

Midway City Council
7 February 2023
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	Payment Due Date
ALSCO / AMERICAN LINEN									
1429	ALSCO / AMERICAN LINEN	LSAL2694199	~Mats	01/17/2023	37.46	.00			01/27/2023
1429	ALSCO / AMERICAN LINEN	LSAL2698077	MATS FOR OFFICE BUILDING	01/30/2023	37.46	.00			02/08/2023
Total ALSCO / AMERICAN LINEN:					74.92	.00			
BISCO									
180	BISCO	1668685	Impact Equipment Maintenance	01/12/2023	30.00	.00			02/12/2023
180	BISCO	1669042	Water - Lanes Truck - 12" Adjusta	01/18/2023	27.33	.00			02/18/2023
Total BISCO:					57.33	.00			
BROKEN ARROW									
220	BROKEN ARROW	42882	Streets - White Bulk Salt Purchas	01/12/2023	2,554.30	.00			02/12/2023
220	BROKEN ARROW	43006	Bulk Road Salt	01/20/2023	4,568.02	.00			02/19/2023
220	BROKEN ARROW	43109	Bulk Road Salt	01/26/2023	1,049.88	.00			02/25/2023
Total BROKEN ARROW:					8,172.20	.00			
Car Quest Auto Parts									
2700	Car Quest Auto Parts	15341-145849	Quick Disconnect Hydraulic Fitting	01/18/2023	81.16	.00			02/18/2023
Total Car Quest Auto Parts:					81.16	.00			
CENTURYLINK -435-654-3924 453B									
2561	CENTURYLINK -435-654-3924 45	01072023	Phone/Internet	01/07/2023	144.48	144.48	01/26/2023		01/31/2023
Total CENTURYLINK -435-654-3924 453B:					144.48	144.48			
CENTURYLINK 435-654-4204 775B									
2562	CENTURYLINK 435-654-4204 77	01072023	Phone Service	01/07/2023	59.84	59.84	01/26/2023		01/31/2023
Total CENTURYLINK 435-654-4204 775B:					59.84	59.84			
CenturyLink ACCT# 88239224									
2636	CenturyLink ACCT# 88239224	624590929	Phone Services	01/12/2023	1,025.88	1,025.88	01/26/2023		02/11/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total CenturyLink ACCT# 88239224:					1,025.88	1,025.88			
CRUS OIL									
2350	CRUS OIL	0088888	Washer Fluid Pump	01/11/2023	117.45	.00			02/11/2023
Total CRUS OIL:					117.45	.00			
Dominion Energy									
930	Dominion Energy	2731063797 1/	2731063797 Community Center	01/17/2023	1,188.40	.00			02/08/2023
930	Dominion Energy	5770020000 01	5770020000 TOWN HALL	01/17/2023	1,733.68	.00			02/08/2023
930	Dominion Energy	6558550000 1/	6558550000 Gas Service	01/18/2023	2,546.81	.00			02/09/2023
930	Dominion Energy	6801020000 1/	6801020000 Admin Office	01/17/2023	438.76	.00			02/08/2023
Total Dominion Energy:					5,907.65	.00			
GRAINGER									
2264	GRAINGER	9588104852	WATER FOUNTAIN-TOWN HALL	01/26/2023	1,861.60	.00			02/25/2023
Total GRAINGER:					1,861.60	.00			
HEBER LIGHT & POWER									
1421	HEBER LIGHT & POWER	2317	Street Light Repairs	01/17/2023	882.00	.00			02/17/2023
Total HEBER LIGHT & POWER:					882.00	.00			
HOLLAND EQUIPMENT COMPANY									
560	HOLLAND EQUIPMENT COMPA	22108	Tow Straps - Equipment Maintenc	01/12/2023	730.22	.00			02/12/2023
Total HOLLAND EQUIPMENT COMPANY:					730.22	.00			
HOME DEPOT Credit Services									
1150	HOME DEPOT Credit Services	3513640	72" REFLECTIVE MARKER ORA	01/29/2023	52.70	.00			01/29/2023
1150	HOME DEPOT Credit Services	3513640	PushBROOM-2	01/29/2023	73.94	.00			01/29/2023
1150	HOME DEPOT Credit Services	3513640	MOUSE KILLER	01/29/2023	15.97	.00			01/29/2023
1150	HOME DEPOT Credit Services	3513640	HeaTER - TONIA	01/29/2023	59.97	.00			01/29/2023
1150	HOME DEPOT Credit Services	3513640	HeATER- PUBLIC WORKS	01/29/2023	59.97	.00			01/29/2023
Total HOME DEPOT Credit Services:					262.55	.00			

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HORROCKS ENGINEERS INC									
565	HORROCKS ENGINEERS INC	74758	Attend City Council Meeting	01/14/2023	340.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Midway General Engineering	01/14/2023	776.50	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	2020 Capital Facility Plan	01/14/2023	828.50	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Attend Planning Commission	01/14/2023	340.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Develop Rev. Comm/Michael & St	01/14/2023	170.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Cozens 3 Lot Sub: Construction	01/14/2023	752.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Farm Meadows (Ryan Davis) - Pl	01/14/2023	154.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	The Hideout: Planning	01/14/2023	77.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Bonner Meadows - Planning	01/14/2023	1,155.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Rising Heights School: Constructi	01/14/2023	823.95	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Homestead Resort - Construction	01/14/2023	2,996.90	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Huntleigh Woods Sub: Constructio	01/14/2023	106.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Remund Farms Phase 4 - Constru	01/14/2023	337.80	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Villages of Zermatt - Construction	01/14/2023	795.05	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	The Village Phase 1 - Constructio	01/14/2023	7,313.35	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Ameyalli, Mt Spa Resort: Planning	01/14/2023	1,875.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Springer Village - Planning	01/14/2023	197.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	The Reserve Phase 2: Constructi	01/14/2023	109.90	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	The Village: Planning	01/14/2023	385.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Rising Heights School - Planning	01/14/2023	231.00	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Saddle Creek Phase 2 & 3 - Cons	01/14/2023	217.20	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Remund Farms Phase 5 - Plannin	01/14/2023	487.75	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Soldier Hollow Meadows - Constr	01/14/2023	1,318.80	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	2021 South Homestead Trail Desi	01/14/2023	4,379.70	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Water System Maintenance	01/14/2023	2,001.10	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	2023 Homestead Water Line Desi	01/14/2023	10,617.35	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	2023 Water Conservation Plan	01/14/2023	828.50	.00			02/13/2023
565	HORROCKS ENGINEERS INC	74758	Pine Canyon Storm Drain Constru	01/14/2023	193.15	.00			02/13/2023
Total HORROCKS ENGINEERS INC:					39,807.50	.00			
INTERMOUNTAIN BOBCAT									
2659	INTERMOUNTAIN BOBCAT	P06587	Starter for tool cat - Equipment M	01/19/2023	512.83	.00			02/19/2023
2659	INTERMOUNTAIN BOBCAT	P06588	Rear Light Turn Signal - Equipme	01/19/2023	70.63	.00			02/19/2023
2659	INTERMOUNTAIN BOBCAT	P06622	BOBCAT Hydraulic Fluid Snowblo	01/23/2023	243.32	.00			02/23/2023
2659	INTERMOUNTAIN BOBCAT	P06638	WIREHARNES-BOBCAT SKID/	01/24/2023	995.86	.00			02/23/2023
2659	INTERMOUNTAIN BOBCAT	P06650	SNOWBLOWER SKID SHOE	01/25/2023	611.35	.00			02/24/2023
2659	INTERMOUNTAIN BOBCAT	P06711	LAMP REAR TOOLCAT-4	01/30/2023	311.82	.00			02/28/2023

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Total INTERMOUNTAIN BOBCAT:					2,745.81	.00			
INTERMOUNTAIN FARMERS ASSOC									
2165	INTERMOUNTAIN FARMERS AS	1018395899	Cemetery (Scoop) Snowshovels	01/19/2023	89.97	.00			02/20/2023
2165	INTERMOUNTAIN FARMERS AS	1018408386	Water PPE Gloves	01/23/2023	139.86	.00			02/20/2023
Total INTERMOUNTAIN FARMERS ASSOC:					229.83	.00			
JB GORDON CONSTRUCTION INC									
665	JB GORDON CONSTRUCTION I	01192023	250 W Rd & Utility Project Pay Re	01/03/2023	78,711.00	.00			02/02/2023
665	JB GORDON CONSTRUCTION I	01192023	250 W Rd & Utility Project Pay Re	01/03/2023	21,598.29	.00			02/02/2023
665	JB GORDON CONSTRUCTION I	01192023	250 W Rd & Utility Project Pay Re	01/03/2023	59,297.87	.00			02/02/2023
665	JB GORDON CONSTRUCTION I	01192023	250 W Rd & Utility Project Pay Re	01/03/2023	9,115.00	.00			02/02/2023
665	JB GORDON CONSTRUCTION I	01192023	250 W Rd & Utility Project Pay Re	01/03/2023	7,240.00	.00			02/02/2023
665	JB GORDON CONSTRUCTION I	11923	Pine Canyon Storm Drain 100 N	01/03/2023	10,940.00	.00			02/02/2023
665	JB GORDON CONSTRUCTION I	11923	Retainage Release	01/03/2023	11,111.67	.00			02/02/2023
Total JB GORDON CONSTRUCTION INC:					198,013.83	.00			
JEREMY HORROCKS									
2908	JEREMY HORROCKS	RAWU WATER	MILEAGE TO ST. GEORGE	01/30/2023	335.80	.00			01/30/2023
2908	JEREMY HORROCKS	RAWU WATER	PER DIEM	01/30/2023	142.00	.00			01/30/2023
Total JEREMY HORROCKS:					477.80	.00			
KARL MALONE CHRYSLER DODGE JEEP									
2485	KARL MALONE CHRYSLER DO	84870	Side by Side	01/09/2023	101.25	.00			02/09/2023
Total KARL MALONE CHRYSLER DODGE JEEP:					101.25	.00			
Kent Johnson									
2953	Kent Johnson	5792-288369	Strategic Planning Meeting	01/12/2023	50.00	.00			02/12/2023
Total Kent Johnson:					50.00	.00			
LANE TAYLOR									
1878	LANE TAYLOR	01302023	MILEAGE-ST. GEORGE	01/30/2023	335.80	.00			01/30/2023
1878	LANE TAYLOR	01302023	PER DIEM	01/30/2023	142.00	.00			01/30/2023

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Total LANE TAYLOR:					477.80	.00			
LES OLSON COMPANY									
735	LES OLSON COMPANY	EA1226981	Quarterly #4 Quarterly Contract bil	01/09/2023	680.42	.00			02/09/2023
Total LES OLSON COMPANY:					680.42	.00			
MIDWAY CITY									
2075	MIDWAY CITY	1.0002.3 1/23	1.0002.3 Memorial Hill Bathroom	01/04/2023	84.00	.00			03/31/2023
Total MIDWAY CITY:					84.00	.00			
Mountainland Power Equipment									
2993	Mountainland Power Equipment	92308	v plow joystick replacement	01/25/2023	936.00	.00			02/28/2023
2993	Mountainland Power Equipment	92594	WIRE HARNESS AND FRAME B	01/30/2023	1,130.00	.00			02/28/2023
Total Mountainland Power Equipment:					2,066.00	.00			
MOUNTAINLAND SUPPLY COMPANY									
845	MOUNTAINLAND SUPPLY COMP	S104985379.0	(2) Water Setters	01/16/2023	1,343.61	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105106468.0	WATer - Fire Hydrant Repair Kit	01/12/2023	520.73	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105141195.00	WATer - Water Part Repairs	01/12/2023	8,937.15	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105149577.0	WATer meter - lid rings 25 each	01/24/2023	985.50	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105151634.0	WATer - Poly Pipe	01/13/2023	69.54	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105160014.0	Electric Tape, Silver Tape & Wire	01/19/2023	31.38	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105160014.0	fire hydrant repair parts	01/24/2023	2,220.75	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105168046.0	replacement valve box lid	01/24/2023	22.97	.00			02/28/2023
845	MOUNTAINLAND SUPPLY COMP	S105171127.00	MANHOLE LID - BILLED TO MSD	01/25/2023	412.16	.00			02/28/2023
Total MOUNTAINLAND SUPPLY COMPANY:					14,543.79	.00			
ODP BUSINESS SOLUTIONS LLC									
875	ODP BUSINESS SOLUTIONS LL	284288690001	Shane	01/06/2023	15.86	15.86	01/26/2023		02/05/2023
875	ODP BUSINESS SOLUTIONS LL	286623555001	Building maintenance	01/16/2023	13.00	13.00	01/26/2023		02/19/2023
875	ODP BUSINESS SOLUTIONS LL	286625764001	Admin.	01/12/2023	4.27	4.27	01/26/2023		02/12/2023
875	ODP BUSINESS SOLUTIONS LL	286625765001	Ivette	01/12/2023	25.09	25.09	01/26/2023		02/12/2023
875	ODP BUSINESS SOLUTIONS LL	290237768001	gel pens - admin	01/27/2023	9.32	.00			02/26/2023
875	ODP BUSINESS SOLUTIONS LL	290237768001	wall callendar-brad admin	01/27/2023	11.72	.00			02/26/2023
875	ODP BUSINESS SOLUTIONS LL	290237768001	Binder- Collette	01/27/2023	10.84	.00			02/26/2023

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875	ODP BUSINESS SOLUTIONS LL	290237768001	Ink for hp printer - public works	01/27/2023	61.48	.00			02/26/2023
875	ODP BUSINESS SOLUTIONS LL	290237768001	ruler - admin	01/27/2023	3.35	.00			02/26/2023
875	ODP BUSINESS SOLUTIONS LL	290237768001	hanging folder - admin	01/27/2023	27.23	.00			02/26/2023
Total ODP BUSINESS SOLUTIONS LLC:					182.16	58.22			
O'REILLY AUTO PARTS									
2215	O'REILLY AUTO PARTS	3664-279575	Shop-Oil Drain Funnel	01/11/2023	29.99	29.99	01/26/2023		02/11/2023
2215	O'REILLY AUTO PARTS	3664-281284	Vehicle Fuel Filter	01/18/2023	6.53	6.53	01/26/2023		02/18/2023
2215	O'REILLY AUTO PARTS	3664-282822	air filter bob cats-t5600's	01/25/2023	130.45	.00			01/25/2023
2215	O'REILLY AUTO PARTS	3664-284003	airfilter for bobcat	01/30/2023	59.43	.00			01/30/2023
2215	O'REILLY AUTO PARTS	3664-284046	wiper blade-jeep	01/30/2023	54.03	.00			01/30/2023
Total O'REILLY AUTO PARTS:					280.43	36.52			
PEPPERLANE PRODUCTS									
2904	PEPPERLANE PRODUCTS	11969	ASSORTED JELLY - Retail Produ	01/16/2023	136.00	.00			02/16/2023
Total PEPPERLANE PRODUCTS:					136.00	.00			
Pine Canyon Excavation & Landscape									
3035	Pine Canyon Excavation & Lands	1120	Water Leak on Pine Canyon and	01/24/2023	750.00	.00			02/23/2023
Total Pine Canyon Excavation & Landscape:					750.00	.00			
Premier Truck Group									
3036	Premier Truck Group	775461929	Mudflap Replacement	01/19/2023	53.22	.00			02/19/2023
Total Premier Truck Group:					53.22	.00			
REDMOND MINERALS INC.									
2269	REDMOND MINERALS INC.	360972	BULK Salt	01/20/2023	735.25	.00			02/19/2023
2269	REDMOND MINERALS INC.	361229	BULK LOAD SALT	01/24/2023	732.75	.00			02/23/2023
Total REDMOND MINERALS INC.:					1,468.00	.00			
ROCKY MOUNTAIN POWER									
1603	ROCKY MOUNTAIN POWER	01242023	SWISS MOUNTAIN PUMP	01/24/2023	12.15	.00			02/15/2023

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Total ROCKY MOUNTAIN POWER:					12.15	.00			
SAFETY SUPPLY & SIGN CO INC									
1015	SAFETY SUPPLY & SIGN CO IN	183786	PPE Equipment Safety Pants - Str	01/11/2023	214.06	.00			02/10/2023
Total SAFETY SUPPLY & SIGN CO INC:					214.06	.00			
SHANE OWENS									
1458	SHANE OWENS	RAWU WATER	MILEAGE-ST GEORGE	01/30/2023	335.80	.00			01/30/2023
1458	SHANE OWENS	RAWU WATER	PER DIEM	01/30/2023	142.00	.00			01/30/2023
Total SHANE OWENS:					477.80	.00			
SIGNARAMA									
2658	SIGNARAMA	INV-13531	Misc. Street Signs	01/17/2023	77.00	77.00	01/26/2023		01/17/2023
Total SIGNARAMA:					77.00	77.00			
SMITH & EDWARDS WEST JORDAN									
2961	SMITH & EDWARDS WEST JOR	20869	TRAVUS JENSEN-CLOTHING AL	01/27/2023	143.83	.00			01/27/2023
Total SMITH & EDWARDS WEST JORDAN:					143.83	.00			
Staker Parson Companies									
2520	Staker Parson Companies	6007760	Water leak, gravel	01/12/2023	206.29	206.29	01/26/2023		02/11/2023
Total Staker Parson Companies:					206.29	206.29			
SUPERTREES UTAH									
2972	SUPERTREES UTAH	PS-INV103561	TREE City USA	01/13/2023	7,000.00	7,000.00	01/26/2023		01/13/2023
2972	SUPERTREES UTAH	PS-INV103568	TREE City USA	01/20/2023	7,500.00	7,500.00	01/26/2023		01/20/2023
Total SUPERTREES UTAH:					14,500.00	14,500.00			
TIMBERLINE ACE HARDWARE									
1170	TIMBERLINE ACE HARDWARE	160410	WINDSHIELD WASHER/PUTTY	01/30/2023	9.98	.00			01/30/2023
Total TIMBERLINE ACE HARDWARE:					9.98	.00			

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Tonia Turner									
2882	Tonia Turner	12323	REtail for Midway Must Haves	01/23/2023	16.26	.00			02/10/2023
2882	Tonia Turner	12323	Costco Water - Supplies	01/23/2023	7.00	.00			02/10/2023
2882	Tonia Turner	12323	Wal Mart - Cleaning Supplies, Tiss	01/23/2023	23.41	.00			02/10/2023
Total Tonia Turner:					46.67	.00			
UTAH LOCAL GOVERNMENTS TRUST									
1255	UTAH LOCAL GOVERNMENTS T	1604105	NEW F350 Public Works Truck	01/11/2023	164.95	164.95	01/26/2023		02/10/2023
1255	UTAH LOCAL GOVERNMENTS T	1604106	Monthly Bill	01/11/2023	1,091.64	1,091.64	01/26/2023		02/10/2023
Total UTAH LOCAL GOVERNMENTS TRUST:					1,256.59	1,256.59			
VERIZON WIRELESS									
2783	VERIZON WIRELESS	9924224452	Cellular Service	01/01/2023	372.92	372.92	01/26/2023		01/24/2023
Total VERIZON WIRELESS:					372.92	372.92			
WASATCH AUTO PARTS									
1310	WASATCH AUTO PARTS	266931	Backhoe Parts	01/18/2023	82.68	.00			02/17/2023
1310	WASATCH AUTO PARTS	267054	Bobcat Parts	01/19/2023	108.99	.00			02/19/2023
1310	WASATCH AUTO PARTS	267186	HYDRALIC FITTINGS/HOSE WR	01/23/2023	204.63	.00			01/23/2023
1310	WASATCH AUTO PARTS	267222	HYDRALIC FITTINGS/HOSE/WR	01/23/2023	72.26	.00			01/23/2023
1310	WASATCH AUTO PARTS	267285	Bobcat service parts	01/24/2023	199.30	.00			02/23/2023
1310	WASATCH AUTO PARTS	267329	HYDRAULIC FILTER-BOBCAT S	01/24/2023	254.24	.00			01/24/2023
1310	WASATCH AUTO PARTS	267491	DIESEL TRUCKS-2/5 DEF	01/26/2023	99.54	.00			01/26/2023
1310	WASATCH AUTO PARTS	268683	HYDRALIC FILTERS	01/30/2023	212.14	.00			01/30/2023
Total WASATCH AUTO PARTS:					1,233.78	.00			
WAVE PUBLISHING									
1365	WAVE PUBLISHING	L 17810	Notice--	01/04/2023	101.74	101.74	01/26/2023		02/10/2023
Total WAVE PUBLISHING:					101.74	101.74			
WHEELER MACHINERY CO									
1375	WHEELER MACHINERY CO	PS001449803	Hydraulic Hose Fitting	01/20/2023	83.86	.00			02/20/2023
1375	WHEELER MACHINERY CO	PS001449804	Coupler hydraulic, Replacement S	01/20/2023	617.03	.00			02/20/2023
1375	WHEELER MACHINERY CO	PS001452018	WIRE HARNESS LOADER	01/25/2023	165.02	.00			01/25/2023
1375	WHEELER MACHINERY CO	PS001452019	HARNESS SNOW BLOWER	01/25/2023	468.39	.00			01/25/2023

Midway City Council
7 February 2023
Regular Meeting

Minutes of the
12 January 2023
Strategic Planning Meeting



Memo

Date: 19 January 2023
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 12 January 2023 City Council Meeting

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

**MINUTES OF THE
MIDWAY CITY COUNCIL
(Strategic Planning Meeting)**

**Thursday, 12 January 2023, 9:00 a.m.
Valais Clubhouse
1325 N Valais Parkway, 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 9:05 a.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member (Left at 3:06
a.m.)

a.m.)
Michael Henke, Planning Director
Wes Johnson, Engineer
Nancy Simons, Accounting
Brad Wilson, Recorder

Others Present:

None

Staff Present:

Corbin Gordon, Attorney (Arrived at 10:51

2. FY 2023 Budget Amendment

The Council and staff discussed the following items:

- General Fund
 - Interest was higher.
 - The budget for revenue needed to be increased.
 - ARPA Funds
 - Engineering fees
 - Burial fees
 - Miscellaneous revenue
 - Engineering costs
 - Snowplow blades needed to be added to the budget.
 - There was \$350,000 in excess revenue.

- Capital Improvement Projects Fund
 - Reserves
 - The City was understaffed and therefore unable to do all budgeted projects.
 - Revenue
 - Expenses
 - City Office Building
 - Surface treatments
 - River Road
 - Trails

- Water Fund
 - Reserves
 - Interest
 - Heber Light & Power dividend

- Ice Rink Fund
 - Receipt of money from concessionaire.

- Souvenir Shop

The amendment would be considered at the 21 February 2023 council work and regular meetings.

3. Staff Changes

Mayor Johnson reviewed the recent staff changes.

4. Job Descriptions

Mayor Johnson reviewed the job descriptions for city employees and who the Council should call for various issues. An organizational chart was requested. A recruiter was also suggested because of the competitive job market.

5. Welcome Binder

Mayor Johnson reviewed the welcome binder that would be given to new residents.

6. 2023 Council Meeting Schedule

The Council agreed to cancel meetings on April 4th, July 4th, September 5th, October 17th, December 19th, and January 2, 2024.

7. Code Changes

The Council and staff discussed the following changes to the Municipal Code:

- Extending the deadline to hear an administrative appeal.
- Kitchens in the commercial zones.

8. Prayer or an Inspirational Thought at Council Meetings

The Mayor suggested and the Council agreed to a schedule for when each council member would be responsible to give or find someone to give a prayer or inspirational thought at the regular council meetings.

9. Snow Plowing

The Council and staff discussed the following items:

- The Municipal Code was clear that the City was not responsible for damage to anything in its easements including mailboxes. The City should maintain this rule and not provide financial compensation for damage.
- The Code also required that residents clear snow from the sidewalks in front of their property within 12 hours of a storm. The City would not site residents because of how much snow had fallen recently.
- Sidewalks should be cleared because children needed a safe place to walk.
- The road, rumble strip, and trail on 600 North worked well for snow plowing.
- Every community had the problem of snowplows putting snow into peoples' driveways.
- The City could create a place to coordinate volunteers to shovel snow.
- Snow plowing information should be added to the welcome binders that would be given to new residents.
- The United States Postal Service wanted mailboxes accessible in the road right-of-way. The City plowed the boxes in with snow.
- Should there be pullouts for mailboxes?
- Should clustered rather than individual mailboxes be required?

10. City Sponsored Events

As much help as possible was needed for the City's sponsored events. Coordination was needed beforehand.

11. Gardner Property (South Center Street)

The Council and staff discussed the following items:

- Should a request for proposals be released to determine what should be done with the property?
- Should the Open Space Committee and Parks, Trails, and Trees Committee study it first?
- Should there be a steering committee?
- Multiple proposals should be sought for the project.
- Most of the property should remain open and in agriculture.

- The City should decide the status of the project before any money was spent.
- The City's best park was Michie Lane because it was professionally designed and constructed.
- Any design firm needed direction before they began a project.
- The proposal by the Wasatch Center for Advanced Professional Studies (CAPS) might or might not be incorporated.

12. Olympics

Funds from a future Olympics would be available to build legacy projects. The funds could be used on the Town Square.

13. TAP Campaign

It was agreed that the money remaining, from the Trails, Arts, and Parks tax campaign, would be given to a local arts group.

14. Open Space / Small Parcels

It was recommended that seed money be provided to preserve small parcels of open space.

Note: Corbin Gordon arrived at 10:51 p.m.

The Council wanted to hear from the Open Space Committee regarding other ways to preserve open space. It was questioned if conservation groups wanted to manage smaller parcels. The City should not manage them.

15. Resort Tax

The Council and staff discussed the following items:

- The community did not want nightly rentals everywhere in the City.
- Moab allowed nightly rentals everywhere and it became a problem.
- Historical data
- The Resort Tax had kept the property tax low.
- Doubted that the City would continue to qualify for the tax even with The Village and the Ameyalli Resort.
- Long-term land use decisions should not be made based on keeping the Resort Tax.
- Drastic measures should not be taken to keep the Tax.
- The City had extra money in its recent budgets.
- Increases in the Property Tax were forcing people out of Midway.
- The City should plan to lose the Resort Tax.
- The City's portion was a small percentage of a resident's overall property tax.
- Annexing a portion of Wasatch Mountain State Park was a win for everyone.
- Former State Representative Tim Quinn said the City's property tax was too low.

- The Resort Tax helped to not price residents out of Midway.
- It was not healthy to continue to rely on the Resort Tax.
- A financial analyst should be hired to review the City's revenue sources.
- Nightly rentals could be controlled.
- The solution was not as simple as raising property taxes.
- The Lower River Annexation included a resort that would have nightly rentals.
- Developers knew that the City wanted nightly rentals and used that as leverage.
- Nightly rentals were different from hotels.
- What was the prejudice against nightly rentals?
- The current nightly rental code worked well if it was enforced.
- Some nightly rentals had reputations as "party houses".
- Residents opposed nightly rentals only when the Transient Rental Overlay District (TROD) was proposed for expansion.
- Nightly rentals replaced affordable housing.
- Park City could not build a community because it had so many nightly rentals.
- The TROD should not be expanded, but an expansion application had to be considered.
- Nightly rentals should be allowed in the commercial zone.

16. Trails

The Council and staff discussed the following items:

- North Center Street and Pine Canyon Road needed trails for safety.
- The City was building trails as quickly as possible.
- Too many streets should not be closed at any one time for construction.
- Should the trail along Pine Canyon Road be attached to the road?
- Engineering should be done for Center Street one year and then Pine Canyon Road the following year.
- It would cost a lot of money to build a trail along Center Street.
- The sidewalk/trail needed to be built from the Granary to Hamlet.

17. Cemetery

The Council and staff discussed the following items:

- The first 100 letters had been sent out to start the process of clearing up the title to cemetery lots. There had been some success.
- Better coordination was needed between the City Sexton and the City Attorney.
- Some people were angry that they had to go to a judge to determine lot ownership.
- Many people did not go through probate.
- The City now required that lot deeds include beneficiaries.
- There were 2,000 unused lots in the City's cemetery.
- Unused lots could be reclaimed by the City after 60 years.
- There were 600 or 300 sellable lots left. The correct number should be verified.
- When should the remaining area of the cemetery be opened? That should be done immediately.
- The number of remaining lots should be reported quarterly.
- The Sexton wanted to expand lots to ten feet long so that the headstone would not need

to be moved.

18. Buildings

The Council and staff discussed the use of the City's buildings, including a conflict between arts groups. The rental of space in the Town Hall was also discussed.

19. Town Square

The Council and staff discussed the following items:

- The new design for the Town Square needed to be finalized, any conflicts resolved, and a vote taken.
- The costs for the design should be public.
- The City should not bond for the project.
- The design should have a consensus.
- Items may need to be added to the plan.
- The water feature should be eliminated.
- A splash pad would have many of the same problems as a water feature.
- A splash pad was a good activity.
- Any water component showed that the City did not want to conserve water.
- A splash pad was left out so that the Town Square would not be defined as a park.
- European towns had small fountains. The water could be provided from the irrigation ditch.
- The proposed design eliminated 20 parking spaces.
- The parking lot should be "L" shaped to also go around the front of the City Office Building. This would provide better ADA parking and access.
- The pavilion should not be moved.
- More public input was needed.
- The choice was between individual items and not phases.
- There were alternatives.
- If residents were allowed to vote on the design, then they would think that design would happen. Just the stakeholders should decide on the design.
- How would the project be prioritized compared to other projects.
- Should the park impact fee be increased.
- The largest lawsuits were related to impact fees.
- The process should be fair.
- Residents should feel like they had been heard.
- Certain people would never be satisfied.
- A consensus could be achieved.
- A public meeting would be held in February on the issue.

20. Emergency Concerns

The Council and staff discussed the following items:

- Several thousand sandbags should be filled for potential flooding.

- The City should work with the Midway Irrigation Company because flooding happened along irrigation ditches.
- Culverts on 250 West were already plugging up.
- Did the City have a flood diversion map?
- Flooding was dependent on the location.
- Snake Creek was the largest flooding problem.
- Someone should regularly monitor stream and ditch water levels.
- There should be education done in preparation for flooding.

21. GIS

Wes Johnson reviewed a cost breakdown for a Geographic Information System (GIS) that would include the City's water lines, etc.

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

The Council and staff discussed the following items:

- Ongoing costs
- Costs could be saved by using CUP imagery.
- The costs to put developments on the GIS would come from the developer's out-of-pocket.
- Horrocks Engineers would initially input the data. It would be decided later who would continue the data entry.
- Why would the City pay more than the other participating entities? The City had more data to input.
- Only the Midway Sanitation District had agreed to participate.
- A LiDAR system would do a lot of the work with a surveyor doing the rest.

22. Homestead Water Line

The Council and staff discussed the following items:

- The project would be bid in February.
- UDOT wanted a box culvert on 200 North. UDOT projects took time so the culvert should be treated as a separate project.
- The road should not be torn up again for the culvert.

23. Affordable Housing

Michael Henke reviewed a report from the Kem C. Gardner Policy Institute.

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

The Council and staff discussed the following items:

- The affordable housing chapter of the General Plan had changed the most in the ongoing update. The Council would need to make some decisions before it was finalized.
- Should affordable housing be allowed in the commercial zones.
- The City did not incentivize affordable housing.
- Affordable housing would lose to other types of housing in the current market.
- Drastic items should be considered.
- Affordable housing should be addressed immediately.
- There should be a monthly housing allowance.
- M&I water, density, and the transfer of development rights could be used as incentives.
- Increased density would not create affordable housing.
- Could a fee be collected for affordable housing?
- Exterior accessory dwelling units (EADUs) should be reconsidered.
- Rental units, not affordable houses, were needed.
- Affordable housing should be considered after the General Plan was revised.
- The Planning Commission removed EADUs and house size limits from the General Plan.
- There were needed types of housing that were missing in Midway.
- Reducing costs
- Workforce housing was needed.
- The City had made it easy for developers to build in the “sweet spot”.
- The issue should be addressed step by step.

24. Statement Against Hate

Mayor Johnson introduced a statement against hate and reviewed the history of its creation. She asked what the City could do to support the statement. She suggested adopting it as a resolution or including it in the General Plan or Vision Statement.

The Council and staff discussed the following items:

- How effective would a resolution or other document be?
- The Vision Statement was not enforceable.
- Would the City have to allow other statements on various subjects?
- The wording should be more positive.
- The Council could go on record regarding what it valued.
- Certain actions by the City could actually help those promoting hate.
- Could the City live up to the statement?
- A general statement supporting diversity could be adopted.
- The issue could be addressed as an inspirational message at a council meeting.

25. Law Enforcement

Mayor Johnson reported that she met with County Council Member Mark Nelson and County Manager Dustin Grabau regarding law enforcement. Mr. Grabau wanted County Council Member Kendall Crittenden, County Council Member Nelson, and County Council Member

Steve Farrell to meet with members of the City Council to discuss the issue.

The Council and staff discussed the following items:

- Midway wanted to cooperate.
- It did not want less service with an increase in cost.
- There was turmoil in other Counties because law enforcement agencies were increasing pay to keep officers.
- County Council Member Nelson felt that the approach of charging for additional service was problematic.
- The City felt like it was not getting what it paid for.
- A comparison was needed with other entities in the County.

26. Speeding / CAPS Project

Council Member Simonsen reported on a project by the CAPS to reduce speeding. It included graphics and a video. They also proposed passing out informational keychains at sporting events. New students would continue the project. The use of phones while driving was also a concern.

Note: Council Member Simonsen left at 3:06 p.m.

27. Public Hearings

Michael Henke suggested that the number of public hearings required by the Municipal Code be reduced. The Council agreed.

28. Items Considered Administratively

Michael Henke indicated that some items like small-scale subdivisions, lot consolidations, and conditional use permits could be considered administratively.

29. Adjournment

Motion: Council Member Drury moved to adjourn the meeting. Council Member Payne seconded the motion. The motion passed unanimously.

The meeting was adjourned at 3:12 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
7 February 2023
Regular Meeting

Minutes of the
17 January 2023
Work Meeting



Memo

Date: 26 January 2023
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 17 January 2023 City Council Work Meeting

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

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

**Tuesday, 17 January 2023, 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 5:03 p.m.

Members Present:

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

Staff Present:

Corbin Gordon, Attorney (Arrived at 5:07 p.m.)
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder

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

2. Open Space / Document Regarding Small Parcels (Open Space Committee – Approximately 60 minutes) – Receive a presentation from the Midway City Open Space Advisory Committee and discuss a document regarding the preservation of small parcels of open space.

Courtland Nelson, Midway City Open Space Advisory Committee Chair, and committee members Steve Stevens, Natalie Streeter, and Glen Lent gave a presentation regarding preserving small parcels and reviewed the following items:

- History
- Deadlines
- Remaining funds
- Applying Chapter 10 of the General Plan
- Purpose
- Background
- Process

- Evaluation criteria

They also made the following comments:

- The Committee was seeking the Council's guidance.
- Had received a lot of comments regarding preserving smaller parcels of land.
- Sought the input of open space conservation groups.
- Wanted to create an open feeling in local neighborhoods.
- Both Utah Open Lands and Summit Land Conservancy were cautious about managing small parcels because they had fixed costs.
- What would the City be willing to do? Legal work, etc.?
- What could the City legally do to assist?
- There was a small but important group that wanted to preserve their small parcels but did not want to incur any costs.
- What if a preservation project failed after some upfront costs were paid?

Note: Corbin Gordon arrived at 5:07 p.m.

- Met with Preserve Midway and might work closer with them in the future.
- Wanted a document that was clear and could be given to a landowner.
- Preserving small parcels was a new area for the Committee.
- What recourse would the City have if someone walked away from a conservation easement?
- A lot would be learned as small parcels were preserved.
- Some landowners did not want to do the paperwork associated with conservation.

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

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

- Timing
- Order of adopting the related documents.
- Proposed changes to Chapter 10.

Note: Council Member Drury indicated that he would not participate in the discussion because one of his relatives might participate in the proposed program.

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

- Helping pay for upfront costs was important.
- The process should be simple.
- The dialogue with a landowner was important.
- The priority should be updating the General Plan.
- Agriculture was painted with too broad a brush.

- Open space should not be tied just to agriculture.
- Affordable housing should be encouraged.
- Certain small parcels should be used for affordable housing.
- Certified land trusts did not want to deal with small parcels because they took too much time.
- The City should not own or manage any of the preserved small parcels.
- Who would manage the parcels?
- Would water be needed for the parcels?
- The public should be able to see the parcels.
- How accessible should the parcels be?
- Which parcels could be included in greenbelt.
- Parcels should not be disqualified because of a need for affordable housing.
- Small parcels could be more costly to maintain than larger ones.
- A property owner still had to obey all applicable laws.
- The Council should understand all the issues related to small parcels before any money was invested.
- A small parcel could be used as a pocket park.
- Each opportunity would be unique.
- The City should not be too rigid.

Mr. Nelson asked to work with Council Member Payne and come back with a proposal regarding paying upfront costs.

3. Adjournment

The meeting was adjourned at 6:03 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
7 February 2023
Regular Meeting

Minutes of the
17 January 2023
Regular Meeting



Memo

Date: 31 January 2023
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 17 January 2023 City Council Regular Meeting

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

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

**Tuesday, 17 January 2023, 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 6:10 p.m.

Members Present:

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

Staff Present:

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

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 Payne gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 17 January 2023 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 6 December 2022 City Council Work Meeting
- d. Minutes of the 6 December 2022 City Council Regular Meeting
- e. Minutes of the 6 December 2022 City Council Closed Meeting
- f. Resolution 2023-01 approving compensation for council members serving on various boards
- g. Ordinance 2023-01 prescribing the time and place of the regular meetings of the Midway City Council

- h. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for Phase 1 of the Saddle Creek Subdivision located at 970 South 250 West
- i. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for Phase 2 and Phase 3 of the Saddle Creek Subdivision located at 970 South 250 West
- j. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for Phase 4 of the Saddle Creek Subdivision located at 970 South 250 West
- k. Second One Year Extension of the Final Approval for the Edelweiss Meadows Subdivision Located at 640 East 200 South (Zoning is R-1-11)
- l. 2022 Water Conservation Plan for Midway City

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

Wes Johnson explained the requirement by the State for an updated water conservation plan. He noted that the proposed modifications were minor. Council Member Drury felt that the City should do more to conserve water. He wanted time to discuss the plan. Council Member Dougherty recommended that the Midway Irrigation Company be included in the conservation effort.

Council Member Dougherty noted that the \$500 a year stipend for members of the Midway Irrigation Company Board should be included in Resolution 2023-01.

Council Member Dougherty asked that Ordinance 2023-01 include the dates of the cancelled meetings.

Council Member Drury asked about the warrant for Heber Light & Power Company (HL&P). Mr. Johnson explained that a pole on 200 North needed to be eliminated and the power run underground as part of the Homestead Trail. He pointed out that some parts would take a year or more to get.

Council Member Drury thought that the cost was a lot. Mr. Johnson responded that was the price given to him by HL&P. Council Member Dougherty added that HL&P treated the City like any other developer. Council Member Drury asked if the amount violated the City's purchasing policy. Mayor Johnson suggested that the warrant be held until the City could talk to HL&P.

Motion: Council Member Dougherty moved to approve the consent calendar with the following modifications:

- Resolution 2023-01 included in the attachment the \$500 annual stipend to board members of the Midway Irrigation Company.
- Ordinance 2023-01 be modified to state in the body the dates when there would not be meetings and that the mayor had the right to cancel a scheduled meeting.
- Exclude for further discussion the extension for Edelweiss Meadows and the 2022 Water Conservation Plan.
- The warrant for HL&P be excluded so that the City could discuss it with them.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

2l. 2022 Water Conservation Plan for Midway City

Mayor Johnson indicated that the water conservation plan would be on the consent calendar for the first council meeting in February.

2k. Second One Year Extension of the Final Approval for the Edelweiss Meadows Subdivision Located at 640 East 200 South (Zoning is R-1-11)

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

- Economic circumstances should not justify an extension of approval.
- Extending for up to three years was too much time.
- An extension should subject the development to any new codes.
- The infrastructure for the project was completed.
- The Council could deny the request.
- An extension had been granted for the project on 1 November 2022. This extension was to the anniversary date of final approval. The Municipal Code did not limit when an extension could be requested. The duration of the extension should be clearly stated.
- The City should not grant extensions that benefited a developer for tax purposes.
- Extenuating circumstances should be extra ordinary like encountering potrock.
- Extensions also delayed the increased taxes from a development.
- Assumptions should not be made.
- Extenuating circumstances had not been discussed with other extensions.
- The duration and reasons for the extension should be in the staff report.
- Should the Municipal Code be changed to address these issues?

Dallin Higley, applicant, made the following comments:

- Needed time to resolve some issues with his partner which could include litigation.
- Did not have years of financial backing to offset what the future year could bring.

Motion: Council Member Drury moved to grant a second one-year extension of final approval, to 19 January 2024, for the Edelweiss Meadows Subdivision.

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	Aye
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.

Snow Removal

Leslie Miller made the following comments:

- Was grateful for the return calls regarding her concerns but had not received a response or solution to those concerns.
- The primary role of the City Council was to protect health and safety.
- There was a lack of snow removal.
- The City plowed the snow from the roads into the residents' driveways. This blocked access to services and could be avoided.
- 50% of the residents along her block were senior citizens.
- The issue was not trivial.
- Was worn out from shoveling all the snow.
- Knew that she had to remove the snow on her property.
- Was losing confidence in the City.
- The mounts of snow were knocking down fences and breaking branches.
- There was no more room to put the snow and it had to be relocated.
- The City should contract another company for help.
- The City needed to step up its game.
- Visibility was blocked at intersections, and someone could get killed.
- A disabled veteran was helping the elderly.
- Her neighborhood was on a secondary road and not receiving any help.
- A public service announcement was needed. Seniors did not use social media.
- The City needed a plan.
- Did not like receiving a violation notice, from a snowplow driver, for putting snow in the street.

Mayor Johnson made the following comments:

- The City had contracted with three companies to remove snow.
- Excess snow was being hauled to Burgi Hill Park.
- Was aware that a lot of seniors lived in the center of Midway.
- Commuter lanes needed to be kept open.

- A small army was working on the problem.
- Did not think that it was trivial.
- The issue was being addressed on social media and the City's website. An article could also be published in The Wasatch Wave.
- Children had dug into a snowbank along a road. This could be disastrous if a snowplow or other equipment worked on the bank.

Wes Johnson made the following comments:

- Seven large loaders and 15 dump trucks were removing the snow.
- Residents would see a significant difference after that week.

Diana Lance indicated that one of her neighbors got stuck on the snow wind row between their driveway and the road. She suggested that one loader and a truck be assigned to clear driveways. She questioned how emergency services would access a house.

Susan Tabke indicated that fire hydrants needed to be dug out. She said that she saw only three that were accessible. Mayor Johnson responded that snow was being removed from around fire hydrants.

No further comments were offered.

4. Department Reports

Streets / Snowplowing

Council Member Simonsen made the following comments regarding snowplowing:

- Several weeks had been spent clearing snow.
- There was a lot of snow.
- The Mayor had done a good job solving the problem.
- There were approximately 3,500 driveways in Midway. It would take a long time to clear the snow from all of them even if only 60 seconds was spent on each one.
- The City had hired companies to help it remove the snow.
- Thanked those who had helped.
- Asked for residents' patience and understanding.
- Neighbors should help neighbors.

Tree Selection / Grant

Council Member Simonsen wanted to get a grant to select trees which were diverse and drought tolerant. He asked for the Council's input regarding the issue before the end of January.

HVRR / Additional Funding

Mayor Johnson reported that the Heber Valley Railroad (HVRR) met with the leadership of the Utah State Senate to request more funding. HVRR was profitable and running well but needed

to retire some old debt.

5. Appeal of Administrative Decision / 55 South Center Project (Alpine Development, LLC – Approximately 60 minutes) – Possibly act on an appeal by Glen Lent of a decision by the Midway City Planner regarding the allowed density for a project at 55 South Center Street.

Corbin Gordon explained that counsel for Alpine Development requested more time to respond to a letter sent by the City. He asked that the appeal be continued to the February 7th council meeting.

Motion: Council Member Dougherty moved to continue the appeal of an administrative decision until 7 February 2023.

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	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

6. Ameyalli Resort, Phase 1 / Final Approval (Midway Mtn Spa, LLC – Approximately 30 minutes) – Discuss and possibly deny, continue, or grant final approval for Phase 1 of the Ameyalli Resort located at approximately 800 North 200 East (Zoning is Resort). Recommended for approval with conditions by the Midway City Planning Commission.

7. Resolution 2023-03 / Ameyalli Resort, Phase 1 Development Agreement (City Attorney – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve Resolution 2023-03 adopting a development agreement for Phase 1 of the Ameyalli Resort located at approximately 800 North 200 East (Zoning is Resort).

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

- Land use summary
- Location of the development
- Sensitive lands
- Conservation easement
- Master plan
- Open space
- Landscaping
- Proposed plat map
- Design
- Vision Architecture Committee approval

- Trails plan
- Fire access
- Project overview
- Water board recommendation
- Possible findings
- Proposed condition

Mr. Henke also made the following comments:

- The Lacy Lane HOA unanimously voted to allow the storm drain for the project on its property.
- The Municipal Code did not prohibit fractional ownership.
- The City Fire Marshal could cite a vehicle that was sticking out into the road.
- The easements in Lacy Lane needed to be recorded before the plat map.
- The fire access would have pavers but should not have a gate. These types of gates had been problematic in other parts of the City.

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

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

- Which driveways were too short to allow parking on them? They should be identified including in the development agreement. Notification should be given of the driveways that were too short. The notification should also be on the plat map. A sign was better than a note on the plat map.
- Parking should not be allowed on a driveway if the vehicle stuck out into the road. The project did not have any sidewalks.
- Who would enforce the parking restrictions on the driveways?
- The conservation easement, setbacks, and design of the buildings kept some driveways from being long enough for parking. Setbacks could be adjusted at preliminary but not final approval.
- What document established fractional ownership?
- Full-time residents had more things than renters.
- Where would the snow be stored? The ground in the area was warm and did not collect much snow.
- There was an abandoned irrigation ditch on the property with water in it.
- The State Code did not differentiate between timeshares and fractionally owned units.
- The neighbors were worried about who would live in the units in the phase.
- Traffic should not use the fire access. ATV drivers liked to use the access. The access should be gated. The access should be removed because it was not required by the Municipal Code. People who were not guests would not ride ATVs on the property once the project was completed.
- Access was needed for the retention pond next to the fire access.
- Utilities ran under the access. The pavers were not needed for the utilities.
- More than pad designations were needed for fractional ownership.

Chuck Heath, applicant, made the following comments:

- The driveways would only be used to access the garages. Longer driveways were not necessary in resorts.
- Snow would be dealt with the same way the City dealt with it.
- The project included a lot of open space but only so much room for accommodations.
- Units would have 1/8 fractional shares that could be rented or traded.
- Would do whatever the City wanted regarding the fire access. Did not want it to be a road. Did not want ATVs on the Resort's roads.
- The development agreement should only prohibit noxious weeds.
- The agreement should state that the City could not unreasonably withhold further approvals.

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

- The fire access was also used for some of the utilities.
- Needed language from the City if it wanted the water rights designated on the plat map.
- The development agreement should not include the City Engineer's letter.
- The commentary regarding the landscaping plan and the offsite storm drain should be removed from the agreement.

Motion: Council Member Dougherty moved to grant final approval for the Ameyalli Resort, Phase 1 with the following findings and conditions:

- The proposal would benefit the City financially by creating a greater tax base.
- The proposal would help the City better comply with State requirements regarding the ability to collect the resort tax.
- The public trail system in the development would benefit the entire community by creating public trails across the property.
- Amenities would be created that would be accessible year-round which would invite more tourists to visit the resort in all seasons.
- The off-site storm drain easement and public trail easement would be recorded before the plat map for Phase 1 was recorded.
- The plat map could not be recorded until a legal opinion was given on whether this plat map required identification of the fractional interest under law.
- Approval was conditioned on the adoption of the development agreement.
- The pavers be removed from the proposed emergency access and the access was fenced.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Payne asked if the fractional ownership needed to be checked and approved by the City Attorney. Council Member Dougherty responded that a memo to the Council would be sufficient. He added that if the plat map needed to be modified then it should come back to the Council.

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

Council Member Dougherty	Aye
Council Member Drury	Aye

Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Council Member Drury moved to approve Resolution 2023-03, adopting a development agreement for Phase 1 of the Ameyalli Resort, including the following changes from the City Attorney:

- Paragraph “P” would call out that there was no on street parking, and someone could not encroach on the public right-of-way.
- Paragraph “G” would remove the letter for Horrocks Engineering.
- Paragraph “Q” would note that Lacy Lane had approved the plan including the detention basin.
- Subparagraph “r” would indicate that Lacy Lane had approved the plan for the trails.
- Subparagraph “u” would indicate only noxious weeds as defined by Wasatch County.
- Section 6a would match the language with the Master Plan Agreement and that the City would not unreasonably deny a request for a change.
- Add the requirement to investigate fractional ownership to determine if that needed to be designated on the plat map.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 8:23 p.m. She reconvened the meeting at 8:31 p.m.

8. Springer Farms / Preliminary Approval and Conditional Use Permit (Atlas Holdings – Approximately 45 minutes) – Discuss and possibly deny, continue, or grant final approval for Springer Farms, a mixed-use project, located at 65 North 200 West (Zoning is C-3). **Public Hearing**

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

- Land use summary
- Location of the development
- Utilities
- Site plans for the entire property
- Parking
- Drawings

- Agricultural component
- Fencing
- Pictures
- Renderings
- Elevations
- Setbacks
- Items of consideration
- Water board recommendation
- Possible findings

Mr. Henke also made the following comments:

- The applicant withdrew his zone change request.
- The residentially zoned part of the property would be a one lot subdivision.
- There would be a lot line adjustment to match the zoning.
- The proposed hammerhead turnaround met the Fire Code but could not be used by a semi-truck. There would be room on the street for delivery trucks.
- Preliminary approval had been received from UDOT for access.
- The neighbors liked the full sight obscuring fence.
- The project would be a PUD plat map with separate ownership.
- No setbacks were required between the buildings.
- There was not a setback for dumpsters.
- Several architectural elements would exceed 35 feet in height.
- Did not have any recommended conditions.
- The specific design and architecture of the far west building had not been finalized.
- Any modification to a building would have to be approved by the City.

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

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

- A full sight obscuring fence made the project look like a fortress.
- The garbage dumpsters had parking spaces next to them. They could not be dumped with vehicles in the spaces. They would have to be pulled out then dumped. Should the spaces have signs regarding the issue? One of the dumpsters could be eliminated but that would require more garbage pick-ups.
- A condominium plat would be more appropriate because of differences in vertical ownership.
- The west building could be pushed north to allow for more parking.
- The parking calculation should be reviewed.

Travis Nokes, representing the applicant, read a statement:

Dear City Council members,

Over the past year or so, as we have been working on this Springer project, we have received so much positive feedback from locals on what we are doing, that we were surprised by the neighbors that voiced their concerns at the initial

Planning Commission meeting. However, as we listened to the immediate neighbors and their concerns, we found ourselves nodding, understanding, and agreeing with many, even most of the points that were made by them.

After that initial Planning Commission meeting, the Springers and my wife and I met and took all of the input, feedback, community, benefits, downsides, visual impact, financial obligations, and parking into consideration.

First, we understand that there is an impact to the community. The Springer family has lived here since the 1880's. My wife and I have owned property here for over 12 years, and have lived here full time for the last several years. We love this town. It is important to us to keep the charm of Midway, small town feel, and good relationships with our neighbors and friends. When presenting our project to the Visual Architectural committee, they felt that we have done that very well.

It is my understanding that when surveyed, the vast majority of the citizens of this town said that they wanted the exact things that this village will offer, while maintaining the small town feel. With the changes that we have made to our original proposal, we don't feel like we are seeking anything that contradicts the wishes of the town's majority. We hope to add to the charm, convenience and flow of downtown Midway. We also feel this project adds opportunity to small local businesses to offer their unique and special products to our community and visitors. Currently we have 4 small businesses that plan on renting space in this village. A German pretzel maker, a vintage book store, a small home town décor company, and we are still working with and seeking after a bakery/ eatery to come as well.

In summary, and for the information to the local neighbors, since our original proposal to the Planning Commission we have made the following changes to this project:

1- We have reduced the overall footprint of this project by about 30%. We have made it both simpler vertically, as well as smaller horizontally.

2- As I mentioned, It was important to us to help reduce the impact on the surrounding neighbors. We are so confident that this will be a positive addition, that the .56 acre piece we had originally proposed to rezone to commercial and use to build 3 buildings on, is now going to be a single family home for the Springer Family to live in full time. We feel this takes this property back full circle to serve as the homestead for the Springer family, respects the wishes of the local neighbors, and gives them one more wonderful family to live by. It also says a lot about how we feel this project will add to the charm and livability of downtown Midway.

3- We decreased the size and number of the back buildings significantly. This opened up some additional green space where we plan to put additional trees, landscaping, and possible community garden.

4- We tucked most of the parking back behind the buildings, so that the view off 200 west is less parking lot and flows better with the current "row of homes" look of downtown Midway. We surrounded this parking area with fencing for the

privacy of the neighboring homes.

5- This land has had livestock on it for many years. Several of the people that spoke last time talked about the animals that have lived on this land recently. Then, hearing and seeing the things these 4H kids are learning from animals really seemed important. So, we would like to try and team up with, and use a portion of this land as an area for small livestock. It's not a big piece of ground, but we feel this may be a good addition to this village.

Overall, we feel we have made some concessions in most if not all areas of the feedback we received. Many of these concessions make no financial sense, but we agree are important for the overall best interest of the city, the immediate neighbors, and our community in general.

We appreciate your time on this and that hope we can move forward with this project without delay.

David and Kayla Springer, Travis and Lisa Nokes

He also made the following comments:

- Most structures would be under 35 feet high. Some may have a chimney that exceeded the limit by one or two feet.
- The amount of water needed would be reduced because there would be paired down laundries and only one restaurant.
- Overnight parking could be prohibited in the parking spaces next to the dumpsters. They could be for employee parking.
- The project had a lot of cross parking.
- Was open to the style of the fence.
- Wanted to keep the light from the project out of the neighbors' properties.
- Wanted to put in enough trees but did not know the exact number.

Mayor Johnson asked if there was any public comment on the issue.

Robert Spencer

Mr. Spencer made the following comments:

- Lived adjacent to the project.
- Was concerned about the overnight accommodations.
- Preferred around the property a stone fence higher than six feet.
- Would a garbage truck be able to access the dumpsters?
- Garbage trucks usually came in the morning and were noisy.
- There would be a problem with removing snow.
- Appreciated some of the concessions made by the developer.

Roger Peay

Mr. Peay made the following comments:

- Appreciated the concessions made by the developer.
- Liked the animals in the project but did not know if they would be practical.
- Wanted a sight obscuring fence which was six feet or higher.

Alison Russell

Ms. Russell made the following comments:

- Was the co-owner of the bookstore that would be in the project.
- Was community minded and wanted local businesses.
- Wanted the bookstore to be a gathering place.
- Supported the small alpine village look of the project.
- People should be able to live, eat, and work in Midway.

Susan Phillips

Ms. Phillips made the following comments:

- Michael Henke told her that a subdivision could not be put on the property. Mr. Henke responded that commercial but not residential was feasible on the property.
- Bought the house where she wanted it without a freeway next to it.
- Did not know how the water rights were shared for the properties.
- Who paid for the water?
- Could she still water her sheep? Mr. Nokes responded that the secondary water tap would be on in the summer.
- Who decided on what type of fence would be around the property?
- Was concerned that the cottonwood trees on the property would become unstable if the roots were cut. Mayor Johnson responded that the City had a grant which would pay for an arborist to look at the trees.
- She would no longer have nice views from her property. Mayor Johnson responded that the impact may not be that significant.

Lindsey Leavitt-Brown

Ms. Leavitt-Brown made the following comments:

- Would co-own the bookstore in the project.
- Was also an author.
- Thought about opening a bookstore for a long time.
- Mr. Nokes was trying to add to rather than take away from the community.
- Signed an intent to lease.
- Liked the European design.
- Was a local resident.
- Liked that there would be small boutiques in the project.

Susan Peay

Ms. Peay made the following comments:

- Thanked the developer for the concessions.
- Hoped that the project would be quaint.
- It was important that the buildings be no higher than 35 feet.
- Liked the proposed fence.
- Did not want lights on the back of the far west building which was next to her property. Mr. Nokes responded that there would be no lights on the back of the building.

David Springer

Mr. Springer, applicant, made the following comments:

- Was excited to live in the neighborhood.
- Reviewed the history of his family owning the property.
- Wanted to build up Midway.
- Was sorry for the effect that the project had on Ms. Phillips.

Myron Lance

Mr. Lance made the following comments:

- Felt bad for those who would have dumpsters next to them.
- A group of the neighbors had to fight to keep the entire project from being commercial.
- Only found out about the project from his neighbors. Michael Henke noted that all property owners within 600 feet of the project had been sent a notice. He said that he could verify if Mr. Lance was on the mailing list.
- It felt like some things in the development were being pushed.
- Nightly rentals were awful.

Diana Lance

Ms. Lance made the following comments:

- Like that part of the project would be residential and a buffer with other properties.
- Appreciated the changes that had been made.
- Could hear from her house the dumpsters being emptied at the apartments a block and a half away.

Mayor Johnson closed the hearing when no further comments were made.

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

- The City tried to do what the community wanted.
- What would happen at the project during Swiss Days? Would the parking spaces need to be protected? Sometimes with a lot of traffic it was better to block off the spaces. However, the parking could be required to remain open. Mr. Nokes wanted some of the parking to be open during the event.
- Vendor booths could be allowed on the green space during Swiss Days.
- The required parking could not be sold during Swiss Days.
- It was dangerous to have parking and vendor booths at the same place.
- If a business closed during Swiss Days could vendor booths be on its parking?
- Did the project have a site where it could move snow? The Municipal Code did not require such a site.

Motion: Council Member Drury moved to table the requests so the Council could have further clarification on the parking, locations of the dumpsters, and activities during festival markets.

Discussion: Council Member Dougherty indicated that issues could be resolved before final approval. He was not comfortable approving the conditional use permit that night. Mr. Henke responded that the two items could be separated.

Second: Council Member Simonsen seconded the motion.

Discussion: Council Member Orme wondered if the questions could be answered before final approval. Mr. Nokes preferred that it not be tabled if the questions could be answered before final approval.

Council Member Drury saw no harm in tabling an item for preliminary review.

Council Member Payne made the following comments:

- Thought that the parking was based on assumptions and would change depending on the eventual uses in the project.
- Uses that required more than existing parking would not be allowed.

Vote: The motion failed with the Council voting as follows:

Council Member Dougherty	Nay
Council Member Drury	Aye
Council Member Orme	Nay
Council Member Payne	Nay
Council Member Simonsen	Aye

Motion: Council Member Dougherty moved to grant preliminary approval with the following findings:

- The proposal would benefit the City financially by creating a greater tax base and by providing more commercial options to the community.
- The proposal might help the City better comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments were a conditional use in the C-3 zone.

- Mixed-use developments were a conditional use in the C-3 zone.

He further moved that the request for a conditional use permit be continued until more information was received to answer the questions raised.

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	Nay
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Nay

Motion: Council Member Orme moved to continue the meeting to consider the next item on the agenda.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

- 9. Resolution 2023-02 / Villages of Zermatt, Plats C & D Development Agreement** (City Attorney – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve Resolution 2023-02 adopting a development agreement for Plats C & D of the Villages of Zermatt located at 875 West Bigler Lane (Zoning is Resort).

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

- Summary
- Location of the development
- Original master plan.

Mr. Henke also made the following comments:

- The project was an old development approval.
- The original approvals did not have a sunset.
- The original owner sold the property and project to a development company.
- The project received final approval.

- The City wanted a development agreement, which were not done at the time of the original approval. Had discussed a development agreement with the applicants but they could push back that one was not required.
- The water issues had been considered by the Midway Irrigation Company.
- The water had been transferred to one of the City's sources but had not been deeded to the City.

Council Member Dougherty noted that the applicant was not present.

Mayor Johnson asked if the City could require a development agreement.

Council Member Dougherty noted that development agreements contained a lot of protections for the developer.

Motion: Council Member Dougherty moved to continue the item without date and engage in a discussion with the applicant to see if they would voluntarily or involuntarily enter into a development agreement.

Second: Council Member Payne seconded the motion.

Discussion: Council Member Simonsen asked how the City would get the water for the project that had not yet been deeded. Mr. Henke responded that the City did not sign and record plat maps until the required water rights were turned in.

Council Member Simonsen asked if the City could also refuse to sign the plat map if an applicant did not agree to a development agreement. Mr. Henke responded that the applicants had not refused to do an agreement.

Council Member Orme indicated that one of the applicants also wanted to make some changes in other parts of the Zermatt Resort. She thought he would want to stay on good terms with the City.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Council Member Drury moved to continue the meeting to consider the next item on the agenda.

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	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

10. Alpenhof Park / Project Management Contract (City Engineer – Approximately 10 minutes) – Discuss and possibly award a contract for project management of improvements to the Alpenhof Park located at 1295 West Alpenhof Lane.

Wes Johnson made the following comments:

- Put out to bid the redesign of the Alpenhof Park.
- Received two bids.
- Gave credit for local designs.
- Berg Landscape Architects was the low bidder.
- Recommended that the contract be awarded to Berg Landscape Architects.

Council Member Dougherty asked if the money for the design was in the budget. He also asked Council Member Simonsen’s opinion because he oversaw parks. Council Member Simonsen responded that the money was in the budget and Berg Landscape Architects was the low bidder and made sense for many reasons.

Motion: Council Member Orme moved to award Berg Landscape Architects the contract for the Alpenhof Park and authorized the Mayor to sign it.

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	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

11. Wasatch County Sheriff’s Department / Law Enforcement Contract (City Attorney – Approximately 30 minutes) – Discuss and possibly act to extend, amend, or terminate the law enforcement contract with the Wasatch County Sheriff’s Department.

Motion: Council Member Drury moved not to consider the law enforcement contract because the City was meeting with Wasatch County later that week to discuss the issue.

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	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Council Member Drury moved to continue the meeting to consider the next item on the agenda.

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	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

12. Resolution 2023-04 / TAP Interlocal Agreement (Mayor Johnson – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve Resolution 2023-04 adopting an interlocal agreement for the administration of the Trails, Arts, and Parks Tax.

Mayor Johnson indicated that Wasatch County and Heber City had signed the agreement. She added that the City Attorney reviewed and approved of the document.

Council Member Simonsen noted that the agreement was based on the current census numbers. He asked if the agreement provided for changes in population. Michael Henke responded that the TAP tax had to be reapproved by the voters every 10 years. He added that Midway's growth rate was lower than Heber City's.

Motion: Council Member Orme moved to approve Resolution 2023-04 and authorized the Mayor to sign the agreement.

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	Aye

Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

13. Adjournment

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

The meeting was adjourned at 10:25 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT

Midway City Council
7 February 2023
Regular Meeting

Vincent Fields Subdivision /
Warranty Period

February 7, 2023

Brad Wilson
Midway City Recorder
75 North 100 West
Midway, Utah 84049
(Sent by E-Mail)


**Subject: Vincent Fields Subdivision, Construction Final,
Warranty to Beginning**

Dear Brad:

The Vincent Fields subdivision recently had a walk-through prior to beginning the one year Warranty period. All items appear to be complete as shown on the approved construction drawings. Horrocks Engineers recommends the one year warranty period to begin. As the development receives construction final approval the Warranty Bond should be held for one year.

We appreciate working with you on this project. Please call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Michael Henke
Tex Couch
Becky Woods
Kevin Payne

Midway City Planner, (sent by e-mail)
Midway City Building Official, (sent by e-mail)
Midway Sanitation District Manager, (sent by e-mail)
Developer, (sent by e-mail)

Midway City Council
7 February 2023
Regular Meeting

2022
Water Conservation
Plan

**WATER CONSERVATION PLAN
FOR
MIDWAY CITY, UTAH**

2022

Prepared by

HORROCKS

E N G I N E E R S

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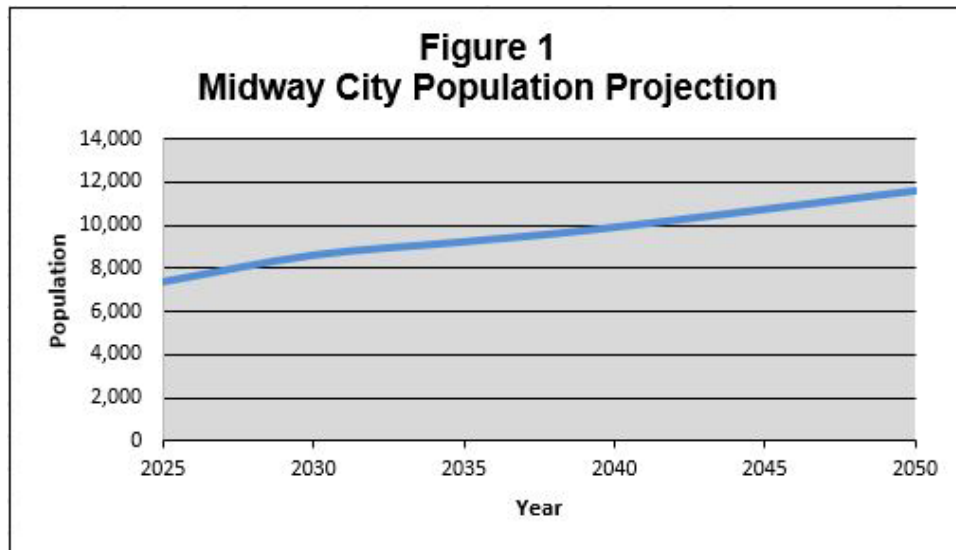
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INTRODUCTION

Midway City is rapidly growing and the leaders and citizens of Midway City are concerned about the effects this growth may have on their agricultural community. One effect from growth is the increased need for culinary water. Utah is the second driest state in the US and currently within an unprecedented drought, Midway City citizens and leaders are planning for future water conservation measures. In response to the drought and the need to conserve water, Midway City is responding to the state legislative Water Conservation Plan Act (73-10-32, UCA). This water conservation plan is written to help our citizens and leaders of both Midway City and the state of Utah reduce water consumption.

DESCRIPTION OF MIDWAY CITY

Midway is a rural community nestled on the eastern side of the Wasatch Mountains in Wasatch County. The beautiful location and resort atmosphere of Midway make it a desirable location to live. With a current population of approximately 6,679, by the year 2050 the population of Midway is projected to be approximately 11,577. Figure 1 is a graphical representation of the population growth.



With the rural atmosphere of Midway, much of the city is open space with large grass areas and water intensive landscapes are typical of the community. The combination of a growing population in a rural based community consequently increases expected demands on the water distribution system. Providing water to meet these needs is a priority of city leaders and planners. Currently the culinary water system provides water to 2,439 residential, 36 commercial, 20 institutional, and 15 industrial connections.

Secondary irrigation water is also used throughout Midway City. This water is currently provided to users by pressurized irrigation and open ditches. Midway City currently

requires new developments to connect to the pressurized irrigation. This secondary irrigation system provides irrigation quality water to the public and private landscaped areas. This outside irrigation water is currently in the process of being metered.

Inventory of Water Resources

Table 1 shows the City’s current approved water supply sources. The current water supply system consists of three springs and one well. The indoor base flow is currently provided by the springs.

Table 1: Midway City's Water Source			
Water Supply Source	Irrigation Flow Rate Capacity (gpm)	Culinary Flow Rate Capacity (gpm)	Total Flow Rate Capacity (gpm)
Mahogany Spring	750	897	1,647
Gerber Spring	700	500	1,200
Alphenof Well	0	150	150
Indian Spring	0	50	50
Total	1,450	1,597	3,047

Note: Numbers are subject to change based on agreements between Midway Irrigation Company and Midway City

Water Budgets

Table 2 shows the amount of culinary water delivered to the culinary water system. The metered outflow to end-users from 2017 through 2021 is also shown.

Table 2: Midway City's Water Budget			
Year	Inflow (kgal) Total	Outflow (kgal) Total	% Diff.
2021	563,268	444,414	-21.10%
2020	610,052	429,651	-29.57%
2019	571,565	419,105	-26.67%
2018	508,698	365,239	-28.20%
2017	462,686	381,528	-17.54%

Average losses from the culinary water system in the several years are ranging from 29.57% for 2020 to 17.54% in 2017. The metered inflow volume is not understood, with such a wide range of readings from year to year. There appears to be a problem with reading/recording of accurate meter inflow readings. Part of this conservation plan’s goals will be to analyze and implement an improved system for reading/recording water inflow readings to provide a more accurate record of water inflow.

Typical water losses for a municipality are between 15% and 25%. We will therefore assume a loss of 20%, over the metered outflow use, for our system to base our goals upon. For 2021 the total inflow is assumed to be $444,414 \times 1.2 = 533,297$ kgal (loss of 20%).

Culinary Water Use

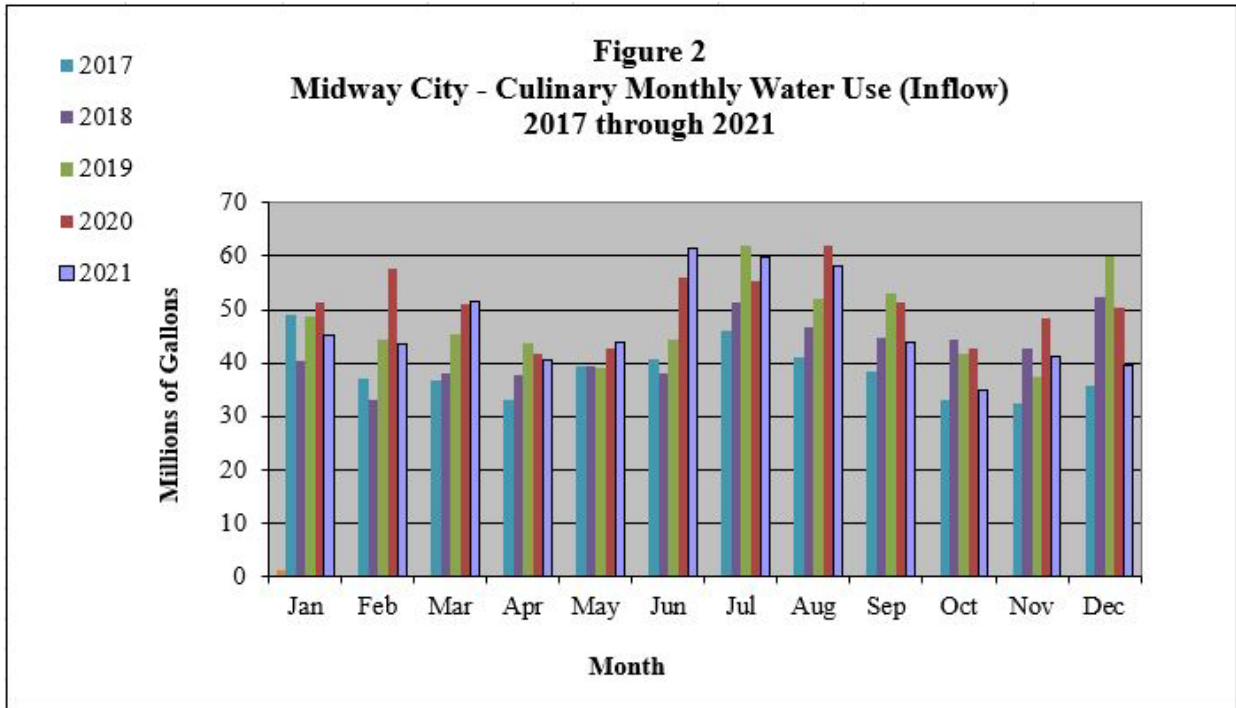
Midway City is located in a semi-arid region. In the hot summer months, a large demand is placed on the culinary water system.

Monthly culinary water inflow is depicted by Figure 2 below. This water use is derived from the total amount of metered water entering the culinary system from Midway City's two springs and two well. Two explanations account for a portion of Midway City's water loss.

First, in the winter months, heavy snow and/or wind intermittently interferes with the power for the City's SCADA system at the Alpenhof tank. The tank level reading is affected when the power goes out. Water will overflow the tank and bypass the culinary waterlines. The water is metered as it enters the tanks prior to the tank overflow. Thereby, some water is being accounted for which is actually flowing out of the tank's overflow.

Second, a large portion of the older waterlines which were installed in the "old part of town" were installed at a shallow depth of two to three feet. The shallow depth leaves many lines susceptible to freezing. To eliminate the lines from freezing in select areas of Midway City, residents are encouraged to leave a small trickle of water running in homes to reduce water line freezes. There again, water is being metered at the source which is actually flowing through the system and water is being metered at the point of delivery which is being used to reduce water freezes.

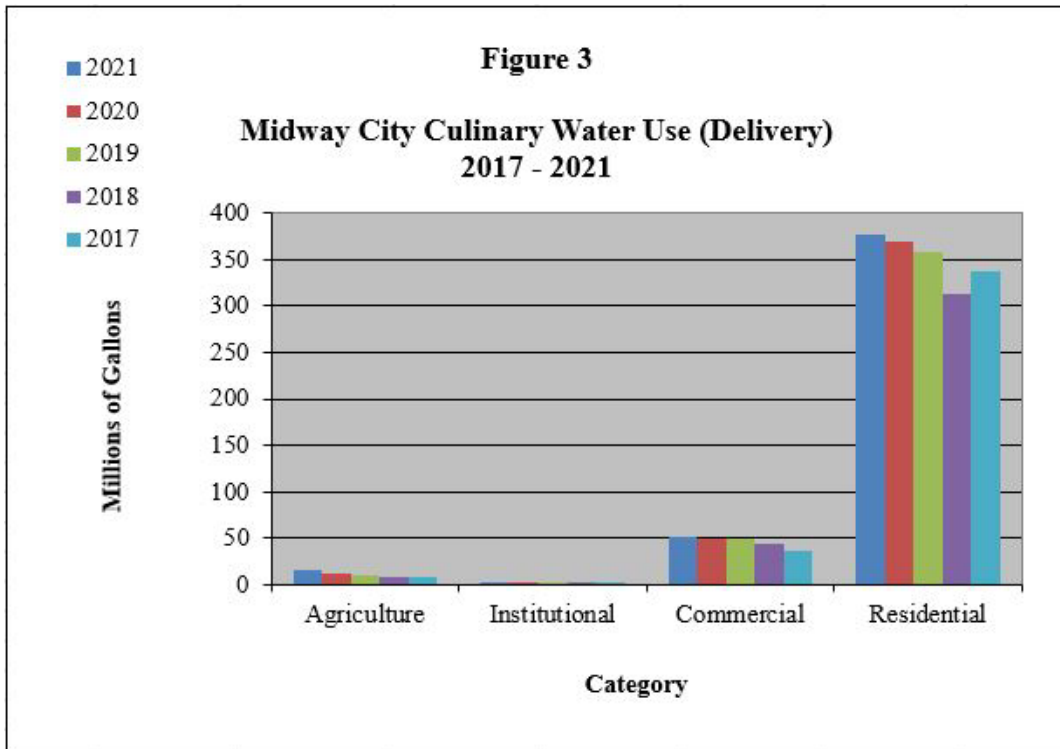
Figure 2 shows a slight increase in January which could be due to the residents leaving water running. This water amount is used to calculate the total per capita culinary water use for Midway City which includes use from residential, commercial, institutional, and industrial categories. The residential per capita culinary water use is calculated from the outflow water use data and does not include losses. All losses are categorized under commercial use.



Due to numerous leaks and un-metered connections, the per capital culinary water use is an approximation and is comparatively high. When all uses of culinary grade water are compared with the number of residents in the city, Midway citizens used 225 gallons of water per capita per day (gpcd). This number is derived by using the total amount of water entering the culinary system in 2021, 533,297 Kgal, and the average number of Midway City residents at the end of 2021 (6,473 people). Therefore, the 225 gpcd usage includes water losses and probable tank overflow that never reaches the user. This is compared to the statewide average of 256 gpcd.

When just residential water use only is considered, Midway citizens used 160 gallons of water per capita per day (gpcd). This number is derived by using the metered water used for residential connections in 2021, 377,090 Kgallons, and the average number of Midway City residents at the end of 2021 (6,473 people). This number is compared to the statewide average of 117 gpcd.

Figure 3 shows the Midway City’s 2017-2021 culinary water use for agriculture, institutional, commercial, and residential categories. The water use in Figure 3 is water use metered at the connection.



2050 Culinary Water Use Projections

Midway City’s population is projected to be approximately 11,577 people by the year 2050 (*Mountain Land Association of Governments April 2012 Population Projections*). Using this population estimate and the 225 gpcd total water usage, the 2050 total culinary water usage, including losses, will be 950,761,125 gallons per year.

Using the 160 gpcd residential water usage, the 2050 total culinary water usage will be 676,096,800 gallons per year. The projected supply can potentially be reduced by implementing conservation programs and practices.

WATER PROBLEMS AND CONSERVATION GOALS

Problems Identified

Several problems of the current water conservation measure have been identified.

- The current drought in Utah is having some positive influence towards water conservation awareness throughout Midway City. However, there is still a need for a better understanding of landscaping water requirements and efficient water-use habits and practices. Only a small percentage of residents know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently outdoors. Some citizens' irrigation and outdoor practices are based on convenience rather than plant needs and water supply considerations.
- Some of the old existing water lines are shallow and are prone to freezing in the winter. This promotes leaving water running in homes and flush valves during the winter and causes additional leaks.
- Old existing water lines are possibly leaking, providing inaccurate data due to age and obsolescence. Midway City is actively upgrading the old water lines within the old part of town.
- Traditional Midway City families have landscapes with large garden areas, grass, and other water intensive landscaping. The landscapes irrigation needs usually create a water use peak in the hot summer months straining the existing water delivery system and necessitates constant upgrades to the main delivery lines and reservoir capacities. The recent installation of the pressurized irrigation system is helping to relieve the strain on the culinary system; however, conservation efforts for the pressurized irrigation system are also needed.
- The irrigation system within the City is owned and operated by the Midway Irrigation Company. This is a private irrigation company. As one of the larger shareholders within the irrigation company, Midway City has a Council member assigned to the Irrigation Board.
- Meters are currently being installed at the existing connections to the pressurized irrigation. It is anticipated that some of these users may over-water landscaping because there is simply a flat fee per month for pressurized irrigation water use.

Each of these problems represents an opportunity for change. The opportunity exists to prepare a new generation of wise-water users who build low-water use landscaping. This can be assisted with a strong sustained water education program in the public and private schools.

Additional opportunities exist to improve other conservation problems. Landscaping along existing and future roads in the city could be more easily maintained if low water use shrubs and mulches were used instead of Kentucky Bluegrass. Methods could

possibly be incorporated to decrease secondary water use to ensure sufficient water for additional users in the future. All of these measures will help reduce peak demands and the need for expensive water system upgrades.

Water Conservation Goals

As part of Midway City's Water Conservation Plan, Midway City has established the following goals in pursuit of solutions to the previously identified problems:

- Goal 1: Reduce Midway City's total per capita water use, including losses, by approximately five percent in five years. The water-use rate is currently 225 gallons of culinary water per capita day (gpcd). The goal is to bring this down to 213 gpcd by 2027.
- Goal 2: Reduce Midway City's residential per capita water use, metered at home, by approximately five percent in five years. The water-use rate is currently 160 gallons of culinary water per capita day (gpcd). The goal is to bring this down to 152 gpcd by 2027.
- Goal 3: Encourage that at least 95% of outdoor irrigation be from pressurized irrigation system and eliminate as much flood irrigation as possible. This would help to reduce the demand on the culinary water system.
- Goal 4: Maintain or improve the appearance of street landscapes, open spaces, and yards. Improved irrigation practices and water efficient landscapes can enhance the beauty of the city while helping to reduce water consumption. Midway City will continue to provide measures which encourage the use of low water-use shrubs, plants, and mulches in new developments and any existing landscape replacement projects.
- Goal 5: Analyze current system of reading/recording inflow water usage. Develop and implement an improved system for reading/recording water inflow readings to provide a more accurate record of water inflow usage in the future.

CURRENT WATER CONSERVATION MEASURES AND PROGRAMS

Midway City's water conservation efforts have primarily been directed at finding and fixing leaks in the existing system, education, and instituting a pressurized irrigation system in all new developments. This section briefly describes the measures that are now being implemented to help achieve the City's conservation goals. Descriptions of how Midway City is addressing each item, along with other appropriate details, are listed under the following headings. These current measures appear to be working.

Water Preservation Ordinance

Pressurized Irrigation System for Outdoor Use

Leak Detection and System Maintenance

Conservation Oriented Rate Structure

Public Information and Education Program

Water Preservation Ordinance

Midway City currently has the following water preservation ordinance in place. Section 10.01.160, Waste Prohibited: It shall be unlawful for any water user to waste water, or allow it to be wasted, by imperfect stops, taps, valves, leaky joints or pipes, or allow tanks or water troughs to leak or overflow or to wastefully run water from hydrants, faucets, or stops or through basins, water closets, urinals, sinks, or apparatus or to use water in violation of the rules, regulations, or ordinances for controlling the City water system.

Pressurized Irrigation System for Outdoor Use

Midway City is currently served by a pressurized irrigation system. The purpose of this system is to both conserve culinary water and reduce water loss through irrigation ditches. A pressurized irrigation system makes another source of water available to the City to meet its public and private landscape watering demands, which in turn reduces culinary water use. When the pressurized irrigation system was implemented, the majority of water lost through ditch infiltration and evaporation was conserved. All new developments are required to implement the pressurized irrigation system. In areas where pressurized irrigation is available, approximately 95% of the available outdoor irrigation connections are voluntarily utilizing the pressurized irrigation. If this number decreases, Midway City will consider requiring residences to connect to the pressurized system where it is available. In the case of a future water shortage, the plan will be to mandate watering times.

Leak Detection and Meter Replacement

The City has a monitoring device which operates off sound. Its purpose is to help the City locate, repair and replace leaking waterlines.

The City has recently installed new radio read devices on all of their residential culinary water meters. This update will provide a more automated and correct read of water usage throughout the system

Conservation Oriented Rate Structure

Designing an appropriate rate schedule is a complex task. Rate design is a process of matching the costs of operating the water system to the unique economic, political and social environments in which the city provides its service. The cost of delivering the service must be evaluated and understood. Each water system has unique assets and constraints. Based on the characteristics of the system, and past capital and operating costs, revenue requirements can be estimated. City staff has estimated the cost of providing water service and proposed a rate schedule designed to cover such costs. In 2009, Midway City adopted a stepped billing rate that charges more at each stepped increase in water usage. The rates were increased in 2015 to encourage reduced culinary water use. The new billing rates have been structured to help generate income to also help finance the replacement of leaking lines, which will help to reduce water losses. The details of the recently updated billing schedule are shown in Table 3 below.

Connection Size (inch)	Allowable Usage (gallons)	Base Billing Rate	Tier I Overage \$3.73 per 1000 gallons	Tier II Overage \$4.67 per 1000 gallons
3/4	10,000	\$28.00	5,000	5,001
1	20,000	\$56.00	5,000	5,001
1-1/2	40,000	\$112.00	5,000	5,001
2	70,000	\$196.00	5,000	5,001
3	160,000	\$448.00	5,000	5,001
4	300,000	\$840.00	5,000	5,001
6	640,000	\$1,792.00	5,000	5,001

Public Information and Education Program

Our water conservation education is aimed at enhancing the awareness and understanding of water-related problems and is based on the premise that it will influence people to voluntarily use outdoor water more efficiently and cooperate with regulatory requirements. The public information and education program currently includes bill stuffers and newspaper articles containing water awareness information. It addresses both long-term and short-term water use practices for outdoor use. The program appears to be beneficial. The following are examples of things that are presented as part of the education program.

Outdoor Water Use

- Irrigate landscaping only as needed according to the types of vegetation and the specific weather patterns of your area. In general, water in the early morning or late evening hours to reduce evaporation.
- Do not water on hot, sunny, and/or windy days. You may actually end up doing more harm than good to your landscaping, as well as wasting a significant amount of water.
- A single lawn sprinkler spraying five gallons of water per minute uses 50 percent more water in just one hour than the combination of 10 toilet flushes, two five-minute showers, two dishwasher loads, and one full load of laundry.
- Sweep sidewalks and driveways instead of using the hose to clean them off.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscaping so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Areas with drip systems will use much less water, particularly during hot, dry and windy conditions.
- Keep your lawn well-trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.
- Install water saturation sensors which turn outdoor sprinklers on based on need, and will automatically shut off water during rain events.

FUTURE WATER CONSERVATION OPTIONS

In addition to the current water conservation measures and programs being implemented. Midway City may consider some of the options listed below to further enhance its water conservation efforts and to help meet the goals set forth above.

Public Information and Education Program

Establish a Water Conservation Committee

Promote Water Efficient Landscaping

Secondary Irrigation Water Conservation

Peak Use Reduction

Retrofit Devices

In Home Leak Detection and Water Use Management Assistance

Shortage Management

Public Information and Education Program

Midway City currently educates the public concerning outdoor water conservation. Indoor water conservation is also an important part of controlling culinary water use. The following are examples of things that could be presented as additions to our current public information and education program.

Indoor Water Use

About two thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom use. Following are suggestions for this specific area:

- Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, etc. in the trash can.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak. If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned up only as much as necessary. Install low flow showerheads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
- Repair any leak within the household. A minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not

only save water, but also eliminate or minimize damage to your personal property.

- Keep a container of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Stopper the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

Establishment of a Water Conservation Committee

A technical advisory committee may be useful for evaluating water conservation measures and making recommendations concerning such measures to the local government. This committee could evaluate the success of water conservation measures currently in practice and consider the potential applicability of other practices for future application. Midway City's current "Water Advisory Board" would probably be able to adopt the tasks of such a water conservation committee.

Additional decisions to be made:

- How many persons comprise the committee or should it be a single coordinator
- Would the committee be made of current city employees
- How committee members are, or will be, chosen
- Minimum length of service
- Establish meeting schedule; monthly, bi-monthly etc
- Committee's authority and responsibility
- Types of issues for which the committee will be responsible

Promote Water Efficient Landscaping

During some months, water used for lawn and landscape may comprise more than half of the public water deliveries for many communities. Landscaping with low water use plants and site designs reduces the amount of water needed for irrigation. Such landscapes do not have to be barren, lacking in color, diversity or only consist of thorny desert plants. Succulent plants and other popular ornamentals may be designed into a water wise landscape if placed in a location that does not require excess watering. Landscaping along existing and future roads may also be designed to use low water-use shrubs, plants, and mulches that do not have intrusive root systems. Midway City has previously researched various plants with non-intrusive roots systems which could be utilized for low water-use areas.

Additional ideas to promote:

- Include water wise landscaping as a major topic in public information and education programs.
- Adopt a policy of applying water efficient landscaping principles to newly landscaped or re-landscaped public buildings, parks, and other sites.
- Monitor and evaluate the results of the water wise landscape information and education.
- Consider including water efficient landscape requirements in a landscaping ordinance.
- Investigate the technologies of Xeriscape and its potential use in Midway City.
- Use landscape saturation sensors in City parks. These water landscape based on need, and shut off water during rain events.

Secondary Irrigation Water Conservation

As more users connect to the pressurized irrigation system, the amount of available water to each user will decrease. Conservation measures will have to be utilized to ensure enough secondary water is available for all users. A step by step process could be followed to slowly reduce use as the demand for pressurized irrigation increases. Individual pressurized irrigation connection metering should be done as soon as technology permits. These are measures that could be utilized if more users connect to the pressurized irrigation system and if maintaining ample secondary water becomes an issue.

Peak Use Reduction

Some water systems are capable of meeting average daily demands but have difficulties meeting peak demands. Measures, which reduce peak demand, may forestall the need to develop new resources or expand treatment and distribution facilities. Some methods that may be used to reduce peak demand include:

- Installation of “demand meters”
- Seasonal peak time rates
- Quantity of use restrictions
- Restrictions on landscape irrigation and other outside water uses during peak demand time

If no peak use reduction measure is in place then:

- Define a set of measures to consider
- Evaluate the impact that such measures would likely have on peak water demand
- Analyze the advisability of adopting such measures for their systems.

Retrofit Devices

Installation of water conserving devices in existing structures complements plumbing codes that require low water-use items in new structures. Retrofit requirements should usually be mandatory or devices be provided free of charge in order to achieve a high degree of compliance. Some localities require retrofit devices to be installed before ownership of a property can be transferred.

Possible program features:

- Identify homes, office buildings, and other structures built prior to 1992 and develop a strategy to distribute or install high-efficiency plumbing fixtures such as ultra-low-flow toilets, showerheads, faucet aerators, etc
- Offer rebates for high efficiency appliances to promote water conservation indoors.
- Evaluate the impact that such measures would likely have on water demand.
- Analyze the advisability of adopting those measures.

In Home Leak Detection and Water Use Management Assistance

The utility of local government may provide a free technical assistance outreach program for locating leaks and identifying ways in which a resident or property owner might use water more efficiently. This program would provide staff knowledgeable in leak detection and water conservation methods.

Probable action items prior to program origination are the following:

- Design as assistance program to consider
- Evaluate the impact that the program would likely have on water demand.
- Analyze the advisability of implementing the program in their service areas.

Shortage Management

The city is developing a contingency plan, which spells out climate and political realities related to water use during drought or other water supply shortages. Included here are conservation measures that Midway City may implement during times of emergency.

They are as follows:

- Eliminate watering on city property during the hottest times of the day
- Water city properties on a minimal watering schedule that does not water during hot daylight hours
- Eliminate watering of city property in cases of severe shortages
- Educate the public on the water supply situation
- Instigate voluntary public conservation measures
- No outside watering from 10:00 a.m. to 7:00 p.m
- Issue information to all customers on conservation procedures each can accomplish around their own property and within their own homes
- Instigate mandatory public conservation measures
- Enforced outside watering restrictions including watering times and quantities
- Instigate emergency conservation measures
 - Strictly enforce all conservation policies with significant fines for non-compliance
 - Physically restrict water supplies to (in order of priority)
 - All outside irrigation systems
 - Park properties and other non-essential support facilities
 - Commercial businesses, restricting largest users first
 - Residential areas

- Any other “non-life support” areas, insuring water supplies to hospitals, hospices, all other health care facilities, and controlled designated area water supply facilities
- Additional non-emergency water conservation measures

IMPLEMENTING & UPDATING THE CONSERVATION PLAN

Tasks must be set forth to ensure the goals stated above are reached. A person or department must be given the responsibility of completing tasks with deadlines. Midway City's Water Advisory Board will be the committee designated to perform the water conservation tasks. The Midway City council has authorized this and will have the responsibility for providing funding for the measures outlined in this plan. The Water Advisory Board will be responsible to ensure that tasks necessary to meet the goals are carried out within the appropriate time line. If deemed necessary, the Water Advisory Board will submit annual or quarterly reports on the progress to the city council.

This water conservation plan was placed on the January 17, 2023 Midway City Council meeting. It was adopted by the city council. A copy of the minutes for this meeting are included in Appendix A. The city council members are listed below:

Mayor Celeste Johnson
Council Member Lisa Orme
Council Member Jeff Drury

Council Member JC Simonsen
Council Member Steve Dougherty
Council Member Kevin Payne

Midway City's Water Conservation Plan will be revised and updated as required to meet changing conditions and needs of the city. The plan will help promote the effective use of culinary water if the methods set forth are utilized. Through public awareness and involvement, water may continue to be available for years to come.

APPENDIX A

REFERENCES

Non-Published references:

HORROCKS ENGINEERS, 2010. *Water Conservation Plan for Midway City, Utah: Horrocks Engineers.*

MIDWAY CITY, 2017-2021, *Culinary Water Use Reports.* Midway City: *Midway City's Internal documentation.*

STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES, *Water Conservation Plan Template.* *State of Utah Division of Water Resources.*

Midway City Council
7 February 2023
Regular Meeting

Huntleigh Woods Subdivision /
Construction Bond

728 West 100 South
Heber, UT 84032
www.horrocks.com



Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

February 7, 2023

Brad Wilson
Midway City Recorder
75 North 100 West
Midway, Utah 84049

Subject: Huntleigh Woods Subdivision, Construction Final, Warranty to Begin

Dear Brad:

Huntleigh Woods Subdivision has received a final construction inspection. All items appear to be complete as shown on the approved construction drawings. Horrocks Engineers recommends the one year warranty period begin. With construction final approval the construction bond may be released, minus the Warranty amounts shown below.

The 10% one-year warranty bond for both Midway City and Midway Sanitation District shall be held in the following amounts:

Midway City Warranty Amount	\$94,360.95
Midway Sanitation District Amount:	\$7,111.98

Building Permits and Occupancy Permits may now be issued. A Type II slurry seal will be required before the end of the warranty period expiration, as well as the sewer lines being cleaned and videoed.

We appreciate working with you on this project. Please call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "Wesley Johnson", is written over the typed name.

Wesley Johnson, P.E.
Midway City Engineer

cc:	Michael Henke,	Midway City Planner (sent by e-mail)
	Tex Couch,	Midway Building Department (sent by e-mail)
	Becky Wood	Midway Sanitation District Manager (sent by e-mail)
	Drew Menlove	Huntleigh Woods Subdivision, Developer (sent by e-mail)
	Sally Brinton	Huntleigh Woods Subdivision, Developer (sent by e-mail)