

Midway City Council
20 February 2024
Work Meeting

Town Square
Master Plan

Memo



Date: April 5, 2022
To: Midway City Council
From: Luke Robinson
Re: Town Square Master Plan

Last spring, Midway City formed a working committee who was tasked with overseeing a master plan and visioning process for Town Square. The working committee consists of the mayor, two councilman, two members of the community and support from city staff and a design consultant. The purpose of the master planning process was to create a long-term vision for Town Square that would guide its future improvement. The master planning process would include opportunities for the community and stakeholder groups to provide feedback on the future of the square.

One of the first steps in the process was creating an RFP for a design consultant that would aid the city in the creation of the master site plan. The geographical boundaries of the master planning area was limited to Town Square, with emphasis on the areas outside of the existing structures.

The RFP process identified three goals for Town Square:

- Design options for opportunities to enhance the use of green spaces in town square. It is very important that all design options must be able to accommodate all existing space needs for Swiss Days.
- Increase the value of Town Square to the community by creating opportunities to enhance the square as a community gathering place, thus providing increased economic growth.
- Create an environment which will provide additional pedestrian traffic in and around Main Street and the downtown area.

As a result of the RFP process, the city contracted with the IBI Group, who would help with the public outreach, visioning and concept design portion of the project. Additionally, a stakeholder committee was created that consists of Swiss Day and Midway Booster representatives along

with downtown business owners. Under the guidance of the committees, an online community questionnaire was created to help better understand how people use Town Square, what they like/don't like about Town Square and what improvements they would like to see. A project vision statement and guiding principles were created to help guide the future design of the square.

With the feedback from the questionnaire and guidance from the working and steering committees, IBI created two design concepts, demonstrating an array of improvements that could occur on Town Square. These concepts were created as a tool to illustrate options for Town Square, allowing people to identify elements that they like or dislike. The concepts, along with the questionnaire results and vision and guiding principal documents were presented at two public open houses that were advertised on the city social media accounts and at the city owned kiosks. Once the open houses concluded, the project information was then posted to the city website, creating an extended public comment period. Approximately 60 individuals attended the open houses, resulting in 38 handwritten comments. As a byproduct of the open houses and online publication of the plans, we received an additional 27 emails with comments from 23 people.

After holding the public open houses, the working committee met with a group of the Swiss Day organizers to present and discuss the concepts. The Swiss Day group then discussed the plans internally and provided city staff with additional feedback. In December (2021), IBI presented the two design concepts to the City Council, who provided feedback as well.

Since then, IBI has created a final design concept based on the public comment and feedback received. The updated design was presented to the working committee in January (2022) and then to a combined group in February (2022) that included the stakeholder group, Midway Boosters, and Swiss Day representatives. Those meetings were productive and feedback regarding the final concept was generally positive.

The intent with presenting to the City Council is to update the council and see if there are any additional adjustments that need to be made. Once any needed adjustments have been agreed upon by the council, it is our hope that the city council will approve a final design concept, which will serve as a master plan for future Town Square improvements.

The working committee, design consultant and staff are also looking for additional guidance from the council on next steps. IBI has prepared a phasing plan which we would like the council to review.

Some questions for your consideration are:

- Any final adjustments to the proposed master plan?
- Is additional information needed to approve the master plan?
- Is the phasing plan appropriate? Any recommended adjustments?
- For budgetary purposes, does the council see value in having a preliminary budget for individual phases, or all phases, put together. If so, staff can create an RFP for those services and can send out for bids.
- Does the council have any guidance on timing of improvements? Is there a phase(s) that they would like to begin taking the next steps on?

Next steps on the project could consist of:

- Creation of an RFP for the following scopes. These could be performed for the entire square, or just certain phases of the square:
 - **Final Design Documents.** While the current plan contains many high-level details, a final design will need to be created to take the plans from conceptual to a final, implementable design
 - **Construction Documents and Bid Units.** This will play an important role in procuring accurate bids from construction contractors. It will demonstrate how plans should be constructed as well as bid units and sufficient detail, allowing for more accurate bids
 - **RFP Services for Construction Contractor.** Someone who could oversee the RFP process for selecting a contractor to perform the improvements
 - **Construction Management Services.** Someone who could represent the City in overseeing construction by the various trades

With this memo, I've include the following exhibits for your consideration:

Exhibit 1: Project Process/Previous Steps

Exhibit 2: Draft Copy – Town Square Master Plan

Please feel free to reach out to me if you have any questions.

Exhibit 1



MIDWAY TOWN SQUARE

PROJECT PROCESS & TIMELINE

Project Kick-Off March 12, 2021

Stakeholder Meeting March 25, 2021

Project Introduction and Information Gathering

Working Committee Meeting April 1, 2021

Online Questionnaire Preperation

Stakeholder Meeting May 6, 2021

Discussion with Stakeholders about their vision for the future of the Town Square

Verify with Swiss Days Representatives about improvements to the infrastructure that would benefit Swiss Days

Online Questionnaire May 31, 2021 - June 11, 2021

Questionnaire to gather feedback from Midway Residents on their vision for the Town Square

Stakeholder Meeting June 24, 2021

Review Questionnaire results and Vision and Guiding Principles

Review two concept plans to ensure they are appropriate to bring to public open houses for feedback

Working Committee w/Midway Boosters & Swiss Days Chair July 26, 2021

Review two concept plans to ensure they will generally work with Swiss Days (building in flexibility for community events)

Working Committee Meeting September 1, 2021

Review materials for Public Open Houses

Public Open House #1 September 14, 2021

Display concept plans and gather feedback from Midway Residents

Public Open House #2 September 23, 2021

Display concept plans and gather feedback from Midway Residents



MIDWAY TOWN SQUARE

PROJECT PROCESS & TIMELINE

Working Committee Meeting w/Swiss Days Representatives October 25, 2021

Review two concept plans to ensure they will generally work with Swiss Days

On-line Public Comment Period October 19, 2021 - November 7, 2021

Concept plans, vision statement and guiding principles posted on-line. Comment emailed to city staff

Working Committee Meeting November 15, 2021

Review public comments and discuss next steps in the process

City Council Meeting December 21, 2021

Present design concepts and public comments to City Council for feedback

Working Committee Meeting January 5, 2022

Review and provide feedback on draft copy of the final design concept for Town Square

Combined Working Committee, Stake Holder, Midway Booster and Swiss Day Meeting February 14, 2022

Review and provide feedback on draft copy of the final design concept for Town Square

City Council Meeting April 5, 2022

Present final design concept to City Council for feedback and possible recommendation of approval

Exhibit 2

MIDWAY TOWN SQUARE MASTER PLAN





Prepared By
IBI Group
March 2022



MIDWAY TOWN SQUARE MASTER PLAN

The Midway Town Square is the heart of the community. The recommended improvements are the result of a year long process including significant community-based dialogue with the Working Committee, Steering Committee, key stakeholder groups and resident surveys and open houses. The goal of the process is to establish the future vision for the Town Square to best serve the residents and business owners of Midway, upgrade its infrastructure and functionality, and become a meaningful experience and attraction which celebrates the heritage of our mountain community.

The Concept Master Plan is a flexible, long-term guide for improvements to organize existing assets and enhance access and connectivity to the Town Square from surrounding areas. New amenities and features are envisioned to improve pedestrian safety and movement, encourage longer visits and informal activity, and educate users about the history of Midway. The Plan promotes year-round, day-to-day use as well as supporting weekly, monthly or annual events and festivals such as farmers market and Swiss Days among others.

The following design narrative identifies the key features and amenities proposed, a general description of the intent and character of each, and the resulting benefits to the Town Square experience. Collectively, these elements create a strong foundation for a vibrant, authentic and meaningful Midway Town Square.

TOWN SQUARE VISION

The Town Square is the heart of Midway and is central to the town's identity and character. It has become a beloved gathering space for the community and an important asset for the citizens of Midway. It is also home to the Ice Rink and Swiss Days, which are essential pieces of the Town Square's past and future.

The design and function of the town square should reflect and promote the community's values. As we look at our community now and into the future, we want to ensure that the Town Square is meeting its potential as a place that Midway citizens are proud of. A successful town square evolves and adapts over time to meet the current needs of its residents, while respecting the history of the place.



GUIDING PRINCIPLES

- Enhance Town Square as the central gathering place for Midway residents
- Better connect the square to Main Street and the surrounding town center
- Emphasize Midway's history and culture and embrace Midway's Swiss theme
- Support a year-round celebration of the seasons
- Optimize for community events, from large formal events (e.g. Swiss Days) to small informal events (e.g. movie night in the square)
- The square should maintain the feeling of being “green” and “open”
- Add elements to make the square more functional (e.g. benches, restrooms, etc.)
- Add elements that make the square a more interesting experience (e.g. enhanced landscaping and ornamental plantings, water features, etc.)
- Add value to the town center and surrounding properties
- Embrace views to the mountains
- Implement solutions that are economically responsible and environmentally sustainable
- Ensure all improvements can and will be properly maintained



CONCEPT MASTER PLAN

Concept Master Plan Features

- ① North/south and east/west promenades. *See page 8*
- ② Additional tent space along promenades that doubles as an interpretive walk reflecting Midway's heritage. *See page 8*
- ③ Enhanced perimeter street gateway entries. *See page 10*
- ④ Flexible gathering plaza to support food trucks, temporary fire pits, seating or concert stage for events. *See page 12*
- ⑤ Iconic water feature. *See page 14*
- ⑥ Resurfaced ice rink that encourages multipurpose, year-round use. *See page 15*
- ⑦ Updated chiller building for Ice Rink. *See page 15*
- ⑧ Small multipurpose entertainment plaza. *See page 16*
- ⑨ Enchanted forest to highlight and protect existing grove of evergreens. *See page 18*
- ⑩ Restroom facility attached to the Midway City Office Building. *See page 18*
- ⑪ Memorial grove near Midway City Offices providing shade, flower gardens, pathways and remembering key community figures of the past. *See page 18*
- ⑫ Open air, multipurpose pavilion and bbq pit. *See page 20*
- ⑬ Town Square Lodge: re-purposed Community Center into a destination support facility for the Town Square to include restrooms, ice skating support and concessions, multipurpose community space, storage and maintenance. *See page 21*





THE PROMENADES

The primary organizing elements of the Plan are the north/south and east/west pedestrian promenades which connect existing and future assets, improve physical and visual access and connectivity, provide infrastructure corridors, promote walking and strolling, and provide a canvas for historical interpretation.

- The promenades replace the internal vehicular drive and eliminate pedestrian and vehicular safety conflicts.
- The promenades are generous in width to allow for maintenance access and event setup and tear down. Additionally, there are several locations where a 10' wide extension along the promenades creates seating areas, interpretive features and allows for vendor tents during events.
- Promenades create pedestrian gateway access from all four sides of the Town Square. When connected to the perimeter walk and multipurpose path, the system completes a series of loop walkways around and internal to the Town Square, providing a variety of walk experience and distance options.
- Promenades may also act as infrastructure corridors for needed support utilities or event systems. Alignment and location of these corridors preserves and connects all existing multipurpose lawn spaces.
- Configuration of the promenades is inspired by the cross emblem of the Swiss flag and is celebrated at the promenade intersection in the paving pattern. This intersection becomes the heart of the Town Square and organizes the adjacent plaza and water feature.





Looking North down the North / South Promenade



GATEWAYS AND IDENTIFICATION FEATURES

A goal of the Concept Master Plan is to improve the image, identity and visual access to the Town Square. The Plan proposes identification features at all corners including the existing Midway Fort monument at the southeast corner. Gateway elements are envisioned at Main Street, 100 East and 100 North to better integrate the Town Square into the Main Street experience and provide cultural and sculptural features to pass through when visiting.





Gateway Monument on corner of 100 N and 200 W



CENTRAL PLAZA

The Concept Master Plan seeks to provide more options and activities by creating a multipurpose Town Square Plaza at the east end of the ice rink. This plaza is designed as a flexible space that can provide day-to-day seating options, food truck offerings, or set up with a temporary stage for concerts or performances with spectator seating spilling onto the ice rink

plaza surfacing. Consideration should be given to providing a canopy over the plaza to provide much needed shade for this gathering space and weather protection for activities or events.





Central Plaza with Optional Shade Structure / Canopy



TOWN SQUARE WATER FEATURE

The Town Square Water Feature is located east of the Town Square Plaza and promenade and oriented to highlight the mountain views to the west. This element is intended to be a visual interpretive feature with recirculating cascade water effect and not interactive or allow bodily contact. It's envisioned as a linear feature to reflect the mountain ridgeline and create a contemplative experience for all to enjoy and celebrate the power and value of water in our mountain environment.





ICE RINK PLAZA IMPROVEMENTS

The Ice Rink has clearly become a community favorite and generates significant visitation from out of County users. The Concept Master Plan seeks to enhance the wintertime user experience by providing permanent support facilities such as public restrooms, concessions and rental, warming hut and storage in the proposed Town Square Lodge (described on page 21). This would eliminate the need for temporary trailer facilities and improve operations and the user experience. Additionally, the Plan recommends resurfacing of the ice rink plaza to allow for better year-round use during shoulder and summer seasons. Resurfacing would eliminate the current slick safety conditions and allow for multipurpose use of this valuable paved surface for markets, temporary art installations, roller skating, or other programmed activities.

Significant conversation has taken place over the years regarding constructing an open-air canopy over the ice rink plaza. There are many benefits to a canopy including improved ice maintenance, extension of the ice-skating season, as well as shade for the plaza during summer months and events. The primary concerns include mountain and night sky views obstruction, impact on the ambiance of “skating under the stars”, and the costs of a long-span structure. The Concept Master Plan provides flexibility to allow a canopy structure to be constructed and recommends the idea of a partial canopy to preserve mountain and night sky views while still providing shade based on solar aspect designs.



THE NORTHWEST QUADRANT

The Northwest Quadrant of the Town Square provides many opportunities for gatherings and events while maintaining multipurpose open space for informal recreation, picnicking, lawn games and festival booths. Key attractions in the Northwest Quadrant includes the 30' x 60' open air pavilion for family reunions, pancake breakfasts, corporate events or informal picnicking providing revenue generating opportunities oriented

to the mountain views. Adjacent to the pavilion is a new barbecue pit for Swiss Days and public barbecue stations to support group gatherings with easy access to street parking (see additional information on page 20). The addition of a small multipurpose plaza at the west end of the lawn will provide a gathering or event option to the Town Square Plaza. This could host small weekly music nights with lawn seating and spectator views to the mountains.





View of Small Multipurpose Plaza



MEMORIAL GROVE AND ENCHANTED FOREST

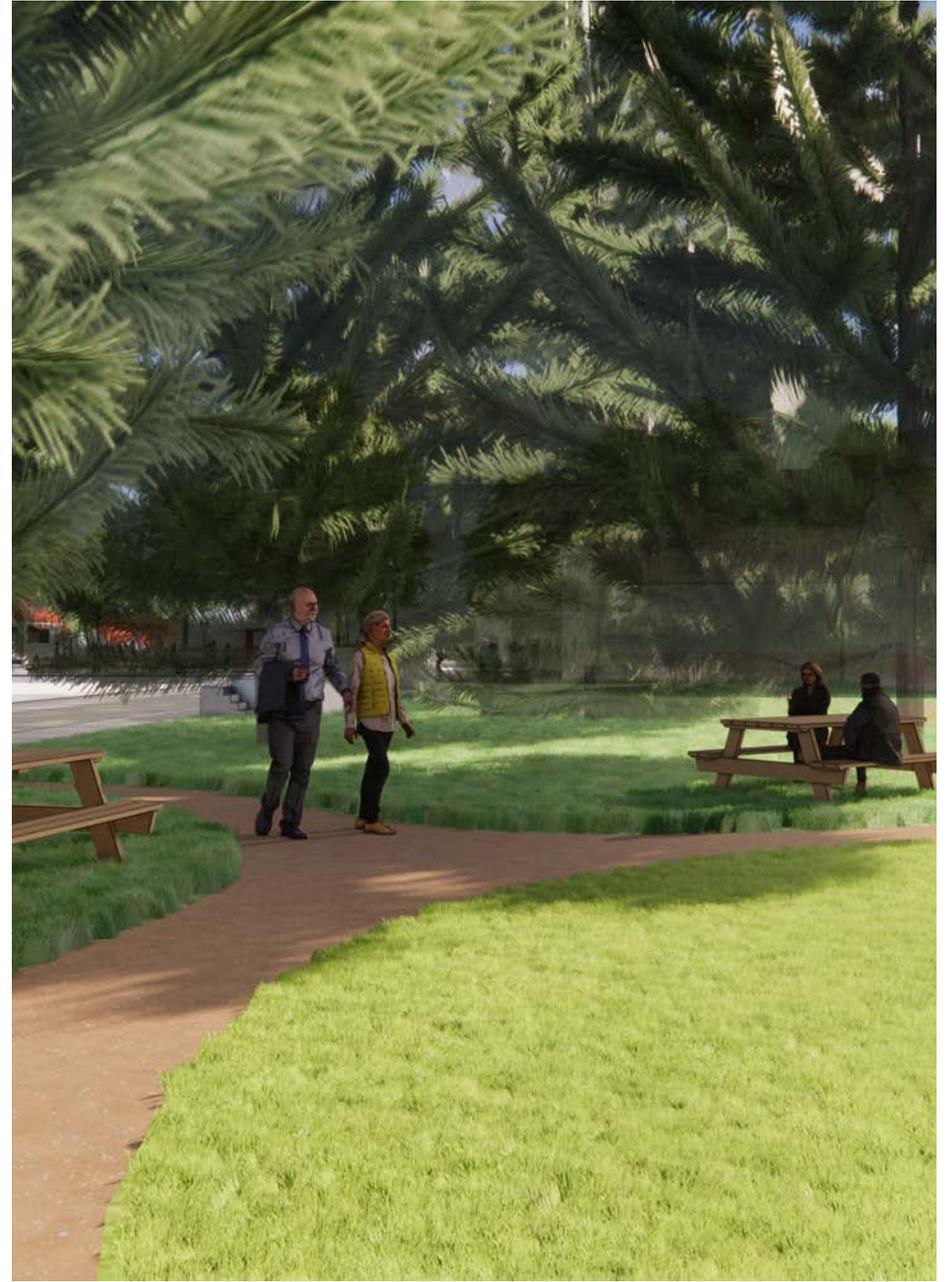
To compliment the larger and more formal gathering spaces and amenities, the Concept Master Plan envisions two organic and intimate spaces in the Memorial Grove next to the City Offices and the Enchanted Forest beneath the canopy of the existing evergreen trees on the south side of the ice rink plaza. The Enchanted Forest utilizes the dense shade canopy of the evergreen trees and provides a meandering interpretive path, seating opportunities, public art and shade loving groundcover and perennial

plantings. The Memorial Grove near the City Offices will provide additional meandering walks connected to the primary circulation corridors, more seating, picnicking and ornamental plantings as well as opportunities to celebrate and highlight key figures in the history of the community. The Memorial Grove also includes a public restroom addition to the south side of the City Office building.





Birdseye View of Memorial Grove



View of Enchanted Forest



OPEN AIR PAVILION AND BBQ PIT

The 30' x 60' open air pavilion provides opportunities for family reunions, pancake breakfasts, corporate events or informal picnicking providing revenue generating opportunities oriented to the mountain views. Adjacent to the pavilion is a new barbecue pit for Swiss Days and public barbecue stations to support group gatherings with easy access to street parking.





TOWN SQUARE LODGE

In concept, the idea behind the Town Square Lodge is the repurposing or replacement of the existing Community Center to act as the primary support facility for the Town Square providing public restrooms, concessions and gear rentals, interpretive or cultural information, flexible meeting spaces, and storage and maintenance for year-round operations.



PARKING MODIFICATIONS AND PEDESTRIAN CROSSWALKS

The quantity and convenience of parking in the Town Square area will always be a challenging and divided topic to address. The Town Square Concept Master Plan recommends that a town center parking assessment and master plan be conducted to address the community-wide parking challenges and provide a holistic community guide to recommend parking solutions. Currently, there are 46 parking spaces along the internal driveway and 102 on-street parking spaces along 100 West, 100 North and Main Street for a total of 148 parking stalls in and around the Town Square. The Concept Master Plan recommends replacing the internal driveway with the pedestrian promenades to eliminate pedestrian and vehicular safety conflicts, provide a more cohesive and pedestrian oriented experience and create additional uses and attraction as a result. Internally, the Plan proposes a surface parking lot north of the City Offices with easy and convenient access to the promenades and amenities of the Town Square. The on-street perimeter parking is modified due to internal driveway removal and

by the addition of midblock gateways, intersection bulbouts or crosswalk access to Centennial Park. The goal of these adjustments is to optimize the pedestrian experience, provide better connectivity to the Town Square and to improve pedestrian safety. Ultimately, the Plan recommends the following parking adjustments.

Parking Category	Existing	Proposed
Internal Parking	46 spaces	25 spaces
On-Street Perimeter Parking	102 spaces	88 spaces
Total	148 spaces	110 spaces

While the net result is a reduction of 38 parking spaces, there is a significant benefit to the community in improved pedestrian access, connectivity to adjacent properties including Centennial Park, and ability to integrate future transit mode alternatives and access such as bus or shuttle stops and bike share facilities.





MISCELLANEOUS IMPROVEMENTS

While the above describes the major features and attributes of the Concept Master Plan, there are many minor, yet significant elements that will add to the success of the Town Square in becoming the heart of the community. These elements include simple, yet meaningful components, such as lighting, signage and wayfinding, interpretive features, public art, furnishings, planting and irrigation improvements, and infrastructure upgrades. By combining these major and minor features in a long-term guide to improvements, we can celebrate the Town Square as the heart and soul of Midway.

PHASING PLAN



- Phase 1**
 South Promenade
 Main Street Gateway
 Ice Rink Plaza Resurfacing
- Phase 2**
 Northeast Surface Parking
 Multipurpose Pavilion and BBQ Pit
 100 W / 100 N Crosswalks
- Phase 3**
 North Promenade
 Event Plaza
 Water Feature
- Phase 4**
 East Promenade
 Memorial Grove and Gardens
 Multipurpose Event Patio
- Phase 5**
 West Promenade
 Town Square Lodge
 Enchanted Forest



MIDWAY TOWN SQUARE MASTER PLAN

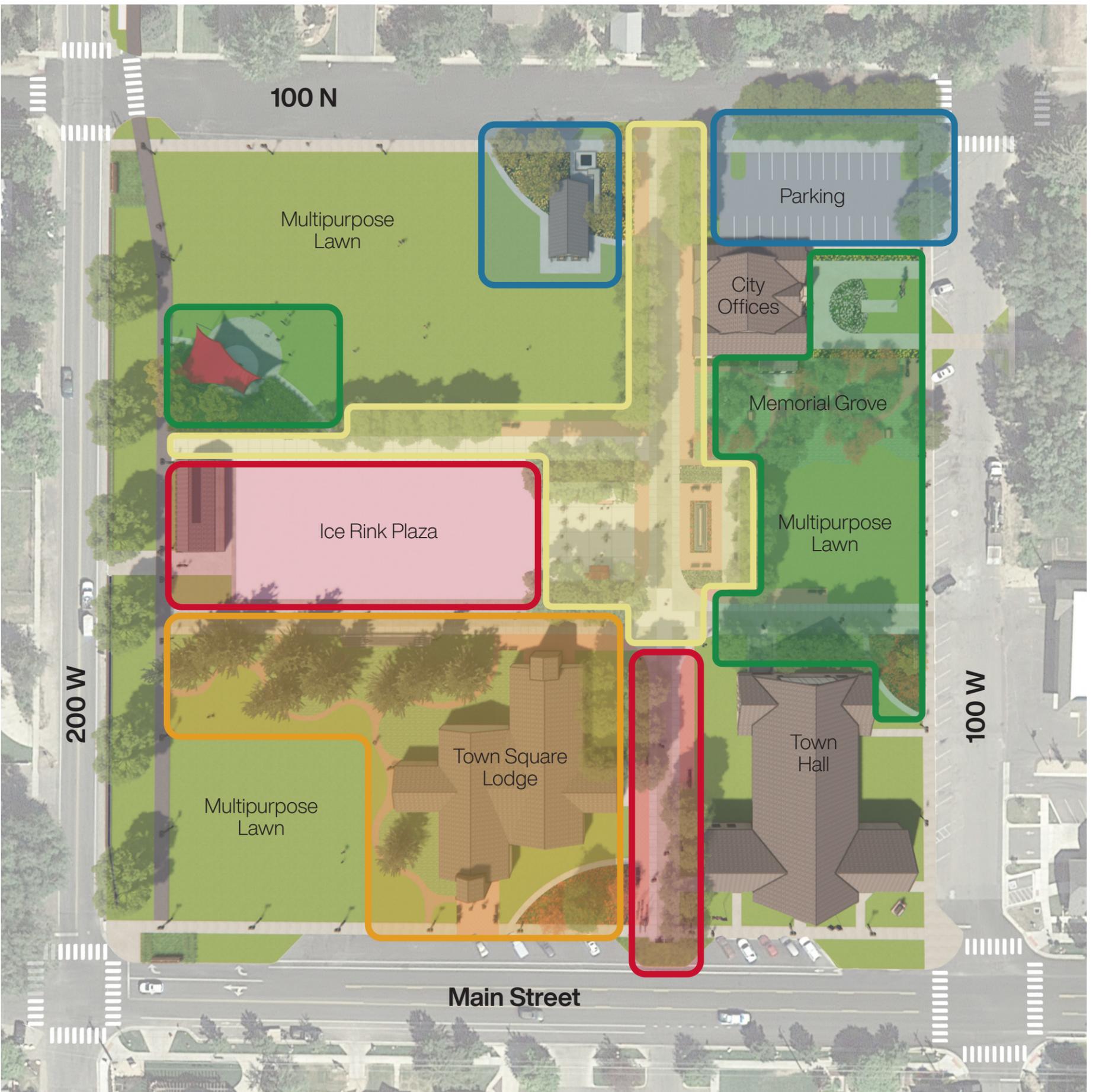
Preliminary Cost Estimate Summary

August 18, 2022



PHASING PLAN

- | | | |
|--|--|---|
| <p>Phase 1</p> <ul style="list-style-type: none"> South Promenade Main Street Gateway Ice Rink Plaza Resurfacing | <p>Phase 3</p> <ul style="list-style-type: none"> North Promenade Event Plaza Water Feature North Side Ice Rink Sidewalk | <p>Phase 5</p> <ul style="list-style-type: none"> West Promenade Town Square Lodge Enchanted Forest |
| <p>Phase 2</p> <ul style="list-style-type: none"> Northeast Surface Parking Multipurpose Pavilion and BBQ Pit Gateway Entrance Landscaping | <p>Phase 4</p> <ul style="list-style-type: none"> East Promenade Memorial Grove and Gardens Multipurpose Event Patio City Offices Landscape | <p>Miscellaneous</p> <ul style="list-style-type: none"> Perimeter Sidewalks Perimeter Lighting Crosswalks Gateway Monument Signs |





MIDWAY TOWN SQUARE - SUMMARY
PRELIMINARY COST ESTIMATE SUMMARY FOR AUGUST 2022

ITEM NO.	ITEM DESCRIPTION	TOTAL
SHEET TOTALS		
1	PHASE 1	\$ 645,945.60
2	PHASE 2	\$ 581,588.40
3	PHASE 3	\$ 1,034,744.40
4	PHASE 4	\$ 977,559.60
5	PHASE 5	\$ 4,991,083.20
6	MISCELLANEOUS	\$ 861,670.80
	TOTAL	\$ 9,092,592.00

ENGINEER'S DISCLAIMER ON THE COST ESTIMATE:

This ENGINEER'S Cost Estimate is made on the basis of the ENGINEER'S experience and qualifications and represents the ENGINEER'S best judgement as an experienced and qualified professional generally familiar with the industry. However, since the ENGINEER has no control over the cost, labor, materials, equipment, or services furnished by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, the ENGINEER cannot and does not guarantee that proposals, bids, or actual construction cost will not vary for the Cost Estimate as prepared by the ENGINEER. If the OWNER wishes greater assurances as to probable construction costs, the OWNER shall employ an independent cost estimator or contractor.



**MIDWAY TOWN SQUARE
PRELIMINARY COST ESTIMATE PHASE 1 - AUGUST 2022**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL REQUIREMENTS					
1	MOBILIZATION	1	LUMP	\$ 24,000.00	\$ 24,000.00
2	CONSTRUCTION SURVEY	1	LUMP	\$ 12,000.00	\$ 12,000.00
3	TRAFFIC CONTROL	1	LUMP	\$ 6,000.00	\$ 6,000.00
SUB TOTAL					\$ 42,000.00
DIVISION 02 - EXISTING CONDITIONS					
4	DEMOLITION (EXISTING BUILDING / STRUCTURE)	1,840	SQUARE FOOT	\$ 3.00	\$ 5,520.00
5	DEMOLITION (EXISTING HARDSCAPE / SOFTSCAPE)	7,664	SQUARE FOOT	\$ 3.00	\$ 22,992.00
SUB TOTAL					\$ 28,512.00
DIVISION 03 - CONCRETE					
6	INTEGRAL COLORED CONCRETE - (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	1,944	SQUARE FOOT	\$ 22.00	\$ 42,768.00
7	UNTREATED BASE COURSE (1,944 FT ² @ 8" DEPTH)	48	CUBIC YARD	\$ 35.00	\$ 1,680.00
8	CONCRETE (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	1,954	SQUARE FOOT	\$ 14.00	\$ 27,356.00
9	UNTREATED BASE COURSE (1,954 FT ² @ 8" DEPTH)	48	CUBIC YARD	\$ 35.00	\$ 1,680.00
10	CONCRETE TEMPORARY PATCH (WIDTH VARIES @ 4" THICKNESS) (10' X 23' 230 FT ²)	230	SQUARE FOOT	\$ 10.00	\$ 2,300.00
11	UNTREATED BASE COURSE (230 FT ² @ 6" DEPTH)	5	CUBIC YARD	\$ 35.00	\$ 175.00
SUB TOTAL					\$ 75,959.00
DIVISION 10 - SPECIALTIES					
12	GATEWAY FEATURE (DESIGNED BY OTHERS INSTALLED BY CONTRACTOR)	1	LUMP SUM	\$ 56,000.00	\$ 56,000.00
13	WAYFINDING SIGNAGE	2	EACH	\$ 1,200.00	\$ 2,400.00
SUB TOTAL					\$ 58,400.00
DIVISION 12 - FURNISHINGS					
14	BENCH(ES)	6	EACH	\$ 2,800.00	\$ 16,800.00
15	TRASH RECEPTACLE(S)	3	EACH	\$ 2,800.00	\$ 8,400.00
16	BOLLARD(S) - REMOVABLE	3	EACH	\$ 1,200.00	\$ 3,600.00
SUB TOTAL					\$ 28,800.00
DIVISION 13 - SPECIAL CONSTRUCTION					
17	ICE RINK CHILLER BUILDING (RENOVATIONS / IMPROVEMENTS)	1,480	SQUARE FOOT	\$ 60.00	\$ 88,800.00
SUB TOTAL					\$ 88,800.00
DIVISION 22 - PLUMBING					
18	ICE RINK CHILLER (RENOVATIONS / IMPROVEMENTS)	0	LUMP SUM	\$ -	\$ -
SUB TOTAL					\$ -
DIVISION 26 ELECTRICAL					
19	CONDUIT X 2 (INFRASTRUCTURE INSTALLATION)	400	LINEAR FOOT	\$ 8.00	\$ 3,200.00
20	SITE LIGHTING (PROMENADE)	3	EACH	\$ 4,800.00	\$ 14,400.00
21	SITE LIGHTING (CHILLER BUILDING)	2	EACH	\$ 4,800.00	\$ 9,600.00
SUB TOTAL					\$ 27,200.00
DIVISION 32 EXTERIOR IMPROVEMENTS					
22	ICE RINK RESURFACING (CONCRETE COATING ONLY)	19,458	SQUARE FOOT	\$ 6.00	\$ 116,748.00
23	BRICK PAVERS (WIDTH VARIES)	1,954	SQUARE FOOT	\$ 20.00	\$ 39,080.00
24	SAND OR UNTREATED BASE COURSE (1,954 FT ² @ 6" DEPTH)	36	CUBIC YARD	\$ 35.00	\$ 1,260.00
25	METAL ALUMINUM EDGING (BRICK PAVER EDGE CONDITION)	230	LINEAR FOOT	\$ 8.00	\$ 1,840.00
26	TURF SOD (3,025 FT ²)	3,025	SQUARE FOOT	\$ 2.00	\$ 6,050.00
27	TOPSOIL (3,025 FT ² @ 6" DEPTH)	56	CUBIC YARD	\$ 24.00	\$ 1,344.00
28	IRRIGATION FOR NEW TURF AREA(S)	3,025	SQUARE FOOT	\$ 3.00	\$ 9,075.00
29	4" CALIPER TREE(S)	7	EACH	\$ 1,500.00	\$ 10,500.00
30	CURB AND GUTTER APWA TYPE A	85	LINEAR FOOT	\$ 32.00	\$ 2,720.00
SUB TOTAL					\$ 188,617.00
DIVISION 33 UTILITIES					
31	STORMWATER	0	LUMP SUM	\$ -	\$ -
SUB TOTAL					\$ -
COMBINED SUB TOTAL					\$ 538,288.00
10% CONTINGENCY					\$ 53,828.80
10% GENERAL CONDITIONS					\$ 53,828.80
BUILDING AND UTILITIES TOTAL					\$645,945.60

ENGINEER'S DISCLAIMER ON THE COST ESTIMATE:

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**MIDWAY TOWN SQUARE
PRELIMINARY COST ESTIMATE PHASE 2 - AUGUST 2022**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL REQUIREMENTS					
1	MOBILIZATION	1	LUMP	\$ 24,000.00	\$ 24,000.00
2	CONSTRUCTION SURVEY	1	LUMP	\$ 12,000.00	\$ 12,000.00
3	TRAFFIC CONTROL	1	LUMP	\$ 6,000.00	\$ 6,000.00
SUB TOTAL					\$ 42,000.00
DIVISION 02 - EXISTING CONDITIONS					
4	DEMOLITION (EXISTING TENNIS COURT / BARBEQUE)	7,200	SQUARE FOOT	\$ 4.00	\$ 28,800.00
5	DEMOLITION (EXISTING HARDSCAPE / SOFTSCAPE)	15,438	SQUARE FOOT	\$ 3.00	\$ 46,314.00
SUB TOTAL					\$ 75,114.00
DIVISION 03 - CONCRETE					
6	CONCRETE (WIDTH VARIES @ 4" THICKNESS)	6,670	SQUARE FOOT	\$ 10.00	\$ 66,700.00
7	UNTREATED BASE COURSE (6,670 FT ² @ 6" DEPTH)	124	CUBIC YARD	\$ 35.00	\$ 4,340.00
SUB TOTAL					\$ 71,040.00
DIVISION 10 - SPECIALTIES					
8	WAYFINDING SIGNAGE	1	EACH	\$ 1,200.00	\$ 1,200.00
9	PARKING LOT SIGNAGE	2	EACH	\$ 800.00	\$ 1,600.00
SUB TOTAL					\$ 2,800.00
DIVISION 12 - FURNISHINGS					
10	PICNIC TABLES	6	EACH	\$ 3,600.00	\$ 21,600.00
11	TRASH RECEPTACLE(S)	4	EACH	\$ 2,800.00	\$ 11,200.00
SUB TOTAL					\$ 32,800.00
DIVISION 13 - SPECIAL CONSTRUCTION					
12	24' x 48' METAL/WOOD SHADE STRUCTURE (1,152 FT ²)	1	LUMP SUM	\$ 150,000.00	\$ 150,000.00
SUB TOTAL					\$ 150,000.00
DIVISION 22 - PLUMBING					
13	BARBAQUE PIT GAS STUB	0	LINEAR FOOT	\$ -	\$ -
SUB TOTAL					\$ -
DIVISION 26 ELECTRICAL					
14	SITE LIGHTING - PARKING AREA	4	EACH	\$ 4,800.00	\$ 19,200.00
SUB TOTAL					\$ 19,200.00
DIVISION 32 EXTERIOR IMPROVEMENTS					
15	TURF SOD (1,510 FT ²)	1,510	SQUARE FOOT	\$ 2.00	\$ 3,020.00
16	TOPSOIL (1,510 FT ² @ 6" DEPTH)	28	CUBIC YARD	\$ 24.00	\$ 672.00
17	IRRIGATION FOR NEW TURF AREA(S)	1,510	SQUARE FOOT	\$ 3.00	\$ 4,530.00
18	2" CALIPER TREE(S)	14	EACH	\$ 600.00	\$ 8,400.00
19	5 GALLON SHRUB	4,670	SQUARE FOOT	\$ 1.00	\$ 4,670.00
20	IRRIGATION FOR NEW SHRUB/PERENNIAL AREA(S)	4,670	SQUARE FOOT	\$ 3.00	\$ 14,010.00
21	CURB AND GUTTER APWA TYPE A	836	LINEAR FOOT	\$ 32.00	\$ 26,752.00
22	ASPHALT PAVING (3" DEPTH OVER 8,388 FT ²)	125	TON	\$ 90.00	\$ 11,250.00
23	UNTREATED BASE COURSE (8" DEPTH OVER 8,388 FT ²)	208	CUBIC YARD	\$ 35.00	\$ 7,280.00
24	GRANULAR BORROW (12" DEPTH OVER 8,388 FT ²)	311	CUBIC YARD	\$ 35.00	\$ 10,885.00
25	PARKING STALL STRIPING (26 STALLS @ 18' LONG)	468	LINEAR FOOT	\$ 0.50	\$ 234.00
SUB TOTAL					\$ 91,703.00
DIVISION 33 UTILITIES					
26	STORMWATER	0	LUMP SUM	\$ -	\$ -
SUB TOTAL					\$ -

COMBINED SUB TOTAL	\$ 484,657.00
10% CONTINGENCY	\$ 48,465.70
10% GENERAL CONDITIONS	\$ 48,465.70

BUILDING AND UTILITIES TOTAL \$581,588.40

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**MIDWAY TOWN SQUARE
PRELIMINARY COST ESTIMATE PHASE 3 - AUGUST 2022**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL REQUIREMENTS					
1	MOBILIZATION	1	LUMP	\$ 36,000.00	\$ 36,000.00
2	CONSTRUCTION SURVEY	1	LUMP	\$ 18,000.00	\$ 18,000.00
3	TRAFFIC CONTROL	1	LUMP	\$ 9,000.00	\$ 9,000.00
SUB TOTAL					\$ 63,000.00

DIVISION 02 - EXISTING CONDITIONS					
4	DEMOLITION (EXISTING BUILDING / STRUCTURE)	0	SQUARE FOOT	\$ 10.00	\$ -
5	DEMOLITION (EXISTING HARDSCAPE / SOFTSCAPE)	32,420	SQUARE FOOT	\$ 3.00	\$ 97,260.00
SUB TOTAL					\$ 97,260.00

DIVISION 03 - CONCRETE					
6	INTEGRAL COLORED CONCRETE - (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	6,100	SQUARE FOOT	\$ 22.00	\$ 134,200.00
7	UNTREATED BASE COURSE (6,100 FT² @ 8" DEPTH)	151	CUBIC YARD	\$ 35.00	\$ 5,285.00
8	CONCRETE (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	2,910	SQUARE FOOT	\$ 14.00	\$ 40,740.00
9	UNTREATED BASE COURSE (2,910 FT² @ 8" DEPTH)	72	CUBIC YARD	\$ 35.00	\$ 2,520.00
10	CONCRETE (WIDTH VARIES @ 4" THICKNESS)	10,230	SQUARE FOOT	\$ 10.00	\$ 102,300.00
11	UNTREATED BASE COURSE (10,230 FT² @ 6" DEPTH)	190	CUBIC YARD	\$ 35.00	\$ 6,650.00
12	CONCRETE PLANTER WALLS (18-INCH HIGH X 12-INCH WIDE)	290	LINEAR FOOT	\$ 60.00	\$ 17,400.00
SUB TOTAL					\$ 309,095.00

DIVISION 10 - SPECIALTIES					
13	WATER FEATURE	1	LUMP SUM	\$ 80,000.00	\$ 80,000.00
14	WAYFINDING SIGNAGE	6	EACH	\$ 1,200.00	\$ 7,200.00
SUB TOTAL					\$ 87,200.00

DIVISION 12 - FURNISHINGS					
15	BENCH(ES)	12	EACH	\$ 2,800.00	\$ 33,600.00
16	TRASH RECEPTACLE(S)	6	EACH	\$ 2,800.00	\$ 16,800.00
17	BOLLARD(S)	6	EACH	\$ 1,200.00	\$ 7,200.00
18	CAFÉ TABLE(S) AND CHAIR(S)	8	EACH	\$ 3,600.00	\$ 28,800.00
SUB TOTAL					\$ 86,400.00

DIVISION 22 - PLUMBING					
19	WATER FEATURE	0	SQUARE FOOT	\$ -	\$ -
SUB TOTAL					\$ -

DIVISION 26 ELECTRICAL					
20	CONDUIT X 2 (INFRASTRUCTURE INSTALLATION)	1,440	LINEAR FOOT	\$ 8.00	\$ 11,520.00
21	SITE LIGHTING	6	EACH	\$ 4,800.00	\$ 28,800.00
22	SITE LIGHTING (ICE RINK)	2	EACH	\$ 18,000.00	\$ 36,000.00
SUB TOTAL					\$ 76,320.00

DIVISION 32 EXTERIOR IMPROVEMENTS					
23	BRICK PAVERS (WIDTH VARIES)	5,286	SQUARE FOOT	\$ 18.00	\$ 95,148.00
24	UNTREATED BASE COURSE (5,286 FT² @ 6" DEPTH)	98	CUBIC YARD	\$ 35.00	\$ 3,430.00
25	METAL ALUMINUM EDGING (BRICK PAVER EDGE CONDITION)	340	LINEAR FOOT	\$ 8.00	\$ 2,720.00
26	4" CALIPER TREE(S)	21	EACH	\$ 1,500.00	\$ 31,500.00
27	5 GALLON SHRUB	2,216	SQUARE FOOT	\$ 1.00	\$ 2,216.00
28	IRRIGATION FOR NEW SHRUB/PERENNIAL AREA(S)	2,216	SQUARE FOOT	\$ 3.00	\$ 6,648.00
29	CURB AND GUTTER APWA TYPE A - REINFORCED (EMERGENCY VEHICLE ACCESS)	30	LINEAR FOOT	\$ 45.00	\$ 1,350.00
SUB TOTAL					\$ 143,012.00

DIVISION 33 UTILITIES					
30	STORMWATER	0	LUMP SUM	\$ -	\$ -
SUB TOTAL					\$ -

COMBINED SUB TOTAL	\$ 862,287.00
10% CONTINGENCY	\$ 86,228.70
10% GENERAL CONDITIONS	\$ 86,228.70

BUILDING AND UTILITIES TOTAL \$1,034,744.40

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**MIDWAY TOWN SQUARE
PRELIMINARY COST ESTIMATE PHASE 4 - AUGUST 2022**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL REQUIREMENTS					
1	MOBILIZATION / DEMOBILIZATION	1	LUMP	\$ 24,000.00	\$ 24,000.00
2	CONSTRUCTION SURVEY	1	LUMP	\$ 12,000.00	\$ 12,000.00
3	TRAFFIC CONTROL	1	LUMP	\$ 6,000.00	\$ 6,000.00
SUB TOTAL					\$ 42,000.00

DIVISION 02 - EXISTING CONDITIONS					
4	DEMOLITION (EXISTING BUILDING / STRUCTURE)	2,040	SQUARE FOOT	\$ 10.00	\$ 20,400.00
5	DEMOLITION (EXISTING HARDSCAPE / SOFTSCAPE)	22,694	SQUARE FOOT	\$ 3.00	\$ 68,082.00
6	EXCAVATION (3' DEPTH @ NEW RESTROOM BUILDING) 12' X 36' (432 FT ²)	48	CUBIC YARD	\$ 12.00	\$ 576.00
7	STRUCTURAL FILL (3' DEPTH @ NEW RESTROOM BUILDING) 12' X 36' (432 FT ²)	48	CUBIC YARD	\$ 22.00	\$ 1,056.00
SUB TOTAL					\$ 90,114.00

DIVISION 03 - CONCRETE					
8	INTEGRAL COLORED CONCRETE - (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	1,588	SQUARE FOOT	\$ 22.00	\$ 34,936.00
9	UNTREATED BASE COURSE (1,588 FT ² @ 8" DEPTH)	40	CUBIC YARD	\$ 35.00	\$ 1,400.00
10	INTEGRAL COLORED CONCRETE - (WIDTH VARIES @ 4" THICKNESS)	600	SQUARE FOOT	\$ 18.00	\$ 10,800.00
11	UNTREATED BASE COURSE (600 FT ² @ 6" DEPTH)	12	CUBIC YARD	\$ 35.00	\$ 420.00
12	CONCRETE (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	1,588	SQUARE FOOT	\$ 14.00	\$ 22,232.00
13	UNTREATED BASE COURSE (1,588 FT ² @ 8" DEPTH)	40	CUBIC YARD	\$ 35.00	\$ 1,400.00
14	CONCRETE (WIDTH VARIES @ 4" THICKNESS)	6,108	SQUARE FOOT	\$ 10.00	\$ 61,080.00
15	UNTREATED BASE COURSE (5,820 FT ² @ 6" DEPTH)	113	CUBIC YARD	\$ 35.00	\$ 3,955.00
SUB TOTAL					\$ 136,223.00

DIVISION 10 - SPECIALTIES					
16	MONUMENT(S) (DESIGNED BY OTHERS INSTALLED BY CONTRACTOR)	1	LUMP SUM	\$ 80,000.00	\$ 80,000.00
17	FLAG POLES W/ DOWNLIGHTING (USA FLAG, STATE FLAG, CITY FLAG)	1	EACH	\$ 3,600.00	\$ 3,600.00
18	WAYFINDING SIGNAGE	4	EACH	\$ 1,200.00	\$ 4,800.00
SUB TOTAL					\$ 88,400.00

DIVISION 12 - FURNISHINGS					
19	BENCH(ES)	6	EACH	\$ 2,800.00	\$ 16,800.00
20	TRASH RECEPTACLE(S)	3	EACH	\$ 2,800.00	\$ 8,400.00
21	BOLLARD(S)	4	EACH	\$ 1,200.00	\$ 4,800.00
SUB TOTAL					\$ 30,000.00

DIVISION 13 - SPECIAL CONSTRUCTION					
22	RESTROOM BUILDING 12' X 36' (432 FT ²)	432	SQUARE FOOT	\$ 250.00	\$ 108,000.00
23	FABRIC SHADE STRUCTURE	1	LUMP SUM	\$ 90,000.00	\$ 90,000.00
SUB TOTAL					\$ 198,000.00

DIVISION 22 - PLUMBING					
24	RESTROOM BUILDING	0	SQUARE FOOT	\$ -	\$ -
SUB TOTAL					\$ -

DIVISION 26 ELECTRICAL					
25	CONDUIT (INFRASTRUCTURE INSTALLATION)	320	LINEAR FOOT	\$ 8.00	\$ 2,560.00
26	SITE LIGHTING	2	EACH	\$ 4,800.00	\$ 9,600.00
SUB TOTAL					\$ 12,160.00

DIVISION 32 EXTERIOR IMPROVEMENTS					
27	BRICK PAVERS (WIDTH VARIES)	840	SQUARE FOOT	\$ 18.00	\$ 15,120.00
28	UNTREATED BASE COURSE (840 FT ² @ 6" DEPTH)	16	CUBIC YARD	\$ 35.00	\$ 560.00
29	METAL ALUMINUM EDGING (BRICK PAVER EDGE CONDITION)	100	LINEAR FOOT	\$ 8.00	\$ 800.00
30	TURF SOD (11,852 FT ²)	11,852	SQUARE FOOT	\$ 2.00	\$ 23,704.00
31	TOPSOIL (11,852 FT ² @ 6" DEPTH)	220	CUBIC YARD	\$ 24.00	\$ 5,280.00
32	IRRIGATION FOR NEW TURF AREA(S)	11,852	SQUARE FOOT	\$ 3.00	\$ 35,556.00
33	4" CALIPER TREE(S)	4	EACH	\$ 1,500.00	\$ 6,000.00
34	2" CALIPER TREE(S)	27	EACH	\$ 600.00	\$ 16,200.00
35	5 GALLON SHRUB	15,585	SQUARE FOOT	\$ 1.00	\$ 15,585.00
36	IRRIGATION FOR NEW SHRUB/PERENNIAL AREA(S)	15,585	SQUARE FOOT	\$ 3.00	\$ 46,755.00
37	CURB AND GUTTER APWA TYPE A	68	LINEAR FOOT	\$ 32.00	\$ 2,176.00
SUB TOTAL					\$ 167,736.00

DIVISION 33 UTILITIES					
38	SANITARY SEWER (RESTROOM)	1	LUMP SUM	\$ 50,000.00	\$ 50,000.00
39	STORMWATER	0	LUMP SUM	\$ -	\$ -
SUB TOTAL					\$ 50,000.00

COMBINED SUB TOTAL	\$ 814,633.00
10% CONTINGENCY	\$ 81,463.30
10% GENERAL CONDITIONS	\$ 81,463.30

BUILDING AND UTILITIES TOTAL \$977,559.60

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**MIDWAY TOWN SQUARE
PRELIMINARY COST ESTIMATE PHASE 5 - AUGUST 2022**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL REQUIREMENTS					
1	MOBILIZATION / DEMOBILIZATION	1	LUMP	\$ 24,000.00	\$ 24,000.00
2	CONSTRUCTION SURVEY	1	LUMP	\$ 12,000.00	\$ 12,000.00
3	TRAFFIC CONTROL	1	LUMP	\$ 6,000.00	\$ 6,000.00
SUB TOTAL					\$ 42,000.00

DIVISION 02 - EXISTING CONDITIONS					
4	DEMOLITION (EXISTING BUILDING / STRUCTURE)	10,072	SQUARE FOOT	\$ 10.00	\$ 100,720.00
5	DEMOLITION (EXISTING HARDSCAPE / SOFTSCAPE)	34,506	SQUARE FOOT	\$ 3.00	\$ 103,518.00
SUB TOTAL					\$ 204,238.00

DIVISION 03 - CONCRETE					
6	INTEGRAL COLORED CONCRETE - (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	3,296	SQUARE FOOT	\$ 22.00	\$ 72,512.00
7	UNTREATED BASE COURSE (3,296 FT ² @ 8" DEPTH)	82	CUBIC YARD	\$ 35.00	\$ 2,870.00
8	CONCRETE (WIDTH VARIES @ 6" THICKNESS) - REINFORCED	3,380	SQUARE FOOT	\$ 14.00	\$ 47,320.00
9	UNTREATED BASE COURSE (3,380 FT ² @ 8" DEPTH)	84	CUBIC YARD	\$ 35.00	\$ 2,940.00
10	CONCRETE (WIDTH VARIES @ 4" THICKNESS)	1,164	SQUARE FOOT	\$ 10.00	\$ 11,640.00
11	UNTREATED BASE COURSE (1,164 FT ² @ 6" DEPTH)	22	CUBIC YARD	\$ 35.00	\$ 770.00
SUB TOTAL					\$ 138,052.00

DIVISION 10 - SPECIALTIES					
12	WAYFINDING SIGNAGE	4	EACH	\$ 1,200.00	\$ 4,800.00
SUB TOTAL					\$ 4,800.00

DIVISION 12 - FURNISHINGS					
13	BENCH(ES)	6	EACH	\$ 2,800.00	\$ 16,800.00
14	TRASH RECEPTACLE(S)	3	EACH	\$ 2,800.00	\$ 8,400.00
15	BOLLARD(S)	3	EACH	\$ 1,200.00	\$ 3,600.00
SUB TOTAL					\$ 28,800.00

DIVISION 13 - SPECIAL CONSTRUCTION					
16	TOWN SQUARE LODGE BUILDING(S)	11,686	SQUARE FOOT	\$ 300.00	\$ 3,505,800.00
17	METAL BLEACHERS (4 ROW)	2	LUMP SUM	\$ 8,800.00	\$ 17,600.00
SUB TOTAL					\$ 3,523,400.00

DIVISION 22 - PLUMBING					
18	TOWN SQUARE LODGE	0	SQUARE FOOT	\$ -	\$ -
SUB TOTAL					\$ -

DIVISION 26 ELECTRICAL					
19	SITE LIGHTING	4	EACH	\$ 4,800.00	\$ 19,200.00
20	SITE LIGHTING (ICE RINK)	2	EACH	\$ 18,000.00	\$ 36,000.00
SUB TOTAL					\$ 55,200.00

DIVISION 32 EXTERIOR IMPROVEMENTS					
21	BRICK PAVERS (WIDTH VARIES)	2,120	SQUARE FOOT	\$ 18.00	\$ 38,160.00
22	UNTREATED BASE COURSE (2,120 FT ² @ 6" DEPTH)	40	CUBIC YARD	\$ 35.00	\$ 1,400.00
23	METAL ALUMINUM EDGING (BRICK PAVER EDGE CONDITION)	70	LINEAR FOOT	\$ 8.00	\$ 560.00
24	TURF SOD (11,808 FT ²)	11,808	SQUARE FOOT	\$ 2.00	\$ 23,616.00
25	TOPSOIL (11,808 FT ² @ 6" DEPTH)	219	CUBIC YARD	\$ 24.00	\$ 5,256.00
26	IRRIGATION FOR NEW TURF AREA(S)	11,808	SQUARE FOOT	\$ 3.00	\$ 35,424.00
27	ANGULAR ROCK MULCH /D.G. 3/8-INCH (2,380 FT ² @ 4" DEPTH)	30	CUBIC YARD	\$ 80.00	\$ 2,400.00
28	WEED BARRIER FABRIC (2,380 FT ²)	2,380	SQUARE FOOT	\$ 0.50	\$ 1,190.00
29	METAL ALUMINUM EDGING (ANGULAR ROCK EDGE CONDITION)	1,020	LINEAR FOOT	\$ 8.00	\$ 8,160.00
30	4" CALIPER TREE(S)	3	EACH	\$ 1,500.00	\$ 4,500.00
31	2" CALIPER TREE(S)	4	EACH	\$ 600.00	\$ 2,400.00
32	5 GALLON SHRUB	9,920	SQUARE FOOT	\$ 1.00	\$ 9,920.00
33	IRRIGATION FOR NEW SHRUB/PERENNIAL AREA(S)	9,920	SQUARE FOOT	\$ 3.00	\$ 29,760.00
SUB TOTAL					\$ 162,746.00

DIVISION 33 UTILITIES					
34	TOWN SQUARE LODGE	0	LUMP SUM	\$ -	\$ -
35	STORMWATER	0	LUMP SUM	\$ -	\$ -
SUB TOTAL					\$ -

COMBINED SUB TOTAL	\$ 4,159,236.00
10% CONTINGENCY	\$ 415,923.60
10% GENERAL CONDITIONS	\$ 415,923.60

BUILDING AND UTILITIES TOTAL \$4,991,083.20

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**MIDWAY TOWN SQUARE
PRELIMINARY COST ESTIMATE MISCELLANEOUS - AUGUST 2022**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL REQUIREMENTS					
1	MOBILIZATION / DEMOBILIZATION	1	LUMP	\$ 36,000.00	\$ 36,000.00
2	CONSTRUCTION SURVEY	1	LUMP	\$ 18,000.00	\$ 18,000.00
3	TRAFFIC CONTROL	1	LUMP	\$ 18,000.00	\$ 18,000.00
SUB TOTAL					\$ 72,000.00
DIVISION 02 - EXISTING CONDITIONS					
4	DEMOLITION (EXISTING HARDSCAPE / SOFTSCAPE)	20,540	SQUARE FOOT	\$ 5.00	\$ 102,700.00
SUB TOTAL					\$ 102,700.00
DIVISION 03 - CONCRETE					
5	CONCRETE (WIDTH VARIES @ 4" THICKNESS)	10,662	SQUARE FOOT	\$ 10.00	\$ 106,620.00
6	UNTREATED BASE COURSE (10,662 FT ² @ 6" DEPTH)	198	CUBIC YARD	\$ 35.00	\$ 6,930.00
SUB TOTAL					\$ 113,550.00
DIVISION 10 - SPECIALTIES					
7	MONUMENT(S) (DESIGNED BY OTHERS INSTALLED BY CONTRACTOR)	4	EACH	\$ 36,000.00	\$ 144,000.00
8	WAYFINDING SIGNAGE	12	EACH	\$ 1,200.00	\$ 14,400.00
9	PARKING LOT SIGNAGE	12	EACH	\$ 800.00	\$ 9,600.00
SUB TOTAL					\$ 168,000.00
DIVISION 26 ELECTRICAL					
10	SITE LIGHTING	24	EACH	\$ 4,800.00	\$ 115,200.00
SUB TOTAL					\$ 115,200.00
DIVISION 32 EXTERIOR IMPROVEMENTS					
11	BRICK PAVERS (WIDTH VARIES)	2,120	SQUARE FOOT	\$ 18.00	\$ 38,160.00
12	UNTREATED BASE COURSE (2,120 FT ² @ 6" DEPTH)	40	CUBIC YARD	\$ 35.00	\$ 1,400.00
13	TURF SOD (6,420 FT ²)	6,420	SQUARE FOOT	\$ 2.00	\$ 12,840.00
14	TOPSOIL (6,420 FT ² @ 6" DEPTH)	119	CUBIC YARD	\$ 24.00	\$ 2,856.00
15	IRRIGATION FOR NEW TURF AREA(S)	6,420	SQUARE FOOT	\$ 3.00	\$ 19,260.00
16	5 GALLON SHRUB	1,450	SQUARE FOOT	\$ 1.00	\$ 1,450.00
17	IRRIGATION FOR NEW SHRUB/PERENNIAL AREA(S)	1,450	SQUARE FOOT	\$ 3.00	\$ 4,350.00
18	PARKING STALL STRIPING (84 STALLS @ 24' LONG)	2,016	LINEAR FOOT	\$ 0.50	\$ 1,008.00
19	CROSSWALK STRIPING (4 CROSSINGS)	6,950	LINEAR FOOT	\$ 3.50	\$ 24,325.00
20	CURB AND GUTTER APWA TYPE A	1,280	LINEAR FOOT	\$ 32.00	\$ 40,960.00
SUB TOTAL					\$ 146,609.00
DIVISION 33 UTILITIES					
21	STORMWATER	0	LUMP SUM	\$ -	\$ -
SUB TOTAL					\$ -
COMBINED SUB TOTAL					\$ 718,059.00
10% CONTINGENCY					\$ 71,805.90
10% GENERAL CONDITIONS					\$ 71,805.90
BUILDING AND UTILITIES TOTAL					\$861,670.80

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Prepared By
IBI Group

250 West Improvements / Update

Wes Johnson reported that 250 West, from 500 South to 970 South, was being widened and improved with the construction of the Saddle Creek Subdivision.

Law Enforcement / Update

Brad Wilson gave a presentation on law enforcement provided by the Wasatch County Sheriff's Department. He reviewed the hours logged, base service hours provided, additional service hours provided, additional service hours contracted, additional service hours provided at no charge, and the number of traffic stops.

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

Water / Restrictions

Mike Kohler, Midway Irrigation Company Manager, indicated that summer would be challenging because of the ongoing drought. He reported that the same water restrictions from the previous year would be imposed that year.

5. Financial Statements / Audit Report (Approximately 15 minutes) – Receive a presentation on the fiscal year 2021 financial statements (Ryan Child) and audit (Ben Probst).

Nicole Nelson, Child Richards, reviewed in detail the FY 2021 Financial Statements for the City. She specifically reviewed the statement of net position, government funds, proprietary funds, capital assets, and long-term liabilities.

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

Ben Probst, Gilbert and Stewart, distributed a letter communicating the audit findings. He said that the financial statements were in proper order and there were no findings.

6. Legislative Session / Presentation (Representative Mike Kohler – Approximately 10 minutes) – Receive a presentation from State Representative Mike Kohler on the 2022 session of the Utah State Legislature.

Utah State Representative Mike Kohler reviewed the state legislative session for 2022. He specifically reviewed affordable housing, transportation, elections, UTV noise, water, inflation, and school impact fees.

7. Town Square Master Plan / Presentation (IBI – Approximately 30 minutes) – Receive and Discuss a Presentation from IBI regarding the redesign of the Midway Town Square located

at 150 West Main Street. **Public Comment**

Luke Robinson gave a presentation on the master plan and specifically reviewed the purpose and timeline. He asked the Council for guidance on moving forward.

Dave Nicolas, IBI, also gave a presentation on the master plan and specifically reviewed the purpose and intent statement, guiding principles, concept, town square lodge, parking, and phasing.

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

Public Comment

Mayor Pro Tem Drury asked if there were any comments from the public.

Athina Koumarela

Ms. Koumarela asked if she could get copies of the public comments and survey regarding the master plan. Mr. Robinson responded that he could provide that information.

She asked the square footage for the revised community center. Mayor Pro Tem Drury responded that the master plan was not to that detail.

She asked if the irrigation ditch along the Town Square would be relandscaped. Council Member Simonsen responded that restoring the ditch had been discussed.

She recommended dark sky compliant lights.

She asked if the large trees would be removed. Council Member Simonsen responded that only the lilacs would be removed.

She recommended that the current amount of greenspace be maintained.

Sheila Siggard

Ms. Siggard made the following comments:

- Why did Midway have to be changed so much?
- The Town Square was one of the last icons in Midway.
- The Town Hall was the focus of the Square.
- More cement should not be added to the Square.
- The name of the Community Center should not be changed. It was a historic church that was part of Midway's history.
- Not many people wanted the Square to be changed.
- Midway was unique and did not need to be like other places.
- Inflation and taxes were increasing.

- Maintenance would be a problem.
- The irrigation ditch was overgrown.

Clint Coleman

Mr. Coleman made the following comments:

- Appreciated the time taken to receive comments.
- The proposed plan could accommodate Swiss Days.
- The process should not be rushed.
- Additional parking was needed.
- Invited those working on the master plan to be on the Square the week of Swiss Days.
- No decision should be made until the cost of the project was determined.

Nathan Morris

The public should be involved in the design process. Council Member Drury responded that the master plan was a high-level review of the Square. He indicated that more detailed work would be done in phases.

Council Member Orme was concerned about the lack of parking. She also worried about the maintenance cost. Council Member Simonsen responded that the Square was for more than parking cars.

Council Member Payne noted that the proposed accesses did not feed into anything. He recommended against using the Square to solve the parking problem.

Motion: Without objection, Mayor Pro Tem Drury recessed the meeting at 8:01 p.m. He reconvened the meeting at 8:08 p.m.

8. Resolution 2022-15 / Appenzell PUD Master Plan Amendment (City Planner – Approximately 45 minutes) – Discuss and possibly approve Resolution 2022-15 amending the master plan for the Appenzell PUD located at 700 South Center Street.

Council Member Dougherty explained that he practiced law and represented the president of the Appenzell HOA in a separate matter. He recused himself from consideration of the item.

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

- Development agreement
- Land use summary
- Location of the development
- Landscaping plan
- Area proposed to be vacated
- Landscaping bond
- Landscaping improvement plan
- Pictures of the property

PHASING PLAN

- Phase 1**

 - South Promenade
 - Main Street Gateway
 - Ice Rink Plaza Resurfacing
- Phase 3**

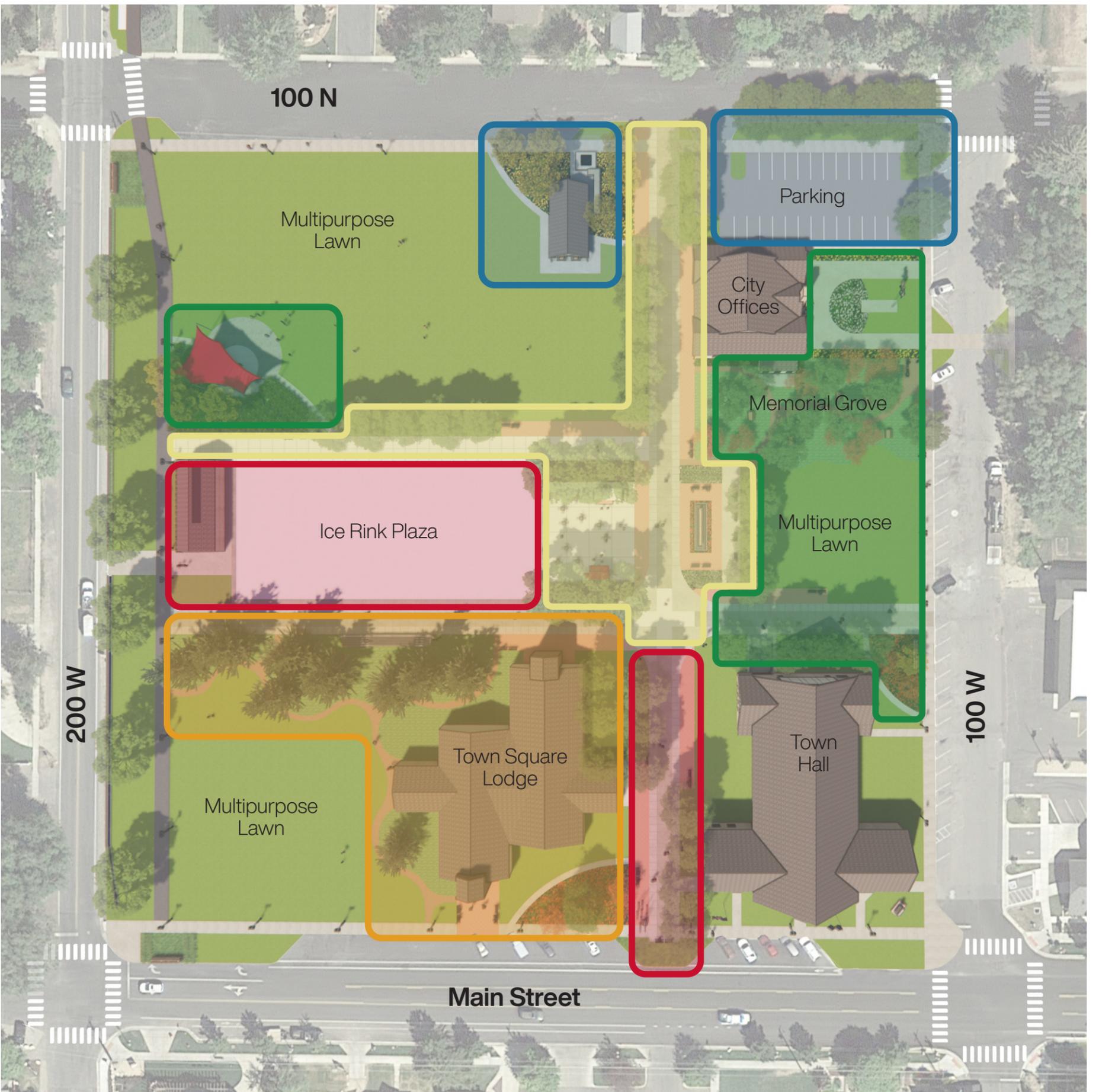
 - North Promenade
 - Event Plaza
 - Water Feature
 - North Side Ice Rink Sidewalk
- Phase 5**

 - West Promenade
 - Town Square Lodge
 - Enchanted Forest
- Phase 2**

 - Northeast Surface Parking
 - Multipurpose Pavilion and BBQ Pit
 - Gateway Entrance Landscaping
- Phase 4**

 - East Promenade
 - Memorial Grove and Gardens
 - Multipurpose Event Patio
 - City Offices Landscape
- Miscellaneous**

 - Perimeter Sidewalks
 - Perimeter Lighting
 - Crosswalks
 - Gateway Monument Signs



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

**Tuesday, 6 December 2022, 5:00 p.m.
Midway Community Center, City 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 5:01 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 5:23 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. Strategic Planning Meeting / Date (Approximately 5 minutes) – Discuss a date for the Midway City Council's 2023 strategic planning meeting.

The Council decided to have a strategic planning meeting on January 12th, 9:00 a.m. at the Valais PUD Clubhouse.

3. Town Square / Improvements (Approximately 55 minutes) – Discuss improvements to the Midway Town Square and the associated costs.

Mayor Johnson reported that IBI, the firm whose design was chosen by Midway City, prepared an approximate cost for each phase of construction.

Council Member Simonsen reviewed the phases and made the following comments:

- The costs were a high-level estimate but useful.

- Wanted the community's feedback which had partially been done.
- Wanted to make changes to the design.
- Wanted a design with strong support from the public and the City.
- The cost of the project was significant.
- How would the City pay for the project?
- The costs were for construction and did not include detail design, engineering, and project management.

Brad Wilson reviewed the availability of money for each phase of the project. He indicated that funds would be readily available for the first and second phases. He thought that funds would be available for the third and fourth phases if the project was a focus of the Capital Improvement Projects (CIP) Fund. He noted that the fifth phase included rebuilding the Community Center and would require bonding, grants, etc.

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

- A paragraph summary was needed of the project.
- The Council's opinions differed on certain parts of the design.
- The City Engineer was comfortable with the cost estimates.
- The costs, especially for Phase Five, were too much.

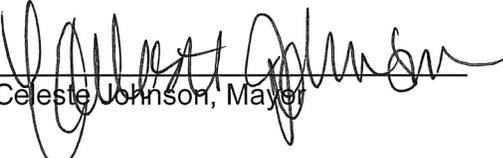
Note: Corbin Gordon arrived at 5:23 p.m.

- Other projects like trails on Pine Canyon Road and north Center Street were significant, addressed safety issues, and needed to be done.
- The expectations for the proposed pavilion were greater than what IBI had designed.
- The estimate for resurfacing the ice rink was low.
- A year would be needed to plan and budget for the project. Another year would be needed to begin execution.
- The needed engineering should be done after the improvements to Alpenhof Park were completed.
- The design needed to be refined.
- The longer the project the greater the impact of inflation.
- The City was also working on improving the open space which was owned by the Hamlet PUD HOA and next to the sewer treatment plant.
- How important was the project? What if another project came up?
- Design and engineering should be done per phase. Phase Three might take two years.
- Someone would need to oversee construction.
- Engineering for the project could be five to ten percent of the overall cost.
- The design needed more review.
- The design was a guiding light that could take 20 years to complete.
- The promenade was a good idea.
- There were questions if the ice sheet needed to be resurfaced or completely replaced.
- Expanding the Community Center, to include facilities for the ice rink, could be an add-on.
- The Community Center, which IBI called the Lodge, should be a different project. Its redesign should be dictated by needs.
- The cost should be presented to the public for comment.

- There was a lot of feedback that the Community Center needed to be replaced because of aesthetics and functionality.
- There were a lot of residents that wanted to save the Community Center.
- How would you keep a 20-year project on track or not have it fade away?
- The design should be posted in public places to encourage continuity.
- A separate CIP Fund department could be created for the project to differentiate it from a park.
- The Community Center could be improved to look more Swiss.
- The Council's thoughts on the design should be emailed to Council Member Simonsen for the planning meeting. This should be done by January 6th.
- A final voting committee was needed for the project.
- Some council members did not like the water feature.
- The resurfacing of the ice rink was not necessary for skating.
- A wish list should be prepared for the ice rink. A better warming area, lockers, etc. were needed.
- Electricity would be needed for food trucks.

4. Adjournment

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



Celeste Johnson, Mayor



Brad Wilson, Recorder

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.

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

**Thursday, 9 March 2023, 6:00 p.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, 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 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 6:04 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

Others Present:

Michelle Kendall
Ken Mickelsen
Chris Piper
Sheila Siggard
Craig Simons

Staff Present:

Brad Wilson, Recorder

2. Town Square Improvements / Phasing (Mayor Johnson – Approximately 2 hours) –
Discuss and possibly recommend to the City Council the phasing for improvements to the Midway Town Square located at 150 West Main Street.

Council Member Simonsen reviewed the proposed design for the Town Square prepared by IBI. He also reviewed the phasing plan. He made the following comments:

- The design was not complete.
- IBI had prepared cost estimates.
- The project was in the revision stage.
- Was not excited about the plan for the Community Center.
- Wanted to resolve many of the concerns regarding the plan.

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

- There was a leak in the tubing under the ice rink sheet. It would be best to replace the

entire sheet which would cost \$300,000 to \$400,000.

- The orientation of the sheet was limited by the location of the chiller.
- The ice rink should be moved to the Hamlet Park.
- The money for the improvements would be better spent on preserving open space.
- Area businesses liked the ice rink at the Town Square.
- Surveyed residents wanted the Town Square to be updated.
- The design was a guiding plan that could take many years to accomplish.
- The promenade would be made of pavers that could be driven on by vehicles used for setting up for events.
- The cost estimates were preliminary.
- The ice rink and promenade were good but the covered area in Phase 4 was wasteful. That could be used for movies in the park, entertainment, etc.
- The Swiss Days food booths could be moved to 100 North.
- There was not enough parking on the Town Square.
- Was the pavilion needed? It was used in the summer. It could be rebuilt and improved for Swiss Days. It included bathrooms which were important.
- The tennis court would be eliminated.
- The recently rebuild BBQ pit would be moved.
- The promenade would be safer because it would separate pedestrians and vehicles.
- The plan should have more curves and character.
- The pavers were a good idea.
- There should be an arch on Main Street at the entrance to the promenade.
- The Farmers' Market could be on the promenade or at its former location on the southwest corner of the Town Square.
- The water feature should be replaced with a wind feature.
- A splash pad could be built into the ice sheet.
- The ice sheet could also be used for a roller-skating rink. Who would staff the rink during the summer? The surface of the ice sheet would need to be a balance between smooth, for roller skating, and rough to avoid slipping.
- The City Office Building should be surrounded by grass and not parking.
- Improvements should be planned that could be done in a shorter timeframe. Things could change if the plan took too long to implement.
- There should be a five-year plan for improvements. Residents would not want perpetual construction at the Town Square.
- Only the ice sheet should be repaired, and the promenade/parking built.
- The Community Center should be expanded to include facilities for the ice rink. These facilities could also be used by Swiss Days.

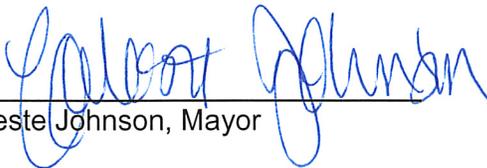
Note: Council Member Drury and Michelle Kendall left at 6:57 p.m.

- Any improvements should be done with the surrounding area in mind.
- Some important stakeholders were missing that night.
- There could be additional parking on 200 West if the irrigation ditch was covered.
- A certain amount of money should be allocated each year for the improvements and the project reviewed every five years.
- The irrigation ditch could be the water feature for the Town Square. The Midway Irrigation Company did not want the ditch moved. It could also be a hazard for children.
- Greenspace should not always mean bluegrass.

- The existing assets should be considered and better utilized.

3. Adjournment

The meeting was adjourned at 7:18 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder

MINUTES OF THE MIDWAY CITY COUNCIL

(Meeting Regarding the Town Square)

Thursday, 30 March 2023, 6:00 p.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, 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 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 6:09 p.m. She indicated that Council Member Drury and Council Member Payne would not be able to attend.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Lisa Orme, Council Member (Participated Electronically)
JC Simonsen, Council Member

Members Excused:

Jeff Drury, Council Member
Kevin Payne, Council Member

Others Present:

Colleen Bonner
Ken Mickelsen, Midway City Parks, Trails, and Trees Committee
Launa Nelson
Sherri Omans
Chris Piper, Midway Farmers' Market
Sheila Siggard
Todd Beagley, Swiss Days Committee Chair
Brad Winegar (Participated Electronically)

Staff Present:

Brad Wilson, Recorder

2. Town Square Improvements / Phasing (Mayor Johnson – Approximately 2 hours) – Discuss and possibly recommend to the City Council the phasing for improvements to the Midway Town Square located at 150 West Main Street.

Council Member Simonsen reviewed improvements to the Town Square proposed by IBI. He wanted to address concerns and a compromise proposal.

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

- There should be a realistic plan that could be done in two to three years.
- The walking paths should be able to support large trucks for events.

- The water feature should be replaced by a wind feature.
- Areas built by other cities for food trucks.
- There should be more flowers and landscaping.
- There could be additional parking in front of the City Office Building. This would be a good location for handicapped parking.
- Parking should be on the south side of the Office Building rather than in front.
- Parking in the center of the east side would allow better accessibility to all of the Town Square. This would cause customers to line up on the asphalt for most of the Swiss Days food booths.
- The northeast corner, where IBI proposed parking, was dead space. It also accessed two streets.
- Parking could be beautified with trees and a surface made of pavers.
- Existing problems should be addressed before new improvements.
- The promenade was not needed for access from Main Street to 100 North because of the existing trail on 200 West.
- The focus should be on green open space rather than parking.
- The pavilion should not be moved but renovated. It could include a second story or a basement. The attached restrooms should also be renovated. A separate meeting should be held, including representatives of Swiss Days and the ice rink, to discuss the renovation.
- When the tennis court deteriorated it could be replaced with landscaping.
- The new barbeque pit should remain in its current location.
- The Community Center should not be razed.
- It would be too expensive to move the ice rink to another park.
- Businesses liked the ice rink at the Town Square.
- The tubes under the ice rink slab needed to be replaced because some of them leaked.
- A mural could be painted on the ice rink chiller building.
- Resurfacing the ice rink would only add a half inch of height.
- The rink could be used in the summer for many activities, including roller skating or a splash pad. Splash pads were popular but had to be monitored and needed a filtration system. Liability would have to be considered.
- Ice ribbons were nice but expensive.
- Any construction around the large pine trees could damage them.
- An addition to the back of the Community Center could be used for taking tickets, a warming area, and storage for the ice rink. It could also include a vented kitchen and additional restrooms for events. Should the addition be done when the existing ice rink trailers were no longer usable? Access could be created for some of the existing indoor restrooms.
- The ice rink should be fixed and then the gateway section of the promenade built.
- The sculpture in front of the Community Center should be moved further away from the building. The kiosk and the pine tree should be removed.
- The lilac trees on the west side of the Town Square needed to be replaced.
- Flower boxes rather than flower beds should be used.
- More detail was needed on the promenade, especially the entryway from Main Street.

3. Adjournment

The meeting was adjourned at 7:38 p.m.


Celeste Johnson, Mayor


Brad Wilson, Recorder