

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

**Tuesday, 17 December 2024, 5:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market 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 5:08 p.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member (Participated electronically)
Kevin Payne, Council Member
Craig Simons, Council Member

Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

Others Present:

Mark Anderson, Zions Bank Public Finance Vice President
Courtland Nelson, Open Space Committee Chair
Parker Sever, Heber City Police Chief

Members Excused:

JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney

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

2. Open Space Committee / Open Space Preservation (Courtland Nelson – Approximately 60 minutes) – Discuss open space preservation with the Midway City Open Space Advisory Committee.

Courtland Nelson gave a presentation and reviewed the following items:

- Passage of the recent open space bond
- How to move forward

- Preservation process

Mr. Nelson also made the following comments:

- Was seeking input from the City Council.
- Had informal contacts with landowners regarding open space preservation.
- Preserve Midway had also spoken with some landowners.
- The City and Committee were now experienced in the preservation process.
- Suggested holding an open house in February or March. Landowners could meet with land trusts and other committees could provide information. Residents could learn what was being done regarding open space. Suggested midafternoon on a Saturday.
- Open space should be preserved in the current boundaries of the City unless the Council felt differently.
- Preserve Midway had identified 15 possible properties for preservation.
- Preserve Midway was a 501c3. They wanted to act as an intermediary between the City and landowners.
- Thanked the City for working with the Lundin family to try and preserve their farm.

Michael Henke and Katie Villani gave a presentation and reviewed the following items:

- White family property
- Kohler property on south Center Street
- Heart of Midway property
- Grasslands of special significance
- Brown family property on Pine Canyon Road
- Horner family property on River Road

Ms. Villani indicated that the Michel-Kissell property was fully funded.

Mark Anderson made the following comments:

- Arbitration issues could arise when keeping bond proceeds for too long.
- A \$5 million bond issuance was small.
- Bond insurance would not be needed with the next bond issuance.
- It usually took 60 to 90 days to issue bonds after a resolution was adopted.
- Any issuance would need to be completed by June 1st for it to appear on the following year's taxes.
- The City would have to again go through the credit rating process.

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

- Banners were hung at the properties already preserved. Larger and permanent signs could be installed.
- An open house would help residents understand the process, how bond funds were leveraged, and the sacrifice of landowners.
- Utah Open Lands received \$16.6 million in funds to preserve open space.
- Preserve Midway was independent of the City which could be an advantage.
- Additional bonds should not be issued until the City needed the money.
- The Council should receive regular updates on the bond market.
- The City had a significant amount of bond money that had been allocated but not paid.

- Kem Gardiner would preserve another parcel of property when the tax benefits could be maximized.
- Maps of past and possible future projects should be presented at the open house.
- The open house should be casual and paired with an ice rink skate day. It could include displays on the bonding process and possible tax burden. It should be publicized to all residents and not just landowners. Social media should be used.
- Funds could be better leveraged on larger properties.

3. Adjournment

The meeting was adjourned at 5:59 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder