CITY COUNCIL MEETING
Minutes
Tuesday May 6, 2025

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Dustin Gettel

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings
Council Member Denece Mikolash
Council Member Bryant Brown
Council Member Heidi Robinson - Excused

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Jerimie Thorne, Deputy Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Kate Andrus, RDA Director; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Brad Larson, UFA; and Juan Rosario, Systems Administrator.

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6:00 p.m. – WORKSHOP

- Parks and Open Space Master Plan

Adam Olsen introduced Ryan Wallace, MHTN, who has been working hard on the City's parks and open space areas. He said they are looking at how to best improve, utilize and use those spaces.

Ryan Wallace reviewed the power point and said they are halfway through the project.


MIDVALE
PARKS &
OPEN SPACE
MASTER PLAN
MIDVALE CITY COUNCIL
MAY 6 2025


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Draft Preferred Scenario
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MIDVALE PARKS & OPEN SPACE MASTER PLAN

WASATCH FRONT REGIONAL COUNCIL

TRANSPORTATION AND LAND USE CONNECTION

alta Horrocks. ZIONS PUBLIC FINANCE, INC.

6 MAY 2025

INTRODUCTION

midvale parks & open space master plan



RYAN WALLACE
Managing Principal
MHTN



DON RYAN
Project Manager
MHTN



VINCENT OLCOTT
Landscape Architect
MHTN



EMILY SEANG
Public Engagement Support
MHTN



LAUREN LEYDSMAN
Planning Coordinator
MHTN



MCKENNA MATHIS
Public Involvement Specialist
Horrocks Engineers

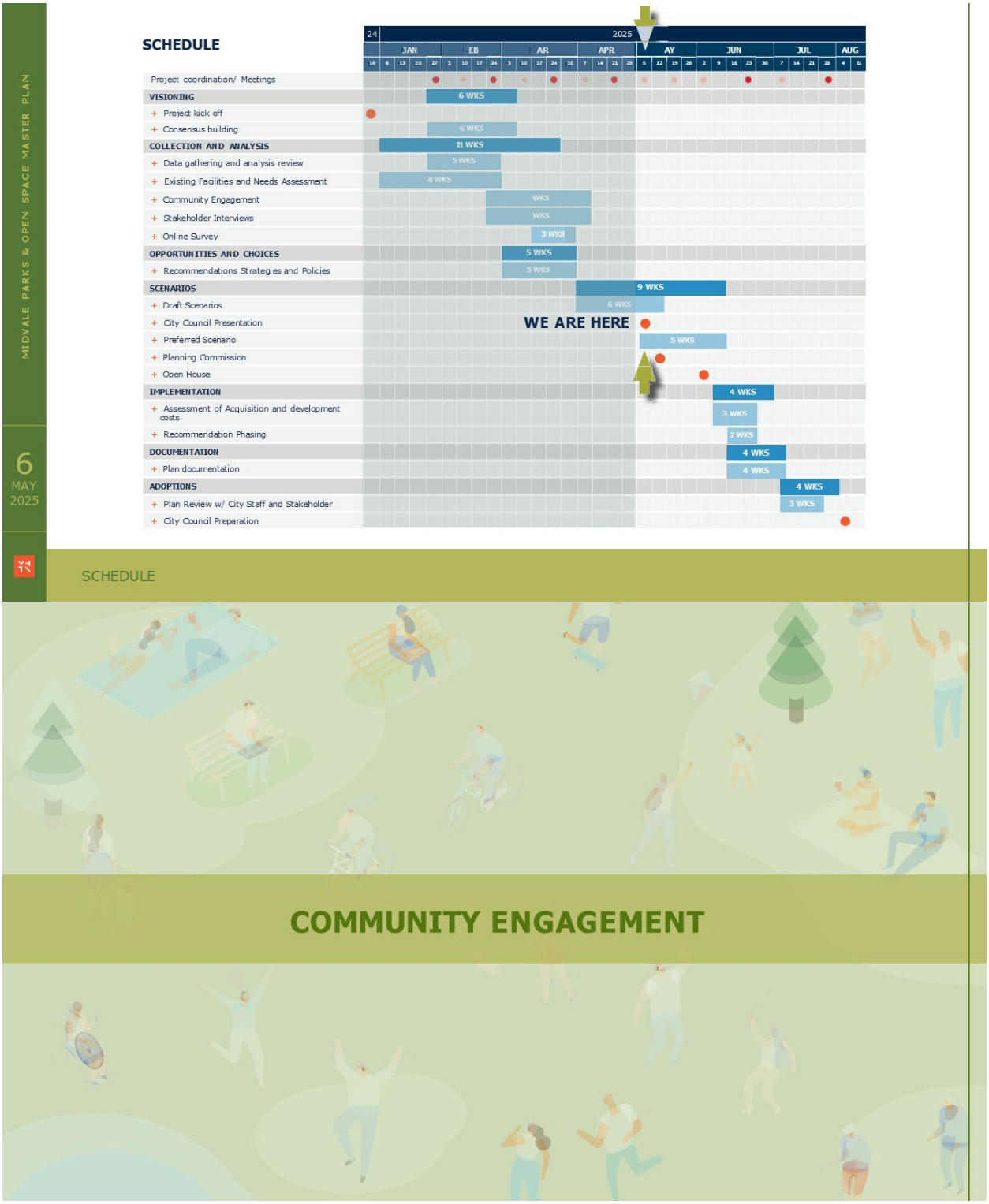


SUSIE BECKER
Impact Fee Facilities
ZBFP

ALTA PLANNING + DESIGN
Trails & Transportation
Alta Planning + Design

6 MAY 2025

PROJECT TEAM


MIDVALE PARKS & OPEN SPACE MASTER PLAN
6
MAY
2025
14
SCHEDULE
SCHEDULE
2025
JAN
EB
AR
APR
AY
JUN
JUL
AUG
Project coordination/ Meetings
VISIONING
6 WKS
+ Project kick off
+ Consensus building
6 WKS
COLLECTION AND ANALYSIS
11 WKS
+ Data gathering and analysis review
5 WKS
+ Existing Facilities and Needs Assessment
8 WKS
+ Community Engagement
WKS
+ Stakeholder Interviews
WKS
+ Online Survey
3 WKS
OPPORTUNITIES AND CHOICES
5 WKS
+ Recommendations Strategies and Policies
5 WKS
SCENARIOS
9 WKS
+ Draft Scenarios
6 WKS
+ City Council Presentation
WE ARE HERE
+ Preferred Scenario
5 WKS
+ Planning Commission
+ Open House
IMPLEMENTATION
4 WKS
+ Assessment of Acquisition and development costs
3 WKS
+ Recommendation Phasing
2 WKS
DOCUMENTATION
4 WKS
+ Plan documentation
4 WKS
ADOPTIONS
4 WKS
+ Plan Review w/ City Staff and Stakeholder
3 WKS
+ City Council Preparation
COMMUNITY ENGAGEMENT

MIDVALE PARKS & OPEN SPACE MASTER PLAN

6
MAY
2025

14

OPEN HOUSE / MURAL FESTIVAL: SATURDAY JUNE 7th

Event Intent:
- Inform residents about the project and consult them to gauge their preferences on the proposed projects, walking and biking facilities, and placemaking amenities.
- Rank the importance of different projects in the preferred scenario(s).
- Collect comments about experiences with parks and trails and additional ideas for projects in Midvale.

Boards and Activities:
- Introduction, project intent and timeline
- Where do you live, work, play?
- Preferred Scenarios (cut sheets) (jars for participants to rank and vote for projects that are most important to them)
- Visual preferences for walking/biking facilities (vote with dot stickers)

Additional information:
- Existing Conditions Packet (provide regional and city context)





COMMUNITY ENGAGEMENT

EXISTING CONDITIONS

MIDVALE PARKS & OPEN SPACE MASTER PLAN

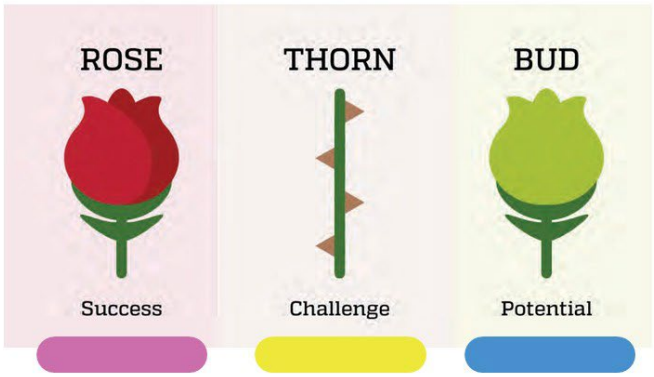
6 MAY 2025

KICK-OFF MEETING RECAP / ROSE, THORN, BUD ACTIVITY

ROSE: SOMETHING POSITIVE.
Things that need to remain or expanded upon during the planning process.

THORN: SOMETHING NEGATIVE.
Things that are not working and are problematic.

BUD: HAS POTENTIAL.
Area of opportunity or an idea that has yet to be explored.



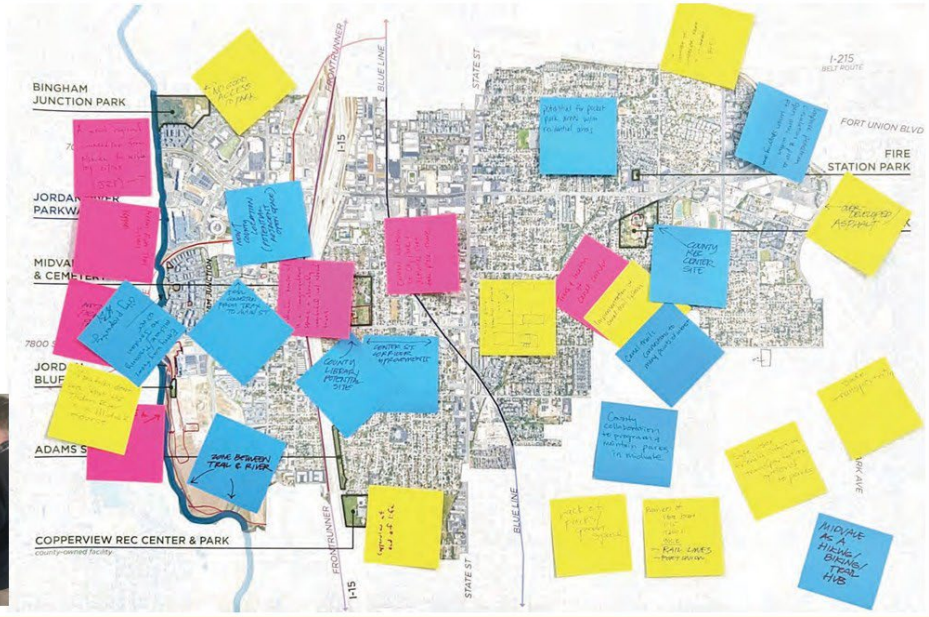
ROSE, THORN, BUD ACTIVITY

MIDVALE PARKS & OPEN SPACE MASTER PLAN

6 MAY 2025

KICK-OFF MEETING RECAP / ROSE, THORN, BUD ACTIVITY





ROSE, THORN, BUD ACTIVITY

MIDVALE PARKS & OPEN SPACE MASTER PLAN

6 MAY 2025

KICK-OFF MEETING RECAP / ROSE, THORN, BUD ACTIVITY





MIDVALE PARKS & OPEN SPACE MASTER PLAN

6 MAY 2025

KICK-OFF MEETING RECAP / ROSE, THORN, BUD ACTIVITY

ROSE: SOMETHING POSITIVE.
Things that need to remain or expanded upon during the planning process.

- Jordan River Trail System (Regional Connection, Amenities)
- Midvale City Park (Location, Activities, Amenities)
- Midvale Main Street (Destintation, Street Trees)
- Center Street
- Planned Jordan River Park

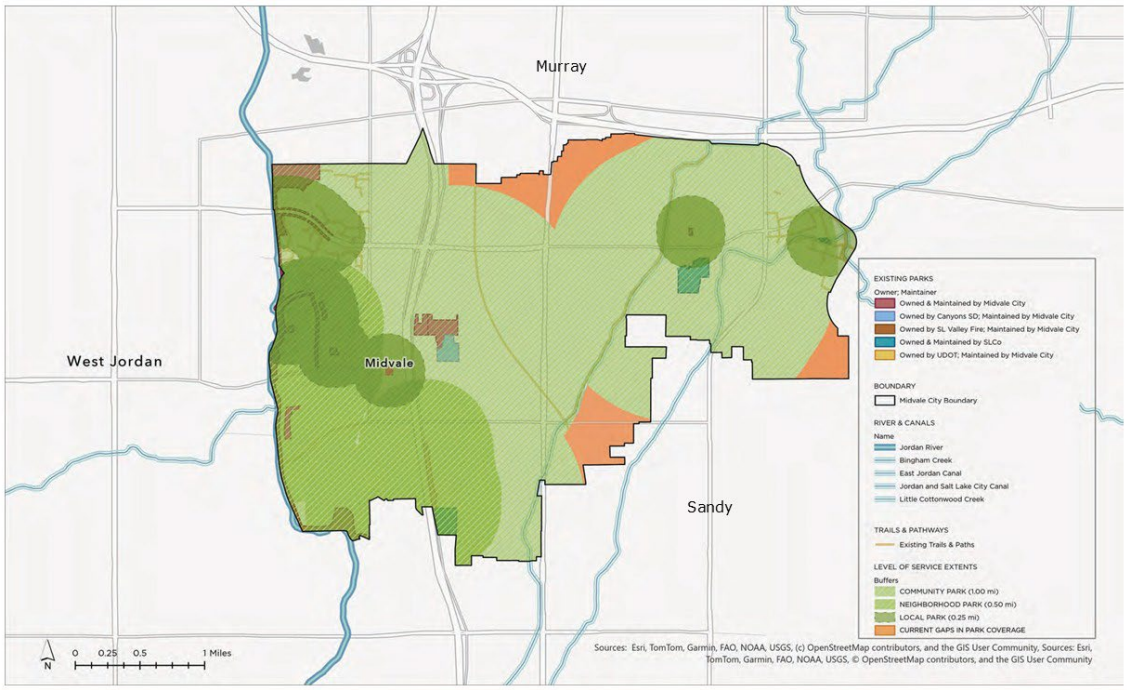
THORN: SOMETHING NEGATIVE.
Things that are not working and are problematic.

- Existing Barriers (Rail lines, Interstate, Ft. Union, State, 7200)
- Access to Parks (Safe Transit, User-friendly)
- Under-served Areas of Midvale (Central North, Central South)
- Over-developed Areas (Built-out, Little to no open land)
- Canal Trail(s) Implementation (Politics, Operator Standards)
- Copperview Rec Center (Age, Condition, County facility)

BUD: HAS POTENTIAL.
Area of opportunity or an idea that has yet to be explored.

- Midvale as a Hiking/Biking/Trail Hub
- City Gateways (Main St., Center, Jordan River)
- Pocket Parks (Within existing neighborhoods)
- New Trail Opportunities
- Re-development Opportunities (Fort Union, Industrial Areas)
- SAPs (New Plazas)
- Continued County Collaboration (Program & Maintain Parks)
- County Rec Center (Union Park)
- County Library Site (Midvlale City Park)
- New County Office Location (Coliseum Way / Bingham Junction)

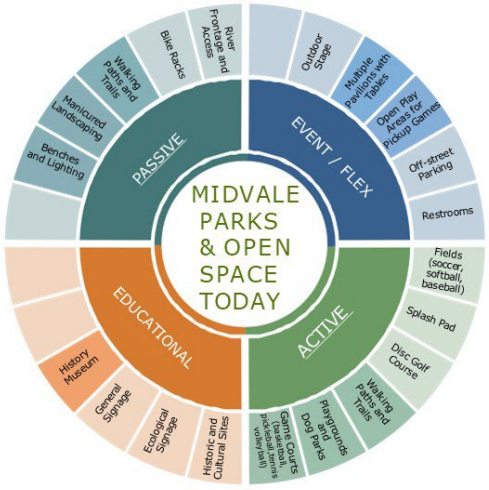
ROSE, THORN, BUD ACTIVITY



EXISTING LEVELS OF SERVICE

- 12 Total City-Owned, Operated and Maintained Parks
- 86.8 Total City-Owned and Maintained Park Acres
- 6 Pavilions / Picnic Areas
- 8 Playgrounds
- 2 Basketball Courts
- 2 Baseball / Softball Fields
- 2 Tennis Courts
- 12 Pickle ball Courts
- 6 Soccer Fields
- 1 Volleyball Court
- 1 Disc Golf Course (9-hole)
- 1 Splash Pad
- 1 Outdoor Stage
- 2 Dog Parks
- 6 Restrooms

MIDVALE'S PARK SYSTEM
TODAY AT A GLANCE



Note: Some activities are included in more than one category.

EXISTING CONDITIONS

MIDVALE PARKS & OPEN SPACE MASTER PLAN

6 MAY 2025

PROJECT VISION Statement:

"Midvale's Parks and Open Space system will meet the City's unique needs by providing all residents safe access and strengthened connectivity to a diverse network of high-quality parks, plazas, and linear open spaces, featuring a wide variety of amenities to enhance community identity, health, and quality of life."

VISION AND GUIDING PRINCIPLES

MIDVALE PARKS & OPEN SPACE MASTER PLAN

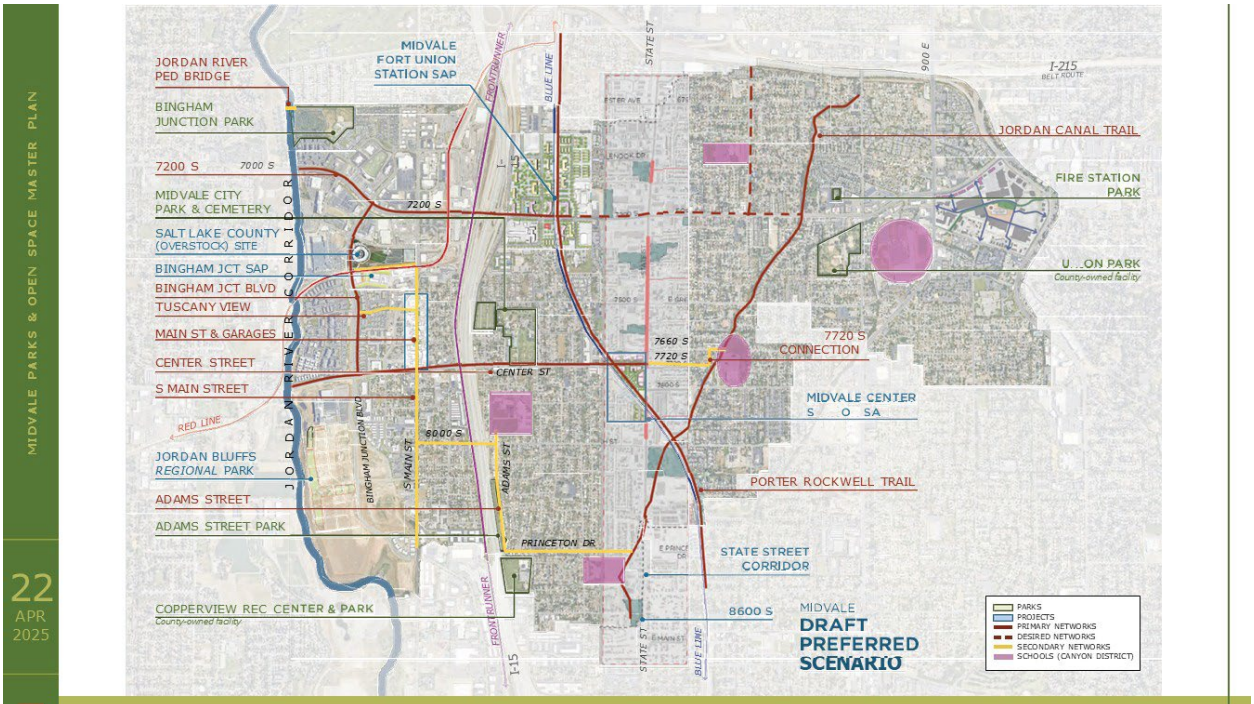
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GUIDING PRINCIPLES

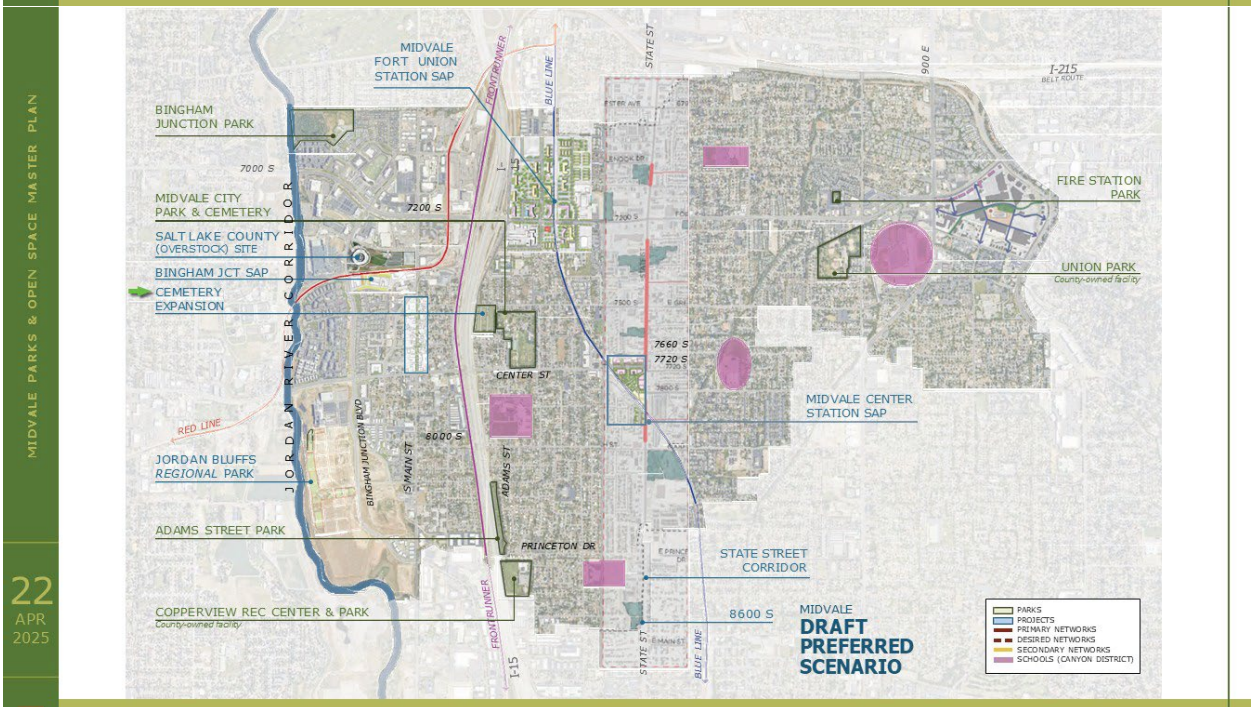
...specific *characteristics of success* when the *vision is realized*...used by the project team as a *guide* for *planning & design decisions*.



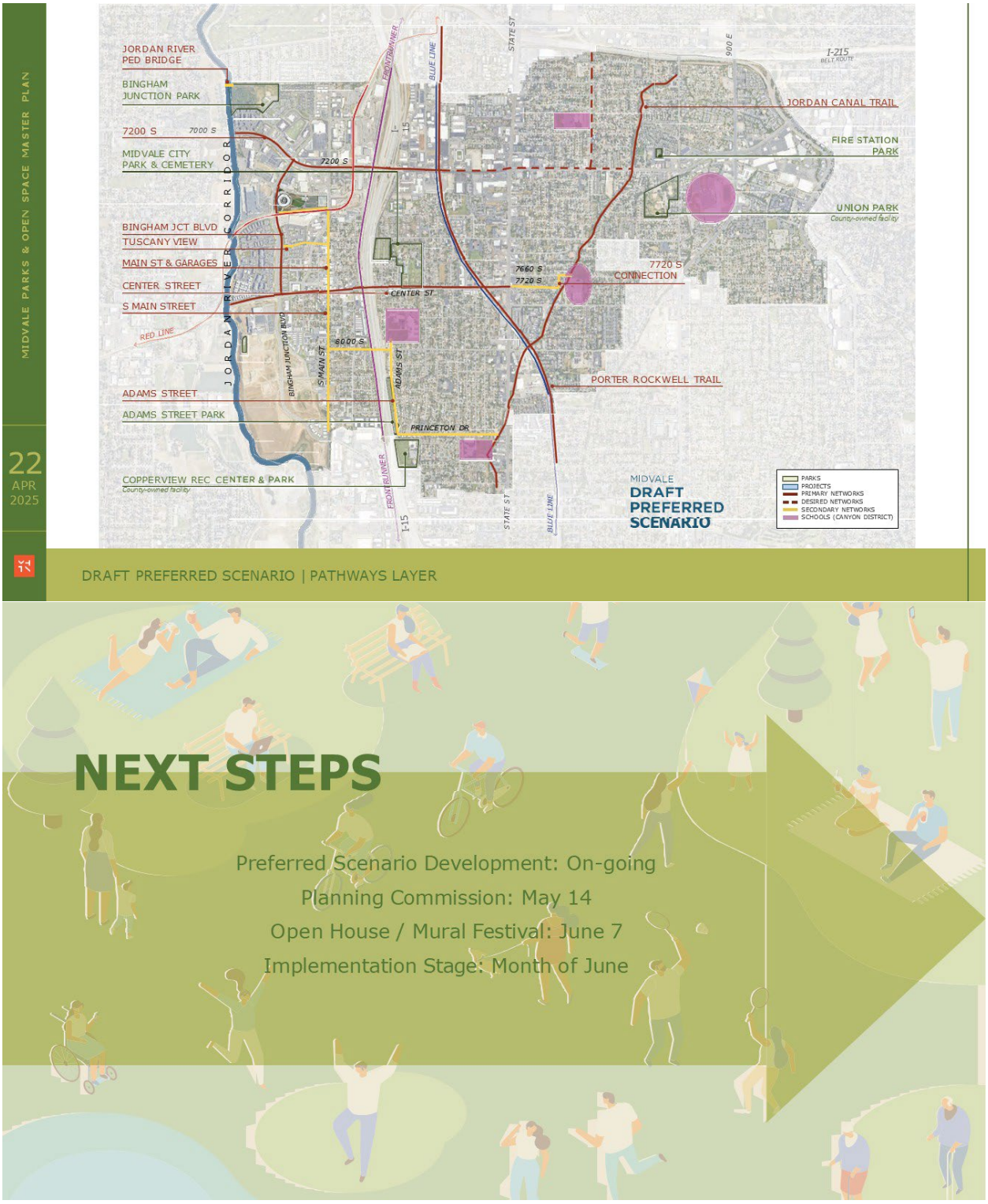

MIDVALE PARKS & OPEN SPACE MASTER PLAN
6 MAY 2025
PRINCIPLES
GOALS
CONNECTIVITY AND ACCESS
Provide a continuous, unbroken network.
Improve access to be comfortable and intuitive for all abilities and age groups. Overcome barriers throughout the community: highways, railroads, wide streets.
Improve maps and signage to inform what parks & amenities are available and where.
INNOVATIVE AND MULTIPURPOSE USE OF SPACE
Prioritize the needs of the community.
Consider very dense solutions such as rooftops and amenity decks.
To provide a health benefit in every space.
Develop a standardized approach to improvements within the r.o.w., such as park strips.
Creatively use low maintenance solutions.
Consider a multipurpose indoor sports amenity.
RESILIENCE AND ENVIRONMENTAL STEWARDSHIP
To update Midvale's codes to require drought resistant, water-wise, and cost efficient plant materials.
To establish Memorandums of Understanding (MOUs) with owners and agencies to ensure that they maintain their amenities.
To track Midvale's legal responsibilities and environmental regulations.
To improve maintenance practices and make them more sustainable.
COMMUNITY-CENTERED AND INCLUSIVE PLANNING PROCESS
To lean- in to community based organizations as a source for volunteers and/or participants. Consider local religious organizations for communications/outreach.
Transparency about the costs of making improvements. Incorporate historical landmarks and events. Incorporate bi-lingual communications.
CLEAR PATH TO IMPLEMENTATION
Consider funding and all of its phases: start-up/pre-design/design/bid/construction/maintenance/operations. Issue: outsourcing, especially maintenance.
Consider community-based out-sourcing.
On-going funding. Apply for grants regularly.
Promote community buy-in (pay for ongoing initiatives).
Track life-cycle of projects and what happens post-implementation.
Clear phasing and buy-in on projects with everyone on-board at the City level. Be mindful of future land acquisition opportunities.
Leverage public-public partnerships where possible: (County) rec center, Copperview, library, etc.
GUIDING PRINCIPLES AND GOALS
DRAFT PREFERRED SCENARIO



DRAFT PREFERRED SCENARIO

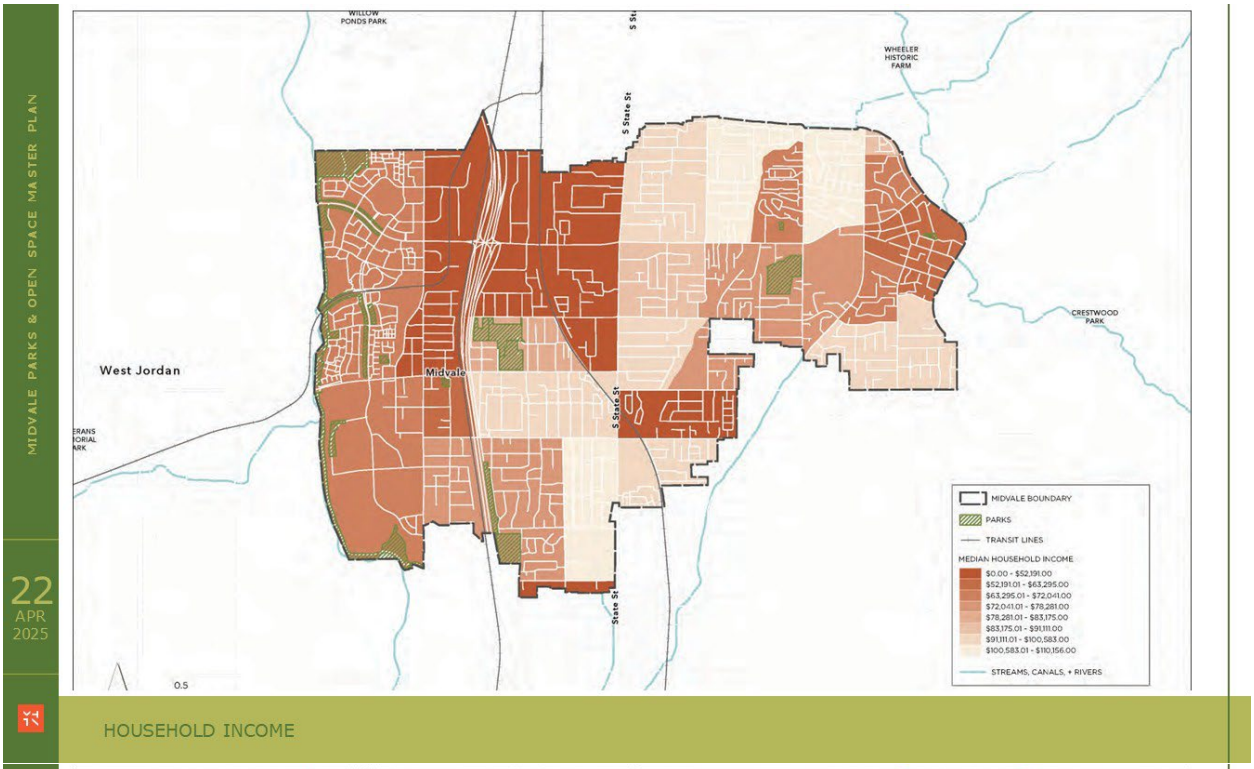


DRAFT PREFERRED SCENARIO | PROJECTS LAYER

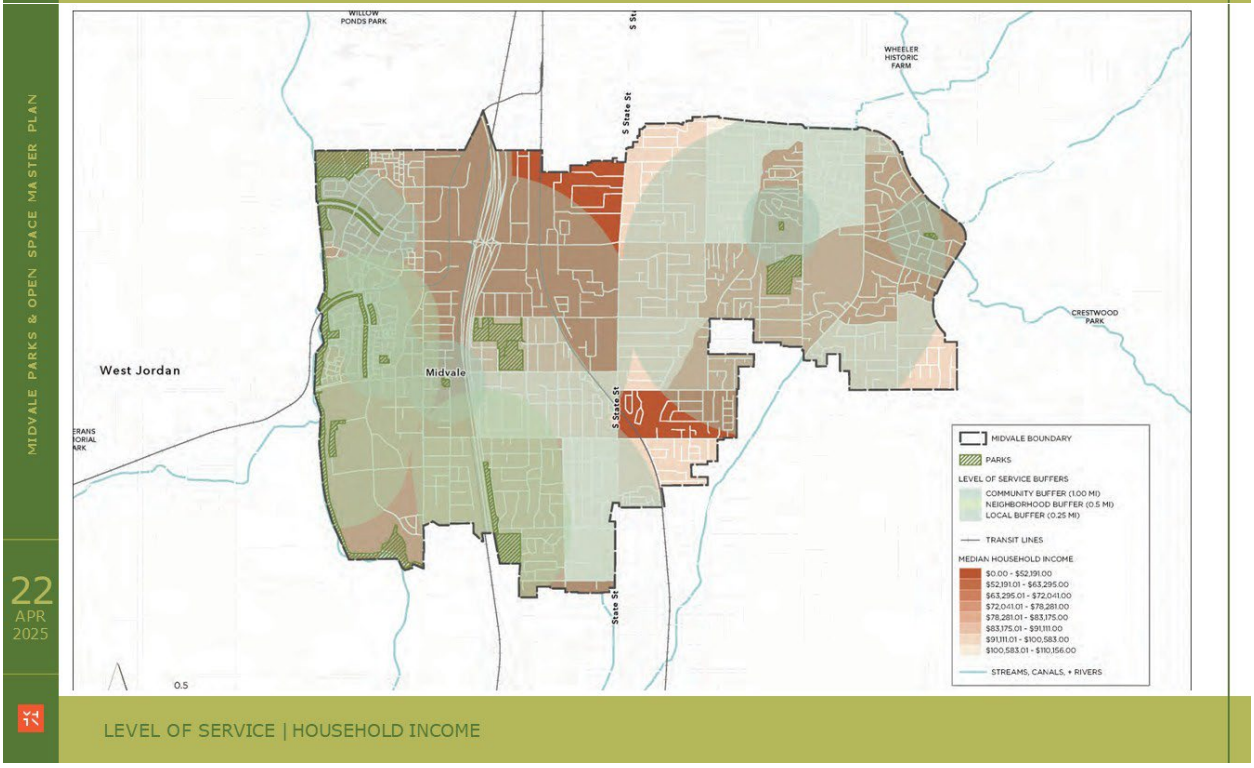

MIDVALE PARKS & OPEN SPACE MASTER PLAN
22 APR 2025
JORDAN RIVER PED BRIDGE
BINGHAM JUNCTION PARK
7200 S
MIDVALE CITY PARK & CEMETERY
BINGHAM JCT BLVD
TUSCANY VIEW
MAIN ST & GARAGES
CENTER STREET
S MAIN STREET
RED LINE
ADAMS STREET
ADAMS STREET PARK
COPPERVIEW REC CENTER & PARK
County-owned facility
JORDAN RIVER CORRIDOR
FRONTRUNNER
BLUE LINE
STATE ST
900 E
I-215
BELT ROUTE
JORDAN CANAL TRAIL
FIRE STATION PARK
UNION PARK
County-owned facility
7720 S CONNECTION
7660 S
7720 S
CENTER ST
6000 S
BINGHAM JUNCTION BLVD
S MAIN ST
ADAMS ST
PRINCETON DR
PORTER ROCKWELL TRAIL
I-15
MIDVALE
DRAFT
PREFERRED
SCENARIO
PARKS
PROJECTS
PRIMARY NETWORKS
DESIRED NETWORKS
SECONDARY NETWORKS
SCHOOLS (CANYON DISTRICT)
DRAFT PREFERRED SCENARIO | PATHWAYS LAYER

NEXT STEPS
Preferred Scenario Development: On-going
Planning Commission: May 14
Open House / Mural Festival: June 7
Implementation Stage: Month of June

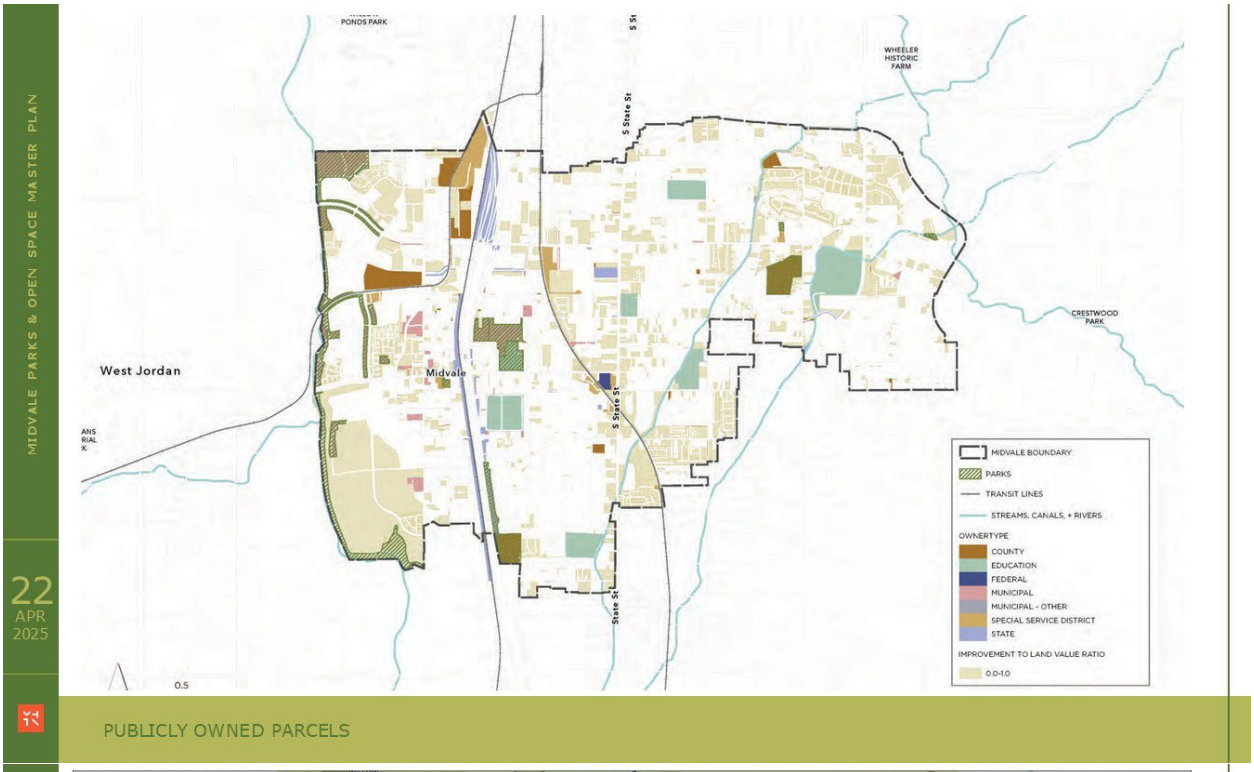

THANK YOU!
MIDVALE CITY COUNCIL
MAY 6 2025
MAPPING UPDATES

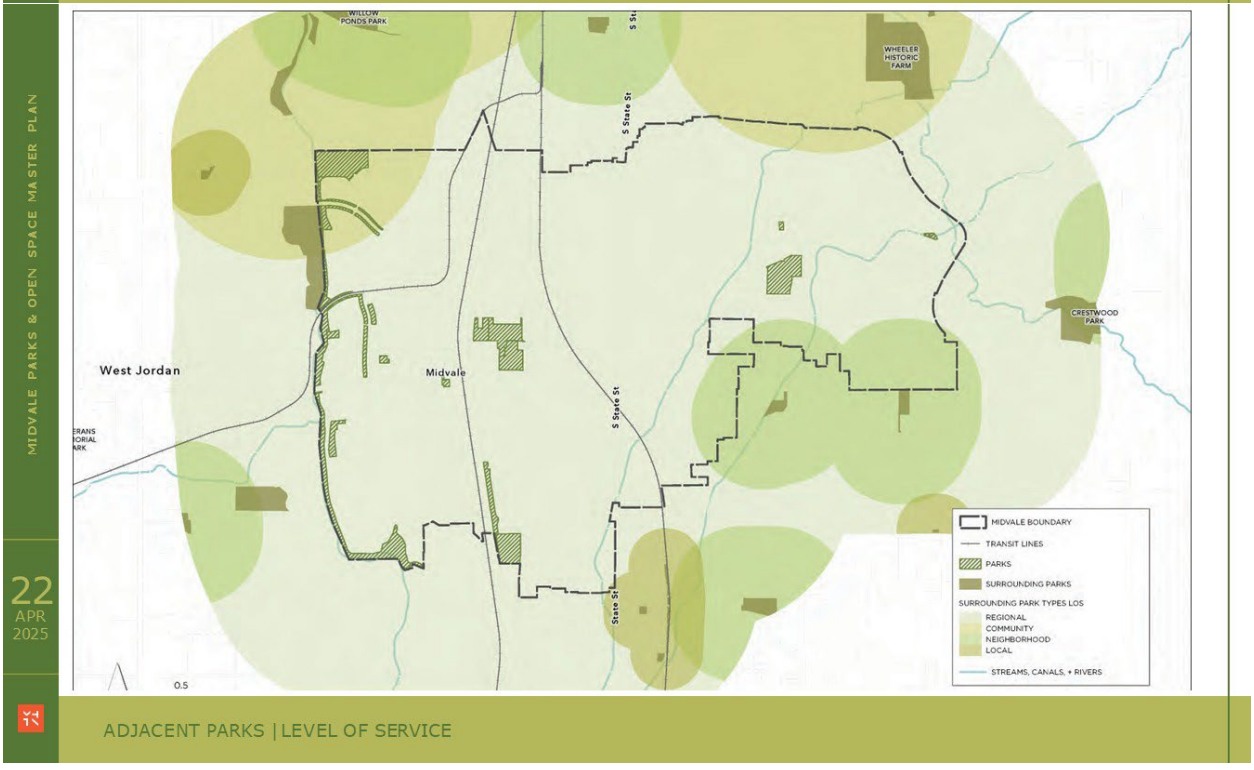


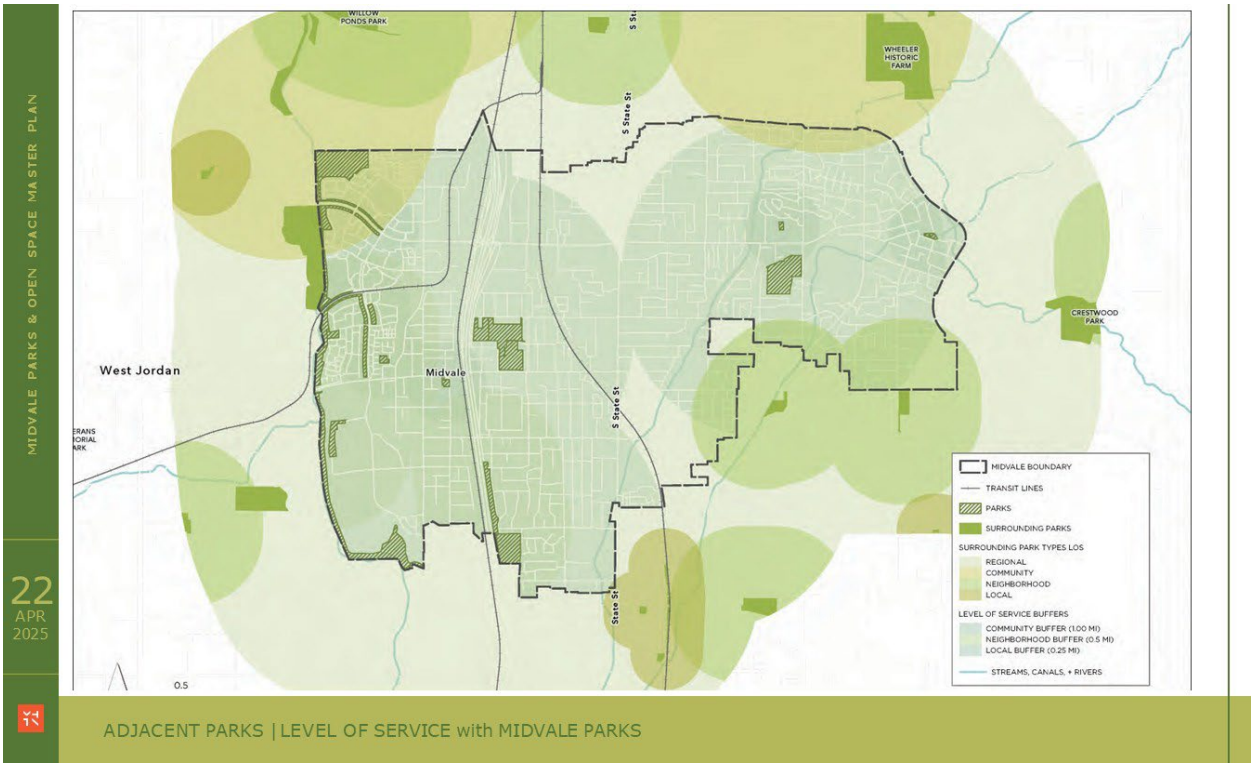
HOUSEHOLD INCOME



LEVEL OF SERVICE | HOUSEHOLD INCOME


MIDVALE PARKS & OPEN SPACE MASTER PLAN
22
APR
2025
PUBLICLY OWNED PARCELS
WILLOW PONDS PARK
WHEELER HISTORIC FARM
S State St
CRESTWOOD PARK
West Jordan
Midvale
State St
0.5
MIDVALE BOUNDARY
PARKS
TRANSIT LINES
STREAMS, CANALS, + RIVERS
OWNERTYPE
COUNTY
EDUCATION
FEDERAL
MUNICIPAL
MUNICIPAL - OTHER
SPECIAL SERVICE DISTRICT
STATE
IMPROVEMENT TO LAND VALUE RATIO
0.0-1.0


MIDVALE PARKS & OPEN SPACE MASTER PLAN
22
APR
2025
ADJACENT PARKS | LEVEL OF SERVICE
WILLOW PONDS PARK
WHEELER HISTORIC FARM
S State St
CRESTWOOD PARK
West Jordan
Midvale
State St
0.5
MIDVALE BOUNDARY
TRANSIT LINES
PARKS
SURROUNDING PARKS
SURROUNDING PARK TYPES LOS
REGIONAL
COMMUNITY
NEIGHBORHOOD
LOCAL
STREAMS, CANALS, + RIVERS



7:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 7:00 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call - Council Members Denece Mikolash, Bryant Brown, Bonnie Billings, and Paul Glover were present at roll call. Council Member Heidi Robinson was excused.

C. Unified Fire Authority Report

Chief Dusty Dern reviewed the run stats for the quarter. The call volume was 947 incidents with 399 being emergent. This was a small drop but nothing significant. The emergent call time was in the 90th percentile at 7 minutes and 19 seconds.

Chief Dern reported that the recruit camp is winding down with one week left. Graduation will be held on the 14th in Riverton with 33 recruits graduating.

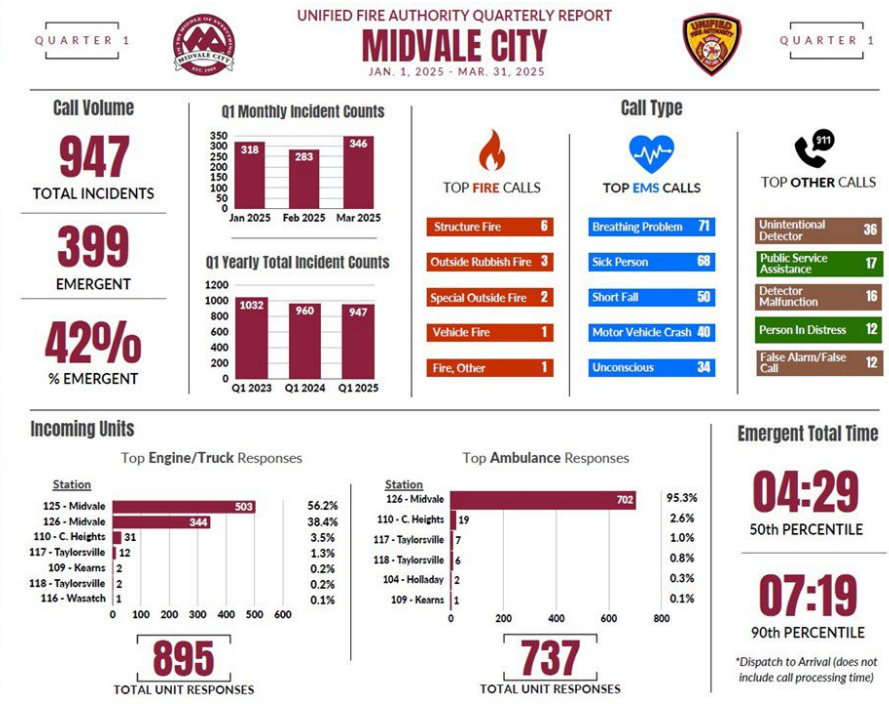
The Chief said that the Battalion Chief testing was just wrapped up with 15 candidates participating. There was a written test and then two days of tactical training and problem-solving exercises. They will give a presentation on what they learned, and then there is an interview process. They are then ranked on a list and then promotional interviews begin.

Chief Dern gave an update on the Wildland Division saying they have onboarded 40 seasonal firefighters for the 2025 season. They will be working on fuels mitigation efforts and then response efforts. They are looking ahead to the fire season, which all reports indicate the fire season will be active.

The Chief announced the promotions since Brad Larson retired. Chief Larson was replaced by Wade Watkins and an Assistant Chief opening was filled by Wade Russell.

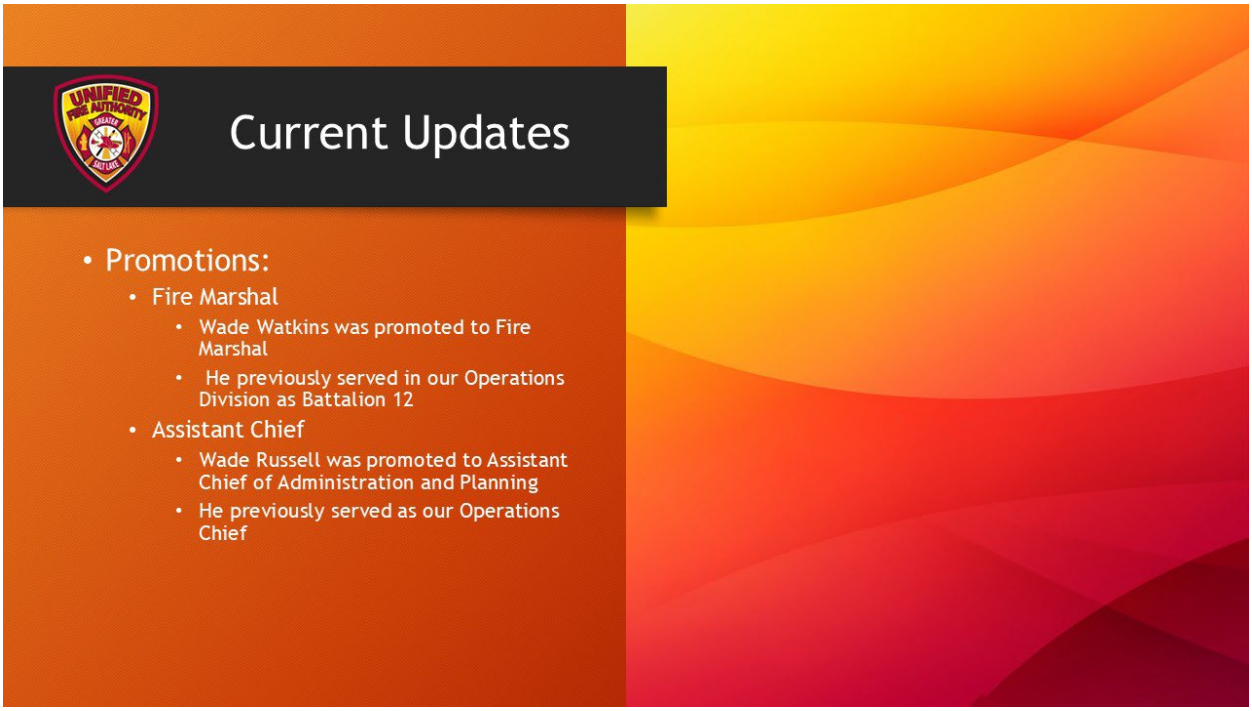


Q1 Stats



Current Updates

- Recruitment:
  - Recruit Camp #59
    - 33 Recruits are 14 weeks into their 16 week Camp
    - During their final couple weeks they will be facing their final four State testing hurdles
    - Live fire, FF1, FF2, and Wildland FF
- Battalion Chief Testing
  - 15 candidates participated our BC promotional process last week. Successful candidates will be placed on a registry that will remain in place for two years.
- Wildland Update
  - Our wildland division onboarded 40 seasonal firefighters for the 2025 wildfire season
  - Their focus will be on both mitigation and response efforts
  - As we look ahead to the wildfire season, forecasts for the Great Basin and locally along the Wasatch Front indicate the potential for an active fire year



II. PUBLIC COMMENTS

Sue Armitage said she thinks Public Works is awesome. She was walking down Main Street, and she noticed a drilled hole with no cover on it. She was afraid someone would get hurt. She called Public Works about 10 minutes later; talked to Jerimie and he said he would have someone take care of it. Two days later she noticed the hole was covered.

Megan Theorine discussed a proposed rezone on 7001 S 900 E. She said she is very concerned about all the people in the area. She invited the Council to visit the area and see the traffic between 4:30 and 6:00 p.m. and in the morning when kids are going to Hillcrest high school. A high-rise will block sunlight affecting people's ability to grow a garden. She said she cares about community safety in the area and there are already too many cars and people in the area.

Davie Bird, Manager at Tyler Library, thanked the Firefighters for saving the library from a fire in which the neighbor lit their fence on fire with a blowtorch.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings – Nothing to report

B. Council Member Paul Glover – Nothing to report.

C. Council Member Heidi Robinson - Excused

D. Council Member Bryant Brown – said last City Council meeting he left early to go to the school board Teacher of the Year award meeting. One of the teachers

from Midvale Elementary won. He reviewed the award process. There was a cheering section for the Midvale City teachers. He then discussed the bulky waste program, which is probably the one event every resident really appreciates. He thanked the city for the event.

E. Council Member Denece Mikolash – encouraged everyone to volunteer for the Mural Festival. The Community Council recently met and made some progress. She said her dad retired from UFA so she loves seeing the firefighters in attendance.

IV. MAYOR REPORT

A. Dustin Gettel said it's been a busy couple of weeks. The Community Council met last Wednesday, and they have decided to be a mostly an independent committee. The first meeting is May 21st in the Dahl Conference Room. Future meetings will take place at Tyler Library. The city wants to be as active with them as they want the city to be, and the Council is always invited to attend meetings. Tomorrow is a fallen officer's ceremony, which he will send information to anyone that wants to attend. Two weeks ago he attended an Ace Garbage Symposium with Glen Kennedy. He said it was a good opportunity to talk with the folks at Ace and get to know them better. It would be nice to have the Council attend. Last Friday he did his second Career Day at Copperview Elementary. This was with first and second graders who liked the big scissors for the ribbon cutting. This Friday the Boys and Girls Club invited him to help judge the Youth of the Year competition. This is open to the public and is at 6:00 p.m.

V. CITY MANAGER REPORT

A. Matt Dahl had nothing to report.

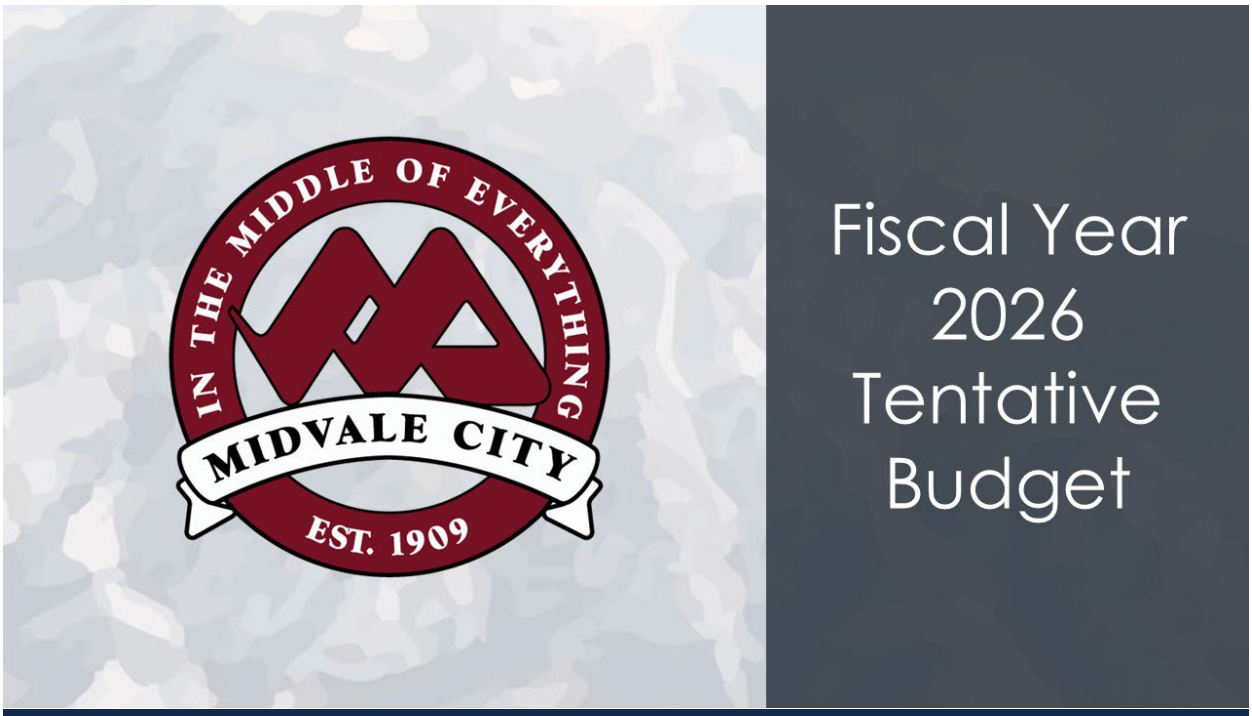
VI. PUBLIC HEARING

A. RECEIVE PUBLIC COMMENTS REGARDING THE FY2026 PROPOSED MIDVALE CITY TENTATIVE BUDGET BEGINNING ON JULY 1, 2025 AND ENDING JUNE 30, 2026.

Mariah Hill said the process of adopting the fiscal year 2026 budget requires several steps that you, as a City Council, are required to take to be compliant with state statute. UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City. The budgets must be submitted no later than the first regularly scheduled meeting in May. I will present budgets for each fund on Tuesday, May 6th on behalf of the Budget Officer (City Manager). At that time, I will brief you on fiscal year 2025 revenue estimates, provide a brief overview of expenditures, and present budget highlights along with any proposed program changes.

UCA 10-6-111(3) further requires the City Council to adopt the tentative budget at this meeting. The Council will then review and amend, if necessary, the budgets prior to their final adoption. As a reminder, the purpose of a tentative budget is to have a working tool from which we can start the formal adoption process. The budget document can be amended prior to final adoption. At the time of final adoption, all budgets must be balanced with expenditures equaling revenues.

FISCAL IMPACT:
The tentative budget provides a starting point to discuss the operating budget for Fiscal Year 2026 prior to final approval.





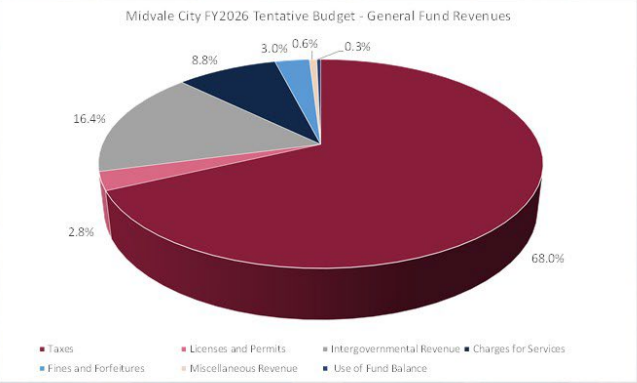
FY 2026 Tentative Budget Overview

- The Tentative Budget is the City's estimated revenues and expenditures for each fund for July 1, 2025 to June 30, 2026 (all departments fall within a fund).
- The Tentative Budget has been prepared by the Finance Department and City Manager and is officially presented by the City's Budget Officer (City Manager) and reflects an effort to maintain the City's current level of service in these uncertain economic times.
- The Tentative Budget is the 'First Draft' of the budget – there will be changes.
- In-depth financial concepts were covered at the retreat.
- Please ask questions!

General Fund - Revenues

Total GF Revenues - $27,012,899
Decrease of 13.5% from FY2025

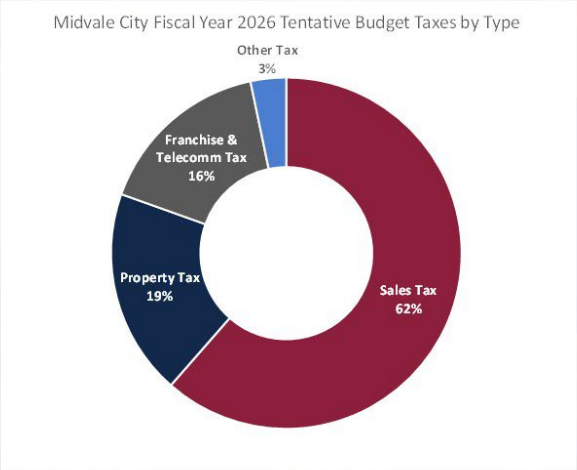
- Taxes - $18.3 million
- Licenses and Permits - $765,000
- Intergovernmental Revenue - $4.4 million
- Charges for Services - $2.36 million
- Fines and Forfeitures - $810,000
- Miscellaneous Revenue - $174,000
- Use of Fund Balance - $90,576



FY2026 Tentative Budget Overview

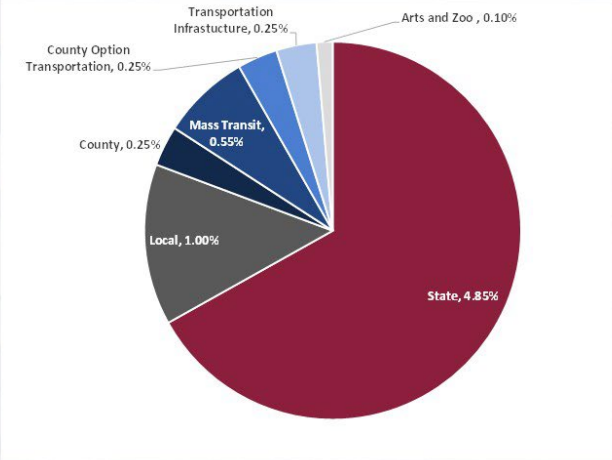
General Fund – Tax Revenues

- Sales Tax - $11.3 million
  - 1% Decrease from FY25 Budget
- Property Tax – $3.5 million
  - No change in General Fund
- Franchise & Telecomm Tax - $2.77 million
  - 10% Increase ($270k) to reflect actuals
- Other Taxes - $729,000
  - Delinquent Property Tax
  - Transient Room Tax
  - Motor Vehicle in Lieu of Tax



FY2026 Tentative Budget Overview

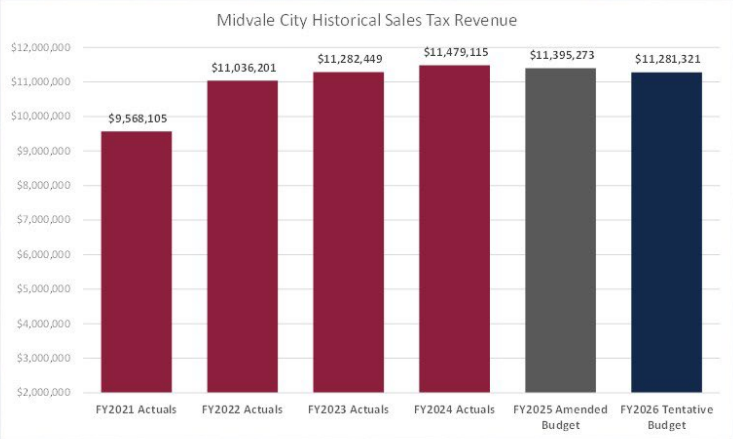
Sales Tax Overview





FY2026 Tentative Budget Overview

Midvale City Sales Tax - $11,281,321



- Distributed to the City monthly by the Utah State Tax Commission
- Two-month delay in distribution (e.g May distribution is from March sales)
- Most susceptible tax to economic trends
- High spending in post-COVID years meant large sales tax increase
- Economy is showing a slowing in consumer spending
- Projecting a 1% decrease from FY25 Budget
- New data in May & June may change this projection

FY2026 Tentative Budget Overview

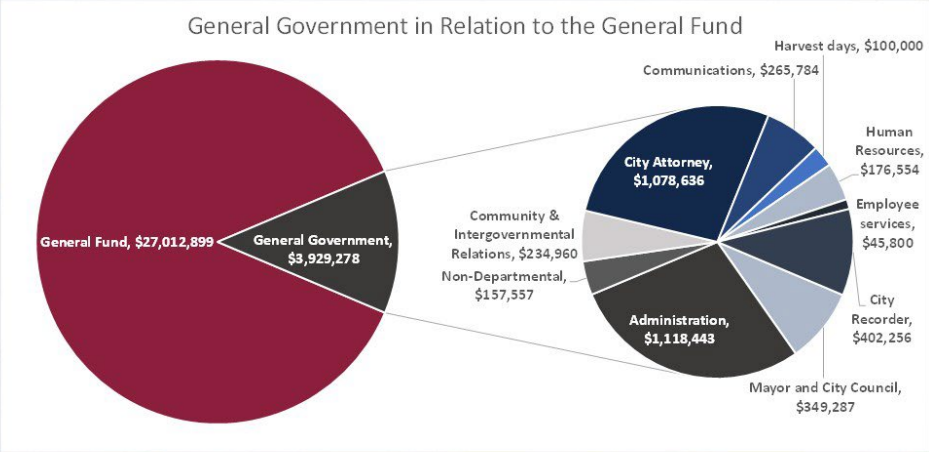
General Fund – Expenditure Overview

- Salaries & Benefits ($380K Increase)
  - 2.2% COLA (3% Placeholder)
  - 2% Merit
  - Market & Mid-Point Adjustments
  - New FTEs - Event Coordinator, RDA Attorney
  - Benefits – 0% Medical, 4.5% Dental, Accounting Error
- IT Equipment Increase – Switches & Servers Replacement Charges, other hardware replacement, across departments ($82K Increase)
- Properly Budgeting Restricted Revenue – Building & B&C Road
- Single Requests >$5k - Messaging App - $12K & Election $37K
- Public Safety Special Revenue Fund – Transfer vs GF Public Safety Department
- 12 out of 23 departments have a budget decrease, wage increases included

FY2026 Tentative Budget Overview

General Fund – General Government

Total Budget - $3,929,278 (14.5% of GF)

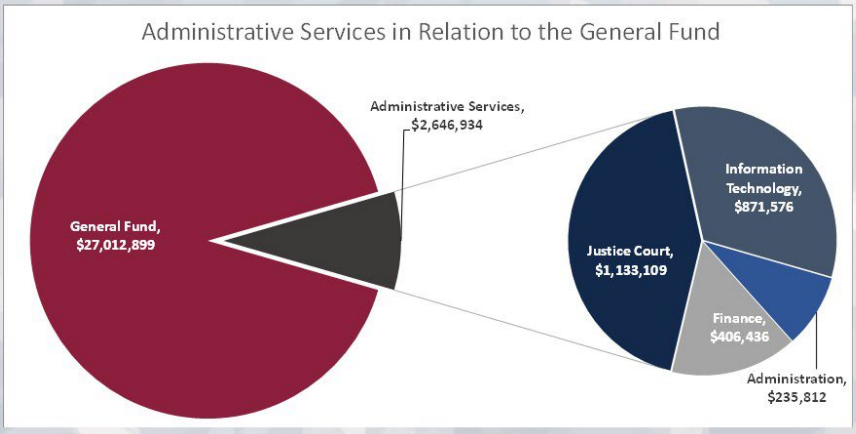


↑3.5%
From FY2025 Amended Budget

FY2026 Tentative Budget Overview

General Fund – Administrative Services

Total Budget - $2,646,934 (9.8% of GF)

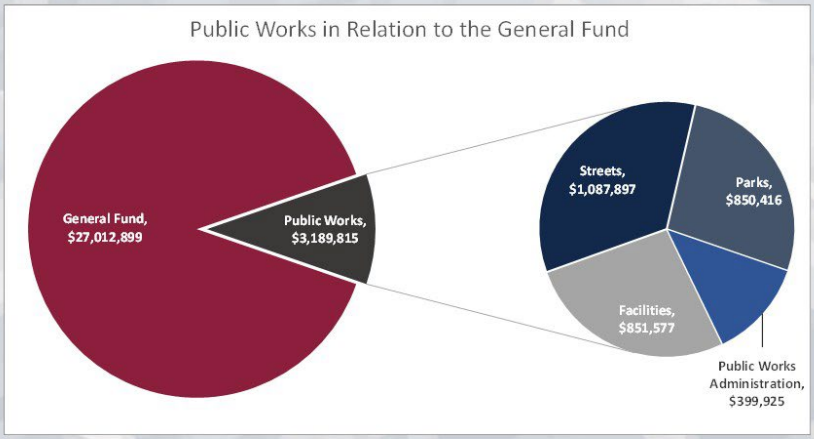


↑0.6%
From FY2025 Amended Budget

FY2026 Tentative Budget Overview

General Fund – Public Works

Total Budget - $3,189,815 (11.8% of GF)



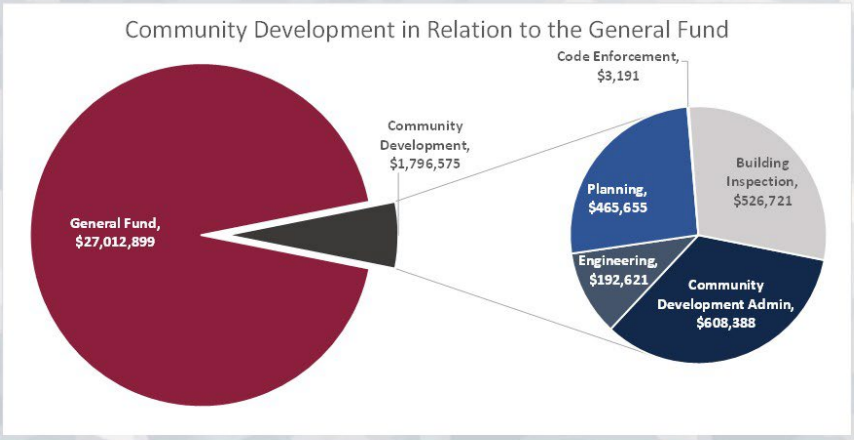
↓1.6%

From FY2025 Amended Budget

FY2026 Tentative Budget Overview

General Fund – Community Development

Total Budget - $1,796,575 (6.7% of GF)



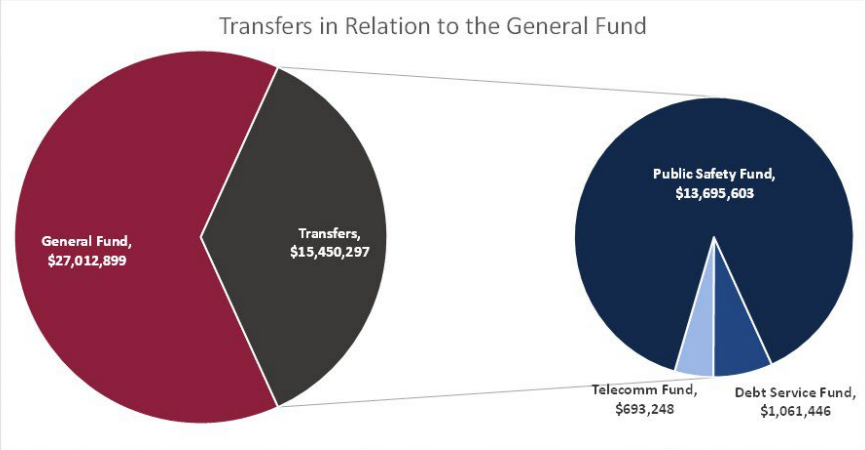
↑8%

From FY2025 Amended Budget

FY2026 Tentative Budget Overview

General Fund – Transfers

Total Budget - $15,450,297 (57.2% of GF)



FY2026 Tentative Budget Overview

Debt Service Fund

Total Budget - $1,755,908

Revenues

- Transfer from General Fund – $1.06M
- Developer Loan Payment - $245K
- Transfer from RDA - $449K

Expenditures

- 2017 Sales Tax Bonds (Road Bond) - $776K
- Lease payment to MBA (City Hall/Parks Bond) - $282K
- CHG Parking Structure Loan (developer paid) - $245K
- Zions Parking Structure Loan (RDA paid) - $449K

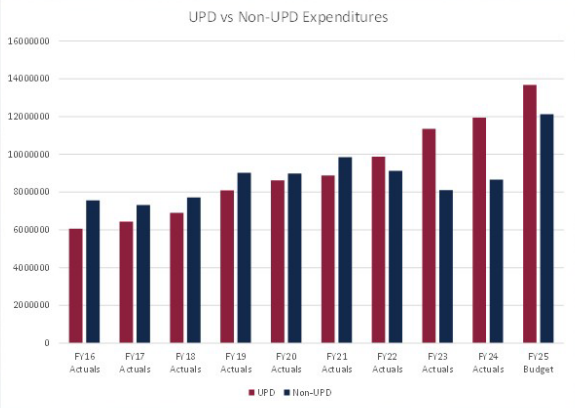
FY2026 Tentative Budget Overview

Public Safety Special Revenue Fund

- Proposing creation of the Public Safety Special Revenue Fund in FY2026 to house all public safety related revenues & expenses
- In FY26 it will be funded by a transfer from the General Fund and a proposed new Midvale Public Safety Property Tax
- Expenditures will include Animal Control Contract, UFA Emergency Manager Contract, UPD, and minimal miscellaneous

Public Safety Service Fund	Actual FY2023	Actual FY2024	Amended FY2025	Tentative FY2026	Difference	Percent Change
Revenues:						
Property Tax	-	-	-	912,342	912,342	0.0%
Interest Revenue	-	-	-	-	-	0.0%
Transfer From General Fund	-	-	-	13,695,603	13,695,603	0.0%
TOTAL REVENUES	-	-	-	**14,607,945**	**14,607,945**	0.0%
Expenditures:						
Information Technology Equipment (Interfund)	1,488	2,113	1,893	1,837	(56)	-3.0%
Professional Services[1]	50,618	-	58,457	61,380	2,923	5.0%
Unified Police Department Contract[2]	11,351,484	11,951,605	13,676,984	14,121,908	444,924	3.3%
Animal Control Contract[3]	312,197	342,578	406,618	422,820	16,202	4.0%
Miscellaneous Supplies	-	19,340	300	-	(300)	-100.0%
Miscellaneous Services	74,514	-	-	-	-	0.0%
Total Operating	**11,790,301**	**12,315,636**	**14,144,252**	**14,607,945**	**463,693**	**3.3%**
TOTAL EXPENDITURES	**$ 11,790,301**	**$ 12,315,636**	**$ 14,144,252**	**$ 14,607,945**	**$ 463,693**	**3.3%**

Proposed Public Safety Property Tax



10-Year Increases: UPD 97%, Non-UPD 14.5%

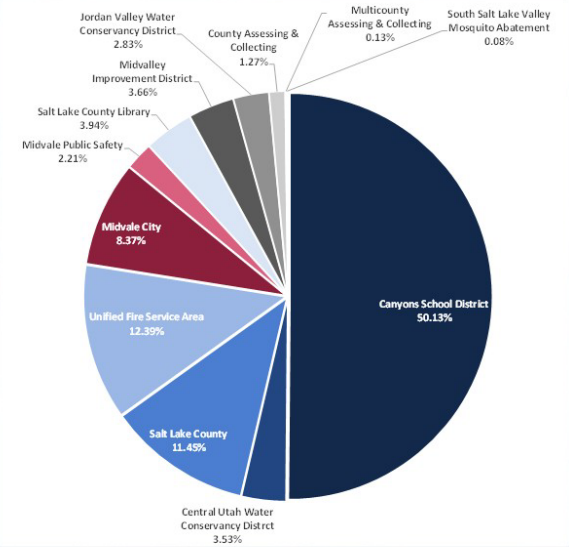
- Public Safety increases have put a strain on the general fund revenue sources, especially without growth in sales tax and new growth in property valuation
- To maintain service levels and fund UPD increases, property tax increases have been required & will likely continue to be required – this tool will allow it to be public safety specific
- City's can levy a property tax by ordinance for a specified service – Utah Code 10-6-133.4
- A special revenue fund will hold the revenue generated and it may only expend the funds for a purpose that is solely related to the service
- Truth-in-Taxation similar for a new tax, some work by staff to ensure proper wording, noticing, and educating residents

Property Tax Overview

- Property Tax is based on the assessed value of a property, which is set by the County Assessor
- Primary residential properties in Utah get a 45% tax exemption
- Midvale Residents pay property taxes to 11 different taxing entities
- Property taxes (e.g. 2024) are based on a calendar year and Midvale operates on a fiscal year (e.g. 2024-2025)
- Midvale doesn't yet have the 2025 average residential value. In 2024, the average residential value in Midvale was $470,000, the taxable value of the same property is $258,500
- Unless a taxing entity goes through the Truth-in-Taxation process the entity will receive the same dollar amount of property tax as the previous budget year and the property tax rate will change based on assessed values and the dollar amount.

FY2026 Tentative Budget Overview

Proposed Public Safety Property Tax



Taxing Entity	2024 Tax Rate	Dollar Amount of Taxes
Canyons School District	0.005677	$1,467.50
Central Utah Water Conservancy Distrct	0.000400	$103.40
Salt Lake County	0.001297	$335.27
Unified Fire Service Area	0.001403	$362.68
Midvale City	0.000948	$245.06
Midvale Public Safety *EXAMPLE*	0.000250	$64.63
Salt Lake County Library	0.000446	$115.29
Midvalley Improvement District	0.000414	$107.02
Jordan Valley Water Conservancy District	0.000321	$82.98
County Assessing & Collecting	0.000144	$37.22
Multicounty Assessing & Collecting	0.000015	$3.88
South Salt Lake Valley Mosquito Abatement	0.000009	$2.33
TOTAL	0.011324	$2,927.25

- Tentative Budget includes $912,243
  - FY26 UPD increase
  - 3% of FY25 UPD Budget
- Expected decrease in UPD Tentative Budget
- Proposed $64.63 annually on 2024 Average Residential Value of $470,000

Capital Projects Fund

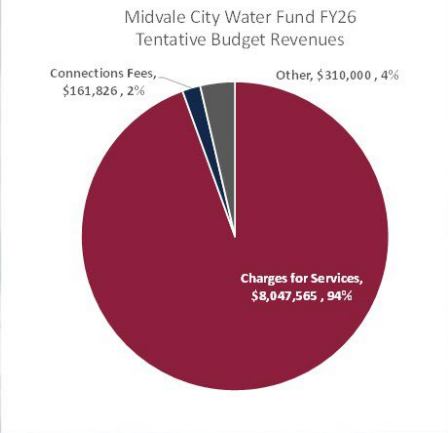
Total Budget - $1,619,700

Sales Tax ($1.02M)	Interest Earned ($100K)	HB244 Funds ($500K)
Sidewalk, Curb, & Gutter Replacement - $215K	Facility Maintenance - $45K	For previously budgeted projects
Pavement Management - $805K		

FY2026 Tentative Budget Overview

Water Fund - Revenues

Total Revenues - $8,519,391



↑9.1%

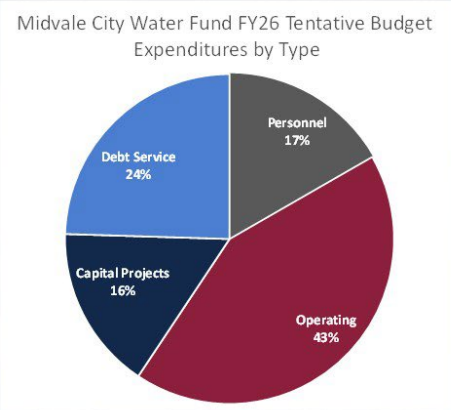
From FY2025 Amended Budget

- The Water Fund budget is prepared per the five-year Comprehensive Financial Sustainability Plan (CFSP) that was completed in FY2021.

FY2026 Tentative Budget Overview

Water Fund - Expenditures

Total Expenditures - $7,964,762



↓52%

From FY2025 Amended Budget

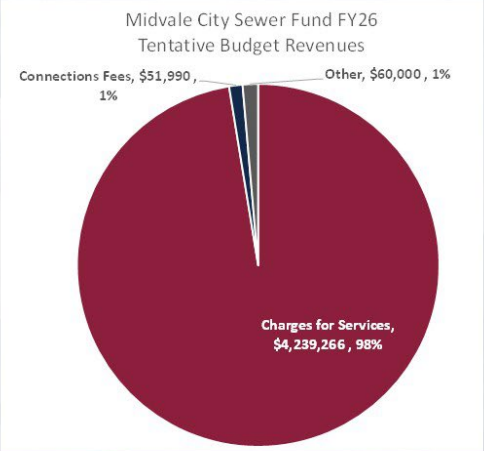
Notable Requests

- City-Wide Salary and Benefit Increases
- JVWCD Contract Changes - $212K
- Scheduled Capital Projects - $1.3M

FY2026 Tentative Budget Overview

Sewer Fund - Revenues

Total Revenues - $4,351,256



↑7.8%

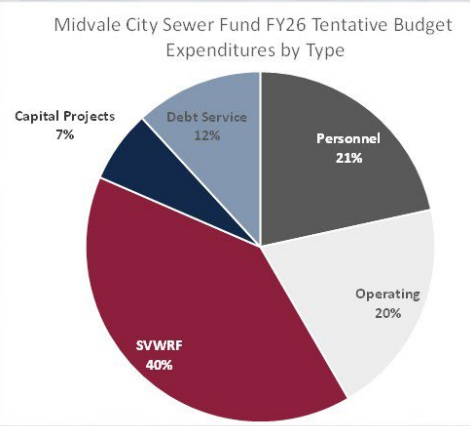
From FY2025 Amended Budget

- The Sewer Fund budget is prepared per the five-year Comprehensive Financial Sustainability Plan (CFSP) that was completed in FY2021.

FY2026 Tentative Budget Overview

Sewer Fund - Expenditures

Total Expenditures - $3,968,614



↓16%

From FY2025 Amended Budget

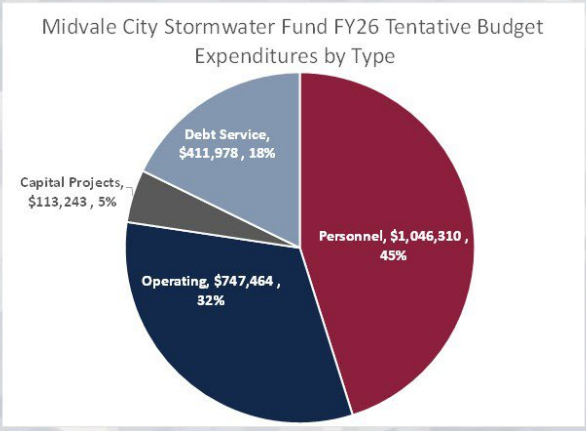
Notable Requests

- City-Wide Salary & Benefit Increases
- SVWRF Operating and Capital Increases- $35K
- Scheduled Capital Projects - $264K

FY2026 Tentative Budget Overview

Storm Water Fund

Total Budget - $2,318,994



↓0.1%

From FY2024 Amended Budget

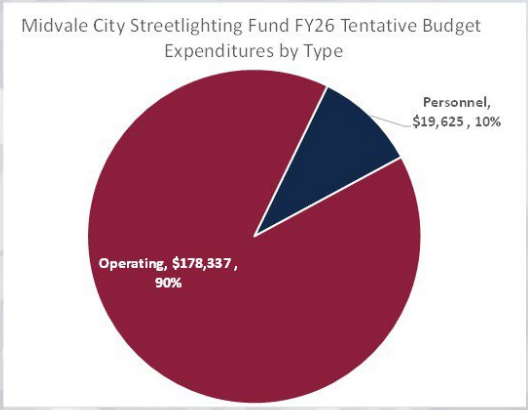
Notable Requests

- City-Wide Salary & Benefit Increases

FY2026 Tentative Budget Overview

Street Lighting Fund

Total Budget - $197,962



↓31%
From FY2025 Amended Budget

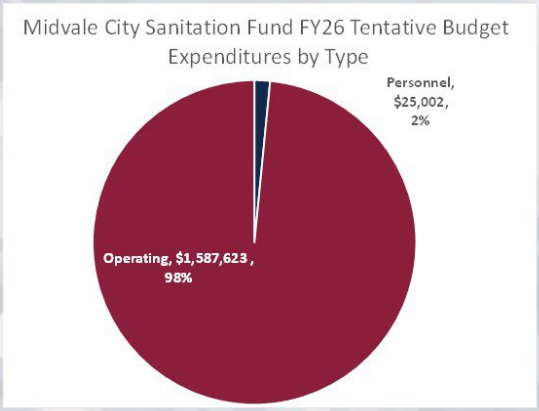
Streetlight Master Plan is currently underway.

Notable Requests
- City-Wide Salary & Benefit Increases

FY2026 Tentative Budget Overview

Sanitation Fund

Total Budget - $1,622,625



↑0.5%
From FY2025 Amended Budget Expenditures

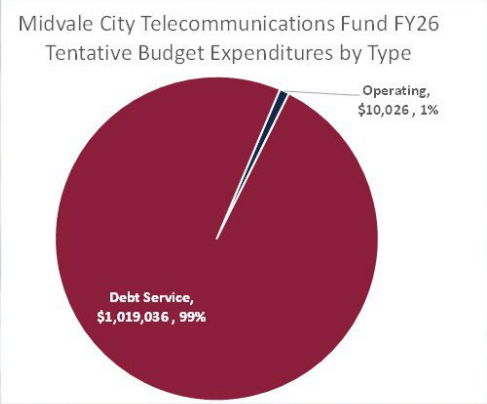
2% Increase in Sanitation Rates
Garbage: $12.59 to $12.84
Recycling: $4.31 to $4.40

Notable Requests
- City-Wide Salary & Benefit Increases

FY2026 Tentative Budget Overview

Telecommunications Fund

Total Budget - $1,019,036



↑3%

From FY2024 Amended Budget Expenditures

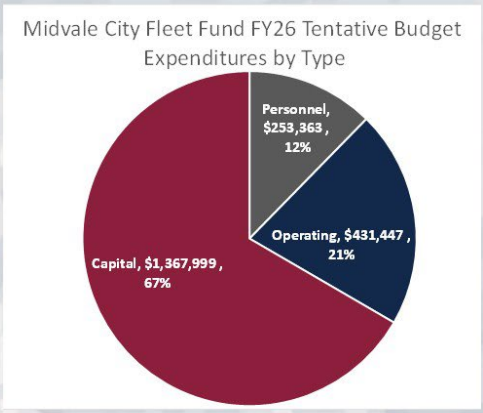
Notable Requests

- UTOPIA Pledge Payments - $1 million

FY2026 Tentative Budget Overview

Fleet Fund

Total Budget - $2,052,809



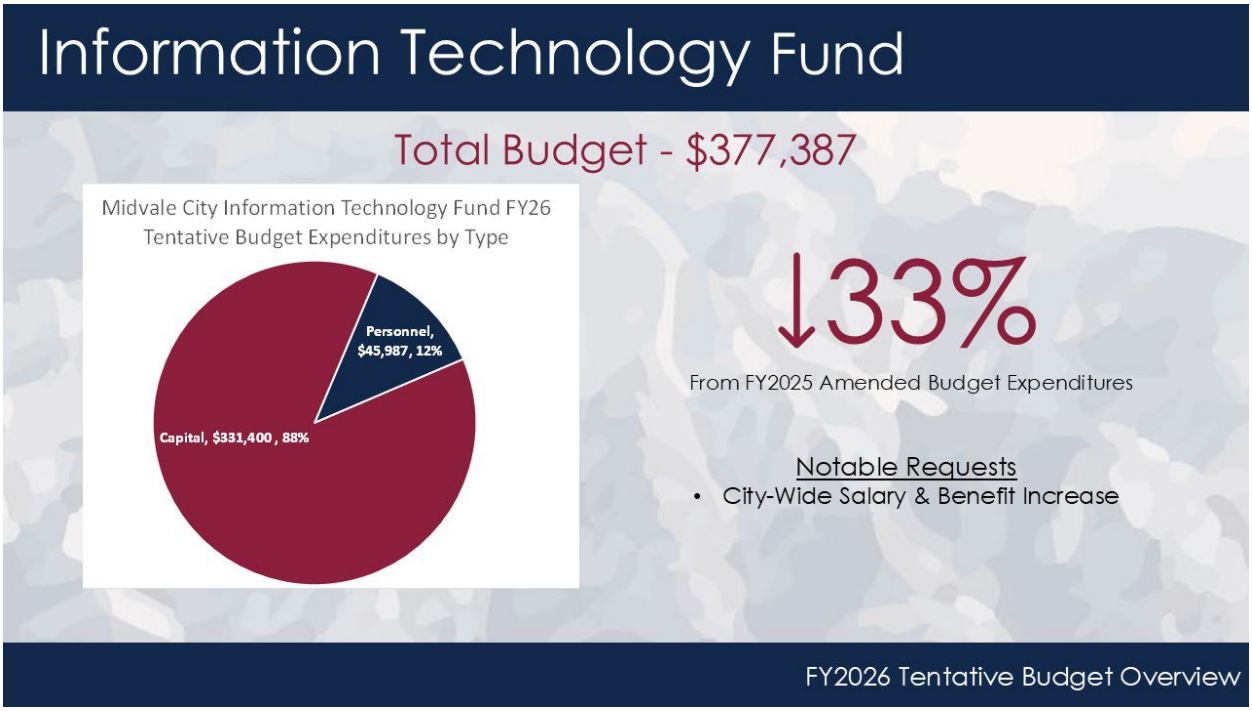
↓5%

From FY2025 Amended Budget Expenditures

Notable Requests

- City-Wide Salary & Benefit Increases
- Vehicle & Equipment Replacement- $1.4M

FY2026 Tentative Budget Overview



Council Member Paul Glover asked about the increase in sales tax by the county on July 1 and asked why it wasn't included in the presentation.

Matt Dahl explained that the portion the county gets can be used for public safety, but the portion Midvale City gets cannot be used for public safety. Midvale's portion goes into a restricted fund for transportation.

Mariah Hill apologized and said she should have included it and will add it to the presentation.

MOTION: Council Member Paul Glover MOVED to open the public comment section of the hearing. The motion was SECONDED by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously

There were no public comments.

MOTION: Council Member Paul Glover MOVED to close the public comment section of the hearing. The motion was SECONDED by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously

ACTION: Consider Resolution No.2025-R-25 Adopt FY2026 Midvale City Tentative Budget beginning on July 1, 2025 and ending June 30, 2026.

MOTION: Council Member Bonnie Billings MOVED to Adopt Resolution No. 2025-R-25 adopting the Midvale City Tentative Operating and Capital Budgets for the fiscal year ending June 30, 2026 and set the public hearing for June 3, 2025 at 7:00 p.m. The motion was SECONDED by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF APRIL 15 2025

B. SET DATE AND TIME [JUNE 3, 2025 AT 7:00 P.M.] FOR A PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS REGARDING THE FY2026 PROPOSED FINAL MIDVALE CITY BUDGET BEGINNING ON JULY 1, 2025 AND ENDING JUNE 30, 2026.

MOTION: Council Member Paul Glover MOVED to Approve the Consent Agenda. The motion was SECONDED by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2025-R-22 APPROVING THE MIDVALE CITY PARK RENTAL AGREEMENT BETWEEN MIDVALE CITY AND THE UTE CONFERENCE INCORPORATED YOUTH FOOTBALL PROGRAM.

Matt Dahl said in 2020, Midvale City (City) entered into an agreement with the Ute Conference Incorporated Football Program (the Conference), allowing the use of designated areas within City Park for youth football programming. That agreement expired on April 30, 2025.

Following confirmation from the Ute Conference of their interest in renewing the partnership, Midvale City has drafted a new five-year agreement. If approved, the agreement would extend through April 30, 2030, and would permit continued use of designated areas within Midvale City Park by the Conference for youth football activities.

Notable updates in the proposed agreement include:

- Adjustment of Rented Area: A provision under Section 1(a) “Property” allows the City to adjust the designated rented area of the park with four weeks’ written notice to the Conference. This flexibility is intended to accommodate potential construction activities during the agreement term.
- Adjustment of Use: Section 1(b) “Permitted Uses” has been revised to reflect that the Conference may be required to adjust its use of the rented area if the city modifies the designated space.

The city will continue to receive $5.00 per youth participant from the Conference. The financial impact of the agreement is considered negligible.

Council Member Paul Glover asked if the Ute Conference is aware that they may need to adjust its use of the rented area if the city modifies the designated space.

Matt Dahl said yes, they are aware, and he doesn’t see that there would be disruption during this upcoming season.

Mayor Gettel asked if there was something in place in case of injuries.

Matt Dahl said yes, they are required to hold their own insurance policy.

MOTION: Council Member Bonnie Billings MOVED to suspend the rules and Approve Resolution No. 2025-R-22 approving the Midvale City Park Rental Agreement Between Midvale City and Ute Conference Incorporated Youth Football Program. The motion was SECONDED by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2025-R-21 APPROVING A CHANGE ORDER FOR BOWEN COLLINS & ASSOCIATES TASK ORDER 24-01.

Steve Busch said the city is under contract with Bowen Collins & Associates for the design work of the 2025 Sewer Rehab Project. The plans and contract documents are currently with the Legal Department for review for bidding later this spring.

During the design phase, the Public Utilities Manager wanted to add a section of sewer line located in State Street to the project. This additional work has been included in the final design package.

Since this work was not included in the original task order received, we are using a change order so that the dollar amount of the task order can be modified.

The amount of this change order is $14,000, which when added to the original task order amount totals $106,000. As this amount is over $100,000, City Council approval is required.

FISCAL IMPACT: This will be paid for out of the bond proceeds set aside for the sewer rehab project

MOTION: Council Member Bryant Brown MOVED to suspend the rules Approve Resolution No. 2025-R-21 Approving a Change Order for Bowen Collins & Associates Task Order 24-01. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

C. CONSIDER ORDINANCE NO. 2025-O-06 APPROVING A TEXT AMENDMENT TO AMEND SECTION 17-7-7.2 OF THE MIDVALE CITY MUNICIPAL CODE FIXING ERRORS IN THE USE TABLE FOR FINANCIAL INSTITUTIONS. ADDITIONALLY, AMENDING SECTIONS 17-7-7.2(A), 17-7-12.2(A), AND 17-7-13.2(A) FIXING ERRORS IN THE SPECIFIC USE STANDARDS FOR MEDICAL CANNABIS PHARMACIES AND RETAIL TOBACCO SPECIALTY BUSINESSES, AND SECTIONS 17-7-7.8, 17-7-12.7, AND 17-7-13.7 FOR RELATE PARKING STANDARDS.

Jonathan Anderson said public notice has been sent to affected entities as required in 17-3-9.B of the Midvale Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE AMENDMENT CRITERIA

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff find that this proposal meets the third and fourth criteria listed above by making interpretation more straightforward and fixing clerical errors. See below for details of the State Street, Regional Commercial, and Clean Industrial Zone amendments.

State Street Zone (Sections 17-7-7.2, 17-7-7.8):

- Changes Financial Institutions With Drive-up Window from Allowed to Administrative Conditional Use Permit in the Use Table.
- Changes Financial Institutions Without Drive-up Window from Administrative Conditional Use Permit to Allowed in the Use Table.
- Fixes parking standards for Medical Cannabis Pharmacies, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.

Regional Commercial Zone (Sections 17-7-12.2(A), 17-7-12.7):

- Amends Retail Tobacco Specialty Business use-specific standards by fixing errors.
- Fixes parking standards for Medical Cannabis Pharmacies, Retail Tobacco Specialty Businesses, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.

Clean Industrial Zone (Sections 17-7-13.2(A), 17-7-13.7):

- Amends Retail Tobacco Specialty Business use-specific standards by fixing errors.
- Fixes parking standards for Medical Cannabis Pharmacies, Retail Tobacco Specialty Businesses, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.

STAFF RECOMMENDATION

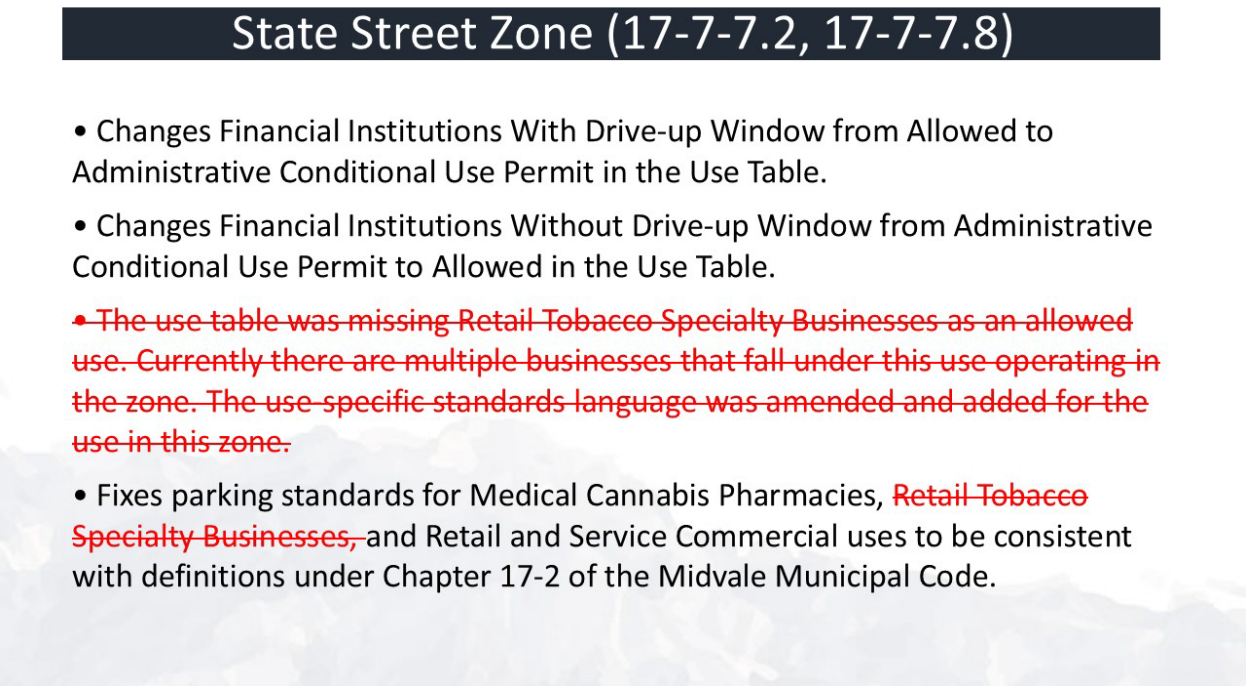
Staff recommended the City Council approve the text amendment with the following finding:

1. The amendment complies with Midvale City Municipal Code 17-3-1(F)(3 & 4).

PLANNING COMMISSION RECOMMENDATION

At the 3/26/2025 Planning Commission Meeting, there was a brief discussion on the definition of Retail Tobacco Specialty Business. The Commission recommended approval of the text amendment.



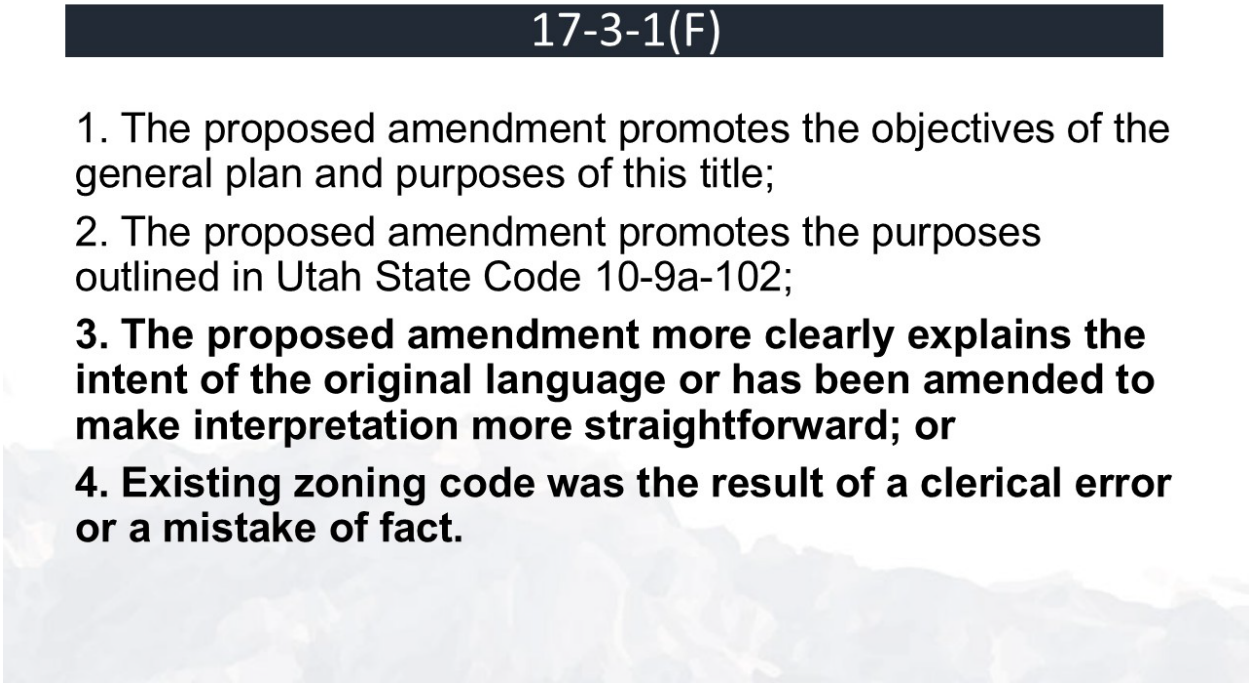


Regional Commercial (17-7-12.2(A), 17-7-12.7)

- Amends Retail Tobacco Specialty Business use-specific standards by fixing errors.
- Fixes parking standards for Medical Cannabis Pharmacies, Retail Tobacco Specialty Businesses, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.

Clean Industrial (17-7-13.2(A), 17-7-13.7)

- Amends Retail Tobacco Specialty Business use-specific standards by fixing errors.
- Fixes parking standards for Medical Cannabis Pharmacies, Retail Tobacco Specialty Businesses, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.



Council Member Bryant Brown asked if this ordinance is allowing for more specialty tobacco shops.

Jonathan Anderson said no, and these types of businesses are regulated by the state.

MOTION: Council Member Bryant Brown MOVED to Approve Ordinance No. 2025-O-06 amending Sections 17-7-7.2, 17-7- 12.2(A), 17-7-13.2(A), 17-7-7.8, 17-7-12.7 and 17-7-13.7 of the Midvale City Municipal Code as provided in the attachments, with the finding noted in the staff report. The motion was SECONDED by Council Member Paul Glover. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

D. CONSIDER RESOLUTION NO. 2025-R-23 AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN SALT LAKE COUNTY AND MIDVALE CITY FOR THE URBAN WILDLIFE ASSISTANCE PROGRAM.

Matt Dahl said Midvale City (City) has historically participated in the Urban Wildlife Assistance Program, a multi-jurisdictional initiative developed through the Salt Lake

County Council of Governments (COG) to manage and respond to urban wildlife concerns on a regional basis.

This program is administered by Salt Lake County, and participation requires execution of an Interlocal Agreement outlining each party's roles and responsibilities.

Under the agreement, Salt Lake County would establish and manage a special revenue fund for the program. Midvale City would agree to participate and contribute an annual amount of $5,904, with adjustments made each year based on population and participation by other municipalities.

The term of the current agreement expires July 1, 2025. The proposed agreement term is July 1, 2025, through June 30, 2030, and includes provisions for annual review and termination by either party with appropriate notice.

City Council approval of the interlocal agreement is required in order for Midvale City to continue participating in the Urban Wildlife Assistance Program.

Staff recommended the City Council approve the Interlocal Agreement with Salt Lake County for participation in the Urban Wildlife Assistance Program and authorize the Mayor to sign the agreement.

MOTION: Council Member Bryant Brown MOVED to suspend the rules and Approve Resolution No. 2025-R-23 Authorizing the Mayor to Execute the Interlocal Cooperation Agreement between Salt Lake County and Midvale City for the Urban Wildlife Assistance Program. The motion was SECONDED by Council Member Paul Glover. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

E. CONSIDER RESOLUTION NO. 2025-R-24 AUTHORIZING THE MAYOR TO SIGN THE PURCHASE AGREEMENT OF REAL PROPERTY AT APPROXIMATELY 332 & 362 W. 7800 SOUTH ON BEHALF OF MIDVALE CITY.

Erinn Summers said prior to 2012, Midvale Elementary School was located at 332 and 362 W Center Street, on what is now part of Midvale City Park. In 2012, the school was relocated to a new building at 7830 Chapel Street, and the original building was subsequently demolished. On January 3, 2012, the Midvale City Council authorized Mayor JoAnn B. Seghini to enter into an interlocal cooperation agreement with Canyons School District to lease the former school property (the Property) to expand Midvale City

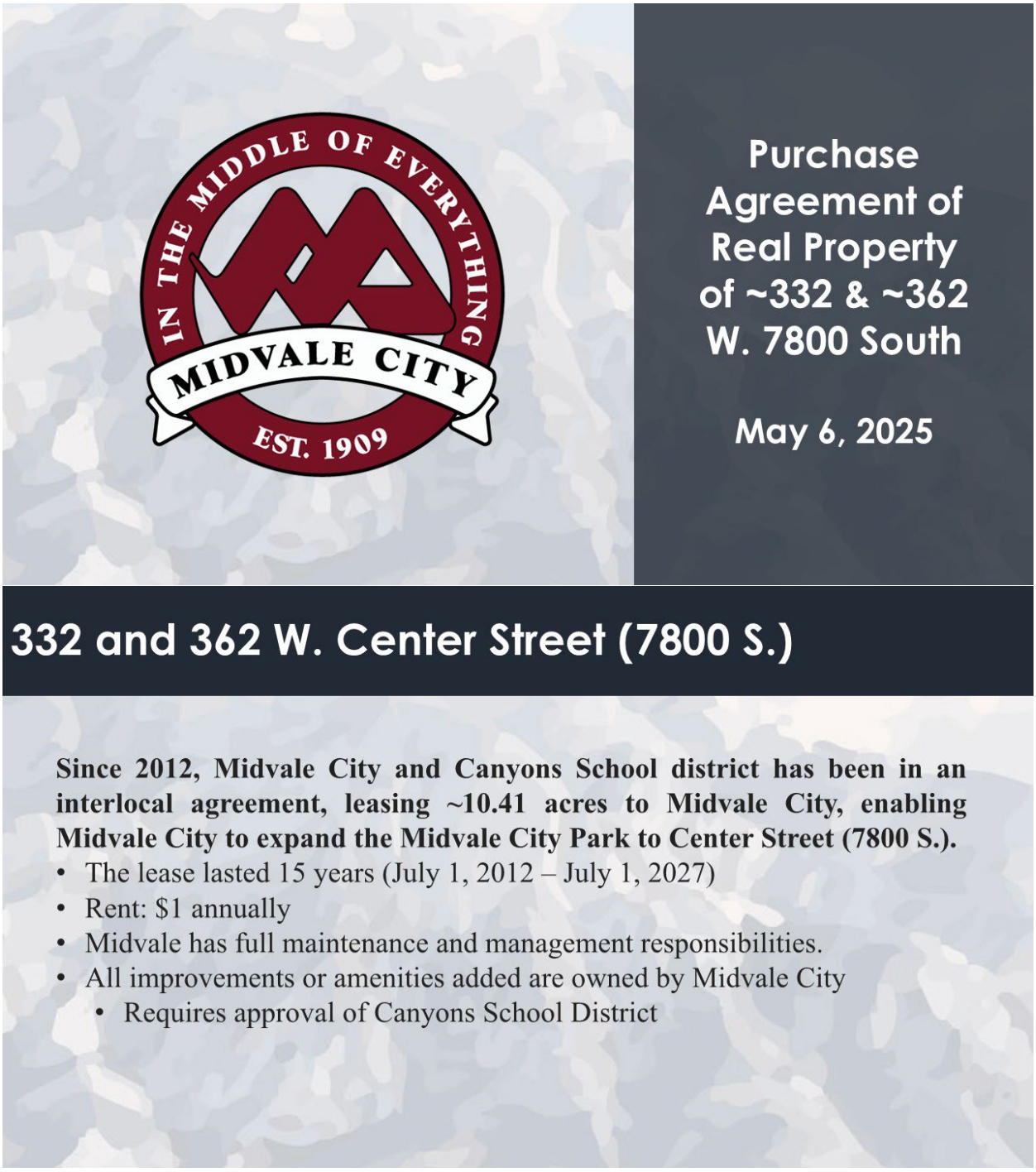
Park to Center Street. This agreement granted Midvale City full management and maintenance responsibilities for a 15-year term, ending in July 2027.

Over the past 13 years, Midvale City has used this space to provide recreational and community benefits to residents. The City has maintained the property and added several amenities, including pickleball courts, a basketball court, a tennis court, and a splash pad. This area has become a vital extension of Midvale City Park, offering free, active space for families and community events such as sporting activities and Harvest Days celebrations, including the annual fireworks display.

In the last year, Canyons School District (District) has indicated that its Board of Education is interested in selling the approximately 10.41-acre parcel currently under lease and managed by Midvale City. The Property has been appraised at $4,933,000.00 and the District is seeking to sell it at fair market value. Recognizing the value of preserving this space for public use, Midvale City Council set thew parameters for the issuance and sale of up to $55,000,000 in Sales and Franchise Tax Revenue Bonds on April 15, 2025. These funds will, in part, support the purchase of the Property.

To ensure long-term preservation of this essential community space, Midvale City Staff have prepared a purchase agreement with Canyons School District for the acquisition of the Property. Key terms of the agreement include:

- **Purchase Price:** $4,933,000.00.
- **Earnest Money:** $49,330.00 due within five days of execution.
- **Closing Date:** Expected on or around June 16, 2025.
- **Due Diligence:** Waived, as the City has managed and maintained the property for over a decade.
- **Additional Costs:** Midvale City will cover the cost of a title report, ALTA survey, and title insurance.


IN THE MIDDLE OF EVERYTHING
MIDVALE CITY
EST. 1909
Purchase Agreement of Real Property of ~332 & ~362 W. 7800 South
May 6, 2025
332 and 362 W. Center Street (7800 S.)
Since 2012, Midvale City and Canyons School district has been in an interlocal agreement, leasing ~10.41 acres to Midvale City, enabling Midvale City to expand the Midvale City Park to Center Street (7800 S.).
• The lease lasted 15 years (July 1, 2012 – July 1, 2027)
• Rent: $1 annually
• Midvale has full maintenance and management responsibilities.
• All improvements or amenities added are owned by Midvale City
• Requires approval of Canyons School District

The Property



Community Benefit

Over the past 13 years, Midvale City has used this space to provide recreational and community benefits to residents.

- Improvements: pickleball courts, tennis court, basketball court, splashpad
- Usage: Youth Ute Football Conference, Utah Girls Tackle Football League, Harvest Days Firework Show, open green space.

Canyons School District Interested in Selling the Property

- The Board of Education of Canyon School District has an interest in selling the property.
  - Market Value: 4,399,000.00.
    - The Board is interested in a full asking price.
- The Purchase of this park allows Midvale to preserve the space for future community use and benefit.
  - On April 15, 2025, Midvale City Council set the parameters for the issuance and sale of up to $55,000,000.00 in Sales and Franchise Tax Revenue Bonds.
    - In part, these funds would support the purchase of the Property.

Purchase Agreement for the Property

Key Terms:

- ~10.41 acres across 7 parcels.
- Purchase Price: $4,933,000.00.
- Earnest Money: $49,330.00 due within five days of execution.
- Closing Date: Expected on or around June 16, 2025.
- Due Diligence: Waived, as the City has managed and maintained the property for over a decade.
- Additional Costs: Midvale City will cover the cost of a title report, ALTA survey, and title insurance.

MOTION: **Council Member Denece Mikolash MOVED to Approve Resolution No. 2025-R-24 Authorizing the Mayor to sign the Sale and Purchase Agreement of Real Property at Approximately 332 & 362 W. 7800 South on behalf of Midvale City. The motion was SECONDED by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:**

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

F. CONSIDER RESOLUTION NO. 2025-R-26 APPROVING THE UPDATED COMMITTEE AND BOARD APPOINTMENTS LIST.

Matt Dahl said Midvale City is actively involved with numerous interlocal, non-profit, and governmental organizations. As needed, the Mayor and City Council thoughtfully review and appoint representatives to serve on the governing boards and committees of these organizations.

With the upcoming retirement of City Engineer Keith Ludwig, and the conclusion of former City Manager Kane Loader's service on the TransJordan Landfill Committee, several vacancies will need to be filled. Staff are asking the City Council to:

1. Discuss options for filling open positions at a future City Council meeting.
2. Approve the attached Boards and Committees List, which has only been updated to replace Keith Ludwig with Jerimie Thorne as the alternate on the South Valley Water Reclamation Board.

The vacancies to be discussed include:

- Trans-Jordan Landfill – Board Member
- Jordan Valley Water Conservancy District - Drought Committee Member
- Wasatch Front Regional Council - Technical Advisory Committee Member
- Traffic Control Committee - Chair
- Air Quality Policy Advisory - Board Member

Mayor Gettel said he and Erinn Summers would like to be involved with the Air Quality Policy Advisory Board, but it seems like there isn't a lot going on with that organization.

Matt Dahl said he will research more on that committee and other committees that may or may not be active.

Council Member Mikolash said she was not on the list as previously discussed for the Planning Commission and Bingham Junction.

MOTION: Council Member Bryant Brown MOVED to table Resolution No. 2025-R-26 Approving the Updated Board and Committee Appointment list for another meeting. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

G. CONSIDER RESOLUTION NO. 2025-R-27 AUTHORIZING THE MAYOR TO SIGN A PROFESSIONAL SERVICES CONTRACT WITH GALLOWAY & COMPANY FOR ARCHITECTURAL DESIGN, DEVELOPMENT AND CONSTRUCTION MANAGEMENT OF THE NEW PUBLIC WORKS FACILITIES.

Jerimie Thorne said the current Midvale Public Works Operations Center requires additional capacity for storage and office space. The Midvale Public Works Needs Assessment & Master Plan was completed by Galloway in January 2024, and sets forth general plans for new facilities that shall meet current and future capacity requirements as follows; a decant station, approximately 21,600 sf of covered vehicle and equipment storage, approximately 4,300 sf of climatized vehicle and equipment storage, approximately a 10,500 sf fleet repair shop, and vehicle and equipment storage adjacent to a truck/vehicle wash, and approximately 13,500 sf of office space.

This agreement is for the architectural work required to construct the facilities outlined in the Needs Assessment and Master Plan.

FISCAL IMPACT: Schematic Design - $131,4000
Design Development - $175,200
Construction Documents - $306,600
Permitting and Bidding - $87,600
Construction Administration - $175,200
Total - $876,000

Council Member Bryant Brown asked if this should be bid due to the amount of money involved.

Jerimie Thorne said it makes sense to move forward with Galloway and Company since they do most of the Public Works' facilities in the valley.

Matt Dahl said Midvale City has used Galloway in the past and they have a strong reputation for this type of project. This process has been in the work for many weeks, and we think we've done a good job working on the details of the project. The cost of this service is in line with what other firms in the valley are charging.

Professional Services Contract

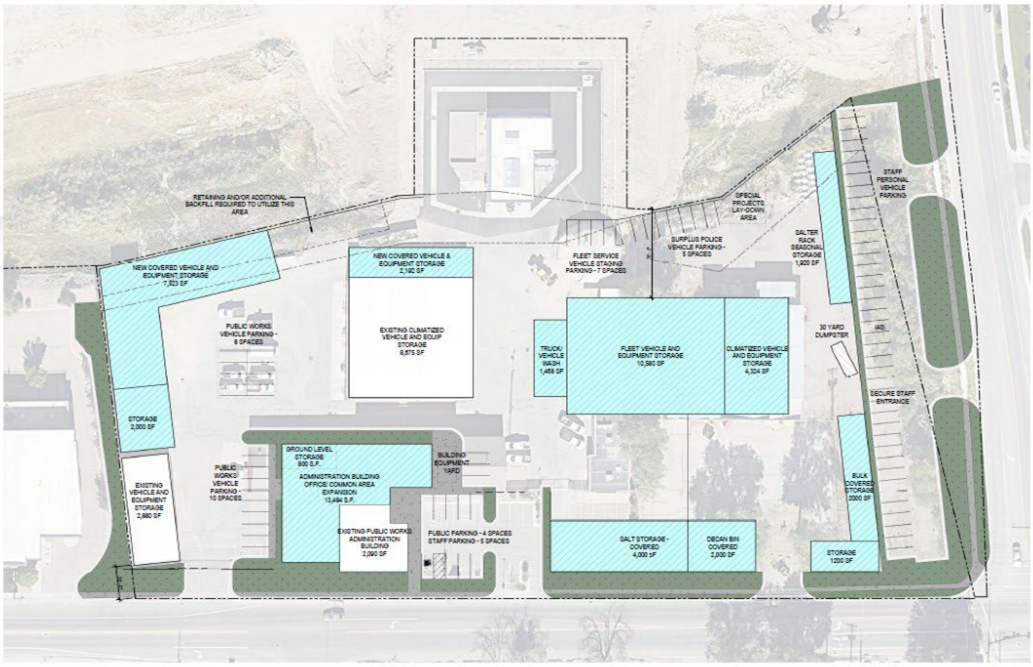
Midvale City Council
May 6th, 2025

Professional Services Agreement for Public Works Expansion

- **Project Background**
  - The City contracted with Galloway to complete a needs assessment and master plan of the current facilities (January 2024).
  - The goal of the assessment is to meet current and future needs for operations and growth.
- **Findings:**
  - New facilities are needed to meet capacity needs.
    - Decant Station: Dedicated waste processing area.
    - Covered Storage: 21,600 sf for vehicles and equipment.
    - Climatized Storage: 4,300 sf for sensitive equipment.
    - Fleet Repair Shop: 10,500 sf for vehicle maintenance.
    - Truck/Vehicle Wash Bay.
    - Office Space: 13,500 sf for administrative use.

Agreement Overview

- **Proposed Agreement covers services for:**
  - Design and Planning of the facilities outlined in the needs assessment.
  - Ensure compliance with current and future operational needs.
  - Deliverables include schematic design, construction documents, and construction administration.
- **Fiscal Impacts:**
  - Schematic Design: $131,400
  - Design Development: $175,200
  - Construction Documents: $306,600
  - Permitting and Bidding: $87,600
  - Construction Administration: $175,200
  - Total Cost: $876,000



MOTION: **Council Member Bonnie Billings MOVED to suspend the rules and Approve Resolution No. 2025-R-27 Authorizing the Mayor to sign a Professional Services Contract with Galloway & Company for Architectural Design, Development and Construction Management of the New Public Works Facilities. The motion was SECONDED by Council Member Paul Glover. Mayor Gettel called for discussion on**

the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Absent**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

IX. DISCUSSION ITEM

A. DISCUSS JORDAN RIVER TRAIL LIGHTING ISSUES AND REPAIR OPTIONS.

Jerimie Thorne said an inspection/evaluation of the Jordan River Trail (JRT) lighting from 7800 S to the South lift station and from the FL Smidth trailhead to the Trax crossing has revealed significant vandalism and theft. Feeder and secondary pole wires have been cut and stolen, junction boxes are filled with dirt, and lids are broken, posing safety risks. Additionally, six light fixtures between FL Smidth and the Trax crossing have been stolen and require replacement. A quote has been received to repair all lights and wiring from 7800 S to FL Smidth. Residents have expressed an interest in repairing the lighting. However, staff is concerned about ongoing investment resulting from vandalism due to the trail's secluded nature and lack of patrols.

Fiscal Impact:

- Bid to repair current damages: $72,853.00
- Annual repair/maintenance costs of $3,000-15,000

OPTIONS FOR CONSIDERATION:

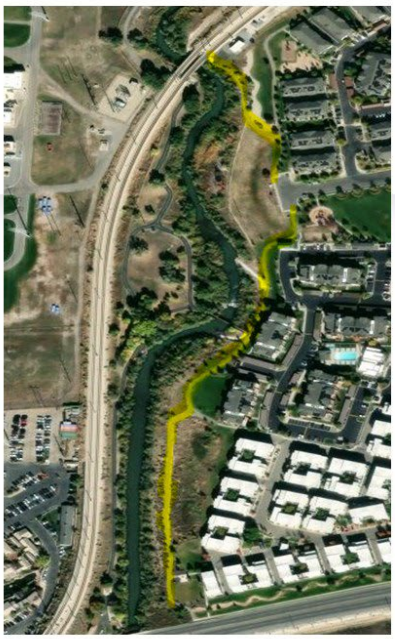
- **Fund Ongoing Repairs:** The City continuously funds repairs/replacements to maintain operable lights.
- **Remove Lights:** The City removes all lighting infrastructure and end ongoing maintenance.
- **Transfer Responsibility:** The City offers to transfer ownership/maintenance of lights to adjacent HOA(s) or property owners

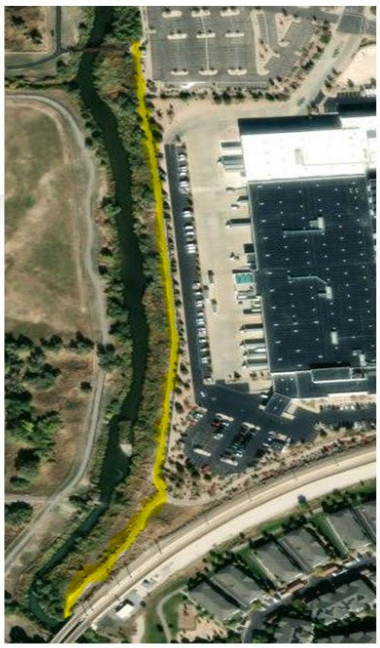
Staff was seeking Council guidance on preferred options and next steps.

Jordan River Trail Lights Discussion

Midvale City Council

May 6th, 2025





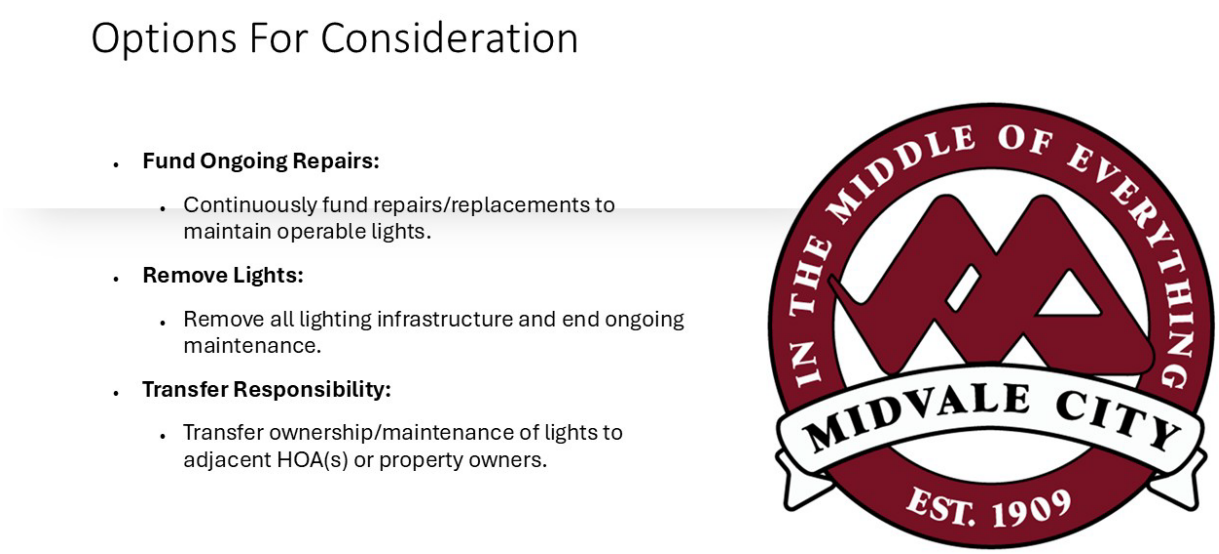
Trail Lights Overview

Jordan River Trail (JRT) Lighting Inspection Update

- **Inspection Overview:**
  - Objective: Assess the functionality of the trail lighting infrastructure
  - Evaluated lighting along two segments of the Jordan River Trail (JRT):
    - 7800 S to South lift station (Howe Cove)
    - FL Smidth trailhead to Trax crossing
- **Critical Findings:**
  - Significant vandalism and theft observed:
    - Feeder and secondary pole wires cut and stolen
    - Junction boxes damaged (filled with dirt, broken lids)
    - Six light fixtures were stolen between FL Smidth and Trax crossing

Fiscal Impact and Challenges

- **Fiscal Impact:**
  - Repair bid for current damages (7800 S to FL Smidth): **$72,853**
  - Estimated annual repair/maintenance costs: $3,000–$15,000
- **Key Challenges:**
- Theft and vandalism are likely to recur without preventive measures
  - Recurring vandalism driven by:
    - Trail's secluded nature
    - Lack of patrols or surveillance
    - No other sections of the JRT have lights



Council Member Bryant Brown said the lights should be on poles to avoid vandalism.

Council Member Paul Glover said the poles will still be subject to vandalism. He doesn't think constant replacement is economically feasible.

Council Member Denece Mikolash asked if we could look at areas of the trail without lights for a comparison of issues in areas with lighting and without lighting. She doesn't think the vandalism will stop.

Jerimie Thorne said the developers put in the lights and then turn the maintenance over to the city.

The Council decided the lights need to be removed and the City needs to notify the HOA's being affected that we will be having a discussion about how to solve this problem.

X. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:51 p.m.

Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER

Approved this May 20, 2025