excused Council Member Drury and indicated that Council Member Payne would participate electronically using Zoom.

**Members Present:**

Celeste Johnson, Mayor  
Steve Dougherty, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member (Participated electronically)  
JC Simonsen, Council Member

**Staff Present:**

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

**Members Excused:**

Jeff Drury, Council Member

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

**2. Open and Public Meetings Training** (City Recorder – Approximately 20 minutes) – Receive training on the Utah Open and Public Meetings Act.

The Council, staff, and meeting attendees watch training, prepared by the Office of the Utah State Auditor, regarding the Open and Public Meetings Act.

**3. Development Bonds / Releases** (City Attorney – Approximately 40 minutes) – Discuss development bonds and how they are released.

Corbin Gordon gave a presentation regarding bonding for landscaping and covered the



following items:

- Landscaping requirements
- Design standards
- Installation
- System design and installation
- Construction and compliance
- Bonding
- Release of bond
- Certificate of landscaping completion
- Warranty period

He also made the following comments:

- Wanted to improve the bond process for development landscaping.
- Reviewed landscaping requirements from other cities.
- Recommended that a landscaping plan be required for projects that were one acre or larger, had open space or common area, or as required by Title 16 of the Municipal Code. The plan would cover landscaping and irrigation systems.
- There should be requirements for landscaping.
- A process would be established for when a landscaping bond could be released.
- A licensed landscape architect would prepare the plan and oversee installation.
- The City had a low standard for landscaping.
- Having a landscape architect responsible for the landscaping would relieve the City of that responsibility.
- Should the landscape architect, who designed the landscaping, also inspect the installation? They may be loyal to or dislike the developer which could affect the inspection.
- Someone would do a better job if their license was in jeopardy.
- The bond amount would be tied to the amount of the bid.
- The landscaping bond would be separate from the infrastructure bond.
- Was it fair to hold a bond for five years because not all the units had been built?
- The regulations would be implemented through the development agreement.

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

- A landscaping plan or bond would not be required for single family lots.
- Any requirements should be helpful to citizens but not burdensome for staff.
- The bond should be consistent with the current landscaping regulations.
- The new requirements should be tied to the size of the open space or common area and not the overall size of the project.
- Should the Visual Architecture Committee (VAC) review the landscaping instead of a landscape architect?
- The landscaping should not be installed and then damaged by construction.
- Open space, that was not included in a lot, would fall under the new regulations.
- The regulations should be tied to the existing design standards in the Municipal Code.
- The City could hire a separate landscape architect to inspect during installation.
- Some inspections would need to be done before the sod was laid.
- Requiring a license would eliminate some experienced landscapers and irrigation system designers. Many irrigation system suppliers were not licensed in landscaping.

- The Central Utah Water Conservancy District maintained a list of contractors that did drought tolerant landscaping.
- Irrigation systems were difficult to inspect because they were backfilled as they were constructed.
- Soil, coverage, and filters were all important items.
- Would a general contractor have to get a landscaping license?
- The regulations should be focused on standards and not licensing.
- Any regulations needed to be strong enough that they were enforceable.
- Someone could inspect the landscaping like a building inspector inspected structures.
- How did other cities enforce their development landscaping requirements?
- Landscaping might only need to be inspected one time every three weeks.
- The conditions to release the bond should not be open for interpretation. It could be released in increments as the construction progressed or not released until all the construction was completed.
- Council Member Drury did not want the landscaping bond released until all construction was completed.
- Regulations should protect existing landscaping.
- The City Engineer not the Building Department should be involved in the landscaping process.
- The regulations should not keep a developer from doing better landscaping than what was required.
- Any documents should note that other requirements in the Code could apply.
- PUDs and resorts needed to be referenced in the regulations.

#### 4. 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 6:00 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

Midway City Council  
19 July 2022  
Regular Meeting

Minutes of the  
21 June 2022  
Regular Meeting



# Memo

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**Date:** 29 June 2022  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 21 June 2022 City Council Regular Meeting

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

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

**Tuesday, 21 June 2022, 6:00 p.m.  
Midway Community Center, 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, 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 6:00 p.m. She excused Council Member Drury and indicated that Council Member Payne would participate electronically using Zoom.

**Members Present:**

Celeste Johnson, Mayor  
Steve Dougherty, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member (Participated electronically)  
JC Simonsen, Council Member

**Staff Present:**

Corbin Gordon, Attorney  
Michael Henke, Planning Director  
Wes Johnson, Engineer  
Nancy Simons, Budget Officer  
Brad Wilson, Recorder

**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. Council Member Orme gave the prayer and/or inspirational message.

**2. Consent Calendar**

- a. Agenda for the 21 June 2022 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 17 May 2022 City Council Work Meeting
- d. Minutes of the 17 May 2022 City Council Regular Meeting
- e. Minutes of the 17 May 2022 City Council Closed Meeting

- f. Minutes of the 26 May 2022 City Council Meeting
- g. Minutes of the 7 June 2022 City Council Work Meeting
- h. Minutes of the 7 June 2022 City Council Regular Meeting
- i. Resolution 2022-17 adopting a certified property tax rate for Midway City
- j. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for the Lower Burgi Hill Subdivision located at 1218 North Interlaken Drive

**Note:** Copies of items 2a, 2b, 2c, 2d, 2f, 2g, 2h, 2i, and 2j are contained in the supplemental file.

Council Member Simonsen asked about the warrants for the Bankcard Center which only had initials in the description. He also asked about the warrant for Mountainland Supply which was only described as water. Council Member Dougherty asked which water tank was cleaned by divers. Mayor Johnson responded that she would follow up on the questions.

**Motion:** Council Member Simonsen moved to approve the consent calendar as listed.

**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. No comments were offered.

### 4. Department Reports

#### Irrigation Company / Transfer Water

Council Member Dougherty reported that the Midway Irrigation Company was discussing a process to transfer water rights out of its system.

#### Welcome Packet

Mayor Johnson reported that items were being collected for welcome packets for new residents.

### HL&P / Rate Structure / New Substations / Bonding

Council Member Dougherty reported that the Heber Light and Power Company (HL&P) would hold a public hearing the following evening regarding a new rate structure. He indicated that the percentage increase had not been decided.

He reported on new substations for HL&P.

He reported that HL&P might issue bonds to stay ahead of growth.

### Boundary Commission / School Property

Council Member Dougherty reported that the Wasatch County Boundary Commission resolved an annexation issue with property on the west boundary of Heber City. The property was planned for a new school.

### Annexations / Noticing

Brad Wilson reported that state law now allowed annexation noticing to be done by mail or by posting a notice on site. He explained that everyone within the annexation and within ½ mile would have to be mailed a notice. He asked which method the Council preferred. The issue of residents versus property owners was discussed.

Mayor Johnson noted that Stringtown Road, which included two new annexations, was under construction and on-site noticing could be problematic.

Council Member Dougherty noted that some annexations would not be on a road and a sign posted on the annexation property might not be visible. Council Member Simonsen recommended that a sign be put on the property and the nearest road or access point.

The Council preferred posting instead of mailing notices.

- 5. Resolution 2022-19 / FY 2022 Budget Amendment** (Budget Officer – Approximately 10 minutes) – Discuss and possibly approve Resolution 2022-19 amending the fiscal year 2022 budget for Midway City. **Public Hearing**

### 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 Resolution 2022-19 amending the fiscal year 2022 budget.

**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

**6. Resolution 2022-20 / FY 2023 Budget** (Budget Officer – Approximately 10 minutes) – Discuss and possibly approve Resolution 2022-20 adopting the fiscal year 2023 budget for Midway City.

Nancy Simons made the following comments regarding the proposed budget:

- A maximum of 35% was allowed for the unreserved fund balance.
- The budget notes indicated line items with employee merit increases.

Mayor Johnson explained merit increases would occur on an employee's anniversary after FY 2023.

Council Member Dougherty asked about law enforcement. Mayor Johnson responded that the 20% increase requested by the Wasatch County Sheriff was included in the budget. She added that the City had 60 days to discuss funding with the Wasatch County Council. Council Member Dougherty indicated that he would vote against the budget because of the issue.

Council Member Simonsen still wanted clarification on the movement of excess revenue among the funds and reserve accounts.

Council Member Simonsen asked that \$20,000 be set aside annually for capital replacement for the City's parks.

**Motion:** Council Member Simonsen moved to approve Resolution 2022-20 and the budget as presented with the following conditions and findings:

- \$20,000 be set aside for capital replacement for the City's parks.
- The City should continue looking at receiving the needed value from law enforcement, with the most significant complaint being not enough coverage.

**Discussion:** Council Member Dougherty made the following comments:

- The City might not pay the additional \$20,000 just because it had been budgeted.
- All evidence suggested that the City was only receiving traffic enforcement with its contract. This was not the most efficient use of the money. It could be used to install traffic calming devices on streets.
- Wasatch County did not budget enough for the Sheriff's Department.
- Was not suggesting that Midway have its own police force.



**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Orme asked who would talk to the County regarding law enforcement funding. Mayor Johnson responded that the Council had to decide how to move forward.

**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

**7. The Village, Phases 1 and 2 / Final Approval** (Midway Heritage Development, LLC – Approximately 15 minutes) – Discuss and possibly deny, continue, or grant final approval for Phases 1 and 2 of The Village located at 541 East Main Street (Zoning is C-2).

Mayor Johnson explained that the master plan agreement allowed the developer to request underground parking. She indicated that request could still be made. She added that the engineering for such parking might not work. Corbin Gordon said that the applicant wanted to proceed with final approval but still wanted the option to make the parking request. Michael Henke confirmed that requesting underground parking might not require a plat map amendment.

Council Member Dougherty asked about an email received from the Wasatch County Fire Protection Special Service District. Corbin Gordon responded that the Wasatch County Fire Marshal requested some changes to the design of the project. He indicated that the City's fire marshal ultimately had jurisdiction.

Clint Neerings, Wasatch County Fire Marshal, made the following comments:

- The District, which provided fire protection to Midway, had fire trucks that needed a width of 19 feet because of their outriggers. This size of truck was needed to meet insurance requirements.
- Some of the roads in the project were only 20 feet wide which provided little leeway and no room for other vehicles to get by.
- These trucks should not be positioned off the road.
- Did not want to use the curb because it might separate.
- The issue was not jurisdictional.
- The City was asking a lot of the first responders.
- The issues of secondary access and fire hydrants, which he raised in the email, had been resolved.
- Hideout Town had problems when it allowed 20-foot road widths.
- Could work with the parking along the secondary roads. Was most concerned about the two main roads in the project.
- Came to the meeting that evening because the City's fire marshal had not responded to him. He tried to contact him on May 3<sup>rd</sup> and the previous Thursday.
- 21 or 22 feet of width would be a positive change.

Michael Henke gave a presentation and reviewed possible findings and proposed conditions.

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

Mr. Henke made the following comments:

- The project met the minimum fire code requirement of 20-foot wide roads.
- Wasatch County had a width of 27 feet with parking allowed on both sides of the road.
- The City was balancing aesthetics.
- Station Park in Farmington had 20-foot-wide roads.
- The City's fire marshal did not have a problem with the road widths.
- Narrower roads reduced driving speed.
- The applicant was also requesting a conditional use permit.
- The ponds had been moved back and the stormwater basins were shallower.
- Some additional parking could be added with a combined parking plan, off-site parking, etc.

Paul Berg, Berg Engineering Resource Group and representing the applicant, made the following comments:

- Most roads were 26 feet wide.
- Two roads in the project were 20 feet with parking on one side for a total of 29 feet.
- The applicant was caught between the City and the District.
- Needed final approval from the Council to receive a UDOT construction permit.
- The stormwater basins were one foot deep with sumps underneath.

Mayor Johnson made the following comments:

- The City had been considering the development for months.
- It was problematic to address the road widths that late in the process.
- Many places in the State had 20-foot roads.
- Safety was always a concern.
- An improved map had been provided that listed the units that would be in the Transient Rental Overlay District (TROD).

Dan Luster, applicant, made the following comments:

- The City suggested the lane concept. Was reluctant at first but saw the aesthetic benefit.
- Narrower roads also slowed traffic and increased pedestrian safety.
- It was problematic if people parked on both sides of a narrow road.

Wes Johnson made the following comments:

- The concrete pan added an additional three feet and was stronger than the asphalt. Mr. Neerings responded that they were trained not to use the pan.
- Would widening the roads reduce the open space to below the required amount?
- Asked for flexibility for him and Mr. Berg to adjust the ponds during construction.

Council Member Dougherty made the following comments:

- The City had to balance against the risk.
- He was concerned with the two accesses for one lot in the Rising Ranch Subdivision. The Council accepted that risk.
- All developments could not be free of risk.
- Appreciated the information from the District, so that the Council could include it in its deliberations.

**Motion:** Council Member Dougherty moved to grant final approval and conditional use permits to The Village, Phases 1 and 2 located at 541 East Main Street with the following findings and conditions:

- The proposal would benefit the City financially by creating a greater tax base.
- The proposal might help the City better comply with State requirements regarding the ability to collect the resort tax depending on the number of units that would be rented on a short-term basis.
- The developer complied with both the commercial and residential parking requirements which included building 23 temporary stalls with Phases 1 and 2.
- The proposal appeared to comply with the requirement of 20% commercial square footage required by the mixed-use code.
- A wall would be planned next to the southwest parking lot north of the Wilde property to mitigate light trespass from vehicles.
- The amount of water rights and parking for each commercial building would be submitted and included on the recorded plat.
- UDOT issued a permit for the project.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Mayor Johnson noted that if UDOT did not grant a permit then the project could not proceed. Mr. Luster asked that UDOT be allowed to issue the permit up to the beginning of construction. Wes Johnson noted that UDOT had seen and accepted the project plan and was comfortable that a permit would be issued. Mr. Luster recommended that construction not begin until the permit was granted. Council Member Simonsen asked that be included in the development agreements.

Mr. Gordon recommended that the approval be conditioned upon approval of the development agreements.

**Amended Motion:** Council Member Dougherty amended his motion to grant final approval and conditional use permits to The Village, Phases 1 and 2 located at 541 East Main Street with the following findings and conditions:

- The proposal would benefit the City financially by creating a greater tax base.
- The proposal might help the City better comply with State requirements regarding the ability to collect the resort tax depending on the number of units that would be rented on a short-term basis.
- The developer complied with both the commercial and residential parking requirements which included building 23 temporary stalls with Phases 1 and 2.
- The proposal appeared to comply with the requirement of 20% commercial square

footage required by the mixed-use code.

- A wall would be planned next to the southwest parking lot north of the Wilde property to mitigate light trespass from vehicles.
- The amount of water rights and parking for each commercial building would be submitted and included on the recorded plat.
- Construction could not begin until UDOT issued a permit.
- The development agreements for Phases 1 and 2 be approved.

**Second:** Council Member Orme 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
Council Member Simonsen	Aye

Council Member Simonsen noted that the approval of the proposed road widths was reasonable, considering the timing in the process, but added it was wise to consider more width.

**8. Resolution 2022-21 / The Village, Phase 1 Development Agreement** (City Attorney – Approximately 5 minutes) – Discuss and possibly deny, continue, or approve Resolution 2022-21 adopting a development agreement for Phase 1 of The Village located at 541 East Main Street (Zoning is C-2).

Corbin Gordon explained that all issues raised at the last meeting had been resolved.

Council Member Simonsen requested that the large commercial building along Main Street have jogs and other measures to cancel out the reflection of noise. Dan Luster asked that the requirement allow him flexibility for design. He said the building would have stucco or rock.

Michael Henke indicated that all the commercial buildings would be reviewed by the Vision Architecture Committee (VAC).

**Motion:** Council Member Simonsen moved to approve Resolution 2022-21 as provided in the packet with the following change:

- Language be included that the large commercial building, along Main Street, have jogs and other measures to cancel out the reflection of noise. This requirement was general and allowed flexibility within the building footprint.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** Council Member Dougherty noted that the name of the development would change. He asked if that would need to come back to the Council.

**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

**9. Resolution 2022-22 / The Village, Phase 2 Development Agreement** (City Attorney – Approximately 5 minutes) – Discuss and possibly deny, continue, or approve Resolution 2022-22 adopting a development agreement for Phase 2 of The Village located at 541 East Main Street (Zoning is C-2).

**Motion:** Council Member Simonsen moved to approve Resolution 2022-22 as provided in the packet with the following change:

- Language be included that the large commercial building, along Main Street, have jogs and other measures to cancel out the reflection of noise. This requirement was general and allowed flexibility within the building footprint.

**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

Mr. Luster did not anticipate that underground parking would change the plat map.

Mr. Luster was interested in increasing the area of the project included in the TROD, so that some units did not straddle the boundary. He asked if the Council would support the change. Mr. Henke responded that could cause other units to straddle the boundary.

**10. Reed Bezzant Subdivision, Lot 11 / Amendment** (Whiting Trusts – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve an amendment to the Reed Bezzant Subdivision located at approximately 100 South 700 East (Zoning is R-1-11).  
**Public Hearing**

**11. Kim Bezzant Subdivision / Second Amendment** (Whiting Trusts – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve a second amendment to the Kim Bezzant Subdivision located at approximately 100 South 600 East (Zoning is R-1-11).  
**Public Hearing**

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

- Background
- Location of the subdivisions
- Edelweiss Meadows
- Approved plat maps
- Possible findings

Mr. Henke also made the following comments:

- Lot 11 would be removed from the Reed Bezzant Subdivision and added to the Kim Bezzant Subdivision.
- The Kim Bezzant Subdivision included a future road that was on the City's master street plan. The road would not continue east.
- The amendments would help the applicants decrease their tax liability.
- State code required that the amendments be approved if they complied with the City's land use code.

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

Cheryl Whiting, applicant, made the following comments:

- Lot 11 would become part of a parcel that had reduced property taxes because of the Utah Urban Farming Act.
- Preferred not to deed Lot 11 to the City for a road at that time.

### **Public Hearings**

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

**Motion:** Council Member Orme moved to approve the Reed Bezzant Subdivision amendment taking out Lot 11 with the following findings:

- Reed Bezzant Lot 11 was created to house a future road.
- Kim Bezzant "Remaining Parcel A" did not have a building right until the lot received entitlement through a subdivision process.
- State law allowed the adjustment of a lot line regardless of whether the lots were in the same subdivision.
- State law required a land use authority to approve a lot line adjustment if the exchange would not result in a violation of any land use ordinance.
- State law stated that a plat amendment could be considered by the land use authority at a public meeting.
- No public street, right-of-way, or easement would be vacated or altered.

**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

**Motion:** Council Member Orme moved to approve changing the boundary for the Kim Bezzant Subdivision to include Lot 11 which was in the Reed Bezzant Subdivision with the following findings:

- Reed Bezzant Lot 11 was created to house a future road.
- Kim Bezzant “Remaining Parcel A” did not have a building right until the lot received entitlement through a subdivision process.
- State law allowed the adjustment of a lot line regardless of whether the lots were in the same subdivision.
- State law required a land use authority to approve a lot line adjustment if the exchange would not result in a violation of any land use ordinance.
- State law stated that a plat amendment could be considered by the land use authority at a public meeting.
- No public street, right-of-way, or easement would be vacated or altered.

**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

**12. Ordinance 2022-18 / Special Events** (Mayor – Approximately 15 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2022-18 amending Chapter 7.07 (Special Event License) of the Midway City Municipal Code regarding special events.

**13. Resolution 2022-23 / Special Events** (Mayor – Approximately 5 minutes) – Discuss and possibly deny, continue, or approve Resolution 2022-23 amending the Midway City Policies and Procedures regarding special events.

Mayor Johnson explained that the proposed ordinance was the product of reviewing the City’s

special event regulations.

Corbin Gordon indicated that the ordinance gave the City's special event manager the discretion to approve an event or refer it to the City Council. He added that a decision by the manager could be appealed.

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

- Insurance would not be required for events on private property.
- The special event application seemed specific to public property.
- Would High Valley Arts' performances be subject to the proposed regulations?
- Events with 500 or more attendees would have to be approved by the Council.
- The proposal delegated the Council's authority to the manager. Why would an appeal go to the Council? The language was in the wrong section of the Municipal Code because it was an appeal of the Council's own delegated authority.
- The manager should not have to decide on a large rally of 300 people.

**Motion:** Council Member Dougherty moved to table Items 12 and 13.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Simonsen asked if the City could require insurance for an event on private property. Mr. Gordon doubted that the City could require it.

Council Member Simonsen asked when insurance would be required on public property. He asked if the Farmers' Market had insurance. Michael Henke responded that larger events should have insurance.

Council Member Simonsen did not want the insurance requirement to be burdensome and unnecessary.

**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

**14. Resolution 2022-18 / Fee Schedule** (City Recorder – Approximately 5 minutes) – Discuss and possibly approve Resolution 2022-18 updating the fee schedule for Midway City.

Brad Wilson gave a presentation on the proposed resolution and changes to the fee schedule.

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

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



- The proposed fees for special events should be higher to cover staff's time.
- A wedding on private property could be a special event with issues such as parking.
- A special event permit would never be a conditional use permit. The City might have some ability to mitigate the negative impacts of a special event permit.
- The City could say no to an event until its concerns were addressed.
- Some residents might not realize that they needed a permit for a large family reunion in their backyard.
- The special event fees should be more detailed and possibly tiered. These fees could be shown as pending.

**Motion:** Council Member Dougherty moved to adopt the changes as set forth in Resolution 2022-18.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** Wes Johnson requested that the deposit for a small development be changed to \$2,000.

Council Member Payne asked if a higher fee was needed for a special event application that came before the City Council.

**Amended Motion:** Council Member Dougherty amended his motion to adopt the changes as set forth in Resolution 2022-18 with the deposit for a small development being \$2,000.

**Second:** Council Member Simonsen 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
Council Member Simonsen	Aye

**15. Ordinance 2022-19 / Civil Infractions & Enforcement** (City Attorney – Approximately 30 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2022-19 amending Title 2 (Municipal Government) and Title 5 (Health and Safety) of the Midway City Municipal Code regarding civil infractions and enforcement.

Mr. Gordon made the following comments:

- The ordinance expanded civil infractions to animals on public property.
- The Mayor could issue infractions or delegate that authority.
- Enforcement would only occur if there was a formal complaint.
- No changes had been made since the proposal was considered at a work meeting.
- The Mayor could annually grant authority for weed enforcement, etc.
- Did not want someone to say that the City was selectively enforcing infractions.

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

- The language regarding what the City actively enforced did not include all relevant items. It should be removed or expanded.
- The City actively enforced fence heights, signs, and weeds.
- The ordinance should not be limited by exceptions. It could include language that the policy of the City was generally not to seek out violators.
- An infraction might be a violation of a permit.
- Mr. Gordon should train anyone who was delegated the authority to issue infractions. Written training could be prepared.
- The fine for an infraction should be more than \$55. The fine could be tiered.

**Motion:** Council Member Simonsen moved to adopt Ordinance 2022-19 with the edits discussed and then reviewed by the City Attorney.

**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

#### **16. Closed Meeting to Discuss the Purchase, Exchange, or Lease of Real Property**

**Motion:** Council Member Dougherty moved to go into a closed meeting to discuss property acquisition.

**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

**Note:** Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

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

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

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

Council Member 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 Dougherty moved to adjourn the meeting. Council Member Orme seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:58 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

Midway City Council  
19 July 2022  
Regular Meeting

Resolution 2022-25 /  
Standard Specifications and  
Drawings



## RESOLUTION 2022-25

### **A RESOLUTION BY THE MIDWAY CITY COUNCIL AMENDING THE STANDARD SPECIFICATIONS AND DRAWINGS FOR THE CITY OF MIDWAY**

**WHEREAS**, Utah Code Sections 10-8-8 and 10-8-14 authorizes municipalities to construct, maintain and operate water works, streets, parks, and other infrastructure; and

**WHEREAS**, the Midway City Council finds it in the public interest at this time to amend its standard specifications and drawings as recommended by its city engineer.

**NOW THEREFORE**, be it hereby **RESOLVED** by the City Council of Midway City, Utah, as follows:

Section 1: The Standard Specifications and Drawings for the City of Midway are amended as indicated in the attached memo (Exhibit A).

**PASSED AND ADOPTED** by the Midway City Council on the     day of             2022.

MIDWAY CITY

\_\_\_\_\_  
Celeste Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Brad Wilson, Recorder

(SEAL)

DRAFT

Exhibit A

DRAFT



**To: Mayor Johnson and City Council**  
**From: Wes Johnson**   
**Date: July 2022** **Memorandum**  
**Subject: Memo Regarding Midway City Standard Specifications and Drawings**

Mayor and City Council,

Over the past two years we have compiled some miscellaneous updates from the Midway City February - 2020 Standards Specifications and Drawings. Below is a list of the items that are proposed to be modified or updated. We would like to have the City Council review, approve, and adopt these changes for the new specification and drawings dated July 2022. The current Standard Specifications and Drawings can be found on the City website under Government, Codes & Policies, upper part of the page.

1. Standard Spec 00700 – 1.02.B – Added section B which outlines the requirements for the contractor’s superintendent.
2. Standard Spec 00700 – 4.04.D – Clarified type of file needed for Record Drawings.
3. Standard Spec 02206 – 2.04.B – Added section B which pertains to pea gravel.
4. Standard Spec 02668 – 2.12.A – Clarified which type of back flow preventer is required.
5. Standard Drawing “Streets - 11” – Updated the length of cul-de-sac according to new code and moved streetlight base to sheet “Streets - 15”.
6. Standard Drawing “Streets - 12 and 12A” – Updated “Streets - 12” to new standard logo for street signs. Added Sheet “Streets - 12A”.
7. Standard Drawing “Streets - 15” – Updated the street light to new light fixture and updated dark sky compliance information.
8. Standard Drawing “Water – 1” – Updated drawing to show the valve box plug.
9. Standard Drawing “Water – 3” – Updated notes on valve box plug.
10. Standard Drawing “Water -1, Water-3 & Water – 4” – Updated notes requiring Stainless Steel bolts.
11. Standard Drawing “Irrigation 2” – Changed threaded brass nipple to poly pipe and updated notes on the bottom of the page.
12. All pages were updated with new Midway City Logo and new date of June 2022.
13. Added in the new Midway City Standard Roadway Widths as approved by the City Council.



Midway City Council  
19 July 2022  
Regular Meeting

Resolution 2022-27 /  
Tree Management Plan



## RESOLUTION 2022-27

### **A RESOLUTION OF MIDWAY CITY ADOPTING A TREE MANAGEMENT PLAN**

**WHEREAS** the Midway City Council recognizes that a program focused on planting, preserving, replacing, and maintaining trees is essential in preserving the environment, character, and aesthetic appearance of Midway; and

**WHEREAS** the Midway City Council values the critical ecological importance of trees in enhancing the livability of Midway by improving its air quality, providing shade and protection from heat, reducing noise pollution, limiting soil erosion and stormwater run-off, and enhancing wildlife habitat; and

**WHEREAS** Midway City received a grant to prepare a management plan to further these goals; and

**WHEREAS** adoption by the Midway City Council of this resolution demonstrates their commitment to these goals.

**NOW THEREFORE**, be it hereby **RESOLVED** by the City Council of Midway City, Utah, as follows:

Section 1: The attached Tree Management Plan is hereby approved and adopted.

**PASSED AND ADOPTED** by the Midway City Council on the     day of             2022.

MIDWAY CITY

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Celeste Johnson, Mayor

ATTEST:

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Brad Wilson, Recorder

(SEAL)

DRAFT

Exhibit A

DRAFT



# Tree Management Plan

Midway City, Utah

Prepared January-March 2022

by

Daniel Allen  
SuperTrees Utah Division Manager  
ISA Board Certified Master Arborist, Municipal Specialist, TRAQ  
BS Forestry, USU

# Vision

“Midway City recognizes that a program focused on planting, preserving, replacing and maintaining trees is essential in preserving the environment, character, and aesthetic appearance of Midway. Midway values the critical ecological importance of trees in enhancing the livability of Midway by improving its air quality, providing shade and protection from heat, reducing noise pollution, limiting soil erosion and stormwater run-off, and enhancing wildlife habitat” (Midway City Tree Ordinance)

Our shared vision for the future of Midway City is to guide our urban forest into a healthy, and sustainable state, while ensuring it is properly managed and cared for. This will benefit our citizens with improved personal, economic, and environmental well-being, and increased public safety. It will further enable our employees to provide cost effective maintenance.

Our urban forest will have a large variety of trees consisting of various sizes, ages, and species. Trees will be selected, installed, and maintained according to Best Management Practices (BMPs) established by the Tree Care Industry Association (TCIA) in cooperation with American National Standards Institute (ANSI) and adopted/promoted by the International Society of Arboriculture (ISA).

# Introduction

The purpose of this plan is to provide sound guidance to administrators, decision makers, and implementers alike in the planning, installation, and ongoing maintenance of the real green-infrastructure asset embodied by Midway City’s trees.

This plan is an original and necessary step in the development of Midway City’s tree program, because, until now, such a plan has not been in existence. It is also needful because trees are a considerable, though often marginalized, asset, and like anything of worth, trees will require planning and maintenance to *maximize* benefits and *minimize* liabilities. The justification for a plan and program for maintenance/management is not hard to come by, as trees provide several significant tangible and intangible benefits that have been clearly demonstrated through research (see ‘Justification’ heading).

# Background

A fort/post-office called Midway (due to its location) has been in operation here since circa 1865, and eventually the town became known as Midway City. Midway was incorporated June 1, 1891. The economy of Midway was initially based on livestock and farming, later logging & mining. As these industries began to fade, the economy evolved to become more tourism-based.

The existence of Midway’s park and street trees have mainly been a byproduct of development, as a favorable open space ordinance has been in place for some time, with most

of the Main Street trees being installed 20 years ago as part of a revitalization project in conjunction with the 2002 Winter Olympics.

Responsibility for Midway's trees is a joint effort between the Planning Department, City Council, and Parks Department. Additionally, in 2020, Midway obtained Tree City USA (TCUSA) status through the Arbor Day Foundation, which is an important step in developing a strategic approach to managing the City's urban forest (UF). As part of TCUSA, Midway has a Parks, Trails, & Trees Committee which helps provide insight and initiative to the care of City trees.

## Climate

The City itself is 3.3 square miles in size, sits at 5,584 feet elevation, and is located along the 'Wasatch back' in northern Utah. Mean annual precipitation is 16 to 22 inches, mean annual air temperature is 40 to 45 °F. The growing season (frost-free period) is 70 to 90 days. Midway's USDA Hardiness Zone is 5b, with an average extreme low temperature of -15 to -10 °F.

Although the soils in this area possess marked variation on account of the varied topography/geology, in general they are neutral to slightly alkaline in pH, and relatively low in organic matter content. Approximately two-thirds of the City's soil would be considered well drained, while one-third is poorly drained (mainly in low-lying areas near Snake Creek and east of town near Provo River). Again speaking generally, Midway's climate and soil is somewhat favorable to plant growth, as evidenced by the history of agriculture. What environmental limitations exist mainly reduce the palette of feasible trees/plants that can be expected to succeed in Midway, but these limitations are not significant.

## Justification

Trees are a major component of a community's 'green infrastructure,' they are every bit as real and essential as the water, sewer, roads, or energy infrastructure. However, it is somewhat common for trees to be marginalized, taking a backseat to these more 'high profile' utilities. Such deprioritization ought not to be, for trees are the only component of a City's infrastructure that appreciate in value and increase their contribution in time. This appreciation comes in the form of environmental, social, and even economic benefits of trees.

Environmental benefits of trees include the production of oxygen (generally recognized as beneficial to humans - it takes approximately 8 trees to generate the oxygen required for 1 person), air pollution cleaning by means of particulate matter filtration, landscape-level cooling effects via evapotranspiration (reduction of urban heat island), shielding from harmful UV radiation, stormwater interception/mitigation, increased biodiversity/habitat, and carbon sequestration, just to name a few.

Furthermore, current research has demonstrated several definite social and public health benefits derived from trees. A quality municipal tree resource is generally understood to increase the sense of community pride and involvement, while reducing crime rates. In one well known and oft-replicated study, trees (greenspace) have been positively correlated to an increase in birth weight, and birth weight is the primary metric which determines whether or not an infant will thrive. (Science Findings 137. Portland, OR: USFS PNW Research Station) Here are a few more examples of the public health benefits of trees:

“In laboratory research, visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension.” (Roger S. Ulrich, Ph.D., Texas A&M).

“Results suggest that loss of trees... increases mortality related to cardiovascular and lower-respiratory-tract illness. This finding adds to the growing evidence that the natural environment provides major public health benefits.” (Geoffrey H. Donovan, Ph.D., USDA).

Hospital patients have been shown to recover from surgery more quickly when their hospital room offers a view of trees. They also have fewer complaints, use less pain killers, and leave the hospital sooner. (Roger S. Ulrich, Ph.D., EDAC)

Beyond the growing body of evidence for the public health benefits of trees, we now understand that trees make a significant economic contribution. A 2007 USFS study conducted in our region found that trees provide a good ROI (return on investment), for every dollar spent on trees, they will yield a net positive of \$1.24 to \$5.09 of realized income (McPherson et al. 2007. Interior West Community Tree Guide. Davis, CA: USFS, PSW Southwest Research Station). Trees mainly achieve this benefit through increased property values (up to 15%) and decreased energy costs (as much as 10%), but they also increase tax revenue: “Shoppers claim that they will spend 9% to 12% more for goods and services in central business districts having high quality tree canopy... they will [also] travel greater distance and a longer time to visit a district having high quality trees, and spend more time there once they arrive” (Kathleen L. Wolf, Ph.D., University of Washington).

This report represents the first time Midway City has created a comprehensive tree inventory/management plan. Tree inventory/management plans are a necessary and important step, not only in better managing the considerable resource of existing trees, but also ensuring the sustainable growth and development of tomorrow’s urban forest.

## Scope

This management plan is intended to serve as a map for planners, decisionmakers, and implementers alike, a map that, if followed, will help achieve the vision of Midway City’s trees. The plan is based on a concurrent and comprehensive inventory of 587 City managed trees (planted trees) spread throughout 5 parks, 4 streetscapes, plus the City Cemetery. Breakdown of tree locations is as follows: Alpenhof Park (20), Cemetery (60), City Park (122), Hamlet Park (62), Michie Park (77), Valais Park (93), 300 South (78), Main Street (54), North Roundabout (11), South Roundabout (10).

One salient note that should be kept in mind throughout is that, although this inventory did not catalog trees on private property, the public trees inventoried can be considered broadly applicable as a representative sample of private trees. For, in general, attitudes and actions of private citizens towards their trees tend to reflect the greater community. This spells hope for Midway’s entire urban forest (public and private) because, as already noted, a management plan is an important step towards more proactive long-term management.

The inventory was completed using the Collector application by ArcGIS on January 10, 2022 and included the following metrics: GPS coordinates, Site Name, Maintenance Priority, Tree Type, Tree Species (common name), DBH (diameter at breast height - the standard industry metric indicating tree size), Tree Condition, and Comments (relating to condition). Essentially, this inventory provides a ‘snapshot’ of the current condition of the UF. Given this



current condition, the purpose of a management plan is to outline steps for the desired future condition.

The average 'shelf life' for a tree inventory/management plan is approximately 5-10 years. Although, given the rate of growth in Utah, this inventory and plan will function optimally if revised and updated every 5 years, which is the official recommendation herein. Such a revision timeline will have the added benefit of being a regular progress check. Ideally, the data in 5 and 10 years will clearly show Midway's metrics improving (quantitatively and qualitatively).

## Findings

The following is an overview of inventory data, and the implications such findings hold.

### Tree Type & Maturity

Tree Type [Figure 2] is simply the distinction between evergreen/coniferous trees as opposed to broadleaf/deciduous trees. In Midway 80% of trees are deciduous and 20% are evergreen. This particular metric has the least bearing on health/management implications of the present treatise, as the ratio between deciduous and evergreen is mainly a matter of aesthetic preference (in rare cases, this ratio will be dictated by climate/soils). However, some research indicates that if stormwater and pollution mitigation (two additional tree benefits) are to be maximized, this ratio needs to favor evergreens. Worth noting here is that evergreens such as pine and spruce are somewhat over-represented in the maturity categories (below), comprising 55% of the trees considered mature.

Our next consideration is the maturity continuum of Midway's trees, which ranges from newly planted (infant) trees to overly mature (senescent) trees. As will be discussed in the next section, species diversity is one of the most important indicators of urban forest health. But tree maturity is a close second for two reasons: first, because it illustrates a more subtle aspect of diversity, that is, age diversity which has a direct bearing on the ongoing need to replace senescing/dying trees with the next generation (cohort). And second, tree maturity is of proximate importance to species diversity as an indicator of UF health because larger (more mature) trees provide their several benefits in a somewhat exponential fashion as they grow and age. Maturity has been determined mainly by tree size, measured as DBH. Although there are some exceptions, such as very old trees that are nevertheless small, or very young trees with outstanding growth rates, this DBH surrogate for maturity is generally considered reasonable /adequate.

Collected data indicates the following maturity breakdown [Figure 3]:

- Newly Planted, 0-3" DBH, 23.4%
- Establishing, 3.1-8" DBH, 45.8%
- Established, 8.1-12" DBH, 18.6%
- Mature, 12.1-36" DBH, 10.8%
- Over-Mature, >36" DBH, 1.4%

Here we see that the distribution of maturity is skewed toward younger/smaller trees, which makes sense given the population growth of the last half-century. This distribution is somewhat good news in that it potentially leads to a robust tree future, but this optimistic outlook should be taken with a 'grain of salt.' Said potential will be realized only if these trees are kept in good health, because not every tree in the Newly Planted category can be expected to grow into Maturity. The reason for this is that younger trees are more vulnerable to various environmental stresses such as drought, injury/vandalism, and pests/diseases (in general) than are older, more mature, trees. This factor highlights the importance of tree care and maintenance, especially when trees are young, for the majority of City trees are 'in the pipeline' and are somewhat vulnerable.

Ideally, the distribution of maturity would be more balanced toward the Established and Mature categories. For these are the trees providing the majority of the environmental, social, and economic benefits previously mentioned. A study of the cost-benefit ratio indicates that a tree needs to live 9 – 18 years before the benefits outweigh the costs to the community (essentially equivalent to Established category). This serves as an incentive to use sound establishment and maintenance techniques that will extend the life of a tree.

Over-Mature trees are those which are nearing retirement. Due to their increased size (>36"DBH) and typical accumulation of health issues, it is best to monitor them closely (for health and structural integrity) and to begin planning for their replacement, optimally by planting the next generation of trees nearby. Where possible, Over-mature trees ought not to be 'clearcut' (removed all at once). Rather, it is best to replace them in stages (e.g. 20-50% at a time over 5+ year intervals).

A total of nine Trees split between Cemetery & City Park are considered Over-mature, including 4 blue spruce, 2 Siberian elm, 2 boxelder, and 1 rocky mountain juniper. One drawback in assigning maturity based on size is that tree species vary in their average lifespans. Blue spruce and juniper commonly live 200 or more years, while Siberian elm will max out at ~100, and boxelder ~75 years. This means that, given their size and probable age of >50 years, we can expect the senescence and eventual death of these latter trees within the next 25 years or so.

## Genetic Diversity

In our discussion of diversity, it will be helpful to recall basic taxonomic hierarchy, which groups all life into one big 'family tree' of relatedness, beginning at the Domain level, then proceeding to Kingdom and Phylum and so forth. For the purpose of tree diversity, we need only consider the last 3 major steps of this classification schema, namely, Family, Genus, and Species. Genetically speaking, trees of the same species are analogous to 'identical twins' in humans, while trees of the same genus can be thought of as 'biological cousins,' taking the analogy a step further, trees from different families would perhaps be akin to different ethnic groups among humans.

Genetic diversity among trees becomes important because it makes for a more resilient forest. An extreme example to illustrate: *If* the majority of landscape trees in Utah were in the Ash genus, we would be threatened with eradication of most landscape trees due to an exotic pest known as Emerald Ash Borer (EAB) which is currently invading neighboring Colorado and *could* arrive here in Utah at any point.

Notice that we didn't designate the precise species of Ash (there are several). This is because EAB threatens *all* species of cultivated Ash. In other words, this threat is genus-wide. In fact, many pests/diseases, especially exotic ones for which a plant will have little to no natural defense, are host-specific and limited at the genus level. Emerald ash borer may kill both white ash and green ash, but it has no effect whatsoever on maples. American history has repeated itself with several instances of this phenomenon, namely, exotic pests/diseases eliminating significant percentages of existing mature trees in the Urban Forest because diversity was not given proper attention (e.g. Dutch elm disease, chestnut blight, thousand canker disease, spotted lantern fly, and so forth).

Midway City's 587 public trees are divided into 35 different species, a graphical representation of which can be seen in [Figure 4]. This may, at first glance, seem to be a somewhat diverse forest, but nearly half of the trees counted fall into just 6 different species. What's more, current BMPs for trees recommend establishing genetic diversity on a *genus* level to prevent a repeat of tree pandemics which have already occurred in this country. Said BMPs call for no more than 5% of the UF be composed of any 1 genus.

Currently, Midway trees fall into 15 genera (genus pluralized). Some genera weigh in at just over 5%, being 5-point-something percent of the UF. For the sake of this discussion, we call these close enough to the 5% rule. A total of 5 genera, then, are found to be in violation, representing greater than 6% of all trees.

Here they are in order:

- 22.8% Acer (maples)
- 12.9% Malus ( [crab] apples)
- 9.9% Prunus (stonefruits [chokecherry] )
- 9.4% Picea (spruce)
- 6.8% Fraxinus (ash)

## Tree Condition & Comments

Next, we turn to figures 6 and 7, Tree Condition and Tree Comments. Tree condition ranges, in order from best to worst, as follows: Excellent, Good, Fair, Poor, Dead, Missing. A tree that is considered to be in Excellent condition stands out as exceptional for health &/or structure &/or contribution (to diversity/environment/aesthetics/etc.). These are the practically flawless, exemplary trees. Good trees are just that, good, they are in good health with a good growth rate. Good trees may have a few issues, but nothing major. Fair trees are 'on the fence,' they have a number of issues which could send them into the 'spiral of decline' which leads toward mortality, but, with proactive maintenance, they could also be nursed back to Good condition. Poor trees can be thought of as 'mostly dead,' it's not likely to see them returning to health. With the possible exception of highly valuable/sentimental trees in Poor condition, the time/expense of rehabilitation is not generally justified so it is best to plan on their removal/ replacement. Dead trees are self-explanatory, it's best to remove and replace these. Missing trees are spots where it's obvious that a tree once stood; they are listed as the worst condition, because they are at risk of being forgotten and not replaced.

The breakdown of Midway's Tree Condition is: 73.9% Good, 16.9% Fair, 4.1% Poor, 2.2% Dead, 1.5% Excellent, 1.4% Missing. This is a fairly normal distribution, and the majority

of trees are Good, but it means that about 1 out of 4, 26.1% or 144 trees, are *currently* in need of attention.

Tree Comments [Figure 7] represents one or more tree issues selected from a list of 33 of the most common (it is somewhat rare that the tree has an off-list issue, but that situation is able to be covered by a 'Notes' section). Tree Comments can be thought of as further explanation of Tree Condition. Although 24 different comments were noted for City trees, only a handful of these will be discussed here as pertinent to management. In fact, about one-quarter (24.5%) of trees had no comment, meaning there were no obvious issues. The other, more pressing issues are as follows: 25.9% Codominance (poor structure), 11.5% Clearance/View (getting in the way), 8.2% Trunk Wound (often caused by mowing). The remaining Tree Comments each represent <5% of trees, and, if desired, will need to be addressed on a case-by-case basis.

## Maintenance Priority & Recommended Maintenance

Maintenance Priority equates to the perceived urgency of taking action with/for a given tree. Routine (low), Immediate (medium), and Critical (high) are the priority levels, corresponding to Green, Yellow, and Red datapoints, respectively, on the map [Figure 1]. Maintenance Priority is further broken down into Small Tree and Large Tree size classes. The distinction between the two sizes is basically whether a tree can be pruned from the ground using pole tools, without the need for specialized climbing equipment, lifts, or ladders. This size class roughly equates to trees <25' tall as Small, while trees >25' tall are Large. Fortunately, the majority of our trees (464 of 587) fall into the 'routine small tree' maintenance category, meaning they are not urgent and ought to be relatively simple to address. That said, the reader will recall our data indicates roughly 1 in 4 trees are *currently* in need of attention.

Of special urgent concern are two large, over-mature, Siberian elm trees at the Cemetery. These were listed as Critical, Public Safety due to broken/hanging branches which pose an unacceptable risk/hazard to a frequently visited public space. This hazard is relatively easy to address via 'crown cleaning,' meaning pruning out of the dead/damaged/problem limbs.

Although we did not collect data on Recommended Maintenance as part of the inventory process, such can be inferred from the Comments metric. Recommended maintenance for codominant trees is structural pruning. In fact, aside from proper planting and adequate watering, structural pruning is by far the number-one most important maintenance objective. Doing regular structural pruning not only makes for the healthiest, strongest, and most aesthetically pleasing tree, it will save thousands of dollars in mitigation &/or removal costs down the road. In the absence of structural pruning, tree codominance becomes acute and trees develop bark inclusion. Bark inclusion creates a union between two branches that is very weak and vulnerable. Left unchecked, trees can literally split themselves in half as codominance and bark inclusion progress. Hence, structural pruning of young trees is analogous to routine oil changes for a car. It's that important. What's more, structural pruning will also address Clearance/View issues, which is our second-most noted comment, because structural pruning anticipates future needs and entails selecting the 'lowest permanent branch' for a given tree.

The next most important Recommended Maintenance would be to establish/maintain mulch rings around all trees, especially Newly Planted ones. As previously mentioned, most of

the trunk wounding occurs as the result of mowers or string trimmers causing damage to the trunk. This wounding is especially problematic because a tree's vascular tissue (cambium) lies just beneath the bark, and mower damage can, in many cases, compound to a point that affects a significant percentage of the circumference of a tree at ground level. This can effectively girdle young trees, cutting them off from their roots and thereby 'strangling' them to death.

Mulch provides several benefits to trees, namely, it "reduces soil moisture loss through evaporation, controls weed germination and growth, insulates soil and protects roots from extreme summer and winter temperatures, improves soil biology, aeration, structure (aggregation of soil particles), and drainage over time, increases soil fertility as [organic] mulch types decompose, inhibits certain plant diseases, [and] reduces the likelihood of tree damage from string trimmers and lawn mowers." ([www.treesaregood.org](http://www.treesaregood.org))

## Strategic Plan

Collected data clearly indicate specific areas of focus for maintenance practices that will improve both the short and long-term health of Midway's urban forest. These areas of focus will be discussed in a prioritized fashion, with the most important first. A discussion of suggested goals/objectives, and potential pitfalls will follow.

### 1. Address Hazards

The first and most urgent matter facing Midway City's trees is the two above-mentioned Siberian Elm trees (located at 40.50346579, -111.4868014; and 40.50262368, -111.4862193). Immediate action should be taken to crown clean (prune out dead/ damaged/ problem limbs), or possibly even remove these Over-Mature trees.

### 2. Diversification

Both species and age diversification are significant metrics for Midway City to improve upon going forward. The primary manner in which tree age class becomes diversified is to ensure the large cohort of Newly Planted and Establishing trees are given routine maintenance ('no pains should be spared'), plus to continue a regular planting regime for new trees. In the urban forest, it is inevitable to experience some tree mortality. Thus, one goal to reach for is to plant more trees annually than the number removed. This will ensure the continuity of the UF indefinitely. Here we see the practical value of an inventory, for, if it is kept current, data on how many trees are being removed would not be difficult to come by.

Species diversification will be achieved primarily by changes in selection criteria of new trees, but it will also be achieved as decisions are made about maintenance &/or removal of existing trees (e.g. favoring less-abundant species over abundant ones). Given the numbers, it is relevant to severely curtail, or even cease for a time (5-10 years), the planting of any species in the following genera:

- Acer (maples)
- Malus (apples/crabapples)

- Prunus (stonefruits, e.g. chokecherry)
- Picea (spruce)
- Fraxinus (ash)

Tree genera which are already at or near the 5% threshold should likewise be avoided:

- Gleditsia (honeylocust)
- Pinus (pine)
- Tilia (linden)
- Pyrus (flowering pear)

Fortunately, the tree grower industry has responded in some measure to the increased need for diversity. More and more species in a broader range of genera are becoming available. This will facilitate selecting and planting a more diverse tree palate. A list of recommended species that are well adapted to Midway climate/soils, and should thus thrive, has been included in the Appendix [Figure 8]. Oaks, Elms, Sycamores, and (tree) Lilacs are household varieties which can be found there along with the more unique Zelkova, Yellowwood, and Coffeetree. The recommended species list includes good substitutions for the ‘do not plant’ list above. It is important to discover and note the scientific name of a tree under consideration, which is given in **Genus species** format, for example **Acer platanoides** (Norway Maple). Avoiding the ‘do not plant’ genera will make for a more robust/resilient and, in this author’s opinion, more interesting/aesthetically pleasing urban forest.

### 3. Routine Maintenance

The International Society of Arboriculture (ISA) is considered by most to be one of the paramount authorities on treecare. All recommendations herein are in accordance with BMPs contained in the ANSI A300 (2017), adopted and promoted by the ISA. “ANSI A300 standards are the generally accepted industry standards for tree care practices. They are voluntary industry consensus standards developed by TCIA and written by a committee called the Accredited Standards Committee (ASC) A300, whose mission is to develop consensus performance standards based on current research and sound practice for writing specifications to manage trees, shrubs, and other woody plants.” ([www.tcia.org](http://www.tcia.org))

A commonplace saying among ISA Arborists is “right tree right place.” This saying may seem a bit obvious, but it is actually foundational to successful tree management. “Right tree right place” means that, before planting a tree, some cursory research should be undertaken to match the tree with the site. You would not find success, for instance, in trying to plant a tropical banana palm as a street tree in downtown Bismarck (climate). Nor is it a good idea to plant a giant sequoia directly under power lines (size). Hopefully these two examples are self-evident. Perhaps a less obvious example is that an American Chestnut is not a good tree in virtually all of Utah (soil pH).

Indeed, this simple phrase can circumvent a considerable amount of wasted time, money, and frustration; it is an important first step that, all by itself, will greatly reduce the amount of maintenance needed in the first place. Here we are again reminded of Figure 8,

recommended species for Midway City. Two additional details are essential to successful “right tree right place” practice. One, selecting high-quality stock and, two, planting it correctly. Information regarding both aspects can be found in the Appendix [Figure 9 & Figure 10].

With that important first step in place, trees typically do not need much in the way of additional care; proper watering, mulch rings, and regular pruning will keep just about any properly selected and planted tree in optimal health, and optimally healthy trees (like optimally healthy humans) don’t often get sick. Here we are again referred to the Appendix for information regarding proper watering, mulching, and pruning [Figures 11-13].

In general, trees will do best with infrequent but deep watering, which can be accomplished through a weekly deep soak using drip irrigation, or an extended interval soak with broadcast/sprinkler irrigation. Mulch rings are best established by means of turf removal, which can be done (carefully so as to not excessively injure roots of trees) using a sod-cutting machine. It’s also not a bad idea to put a thin layer of organic compost (~½” to 1”) down before the 3” layer of wood chip mulch. One efficient method for maintaining a weed-free mulch ring is to spray them with a non-volatile herbicide like glyphosate (Roundup) 1-2 times per growing season. Pruning should be conducted by an experienced ISA certified arborist, according to ANSI A300 standards, on a regular interval after planting (e.g. 2, 4, 6, 10, 14, 20 years after planting)

If and when our trees encounter a pest/disease, treatment should be prescribed on a case-by-case basis. In the treatment of any pathogen, the principles of Integrated Pest Management (IPM) represent current BMPs. In a nutshell, IPM employs the least and most passive amount of intervention possible to manage pests at an economically tolerable level. The justification for this approach is found in basic ecology and aptly voiced by John Muir: “When we try to pick out anything [in nature] by itself, we find it hitched to everything else in the universe.” In other words, application of pesticide/herbicide must be as selective as possible to avoid impacting other beneficial organisms in the web of life. Eradication of a pest is an old notion, it is both prohibitively expensive and extremely unwise. IPM employs management tactics in an ascending order from least to most invasive. Often, a pathogen can be controlled through simple cultural techniques (e.g. watering/fertilization regime). Of critical importance to IPM is the correct identification of the pest, coupled with identification of the economic threshold and investigation of multiple options for management. For more information, see:

<https://www.epa.gov/safepestcontrol/integrated-pest-management-ipm-principles>

Along the way, as the maintenance plan is developed/implemented, one or more individuals should be tasked with keeping the inventory (electronic tree database) updated as trees are interacted with. This will keep the inventory as current and representative of actual on-the-ground conditions as possible. Such updates can be accomplished using existing software (ArcGIS Collector, TreeKeeper, or similar) designed for use with any smartphone at any location with cellular service. Thus, the inventory can be updated in real time, and this will keep it most applicable (i.e. ‘fresh’).

As already alluded to, special care must be taken to keep as many of Midway’s younger cohorts of trees alive and well. Thankfully, this is not rocket science, in fact, the practices are relatively simple (see above). But the pivotal word is *routine*, routine maintenance has the power to maximize benefits and minimize liabilities of trees only if it is done on a regular basis.

Thus, a schedule needs to be developed and adopted by the City which encompasses all trees. One possible example of such a schedule has been included here for reference:

Immediate:

- Critical Public Safety trees (2)
  - Crown clean or remove

Year 1:

- Newly Planted and Establishing trees (136)
  - Install mulch ring
  - Structural pruning

Year 2:

- Establishing trees (264)
  - Structural Pruning

Year 3:

- Established trees (107)
  - Structural Pruning

Year 4:

- Newly Planted and Establishing trees
  - Structural pruning

Year 5:

- Establishing trees
  - Structural Pruning

Year 6:

- Established trees
  - Structural Pruning
- Review/update management plan

Annual/Ongoing

- Irrigation Audits
- Mulch ring maintenance
- Mature tree pruning as needed
- IPM/PHC (plant health care) as needed
- Tree removal (Over-Mature) as needed
- Annual planting of new trees (meeting/exceeding # removed)
- Real time inventory updates

Returning to the analogy between green and hard infrastructure, it is every bit as necessary and important, if not more so, to allocate budget dollars for tree installation, care, and maintenance as it is for electric, water, sewer, and roads. And, just as in the case of hard infrastructure, some degree of the minor/routine concerns can be handled 'in house' by Public Works; but as for more extensive/in-depth work, it often makes the most sense to employ specialized contractors. In this regard, Midway need not 'reinvent the wheel' either, for a number of municipalities (involved with the Utah Community Forest Council [UCFC]) have already exercised this option and would likely share contract-structuring information freely.



## 4. Goals/Objectives

Goals are a necessary part of any progress initiative. Based on inventory data, six recommended/potential goals for Midway City to adopt include:

1. The Midway City Parks Department will install/maintain mulch rings on all trees <8"DBH by the end of 2024
2. Starting in 2022, the Midway City Parks Department will perform annual irrigation audits to ensure that trees are receiving sufficient and not excessive amounts of supplemental watering.
3. By the end of 2022, the City will formally adopt and implement a plan for ongoing regular interval pruning of all 507 trees <12"DBH.
4. Prior to the 2023 fiscal year, the City will increase budget allocation to trees to match state/regional/national averages/recommendations for similar sized cities, and will use this increase to hire and equip a dedicated ISA Certified Arborist, or will contract with such, to provide structural pruning for all trees <12"DBH
5. Beginning in 2022, the Midway City Parks Department will integrate the use of an inventory software application to track all interactions with or changes to City managed trees (condition, maintenance, size, installation, removal, etc.)
6. Beginning in 2022, Midway City will plant 5% more trees annually than the number of trees removed in the current (or previous) year.

...and so forth...

## 5. Potential Pitfalls

Perhaps the most likely pitfall that will impede this proactive inventory/management plan is inaction. Inventories and management plans are intended to be organic documents that grow, change, and adapt to the needs of the City. Trees merit as much attention, work, and ongoing discussion as any other subject pertaining to the operation of a city.

The City is encouraged to seek ongoing input from both the author, and other professionals/organizations such as the Utah Community Forestry Council (UCFC), USU Extension, Utah Division of Forestry, Fire and State Lands (FFSL), Arbor Day Foundation, ISA, TCIA, and so forth. To that end, this document should be considered open-ended. It holds no express nor implied copyright, so updates, addendums, or modifications are encouraged.

Closely related to inaction is independent or misguided action. This management plan is intended to serve as a map/guide provided by an industry professional. It will lead to a gradual improvement in the Midway Urban Forest only to the degree that it is implemented.

Another potential pitfall is the common tendency to neglect or marginalize trees. Advocates for trees (including the professional resources listed above) should be identified amongst the City Council and Tree Committee to help remind City officials of the importance of trees to the community and their ongoing need for maintenance. Attention should also be given to creating/maintaining a budget for said maintenance.

## Implementation plan

Within the current calendar year (prior to 2023), each member of the Midway City Council should review this plan in its entirety and formally adopt it. After doing so, a meeting or series of meetings (with ongoing professional input) should be held in which realistic and meaningful goals can be discussed and formalized via addendum to this management plan. Authority and funding should then be provided to the relevant managers (Planning/Parks/Tree Committee) and plans should be made to accomplish these goals within a specific timeframe. Work orders and/or contracts should then be issued and specific objectives/actions be taken (e.g. creating mulch rings).

Within the given timeframe(s), monitoring (see below) is to be employed, and minor adjustments are to be identified, discussed, and enacted. Once the allotted time has elapsed, review meeting(s) can determine the success/failure/alteration of goals, and the cycle can begin again in an ever-refined trend.

## Monitoring plan

Monitoring is the process of regularly checking and notation on the status of a given project, initiative, or set of variables. As such, monitoring is fundamental to keeping this management plan 'on course.' The need for monitoring underscores the importance of incorporating a software platform that can view and edit inventory data points in real time.

A regular procedure of updating the inventory when designated City workers observe, interact with, or make changes to actual trees in the landscape is the official recommendation of this management plan for monitoring, and it is highly important. By doing this, tree planners/managers will be allowed to poll the dataset at any point to obtain the most current inventory 'snapshot' of City trees. They will thereby be allowed to effectively understand, communicate, and manage the evolving UF resource.

As previously discussed, one component of monitoring is for relevant stakeholders &/or decision makers to hold regular meetings in order to get on the same page about the most current status of the urban forest and its ongoing management. This could be a standalone goal for Midway City.

## Summary

Midway City is an idyllic and attractive community nestled against the striking backdrop of the Wasatch mountains in Northern Utah. Trees are a major component of City infrastructure, providing much of the City's appeal, offering several tangible benefits, and imparting a sense of community pride. We therefore conclude that City trees are deserving of proactive planning, care, and management.

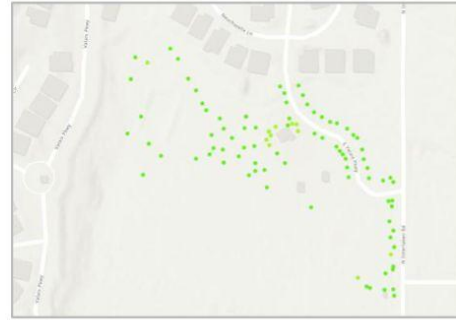
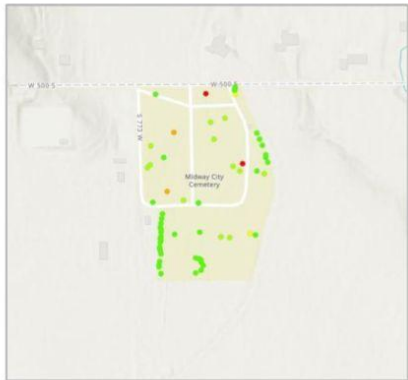
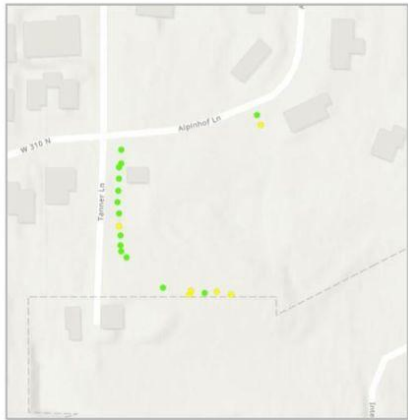
The recent tree inventory, together with this accompanying tree management plan, are an essential starting point for better management of the tree resource. From the inventory snapshot, we see that the trees are currently in fairly good condition. However, as with anything of value, ongoing maintenance is a must. This management plan has identified specific areas

of focus for such maintenance that will improve the urban forest in both the short and long term. These focus areas include diversification, ongoing scheduled maintenance, and goal setting.

Given the recent and projected growth for Midway, and the current youthful state of its urban forest, the City stands at a metaphorical crossroads. Responsive action taken now can significantly improve what is left behind for our grandchildren, while inaction will most likely lead to stagnation, liabilities, and even a decline in the collective health of both public and private City trees. Thus, as in the famous Robert Frost poem, the choice between two roads is now laid before us, let us choose the better path.

# APPENDIX

## Midway City Tree Inventory Map

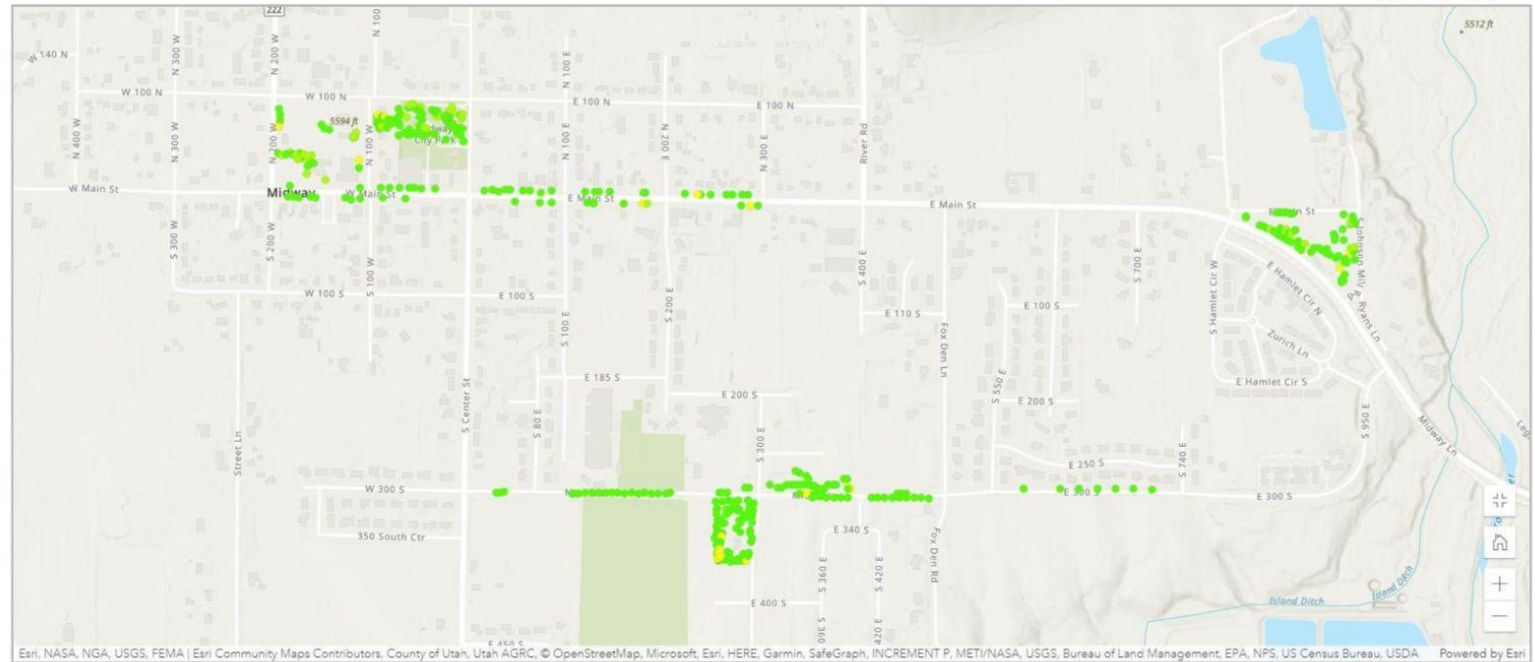


### Maintenance Priority

- Routine Small Tree
- Routine Large Tree
- Immediate Small Tree
- Immediate Large Tree
- Critical Public Safety
- Other



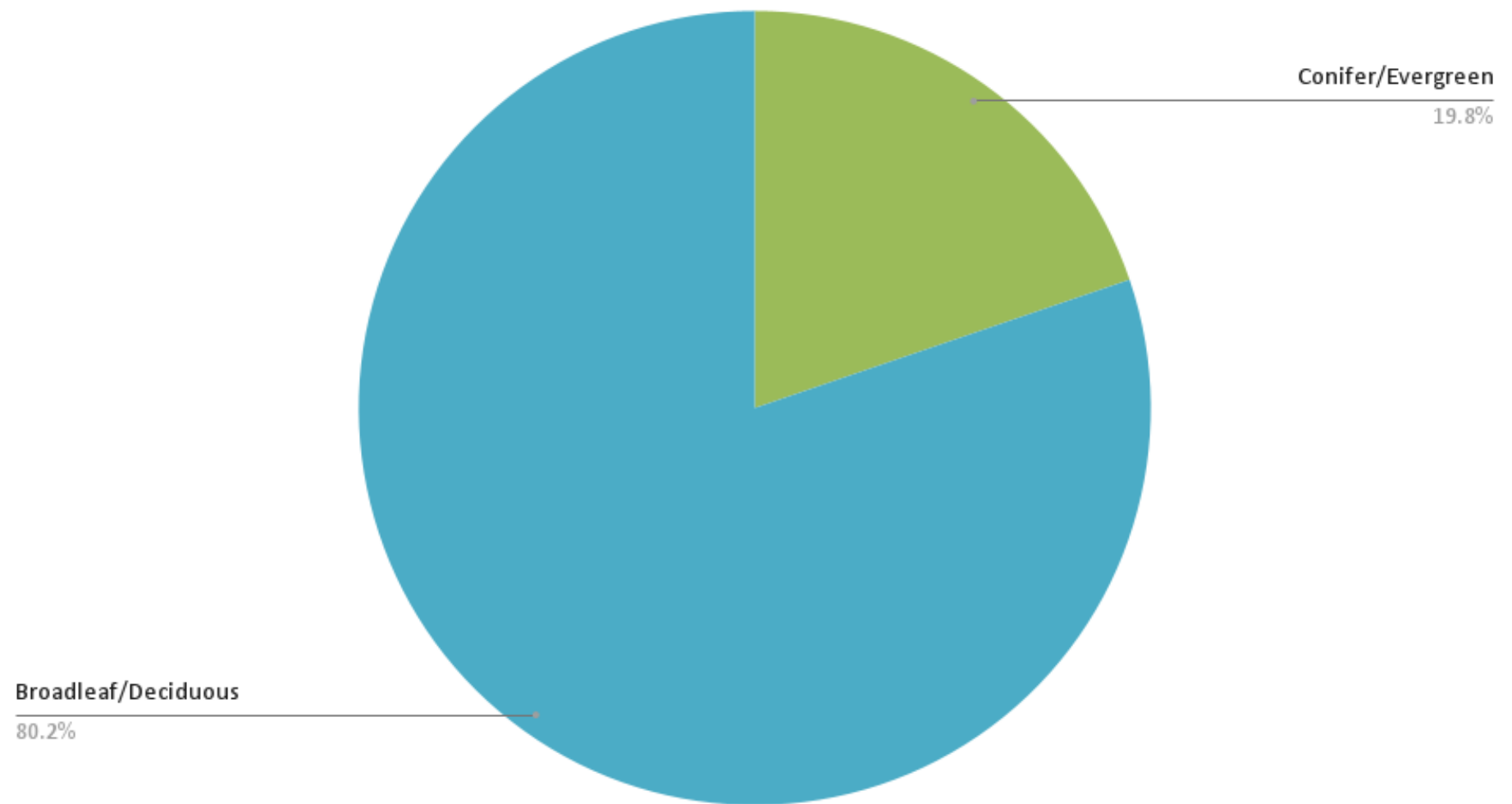
(maps not to scale)



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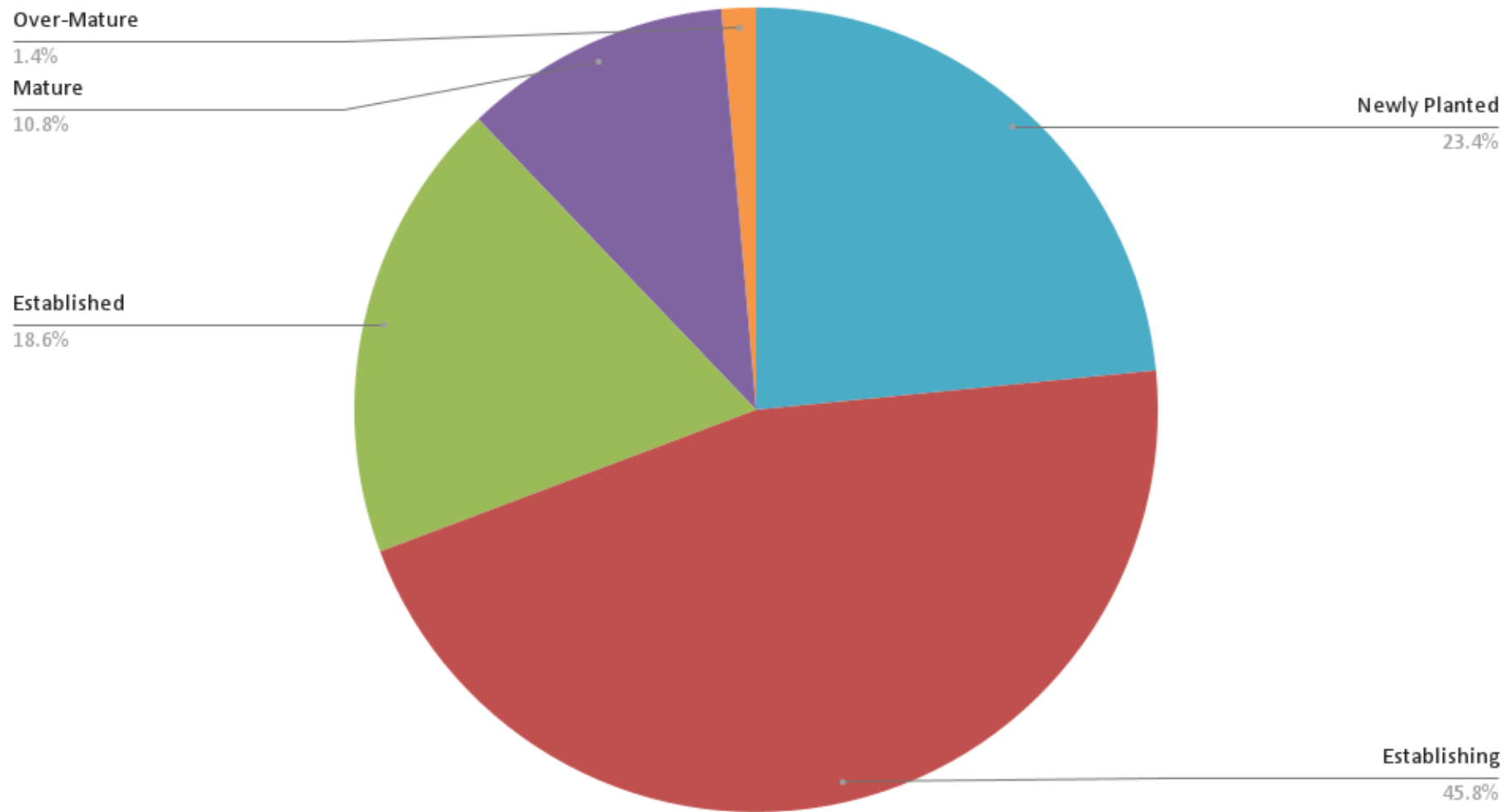
[FIGURE 1]

## Tree Type



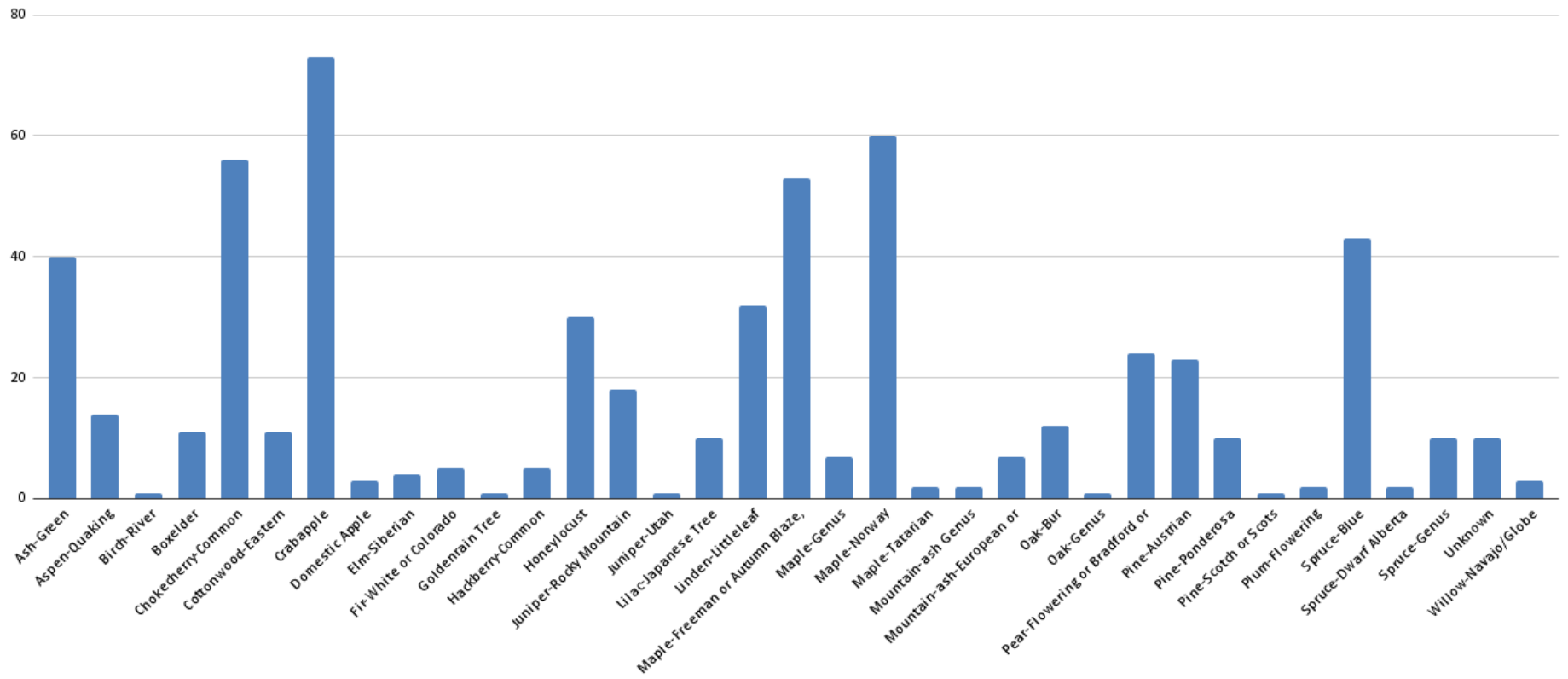
[FIGURE 2]

## Tree Maturity (by DBH)



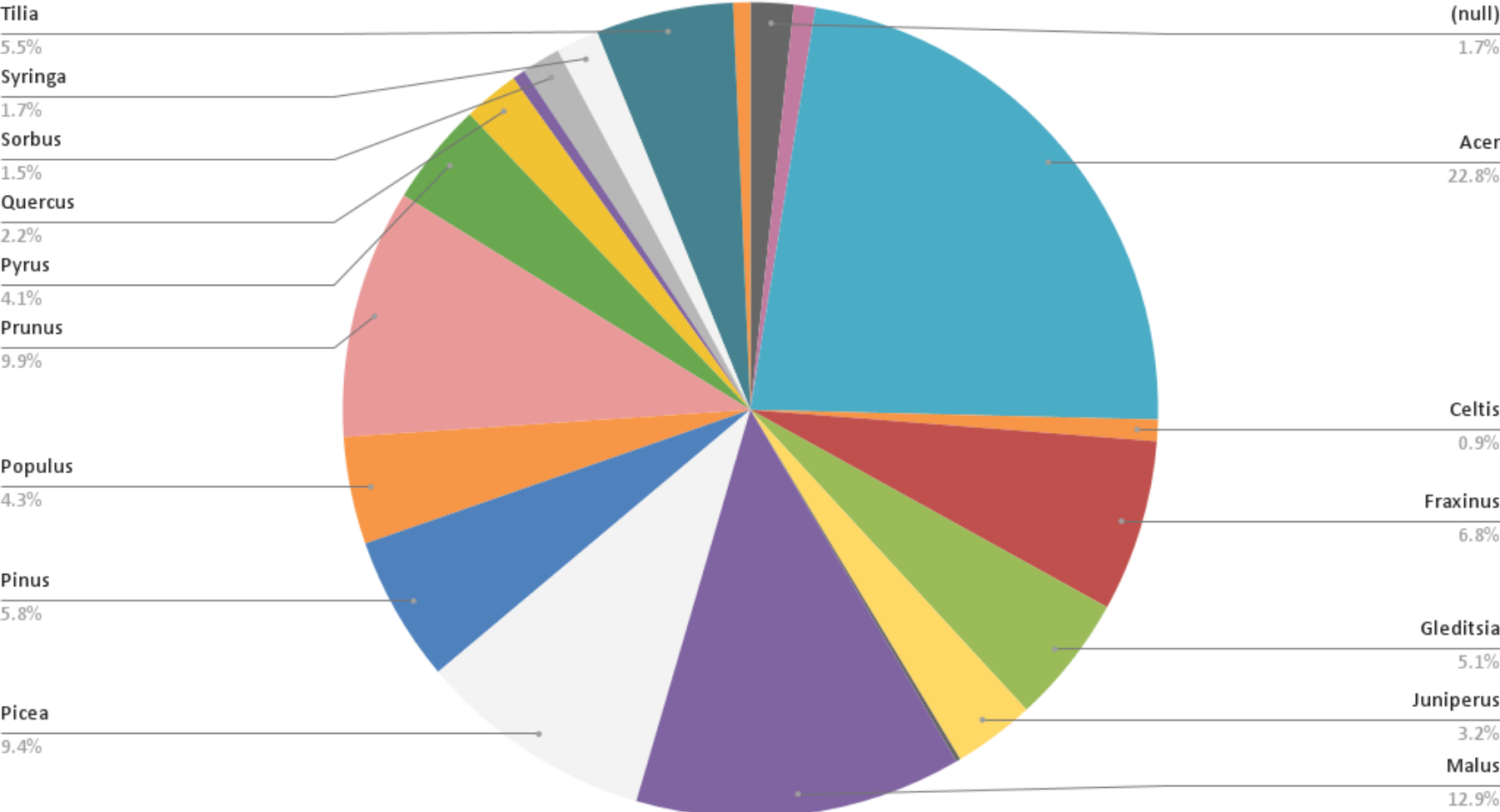
[FIGURE 3]

## Count of Species (Common Name)



[FIGURE 4]

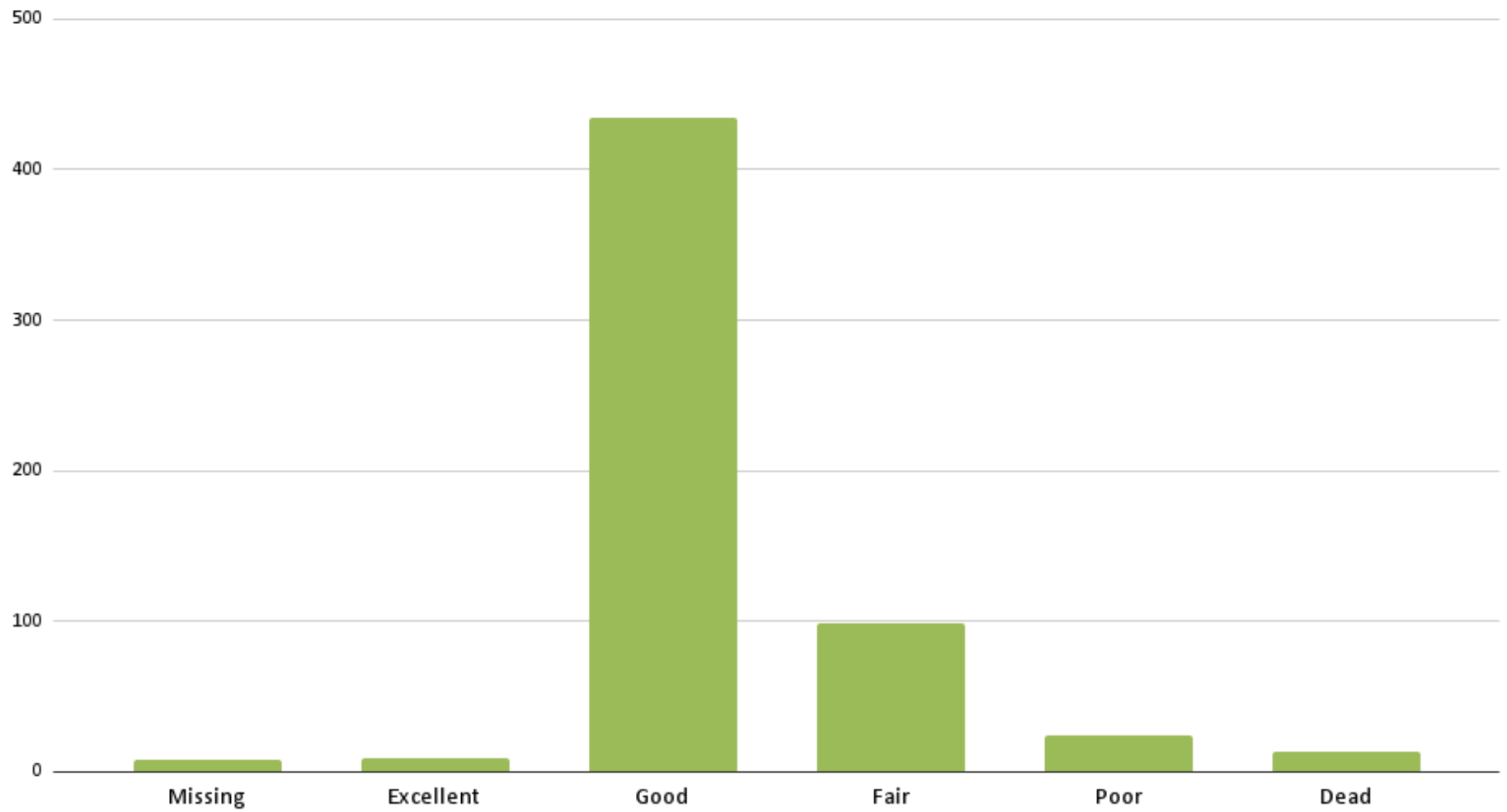
# Genus by Percent



[FIGURE 5]

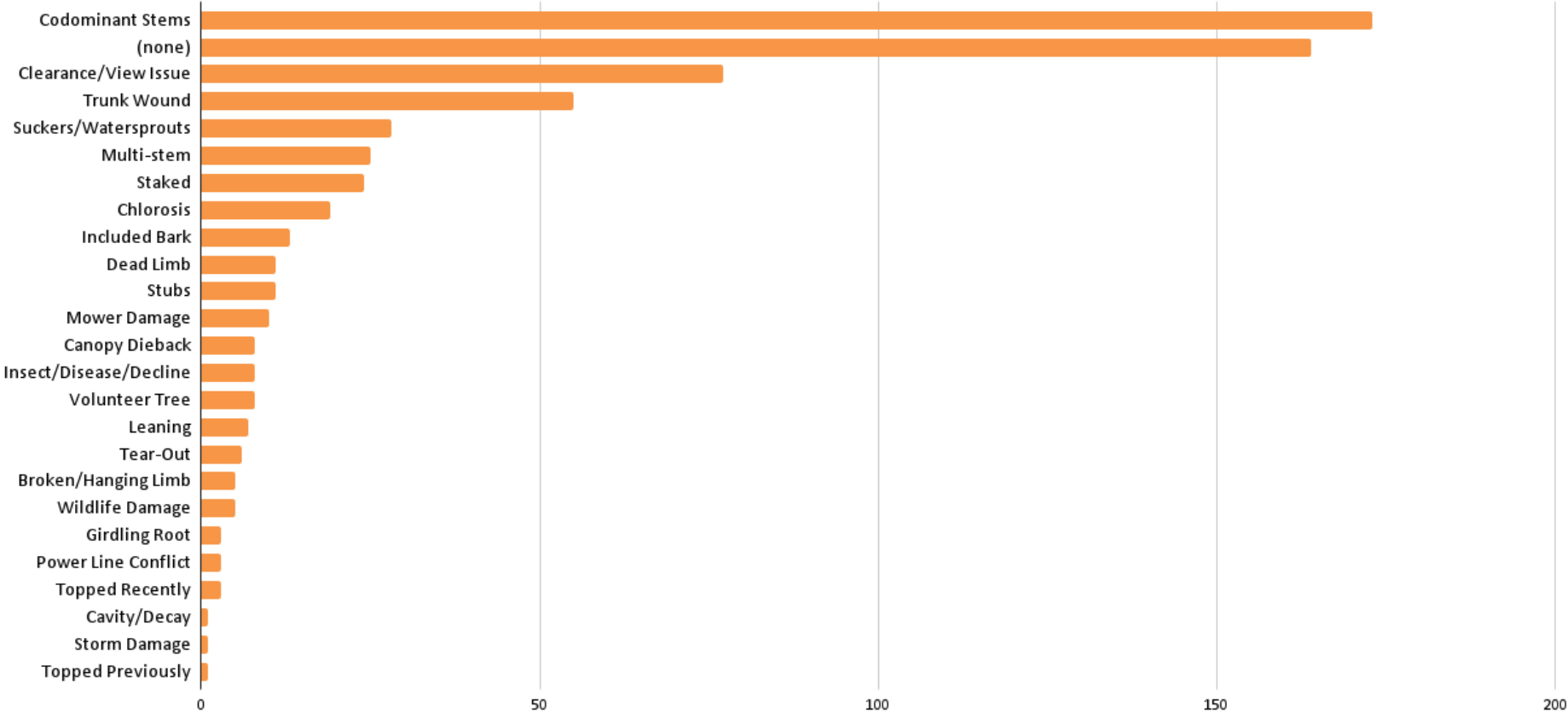


# Tree Condition



[FIGURE 6]

# Tree Comments



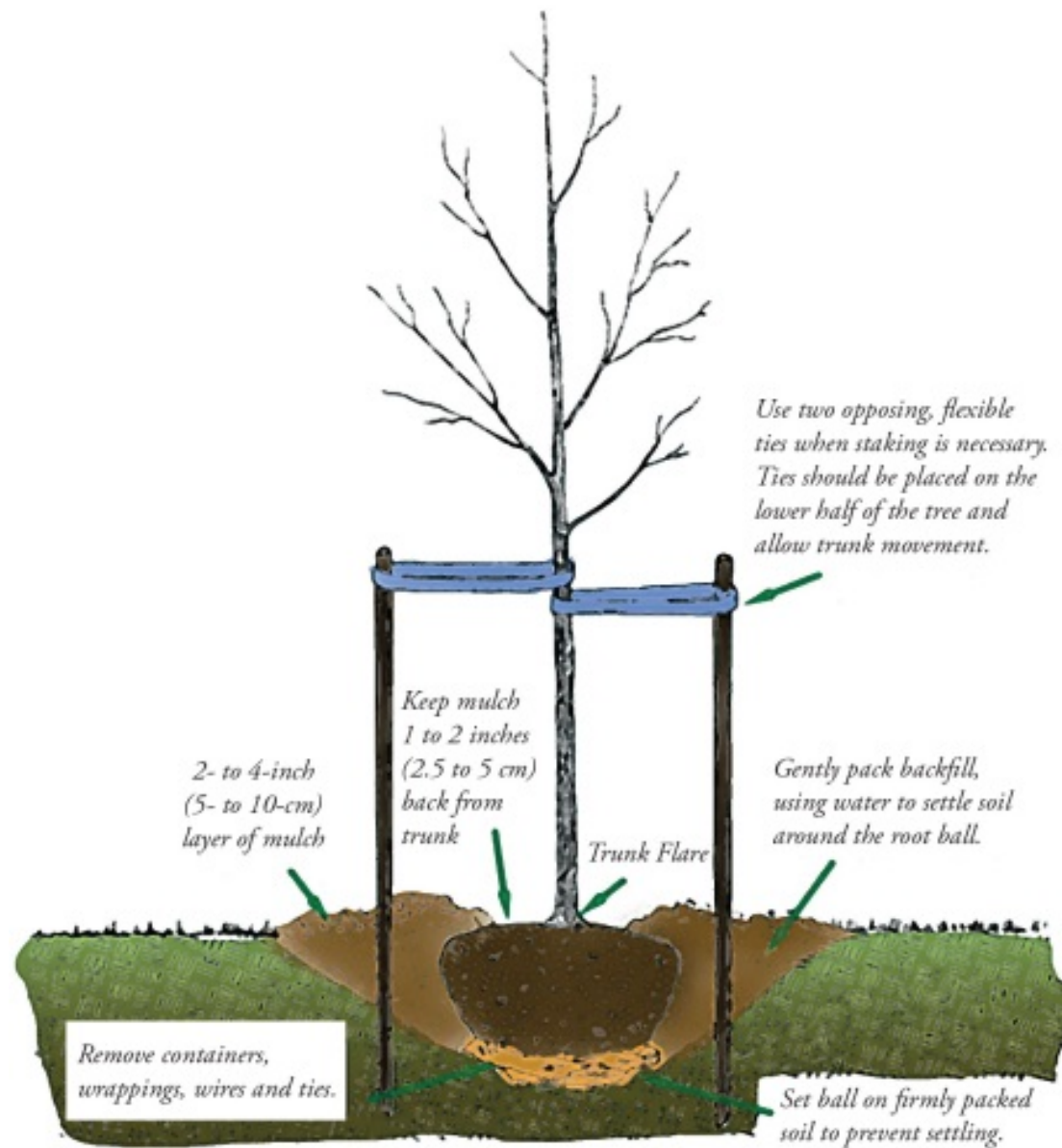
[FIGURE 7]

RECOMMENDED SPECIES FOR MIDWAY CITY, UT

Common Name	Scientific Name	Endorse	Type	Zone	Rate	Size	Drought Tol.	Poor Drain Tol.	Alkaline Tol.	Use	Notes
Serviceberry, Apple	<i>Amelanchier grandiflora</i>	Highly	Deciduous	4-9	Slow	Small	High	Low	High	Ornamental	flowers, fall color
Redbud, Eastern	<i>Cercis canadensis</i>	Highly	Deciduous	3-9	Med	Small	High	Low	High	Commercial	flowers
Filbert, Turkish	<i>Corylus colurna</i>	Highly	Deciduous	4-8	Med	Med	Med	Med	High	Parks & Residential	stately tree w/attractive form/bark
European Beech	<i>Fagus sylvatica</i>	Highly	Deciduous	4-7	Slow	Large	Med	Low	Med	Parks & Residential	majestic tree, well worth the wait, may need some protection
Ginkgo	<i>Ginkgo biloba</i>	Highly	Deciduous	3-9	Med	Large	High	Med	High	Parks & Residential	tough & elegant, practically no problems, fall color
Coffeetree, Kentucky	<i>Gymnocladus dioicus</i>	Highly	Deciduous	3-8	Med	Large	High	Med	High	Parks & Residential	fall color; fruit can be messy, seek fruitless variety
Planetree (sycamore), London	<i>Platanus x acerifolia</i>	Highly	Deciduous	4-9	Fast	Large	High	Med	Med	Parks & Residential	stately shade tree w/attractive bark, avoid fall planting
Oak, Swamp White	<i>Quercus bicolor</i>	Highly	Deciduous	3-8	Med	Large	High	High	Med	Parks & Residential	stately tree, doing well here
Oak, Turkey	<i>Quercus cerris</i>	Highly	Deciduous	5-7	Med	Large	High	Med	High	Parks & Residential	quite tolerant of UT conditions, interesting foliage
Oak, Bur	<i>Quercus macrocarpa</i>	Highly	Deciduous	2-8	Med	Large	High	Med	High	Parks & Residential	relatively pest/disease free
Oak, Chinkapin	<i>Quercus muehlenbergii</i>	Highly	Deciduous	4-7	Med	Large	High	Med	High	Parks & Residential	fall color
Japanese Tree Lilac	<i>Syringia reticulata</i>	Highly	Deciduous	3-8	Med	Small	Med	Med	High	Commercial	flowers
Baldcypress	<i>Taxodium distichum</i>	Highly	Deciduous	4-9	Med	Large	Med	High	Med	Parks & Residential	fall color, a deciduous evergreen
Elm, American	<i>Ulmus americana</i>	Highly	Deciduous	2-9	Fast	Large	High	High	High	Parks & Residential	tough & stately, relatively few problems, not problematic like U. pumilla
Elm, Lacebark	<i>Ulmus parvifolia</i>	Highly	Deciduous	4-9	Med	Large	High	Med	High	Commercial	aesthetic bark, tough, not problematic like U. pumilla
Japanese Zelkova	<i>Zelkova serrata</i>	Highly	Deciduous	5-8	Fast	Large	High	Low	Med	Commercial	tough, vase-shaped tree, requires regular pruning when young
Fir, Colorado White	<i>Abies concolor</i>	Yes	Evergreen	3-7	Slow	Large	Med	Low	Med	Parks & Residential	beautiful conifer w/'friendly' needles, may need protected site
Alder, Italian	<i>Alnus cordata</i>	Yes	Deciduous	5-7	Fast	Med	Med	High	High	Parks & Residential	unique among alders for not requiring lots of water
Alder, European	<i>Alnus glutinosa</i>	Yes	Deciduous	3-7	Fast	Med	Med	High	Med	Parks & Residential	will require moderate amount of water

Birch, Water or River	<i>Betula occidentalis</i>	Yes	Deciduous	3-7	Slow	Small	Low	High	Med	Parks & Residential	<b>multi-trunked tree w/attractive bark &amp; fall color, does require ample water</b>
Cedar, Incense	<i>Calocedrus decurrens</i>	Yes	Evergreen	5-8	Med	Large	Med	Med	High	Parks & Residential	stately tree when mature
Catalpa, Northern	<i>Catalpa speciosa</i>	Yes	Deciduous	4-9	Fast	Large	High	Med	High	Parks & Residential	fruit can be messy, seek fruitless variety
Cedar of Lebanon	<i>Cedrus libani</i>	Yes	Evergreen	5-7	Slow	Large	Med	Low	Med	Parks & Residential	beautiful & stately evergreen, slower growth rate
Hackberry, Common	<i>Celtis occidentalis</i>	Yes	Deciduous	2-9	Fast	Large	High	Med	High	Parks & Residential	requires regular pruning when young
Yellowwood, Kentucky	<i>Cladrastis kentukea</i>	Yes	Deciduous	4-8	Med	Large	Med	Med	High	Parks & Residential	<b>fall color</b>
Smoke Tree	<i>Cotinus obovatus</i>	Yes	Deciduous	4-8	Med	Med	High	Low	High	Ornamental	NOT smoke bush, <i>C. coggyria</i> , but similar - <b>aesthetic</b>
Hawthorn, Cockspur	<i>Crataegus crus-galli</i>	Yes	Deciduous	3-8	Med	Small	High	Med	High	Ornamental	<b>flowers</b> , seek thornless varieties, many other cultivars also good
Redcedar, Eastern	<i>Juniperus virginiana</i>	Yes	Evergreen	2-9	Med	Med	High	Low	High	Parks & Residential	good windbreak
Golden Rain Tree	<i>Koelreuteria paniculata</i>	Yes	Deciduous	5-9	Med	Med	High	Med	High	Ornamental	brilliant yellow <b>flowers</b> , plus 'lantern' seedpods
Tuliptree	<i>Liriodendron tulipifera</i>	Yes	Deciduous	4-9	Fast	Large	Med	Med	Med	Parks & Residential	<b>flowers, fall color, can be a bit messy</b>
Fir, Douglas	<i>Pseudotsuga menziesii</i>	Yes	Evergreen	4-6	Med	Large	Low	Med	High	Parks & Residential	fairly tough & stately conifer, use instead of spruce
Oak, Gambel	<i>Quercus gambelii</i>	Yes	Deciduous	4-8	Slow	Small	High	Med	High	Commercial	UT native, best grown in clumps
Aspen, Quaking	<i>Populus tremuloides</i>	w/Reservations	Deciduous	3-7	Med	Large	Med	Med	Med	Parks & Residential	ensure it has room to spread by suckering (e.g. landscape bed)
Oak, Shumard	<i>Quercus shumardii</i>	w/Reservations	Deciduous	5-9	Med	Large	High	Med	High	Parks & Residential	stately tree w/good fall color, questionably adapted; also <i>Q. buckleyii</i> , Texas Red Oak (closely related)
Locust, Black	<i>Robinia pseudoacacia</i>	w/Reservations	Deciduous	3-9	Med	Med	High	Med	High	Parks & Residential	very tough, though somewhat pest prone, seek seed grown, grafted may sucker

[FIGURE 8]



[FIGURE 9]

Trees serve many purposes in your local community and throughout the entire world. A high-quality tree, when planted and cared for, can become a long-lasting asset to your property. A low-quality tree may develop costly problems over time, increasing the need for maintenance and reducing the benefits a tree can provide.

### What Determines Tree Quality?

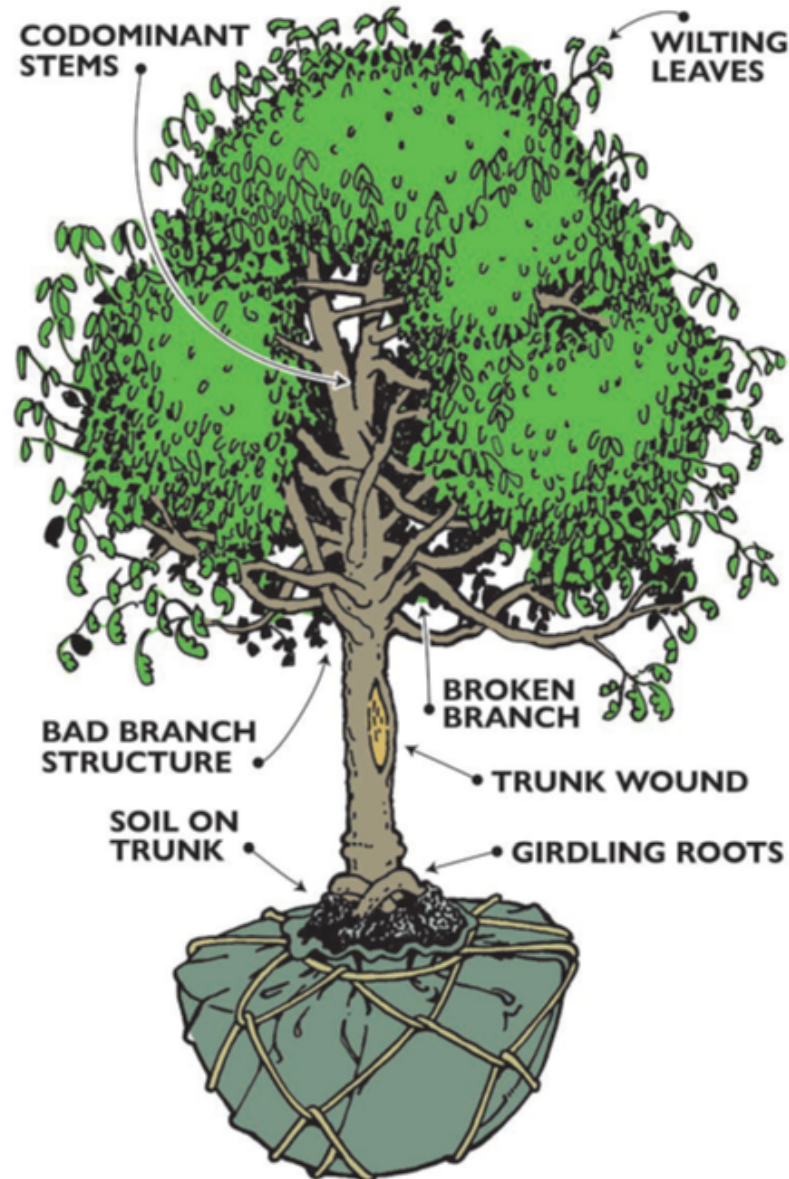
A high-quality tree has:

- A straight trunk with well-spaced branches.
- An exposed trunk free of wounds or damage.
- Roots growing straight out from the trunk.

A low-quality tree has:

- Weak form in which multiple stems originate from the same point and branches grow into each other.
- A trunk with wounds from handling or incorrect pruning.
- Limited, crushed, or circling roots in an undersized ball or container.

These problems can greatly reduce the tree's prospects for a healthy and productive life. When buying a tree, inspect it carefully to identify problems related to form, injuries, or roots.



[FIGURE 10]

Mulches are applied to the soil surface to maintain moisture and improve soil conditions. However, if misapplied, mulch may have little, or even negative, impact on trees.

### Benefits of Proper Mulching

- Reduces soil moisture loss through evaporation.
- Controls weed germination and growth.
- Insulates soil, protecting roots from extreme summer and winter temperatures.
- Improves soil biology, aeration, structure (aggregation of soil particles), and drainage over time.
- Increases soil fertility as certain mulch types decompose.
- Inhibits certain plant diseases.
- Reduces the likelihood of tree damage from string trimmers and lawn mowers.
- Gives planting beds a uniform, cared-for look.

Trees growing in a natural forest environment have their roots anchored in a rich, well aerated soil full of essential nutrients and soil microorganisms. The soil is blanketed by fallen leaves and other organic materials that organisms break down to release nutrients into the soil. This environment is optimal for root growth and mineral uptake.

Urban landscapes and new developments, however, are typically harsher environments with poor-quality soil, reduced organic matter, and large fluctuations in soil temperature and moisture. Many benefits of the natural environment can be replicated, while maintaining a formal appearance, with the application of organic mulch.

### Types of Mulch

#### Organic Mulch

- Examples include wood chips, pine needles, hardwood and softwood bark, cocoa hulls, leaves, compost mixes, and a variety of other products usually derived from plants.
- Decomposes in the landscape at different rates depending on the material, climate, and soil microorganisms present.
- Requires more replenishing depending on how fast it decomposes.

#### Inorganic Mulch

- Examples include various types of stone, lava rock, shredded rubber, and other materials.
- Does not decompose or need to be replenished often.
- Does not improve soil structure or provide nutrients.

### Not Too Much!

Too much mulch can be harmful. The recommended mulching depth is 2–4 inches (5–10 cm). Unfortunately, many landscapes are falling victim to a plague of over mulching.

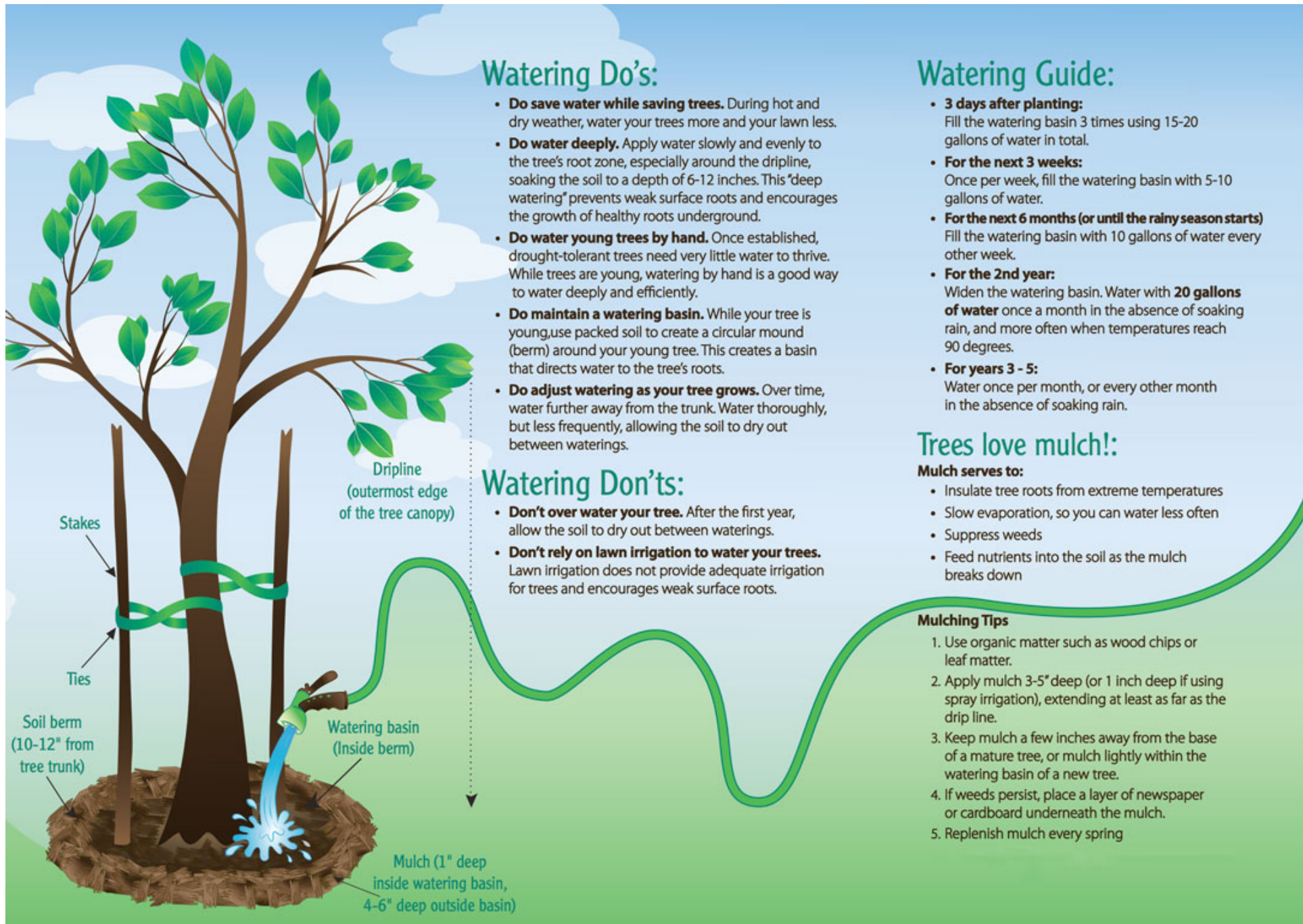
"Mulch volcanoes" are excessive piles of mulch materials applied around the base of trees.

While organic mulches must be replenished over time, buildup can occur if reapplication outpaces decomposition or if new material is added simply to refresh color.

Deep mulch can be effective in suppressing weeds and reducing maintenance, but it often causes additional problems.



[FIGURE 11]



[FIGURE 12]



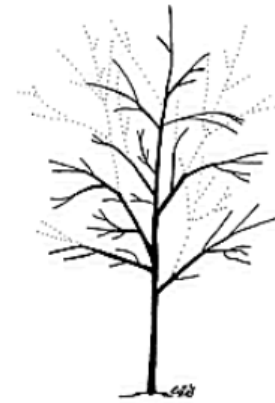
**Before pruning**



**After light pruning**



**After moderate pruning**



**Problem** - Before pruning, the young to medium-aged tree has three developing leaders or codominant stems (a, b and c). These are likely to develop into multiple leaders, which are considered weaker than trees with one trunk. Large maturing trees usually perform best and last longest if they grow with one main leader. Structural pruning helps the tree develop one main leader and one trunk.

**Solution** - Reduce the length of (subordinate) leaders 'a' and 'c' using a reduction cut to encourage leader 'b' to grow faster. This will help leader 'b' become the dominant trunk by slowing growth on leaders 'a' and 'c' and allowing more sunlight to reach 'b'. In most cases on large-maturing trees, branches in the lower 15-20 feet of the tree should be kept smaller than half the trunk diameter using this technique.

**Solution** - This moderate pruning treatment is similar to the light pruning treatment. The main difference is here we are more aggressive. Larger holes are left in the canopy following moderate pruning. This might be appropriate if trees cannot be pruned for several years, or if they might never be pruned again. Up to about 40% of foliage could be removed on young trees, if necessary.

**[FIGURE 13]**