



Memo

Date: February 17, 2026
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the February 7, 2026 City Council Strategic Planning 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)**

**Saturday, February 7, 2026, 8:00 a.m.
Midway Community Center, City 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 Mayor, City Council, and Planning Director. The public notice/agenda was published on the Utah State Public Notice Website and on the City's website. A copy of the public notice/agenda is contained in the supplemental file for the meeting.

1. Call to Order

Mayor Simons called the meeting to order at 8:05 a.m.

Members Present

Craig Simons, Mayor
Andy Garland, Council Member
Lisa Orme, Council Member
Andrew Osborne, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Camille Palmer, Mayor's Assistant
Nancy Simons, Budget Director (Left at 1:18
p.m.)
Brad Wilson, Recorder

Others Present

None

Staff Present

Michael Henke, Planning Director

2. Council Organization and Alignment

2a. Council Introductions

Each member of the City Council and staff introduced themselves.

2b. Council Assignments

Mayor Simons reviewed council assignments and made the following comments:

- He would be responsible for several departments, such as streets, parks, and cemetery, while the City's processes for the Public Works Department were assessed.

- These departments might be distributed among the Council once the assessment was completed.
- Former mayor Celeste Johnson would remain a member of the Caring Coalition. Her service would be reassessed after a year.

The Council and staff discussed the assignments. Council Member Orme encouraged the council members to attend the conferences held by the Utah League of Cities and Towns (ULCT).

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

Action Items

- It needed to be determined if the City had a fourth voting member with ULCT.
- Brad Wilson would order twelve additional copies of *Powers and Duties* written by the ULCT.
- The Mayor, Council Member Garland, and Tom Wardle would serve on the Audit Committee. This would be approved at the next council meeting.

2c. Work Meeting Schedule and Structure

The Council and staff discussed the schedule for work meetings and their purpose. The following items were specifically discussed:

- A specific topic would be discussed at each work meeting.
- Work meetings would be held every other month.
- Other work meetings could be held as needed.
- Council members should come to work meetings prepared.
- The Council should prioritize, focus, and then act.

2d. Organizational Structure

Mayor Johnson presented the C.A.R.E.S. program which stood for commitment, attitude, resources, ethics, and service.

2e. Midway Vision 2027 and Beyond

The Council and staff discussed the vision for Midway in the next one, three, five, eight, ten, and 25 years. They specifically discussed the following items:

- The City needed to know where it wanted to go and how to get there.
- The land use title in the Municipal Code should include vignettes demonstrating what was envisioned.

- The City should engage residents and determine what they wanted.
- Some parts of the General Plan were not realistic.
- The City had an identity crisis and needed to be realistic.
- Midway was a tourism community not an agricultural community.
- If agriculture was desired, then it should be incentivized and made sustainable.
- A vision was needed for downtown parking.
- Midway should be a boutique community rather than a resort community.
- Larger lots brought larger houses and a country club feel.
- The City needed to be nimble.
- The City needed to understand what it could and could not control.
- The council members were born in different places but ended up here together.
- The Council should visit the underground parking being constructed at Southhill.

Action Item

- The Council was assigned to determine the vision for the City. The vision would be discussed at a council work meeting.

Motion: Without objection, Mayor Simons recessed the meeting at 9:46 a.m. He reconvened the meeting at 10:00 a.m.

2f. City Calendar and Events

Camille Palmer presented the calendar and events for 2026.

The regular council meetings on March 17 and November 3 were cancelled.

Ms. Palmer presented the city newsletter which should improve communication with residents.

Closed Meeting to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual

Motion: Council Member Garland moved to go into a closed meeting to discuss the character, professional competence, or physical or mental health of an individual.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye

Note: Pursuant to section 52-4-206, Utah Code Annotated 1953, the closed meeting was not recorded nor was written minutes kept. An affidavit affirming the purpose of the meeting is contained in the supplemental file.

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

Second: Council Member Osborne seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Without objection, Mayor Simons recessed the meeting at 11:20 a.m. He reconvened the meeting at 11:30 p.m.

3. City Projects

Mayor Simons presented future city projects. The Council and staff specifically discussed the following items:

- The water exchange program which allowed culinary water to be used as pressurized irrigation water.
- The Warm Springs Trail
- The Pine Canyon Trail
- The Parks, Trails, and Trees Advisory Committee should be included in project planning.

4. Budget

Nancy Simons reviewed the FY 2026 Budget and the proposed amendment. She specifically reviewed the following items:

- Water Fund
- Water sales
- Water Fund salaries and wages
- Center Street Trail
- Engineering for the next water project
- Outside engineering

- Water rates
- Ice Rink Fund
- Ice rink management agreement
- LWCF grant
- Souvenir Shop Fund
- Souvenir shop manager's wages
- Subsidizing the souvenir shop
- General Fund
- Public works wages
- General Fund revenue
- Midway Sanitation District (MSD) wages
- MSD reimbursement process
- Building rental revenue
- General Fund expenditures
- Human resources software
- Replacing windows in the Office Building
- Purchasing

Ms. Simons also made the following comments:

- Council Member Garland would work with her to simplify the budget.
- The amount in the City's checking account was high because of property tax revenue received and maintaining enough money to pay for the Lundin conservation easement.
- Revenue from business licenses and building permits was low.
- TAP funds would be used to fund America250 activities.

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

The Council and staff discussed the following items:

- Budgets should include an executive summary.
- Everyone should be able to understand the City's budget.
- A statement of qualifications could be used for engineering.
- The souvenir shop was supposed to be primarily a visitors' center that drove people to other businesses. It should not compete with other businesses.
- The souvenir shop, ice rink, and Water Fund lost money on paper.
- Prices should be raised at the souvenir shop. Two employees were not needed per shift.
- Many people did not know that the City had a visitors' center.
- A visitors' center should show town pride and build community. This was worth subsidizing.
- Two parking spaces should be reserved for the visitors' center.
- Should property owners pay any fees incurred after their land was approved for open space? This could be added to the purchase agreement.
- Location trackers and cameras would be added to city vehicles. Exterior cameras would be added to the City's snowplows and dump trucks.
- Assets would be managed.
- The city council chambers needed a better and ADA compliant audiovisual system.

Closed Meeting to Discuss the Deployment of Security Personnel, Devices, or Systems

Motion: Council Member Orme moved to go into a closed meeting to discuss the deployment of security personnel, devices, or systems.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

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

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

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Budget (Continued)

Nancy Simons continued reviewing the FY 2026 Budget and the proposed amendment. She specifically reviewed the following items:

- CIP Fund
- CIP Fund expenditures
- Sidewalks
- Community Center
- Entry sign

Ms. Simons made the following additional comments:

- Excess General Fund revenue was transferred to the CIP Fund.
- The improvements to the parking lot at 70 East Main Street were over budget.
- Cameras would be installed in city buildings.
- Was working with team leaders regarding budgeting.
- Unspent budget items were not automatically included in the next fiscal year budget.
- Asked that the Council and staff inform her of any budget items that needed to be transferred to the new budget.

Council Member Garland asked to see the City's capital improvement projects plan.

Action Items

- Michael Henke would research why business license and building permit revenue was low.
- Brad Wilson would follow up with the Wasatch Mountain State Park regarding the return of taxes paid to the City.
- Mr. Wilson would follow up with Zions Bank regarding the updating of the capital improvement projects plan.

Note: Nancy Simons left at 1:18 p.m. Council Member Orme left at 1:20 p.m.

5. Craig's List

5c. Event Coordinator / Code Enforcement Officer

Mayor Simons reviewed hiring a part-time event coordinator. He also reviewed hiring a code enforcement officer.

Note: Council Member Orme returned at 1:21 p.m.

5f. Combine Human Resources Manual with Policies and Procedures

Mayor Simons indicated that the Human Resources Manual would be combined with the Policies and Procedures.

Nightly Rentals

Michael Henke made the following comments:

- The Council asked the planning department to review nightly rentals.
- The issue would be discussed by the Council in a couple of months.

- Estimated that there were less than 30 nightly rentals in the commercial zones.

Mayor Simons indicated that a layer for nightly rentals could be added to the City's geographic information system (GIS). Council Member Garland responded that not all infrastructure information should be public.

6. Adjournment

Motion: Council Member Garland moved to adjourn the meeting. Council Member Orme seconded the motion. The motion passed unanimously.

The meeting was adjourned at 1:29 p.m.

Craig Simons, Mayor

Brad Wilson, Recorder