

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

**Monday, 13 May 2024, 12:30 p.m.  
Midway City Office Building, Upstairs Conference Room  
75 West 100 North, 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 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 12:33 p.m.

**Members Present:**

Celeste Johnson, Mayor  
Jeff Drury, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
Craig Simons, Council Member  
JC Simonsen, Council Member (Arrived at  
1:08 p.m.)

**Staff Present:**

Katie Villani, Planner  
Brad Wilson, Recorder

**2. Town Square / Master Plan** (Approximately 2.5 hours) – Discuss a proposed master plan for the Midway Town Square located at 150 West Main Street.

Mayor Johnson gave a presentation regarding a master plan and reviewed the following items:

- Guiding principles
- Overall design
- Concept master plan
- Promenades
- Gateway and identification features
- Central plaza
- Water feature
- Ice rink improvements
- Northwest quadrant
- Memorial grove and enchanted forest
- Open air pavilion and BBQ pit
- Town square lodge
- Parking modifications and pedestrian crosswalks

- Miscellaneous improvements
- Phasing
- General costs
- Questionnaire

She also made the following comments:

- The Ice Rink was important and should be the immediate focus.
- The activity/ice rink building should be the second priority.
- The Town Square needed a facelift.
- The Community Center should not be rebuilt.
- The memorial grove could be replaced with parking.
- The public wanted the Community Center razed.
- Liked the proposed promenades
- Liked parking off to the side so that the center was green space.
- Parking could be increased in front of or to the south of the Office Building.
- Liked the pavers in the design.
- Liked the small entertainment plaza. However, only one was needed.
- The pavilion could be combined with the activity building.
- European towns had fountains. Any water feature should be a fountain and not a wall.
- Liked the gathering plaza.
- The Town Square should be beautiful.
- Entryway signs were only on the south and north.
- There was no dramatic pushback on the proposed design.
- Opposed attaching more restrooms to the Community Center because that would eliminate windows in the building.

**Note:** A copy of Mayor Johnson presentation is contained in the supplemental file.

Council Member Orme made the following comments:

- Parking could be in an "L" shape along the north and east sides of the Office Building.
- The existing pavilion should remain at its present location. Her father helped build it. Keeping the pavilion helped preserve the City's heritage.
- The proposed design had too much concrete and looked too much like a college campus.
- Renovating the Town Square would require more employees to maintain it.

Council Member Drury made the following comments:

- The baseball field at the Town Square had been removed.
- Midway had adapted over time and this was evident with the Town Square.
- A design had been done but there was no commitment that it would be implemented.
- Renovating the Town Square would be nice, but it would be difficult to afford.
- Liked the idea of a central plaza.
- The current pavilion could have storage underneath it.
- The northwest section of the Town Square could be used for the Swiss Days food booths.

- The proposed design would reduce parking and move it further away from Main Street. There would be less parking on the north side of the Town Square.
- Swiss Days, which was a three-day event, should not be the end goal for the Town Square.

Council Member Payne made the following comments:

- Master plans did not include specific details.
- Liked the overall design of the proposal.
- Parking along roads was efficient.
- An automobile culture worked against having gathering places.

**Note:** Council Member Simonsen arrived at 1:08 p.m.

- The project would cost less without rebuilding the Community Center.
- The interaction of the Town Square with the surrounding properties was important.
- Liked the idea of a gathering place.
- Green areas should be preserved.
- Liked having restaurants and shops around the Square.

Council Member Simonsen made the following comments:

- A park in St. George was a reference.
- Most designs were labeling
- The Town Square was small.
- The Ice Rink was a benefit.
- Had questions but no significant issues about the design.
- The Community Center should not be razed unless it was for a good price.
- There should be a plan and vision for the Town Square.
- The existing trees should not be removed.
- The Ice Rink should be a year-round facility.
- A new pavilion should be considered.
- Many council members did not like the water feature.
- The remaining issues were parking and the pavilion/restrooms.
- The process did not need to be rushed. It could be done as the City had money.
- A city owned parking lot should be near the Town Square.
- Did the office building need to be expanded?

Council Member Simons made the following comments:

- Centennial Park was underutilized and could be used as part of Swiss Days. The food booths could be moved to the park.
- The two houses on 100 West, across from the Town Square, should be purchased and razed.
- What did the Ice Rink provide? Was it for the community or visitors?
- The Town Square should be used as efficiently as possible.
- The Town Hall was the only part of the Town Square that should be untouched.
- The Ice Rink did not provide a lot of value.

- The money for the renovation could be used differently.
- Was concerned with a new building that cost \$1.5 million
- What best served the community needed to be identified.
- The activity/ice rink building was not the best way to start the project.
- The Community Center should be razed
- A lot of thought needed to be put into a master plan.
- Swiss Days had value.
- The Ice Rink should be covered which would eliminate snow on the ice.
- The Town Square did not have enough restrooms.
- Restrooms could be added to the new pavilion.

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

- Covering the Ice Rink would reduce its charm.
- Doubted if the houses on 100 West could be purchased.
- Centennial Park was used a lot.
- Sun tunnels could be used to bring light into buildings when there could not be windows.
- Could the Ice Rink be moved? The header had just been replaced at a cost of \$80,000. This would have to be redone if the concrete slab was moved.
- The slab was fine for skating but needed to be resurfaced for other uses.
- Leaks were suspected in the tubing under the slab.
- The slab could be painted white, which would eliminate the need for ice paint.
- It could cost \$400,000 to \$500,000 to redo the Ice Rink.
- Things would have to be put in tight spaces if the rink was not moved. There should be a balance between the two.
- The most pressing problem at the Town Square was the Ice Rink.
- The new activities/ice rink building was expensive and would restrict a portion of the Town Square. The existing ice rink trailers could still be used.
- The slab and chiller building needed to be repaired.
- The current location of the Ice Rink was determined because large trees shaded the ice.
- The activities/ice rink building could be designed but not built that year.
- Could the concrete ditch be covered, and the area used for parking? The water had minerals that would build up in a pipe. The ditch was along a UDOT road, which would only allow parallel parking.
- UDOT was concerned about people crossing 200 West from the Town Square to Haven.
- The activities/ice rink building was too costly and should be rethought.
- The focus should be the Ice Rink and the center gathering place.
- Redoing the Ice Rink first would limit other decisions.
- The activities/ice rink building fit in the proposed location and was not a problem.
- A promenade could replace the sports court next to the Ice Rink.
- The north promenade should be eliminated.
- The size of the activities/ice rink building should be reduced.
- Money from the future Olympics could help pay for some of the improvements.
- The cost of moving the Ice Rink should be determined.
- Would private donors help with the rink repairs?
- The road and parking through the Town Square should remain. Roads and parking in the Town Square were safety issues.
- The latest plan for the activities/ice rink building should be presented to the Council.

Mayor Johnson indicated that the following items would be further considered:

- Rink improvements
- Center gathering place
- South entrance
- Cost for moving the rink
- If the spacing was good for the activities/ice rink building.

### 3. Adjournment

The meeting was adjourned at 2:35 p.m.

  
Celeste Johnson, Mayor

  
Brad Wilson, Recorder