



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
Midvale.Utah.gov

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## MIDVALE CITY COUNCIL REGULAR MEETING AGENDA June 17, 2025

**Public Notice Is Hereby Given** that the **Midvale City Council** will hold a regular meeting on **June 17, 2025** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

### **Electronic & In-Person City Council Meeting**

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the City Council at [Midvale.Utah.gov/PublicComment](https://Midvale.Utah.gov/PublicComment) by 5:00 p.m. on June 16, 2025.**

The meeting will be broadcast on **You-Tube ([Midvale.Utah.gov/YouTube](https://Midvale.Utah.gov/YouTube))**

### **6:00 p.m. – WORKSHOP**

- Discuss Designating Midvale City as A Bolder Way Forward City [*Mariah Hill, Administrative Services Director*]
- Commercial Vehicle Parking Policy [*Erinn Summers, Project & Policy Manager*]

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### **7:00 p.m. - REGULAR MEETING**

#### **I. GENERAL BUSINESS**

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Recognition of Lucia de la Cruz Rodriguez as Teacher of the Year for Canyons School District.

#### **II. PUBLIC COMMENTS**

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving their name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the City Council.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on issues not scheduled for public hearing. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

#### **III. COUNCIL REPORTS**

- A. Council Member Bonnie Billings
- B. Council Member Paul Glover
- C. Council Member Heidi Robinson
- D. Council Member Bryant Brown
- E. Council Member Denece Mikolash

#### **IV. MAYOR REPORT**

A. Mayor Dustin Gettel

**V. CITY MANAGER REPORT**

A. Matt Dahl

**VI. PUBLIC HEARING**

A. Public hearing with respect to (a) the issuance of not to exceed \$55,000,000 of sales and franchise tax revenue bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of said bonds will have on the private sector. ***[Mariah Hill, Administrative Services Director]***

**VII. CONSENT**

A. Consider Minutes of June 3, 2025 ***[Rori Andreason, H.R. Director/City Recorder]***

**VIII. ACTION ITEMS**

- A. Consider **Resolution No. 2025-R-36** Encouraging and Promoting the Mission of the Statewide Initiative of “A Bolder Way Forward” to Help More Women, Girls, and Families Thrive ***[Mariah Hill, Administrative Services Director]***
- B. Consider **Resolution No. 2025-R-37** Authorizing the Approval of the Second Amended and Restated Interlocal Agreement Creating Trans-Jordan Cities Dated December 1, 1995 ***[Glen Kennedy, Public Works Director]***
- C. Consider **Ordinance No. 2025-O-11** Approving a Zoning Code Text Amendment to Amend Sections 17-7-10.12.1 and 17-7-10.12.5 of the Midvale City Municipal Code to Replace Figures 1 and 2 in the Jordan Bluffs Subareas 1-3 Development Zone ***[Jonathan Anderson, Planner II]***
- D. Consider **Resolution No. 2025-R-38** Approving the First Amendment to Development Agreement for The Aaron by Signature ***[Elizabeth Arnold, Senior Planner]***
- E. Consider **Resolution No. 2025-R-39** Adopting the FY2026 Midvale City Municipal Fee Schedule & Utility Rates ***[Mariah Hill, Administrative Services Director]***
- F. Consider **Resolution No. 2025-R-40** Approving Budget Amendments to the FY2025 General Fund and Other Funds as Necessary ***[Mariah Hill, Administrative Services Director]***
- G. Consider **Resolution No. 2025-R-41** Adopting the Certified Property Tax Rate of Midvale City for Calendar Year 2025 and Levying Midvale Property Taxes upon All Real and Personal Property within the Corporate Boundaries of Midvale City, Utah for General Operations ***[Mariah Hill, Administrative Services Director]***
- H. Consider **Ordinance No. 2025-O-12** Proposing Levying a Midvale City Public Safety Property Tax for Calendar Year 2025 ***[Mariah Hill, Administrative Services Director]***

**IX. DISCUSSION ITEMS**

A. Discuss Criminal Penalties in Midvale Municipal Code ***[Taj Carson, Legal Department Intern]***

B. Discuss Fraud Risk Assessment [*Mariah Hill, Administrative Services Director*]

**X. POSSIBLE CLOSED SESSION**

The City Council may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigative proceedings regarding allegations of criminal misconduct.

**XI. ADJOURN**

***In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711***

***The agenda was posted in the City Hall Lobby, on the City's website at [Midvale.Utah.gov](http://Midvale.Utah.gov) and the State Public Notice Website at [pmn.utah.gov](http://pmn.utah.gov). Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.***

**Date Posted: June 12, 2025**

**Rori L. Andreason, MMC  
H.R. Director/City Recorder**



## MIDVALE CITY COUNCIL SUMMARY REPORT

**Meeting Date: June 17, 2025**

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**ITEM TYPE: Public Hearing**

**SUBJECT: Public hearing with respect to (a) the issuance of not to exceed \$55,000,000 of sales and franchise tax revenue bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of said bonds will have on the private sector.**

**SUBMITTED BY: Mariah Hill, Administrative Services Director**

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### **SUMMARY:**

On June 3, 2025, the City Council adopted the parameters resolution and related bonding documents for the proposed Sales and Franchise Tax Revenue Bonds. This public hearing provides an opportunity for community members to offer comments on the proposed bonds, which will not exceed \$55,000,000. The funds will be used to finance the acquisition of existing park property, as well as the construction and improvement of infrastructure on designated roadways, including the development of a linear park.

**PLAN COMPLIANCE: N/A**

### **FISCAL IMPACT:**

The City's sales and franchise tax revenue have been evaluated by both city staff and the city's financial advisors and it has been determined the City has appropriate debt service coverage and debt service reserves.

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## CITY COUNCIL MEETING

### *Minutes*

Tuesday June 3, 2025

**Council Chambers**  
**7505 South Holden Street**  
**Midvale, Utah 84047**

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**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

**STAFF:** Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Johnathan Anderson, Planner II; Branden Anderson, City Engineer; Laura Magness; Communications Director; Kate Andrus, RDA Director; Chief Jason Mazuran; UPD; Lt. Ken Malone, UPD; and Matt Pierce, IT Director.

### **6:00 p.m. – WORKSHOP**

- **DISCUSSION ON PUBLIC HEALTH PRIORITIES AND INTERAGENCY COORDINATION**

Dorothy Adams, Executive Director of the Salt Lake County Health Department said they were accredited in 2014 and named “Local Health Department (LHD) of the Year” in 2019. She discussed social determinants of health including, education access and quality, health care and quality, neighborhood and built environment, social and community context, and economic stability. She introduced the members of the Salt Lake County Board of Health and discussed their finances and where their funding comes from. There are six different locations throughout Salt Lake County. She said they do a lot of outreach and work with a lot of community organizations and cities, so people know about their programs.

She discussed preventing and mitigating environmental contamination. Residents should contact them regarding chemical spills, hazardous waste, and discharge into storm drain or waterways. She discussed maintaining housing standards and the reasons for contacting them, which are:

- Chemical (meth) contamination
- Lack of heat, electricity, water, hot water, sewer or septic connection
- Active water leak (roof or plumbing)

- Pest infestation (rodent, cockroach, bedbug)
- Mosquito harborage
- Hoarding (if a toilet is not accessible)
- Wood burning on an air action day

They cannot respond to lack of air conditioning, mold (unless due to active water leak), evictions/lease termination.

A large piece of what they do is education. Residents should contact them for:

- Food safety in restaurants or at food trucks/carts
- Swimming pool/spa concerns
- Public lodging
- Body art (tattoo piercing)
- Cosmetology
- Tanning
- Massage
- Vehicle emissions stations
- Tobacco retailers and smoking/vaping in a business

They cannot respond to:

- Food manufacturing (bakeries, butchers, dairies: UDAF)
- Grocery stores (except deli food service): UDAF
- Medical offices/hospitals/care facilities: UDHHS

They respond to concerns in the community, including encampments and associated debris. Camping is not allowed on public property; these properties are not zoned or intended for it. They enforce this by requiring the property owner (public) to remove encampments and mitigate the resulting environmental concerns.

They respond to noise concerns in the community if repeated in excess between 10 pm and 7 am. They also provide immunizations, nutrition assistance (WIC) for lower income families, home visiting for lower income families, and vital records (birth and death certificates).

Community coalitions look at what things in their communities are important to address. They have the Healthy Salt Lake dashboard that shows data about each city. (HealthySaltLake.org). The Communities That Care program has a lot of data that can be accessed and shared. There are 18 community coalitions countywide. They monitor the health of the community via data. They are currently watching closely the measles cases.

She discussed the list of free and low-cost resources in the county in 25 different categories.

The Mayor and Council expressed their appreciation for their efforts.

## **6:30 p.m. – REGULAR MEETING**

Mayor Dustin Gettel called the business meeting to order at 6:39 p.m.

### **I. GENERAL BUSINESS**

#### **A. Welcome and Pledge of Allegiance**

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

### **II. PUBLIC COMMENTS**

Luke Maynes said the Community Council has officially re-formed and he is serving as the secretary. He invited everyone to attend their meetings. The meetings are open to residents as well as anyone that may have an interest in Midvale. They have a publicity committee to keep the city informed of events and meeting dates and locations.

### **III. COUNCIL REPORTS**

**A. Council Member Bonnie Billings** – said she is excited for the Community Council and looks forward to participating. She also said the Los Muros is this weekend with a lot of new murals to see.

**B. Council Member Paul Glover** – said mosquito season is here. If you have standing water, dump it out. If you have something like a pool that cannot be removed, please call the Mosquito Abatement District to come and treat it.

**C. Council Member Heidi Robinson** - said June is official Pride Month.

**D. Council Member Bryant Brown** – agreed with Council Member Billings regarding the mural festival and invited everyone to attend. He also agreed with Council Member Robinson regarding June as pride month. The Council passed a proclamation declaring June as pride month and will support it as much as they can.

**E. Council Member Denece Mikolash** – said she's excited for the Community Council. She invited everyone to attend the mural festival on Saturday and then attend the Pride Festival on Sunday.

### **IV. MAYOR REPORT**

**A.** Mayor Dustin Gettel said he will be doing a mural walk on Thursday from 6:00 to 8:00 to view the murals. There will be free ice cream at the end of the mural walk for those that attend. Last Tuesday he and Council Member Billings attended the Copperview Elementary Spring Concert where they had a table with free toys for the kids. On Thursday, he attended a UTA open house event. He said he would like Council to attend future events like this. The final tentative Unified Police Department budget has been passed, and he is happy to report that Midvale's share of the increase will be 3.46%, down from the anticipated 5%. He thanked UPD for their work on the budget.

### **V. CITY MANAGER REPORT**

**A.** Matt Dahl said there will be a mural festival on Saturday. On Center Street where I-15 crosses Center Street, there has been a cleanup and improvement project taking place. This was funded through state mitigation funding. This project was possible due to the hard work of Public Works staff. The amount the City received through the mitigation funding for next year is lower than in previous years making it necessary to cut non-law enforcement projects. They will work with Chief Morse to see how they can fund the law enforcement activities.

**VI. CONSENT AGENDA**

**A. CONSIDER APPROVAL OF MINUTES OF MAY 20, 2025**

**B. CONSIDER RESOLUTION NO. 2024-R-32 ADOPTING THE DROUGHT CONTINGENCY PLAN.**

**MOTION:** Council Member Paul Glover **MOVED** to approve the Consent Agenda. The motion was **SECONDED** by Council Member Heidi Robinson. 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	<b>Aye</b>
Council Member Paul Glover	<b>Aye</b>
Council Member Heidi Robinson	<b>Aye</b>
Council Member Bryant Brown	<b>Aye</b>
Council Member Denece Mikolash	<b>Aye</b>

The motion passed unanimously.

**VII. ACTION ITEMS**

**A. CONSIDER RESOLUTION NO. 2025-R-33 CONFIRMING THE MAYORAL APPOINTMENT OF BRANDEN ANDERSON AS THE MIDVALE CITY ENGINEER.**

Adam Olsen said longtime City Engineer, Keith Ludwig, retired May 30, 2025. An extensive search for a new City Engineer led staff to recommend Branden Anderson for appointment and confirmation.

Branden brings expertise from serving many years in various UDOT capacities, most recently as the Statewide Program/Project Management Engineer. In this role, he led and organized Statewide Project Managers training, providing communication and implementation of new State processes and direction to all Regions.

He also served as Field Engineer, Project Manager, and Preconstruction Engineer for Region 4, in St. George and Richfield. In these positions, he played pivotal roles in the inclusion of active transportation elements to UDOT projects throughout the Region. This will be beneficial as the City implements its Transportation Master Plan, which includes numerous active transportation components.

Mayor Gettel said he is very impressed with Branden and his work history with UDOT for the last 20 years.

Branden Anderson said he graduated from Utah State University and went to Wyoming for a few years then came back to Utah. He said he's excited to be here and work with staff.

Council Member Bryant Brown said he takes the recommendation of the staff seriously but wants to know BYU or Utah?

Branden Anderson said Utah.

**MOTION:** Council Member Bryant Brown **MOVED** to Approve Resolution No. 2025-R-33 confirming the Mayoral Appointment of Branden Anderson as the Midvale City Engineer. The motion was **SECONDED** by Council Member Heidi Robinson. 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	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

#### **VIII. PUBLIC HEARINGS**

##### **A. RECEIVE PUBLIC COMMENT REGARDING THE FY2026 MIDVALE CITY ADOPTED TENTATIVE BUDGET BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026.**

Mariah Hill said staff have prepared a tentative budget, which was presented to and adopted by the Council on May 6, 2025. This item is to hear public comment on the tentative budget. The budget is also available on the Midvale City website at:

[https://midvale.utah.gov/government/departments/administrative\\_services/finance](https://midvale.utah.gov/government/departments/administrative_services/finance).

#### **FISCAL IMPACT**

Fiscal impacts are detailed in the tentative budget.



# Fiscal Year 2026 Tentative Budget

## FY 2026 Budget Timeline





## FY 2026 Tentative Budget Overview

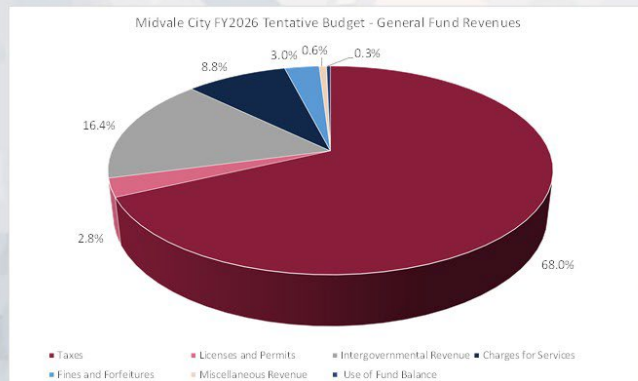
- The Tentative Budget is the City's estimated revenues and expenditures for each fund for July 1, 2025 to June 30, 2026 (all departments fall within a fund).
- The Tentative Budget has been prepared by the Finance Department and City Manager and is officially presented by the City's Budget Officer (City 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

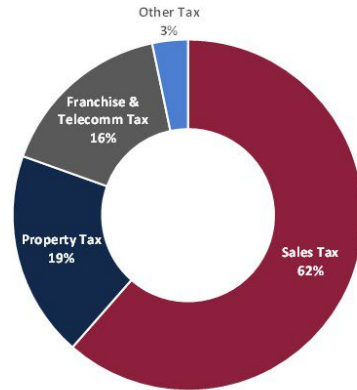
- Taxes - \$18.3 million
- Licenses and Permits - \$765,000
- Intergovernmental Revenue - \$4.4 million
- Charges for Services - \$2.36 million
- Fines and Forfeitures - \$810,000
- Miscellaneous Revenue - \$174,000
- Use of Fund Balance - \$90,576



## General Fund – Tax Revenues

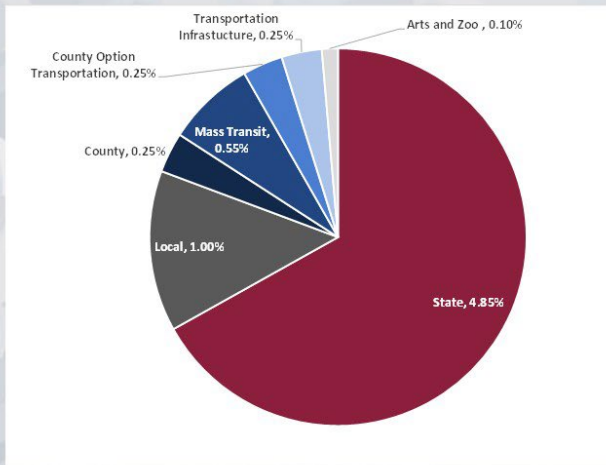
- Sales Tax - \$11.3 million
  - 1% Decrease from FY25 Budget
- Property Tax – \$3.5 million
  - No change in General Fund
- Franchise & Telecomm Tax - \$2.77 million
  - 10% Increase (\$270k) to reflect actuals
- Other Taxes - \$729,000
  - Delinquent Property Tax
  - Transient Room Tax
  - Motor Vehicle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

Midvale City Fiscal Year 2026 Tentative Budget Taxes by Type



FY2026 Tentative Budget Overview

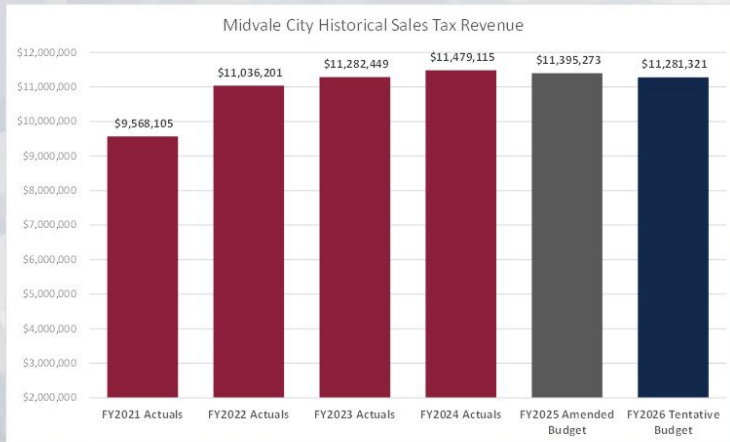
## Sales Tax Overview



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

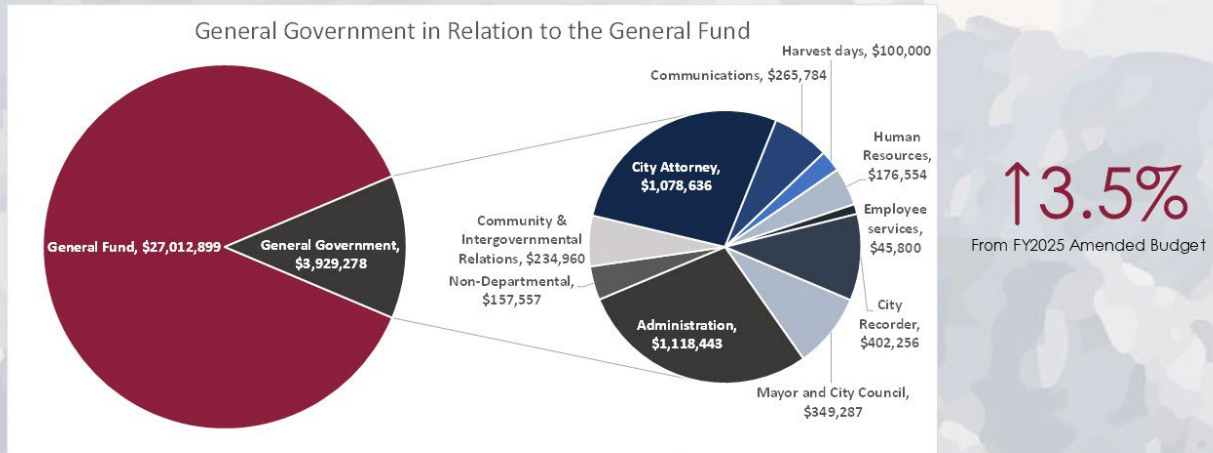
## General Fund – Expenditure Overview

- 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 across departments (\$82K Increase)
- Properly Budgeting Restricted Revenue – Building & B&C Road
- Single Requests >\$5k - 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

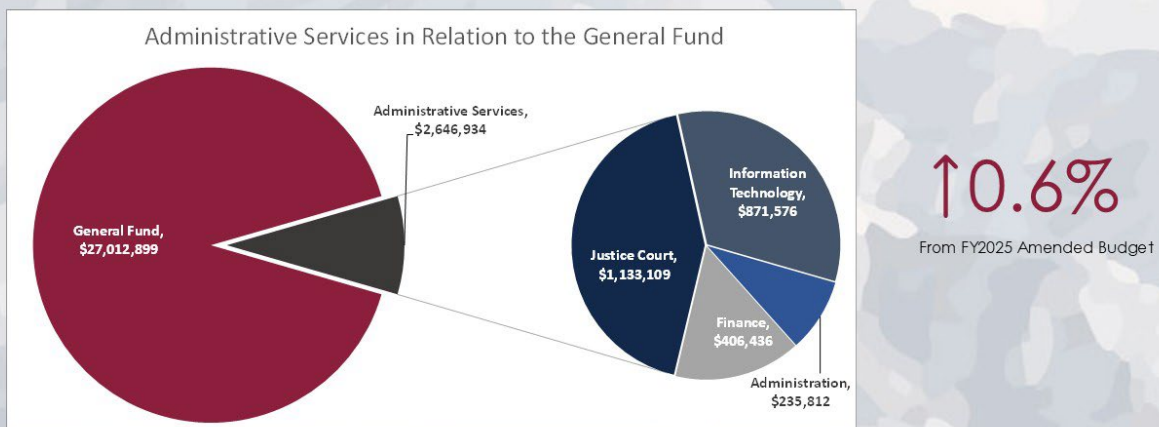
Total Budget - \$3,929,278 (14.5% of GF)



FY2026 Tentative Budget Overview

## General Fund – Administrative Services

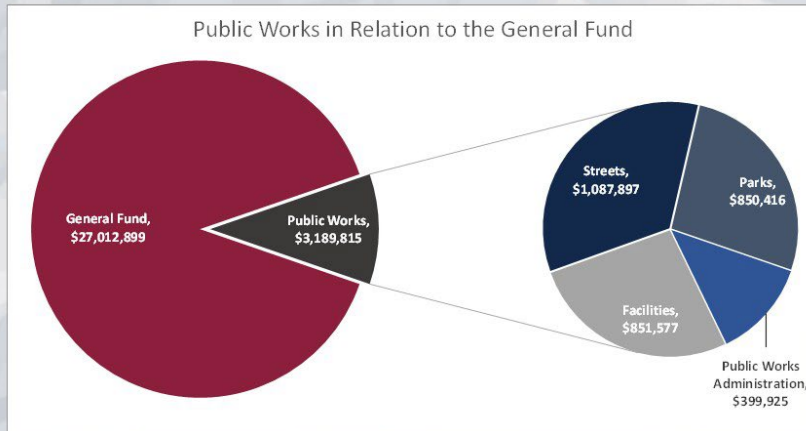
Total Budget - \$2,646,934 (9.8% of GF)



FY2026 Tentative Budget Overview

## General Fund – Public Works

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



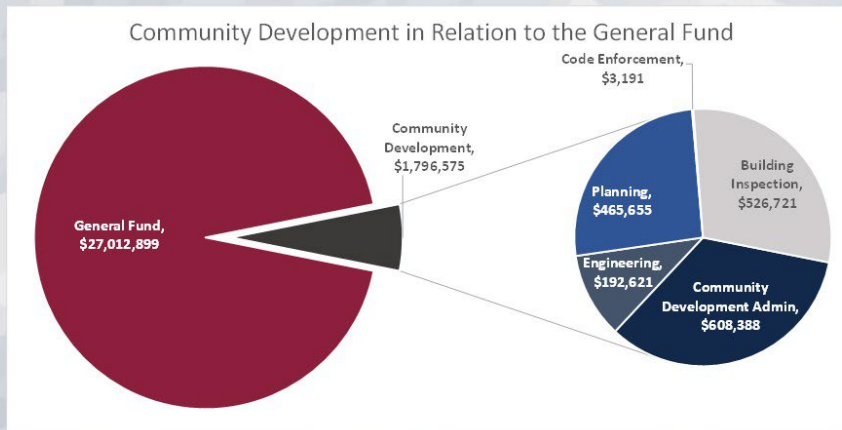
↓ 1.6%

From FY2025 Amended Budget

FY2026 Tentative Budget Overview

## General Fund – Community Development

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



↑ 8%

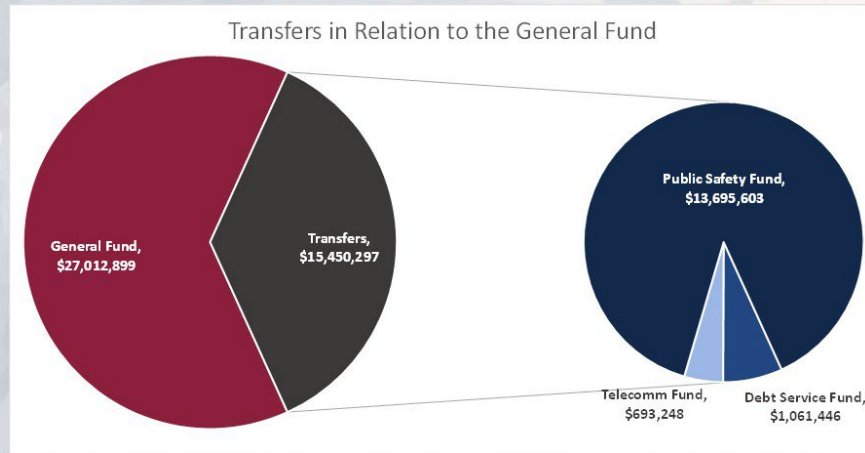
From FY2025 Amended Budget

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

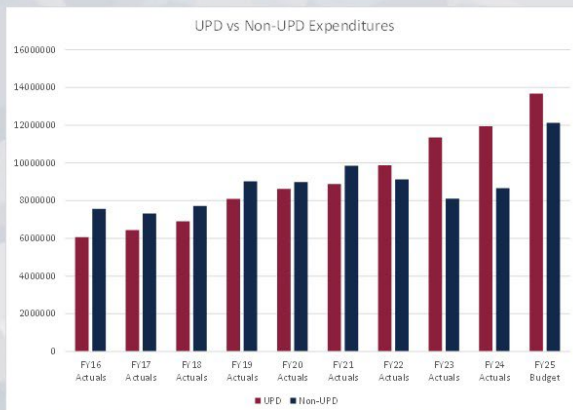
## Public Safety Special Revenue Fund

- 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
<b>Revenues:</b>						
Property Tax	-	-	-	912,342	912,342	0.0%
Interest Revenue	-	-	-	-	-	0.0%
Transfer From General Fund	-	-	-	13,695,603	13,695,603	0.0%
<b>TOTAL REVENUES</b>	-	-	-	14,607,945	14,607,945	0.0%
<b>Expenditures:</b>						
Information Technology Equipment (Interfund)	1,488	2,113	1,893	1,837	(56)	-3.0%
Professional Services <sup>1</sup>	50,618	-	58,457	61,380	2,923	5.0%
Unified Police Department Contract <sup>2</sup>	11,351,484	11,951,605	13,676,984	14,121,908	444,924	3.3%
Animal Control Contract <sup>3</sup>	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%
<b>Total Operating</b>	11,790,301	12,315,636	14,144,252	14,607,945	463,693	3.3%
<b>TOTAL EXPENDITURES</b>	\$ 11,790,301	\$ 12,315,636	\$ 14,144,252	\$ 14,607,945	\$ 463,693	3.3%

FY2026 Tentative Budget Overview

## Proposed Public Safety Property Tax



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

- Public Safety increases are straining general fund revenue sources.
- Property tax increases have been and may continue to be needed to maintain service levels and fund UPD increases.
- City's can levy a property tax by ordinance for a specified service – Utah Code 10-6-133.4, which will allow tax increases to be public safety specific.
- Revenues will go into a special fund and must be used only for that service.
- Truth-in-Taxation applies; staff must ensure proper wording, notice, and public education

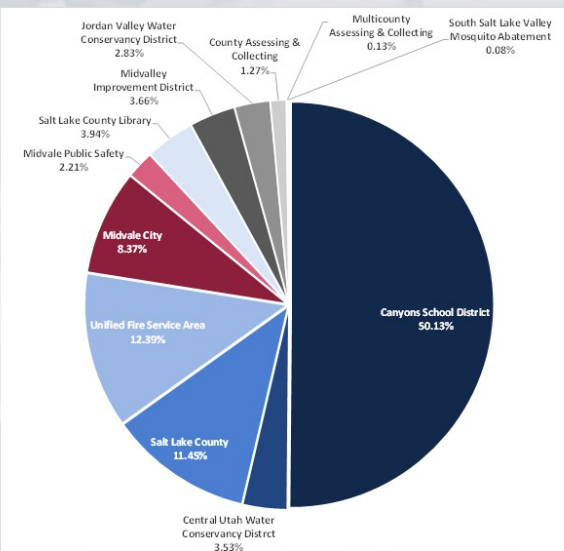
FY2026 Tentative Budget Overview

# 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
- In 2025, the average residential value in Midvale was \$492,000, the taxable value of the same property is \$270,600
- Unless there's new growth in the city, a taxing entity must go through the Truth-in-Taxation process to increase property tax revenue. Otherwise, it will get the same amount of property tax as last year, and the tax rate will adjust based on property values.
- Truth-in-Taxation hearing is tentatively set for August 19<sup>th</sup> at 6:00pm.

FY2026 Tentative Budget Overview

## Proposed Public Safety Property Tax



Taxing Entity	2024 Tax Rate	Dollar Amount of Taxes
Canyons School District	0.005677	\$1,536.20
Central Utah Water Conservancy Distrct	0.000400	\$108.24
Salt Lake County	0.001297	\$350.97
Unified Fire Service Area	0.001403	\$379.65
Midvale City	0.000948	\$256.53
Midvale Public Safety *EXAMPLE*	0.000250	\$67.65
Salt Lake County Library	0.000446	\$120.69
Midvalley Improvement District	0.000414	\$112.03
Jordan Valley Water Conservancy District	0.000321	\$86.86
County Assessing & Collecting	0.000144	\$38.97
Multicounty Assessing & Collecting	0.000015	\$4.06
South Salt Lake Valley Mosquito Abatement	0.000009	\$2.44
<b>TOTAL</b>	<b>0.011324</b>	<b>\$3,064.27</b>

- Tentative Budget includes \$912,243
  - FY26 UPD Increase
  - 3% of FY25 UPD Budget
- Proposed \$67.65 annually on 2025 Average Residential Value of \$492,000



## Capital Projects Fund

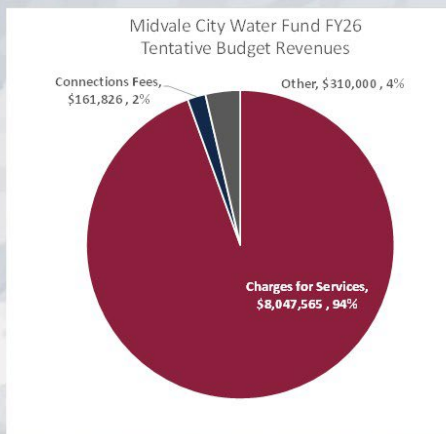
Total Budget - \$1,619,700

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

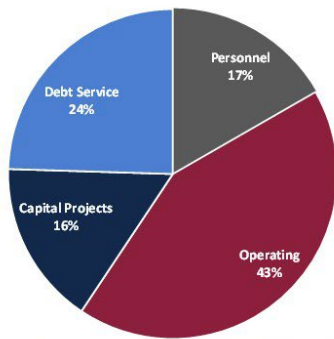
- The Water Fund budget is prepared per the five-year Comprehensive Financial Sustainability Plan (CFSP) that was completed in FY2021.

FY2026 Tentative Budget Overview

## Water Fund - Expenditures

Total Expenditures - \$7,964,762

Midvale City Water Fund FY26 Tentative Budget  
Expenditures by Type



↓52%

From FY2025 Amended Budget

### Notable Requests

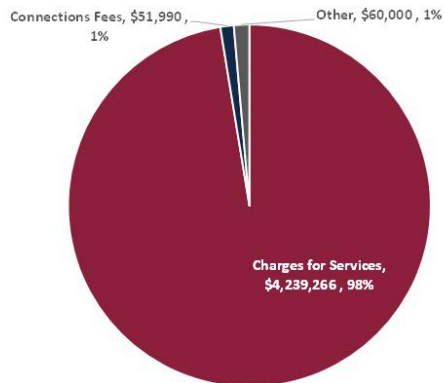
- City-Wide Salary and Benefit Increases
- JWCDC Contract Changes - \$212K
- Scheduled Capital Projects - \$1.3M

FY2026 Tentative Budget Overview

## Sewer Fund - Revenues

Total Revenues - \$4,351,256

Midvale City Sewer Fund FY26  
Tentative Budget Revenues



↑7.8%

From FY2025 Amended Budget

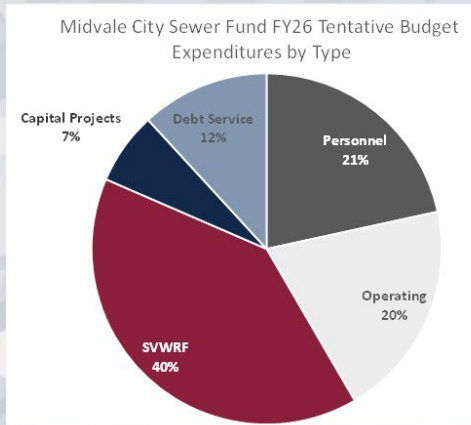
- The Sewer Fund budget is prepared per the five-year Comprehensive Financial Sustainability Plan (CFSP) that was completed in FY2021.

FY2026 Tentative Budget Overview



## Sewer Fund - Expenditures

Total Expenditures - \$3,968,614



↓ 16%

From FY2025 Amended Budget

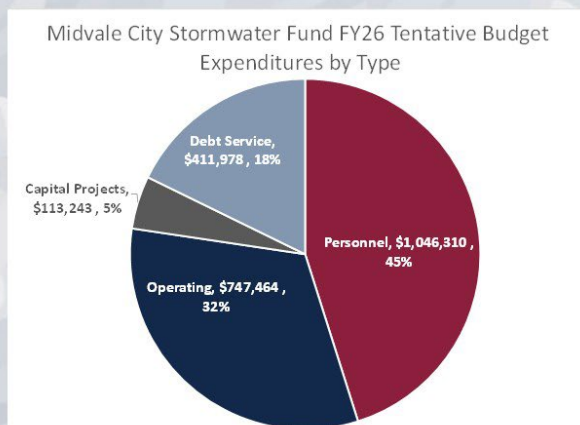
### Notable Requests

- 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

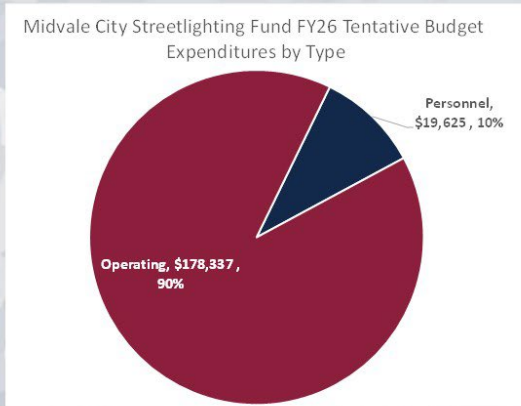
### Notable Requests

- 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.

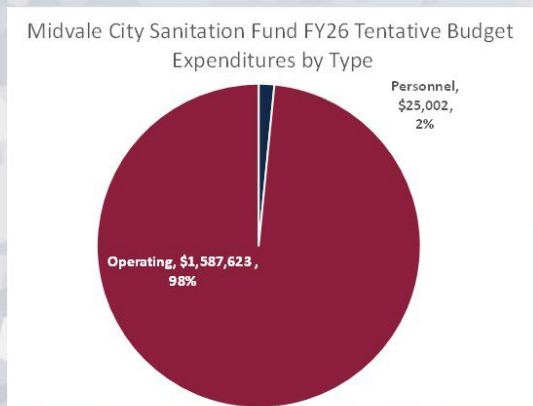
Notable Requests

- City-Wide Salary & Benefit Increases

FY2026 Tentative Budget Overview

## Sanitation Fund

Total Budget - \$1,622,625



↑10.5%

From FY2025 Amended Budget Expenditures

2% Increase in Sanitation Rates

Garbage: \$12.59 to \$12.84

Recycling: \$4.31 to \$4.40

Notable Requests

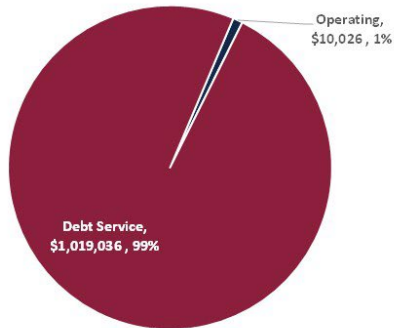
- City-Wide Salary & Benefit Increases

FY2026 Tentative Budget Overview

## Telecommunications Fund

Total Budget - \$1,019,036

Midvale City Telecommunications Fund FY26  
Tentative Budget Expenditures by Type



↑3%

From FY2024 Amended Budget Expenditures

### Notable Requests

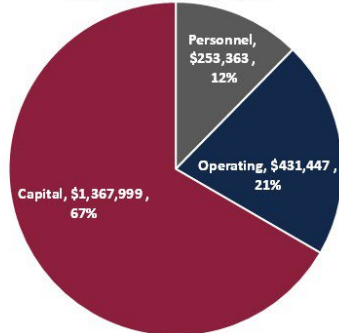
- UTOPIA Pledge Payments - \$1 million

FY2026 Tentative Budget Overview

## Fleet Fund

Total Budget - \$2,052,809

Midvale City Fleet Fund FY26 Tentative Budget  
Expenditures by Type



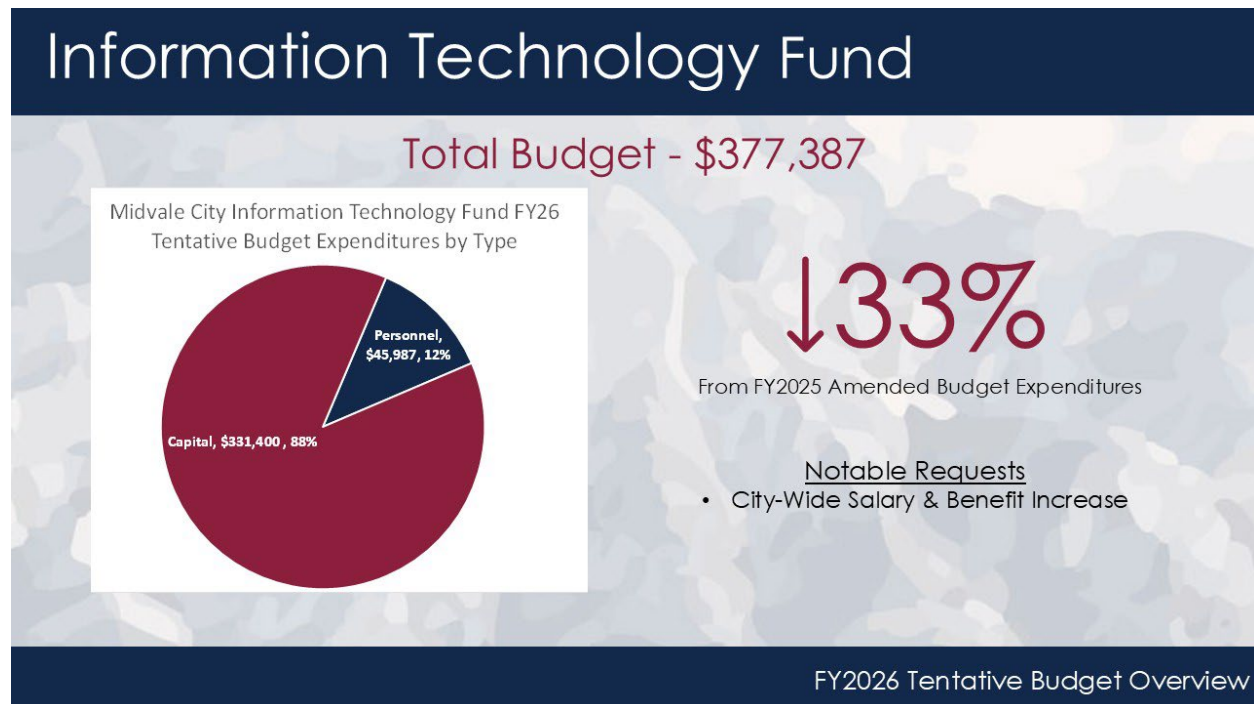
↓5%

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 said the public needs to be educated on the public safety tax.

Mariah Hill agreed with Council Member Glover and said she is working on the presentation to explain this new tax to residents.

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

## **B. RECEIVE PUBLIC COMMENT REGARDING THE FY2026 MIDVALE CITY MUNICIPAL FEE SCHEDULE & UTILITY RATES**

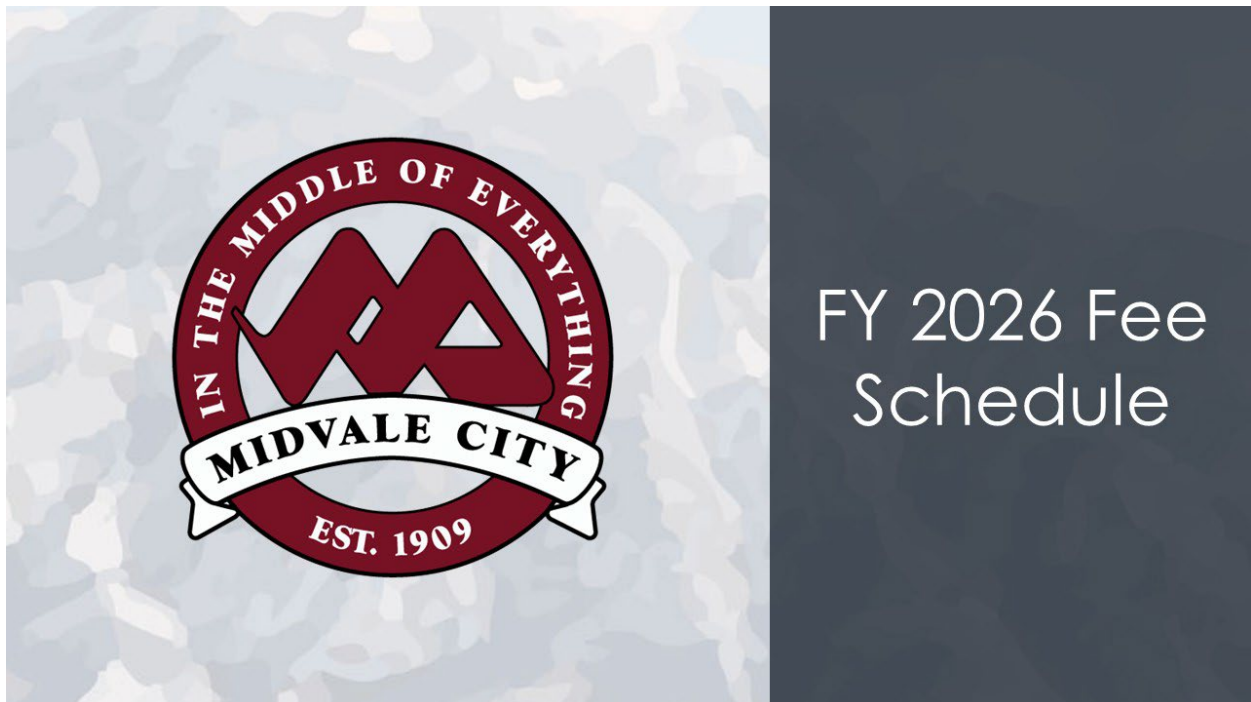
Mariah Hill said as a part of the budget process, staff reviews and updates the municipal fee schedule to ensure the city is collecting the appropriate amount in fees. Municipal



fees must reflect the actual cost of services provided by the city. Notable changes in this fee schedule are the planned water and sewer rate increases, as well as minor changes to planning, hydrant meter rental, and sanitation fees. The FY2026 Fee Schedule will be posted on the Midvale City website upon approval.

### **FISCAL IMPACT**

The proposed fees reflect the actual cost of providing specific services to Midvale City residents, businesses, and other patrons. Fees charged are sufficient to provide revenue necessary to operate the City's Enterprise Funds and cover certain costs incurred by the General Fund for Fiscal Year 2026.



## Building Rental & Event Fee Changes

- Remove Dahl Conference Room Rental

## Community Development Fee Changes

- Remove MPD Preliminary and Final Fees
- Adjust small and large scale master plan fees
- Remove administrative conditional use fee for chickens and apiaries
- Remove preliminary site plan fee
- Add development review committee fee
- Add noticing fee per address

## Utility Rate Changes

### WATER

- Updated per Resolution 2021-R-31 and the Water CFSP to help fund capital projects and bond payments
- Base Rates in Area 1, 2, & 3 increased approximately 8%
- Consumption charges increase approximately 8%
- All areas now have the same rates

### SEWER

- Updated per Resolution 2021-R-31 and the Sewer CFSP to help fund capital projects and bond payments
- Base Rates increased approximately 8%
- Consumption charges increased approximately 8%

### SANITATION

- Garbage and recycling increasing 2% repectively

## Utility Rate Changes - Other

- Hydrant meter deposit increase, due to increased cost of meters
- Adding user-owned hydrant meter deposit fee
- Adding hydrant meter permit application fee
- Adding hydrant meter billing, tracking, and inspection fee

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

**C. RECEIVE PUBLIC COMMENT REGARDING THE FY2026 COMPENSATION INCREASES FOR EXECUTIVE MUNICIPAL OFFICERS.**

Mariah Hill said in the 2024 Utah State Legislative Session, Senate Bill 91 “Local Government Officers Compensation Amendments” was passed. This bill requires that a municipal government proposing a compensation increase for executive municipal officers must hold a public hearing and provide proper noticing of the hearing. The Midvale executive municipal officers include City Manager, Assistant City Manager, HR Director/City Recorder, City Attorney, Deputy City Attorney, Public Works Director, Deputy Public Works Director, Community Development Director, Administrative Services Director, and Communications Director. All of these positions have proposed wage increases in the FY2026 budget.

**FISCAL IMPACT**

This document provides percent increases for Executive Municipal Officers; all fiscal impacts of these increases are contained in the FY2026 budget.



FY2026 Compensation Increases for Executive Municipal Officers		
Position	Percent Increase	Notes
City Manager	4.1%	Standard COLA & Merit Increases
Assistant City Manager	8.1%	Standard COLA & Merit, and Market Increases
HR Director/City Recorder	4.1%	Standard COLA & Merit Increases
City Attorney	8.1%	Standard COLA & Merit, and Market Increases
Deputy City Attorney	8.1%	Standard COLA & Merit, and Market Increases
Public Works Director	8.1%	Standard COLA & Merit, and Market Increases
Deputy Public Works Director	4.1%	Standard COLA & Merit Increases
Community Development Director	4.1%	Standard COLA & Merit Increases
Administrative Services Director	8.1%	Standard COLA & Merit, and Market Increases
Communication Director	12.1%	Standard COLA & Merit, and Market Increases

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

**D. RECEIVE PUBLIC COMMENT REGARDING SETTING SALARIES FOR ELECTED AND STATUTORY/APPOINTED OFFICERS FOR MIDVALE CITY.**

Mariah Hill said as a part of the budget process, staff review the City's Pay Plan to ensure the City is staying competitive in the market and that proposed Cost of Living Adjustments (COLA) are accounted for in our pay ranges.

**FISCAL IMPACT**

This document only provides pay scales; all fiscal impacts of the pay plan are contained in the FY2026 budget.

**MIDVALE CITY COMPENSATION PAY PLAN  
FISCAL YEAR 2026**

**ELECTED OFFICIALS**

POSITION	SALARY
MAYOR	\$69,511.45
COUNCIL	\$25,266.09

**EMPLOYEE PAY PLAN**

	Hourly Pay Rates				Per Pay Period			Annual Pay Rates					
	Pay Range				Pay Range			Pay Range					
Positions	GR	Min	Mid	Max	Min	Mid	Max	GR	Min	Mid	Max	Rng	Positions
City Manager	71	70.11	91.22	112.34	5,608.88	7,297.88	8,986.88	71	145,830.79	189,744.87	233,658.94	0.60	City Manager
City Attorney	70	67.41	87.70	107.99	5,393.15	7,016.25	8,639.35	70	140,221.90	182,422.44	224,622.98	0.60	City Attorney
Assistant City Manager	69	64.52	84.03	103.54	5,161.28	6,722.12	8,282.95	69	134,193.27	174,775.00	215,356.74	0.60	Assistant City Manager
Public Works Director	67	59.35	77.24	95.14	4,747.99	6,179.47	7,610.95	67	123,447.75	160,666.28	197,884.81	0.60	Public Works Director
Administrative Services Director	66	56.70	73.84	90.97	4,536.00	5,906.96	7,277.92	66	117,936.01	153,580.95	189,225.89	0.60	Administrative Services Director
Community Development Director	65	54.52	71.00	87.47	4,361.54	5,679.77	6,998.00	65	113,399.99	147,673.99	181,947.99	0.60	Community Development Director
HR Director/City Recorder	65	54.52	71.00	87.47	4,361.54	5,679.77	6,998.00	65	113,399.99	147,673.99	181,947.99	0.60	HR Director/City Recorder
City Engineer	64	52.25	68.05	83.85	4,180.12	5,444.14	6,708.16	64	108,683.15	141,547.66	174,412.16	0.60	City Engineer
Deputy City Attorney	64	52.25	68.05	83.85	4,180.12	5,444.14	6,708.16	64	108,683.15	141,547.66	174,412.16	0.60	Deputy City Attorney
IT Director	63	50.32	65.38	80.44	4,025.54	5,230.52	6,435.50	63	104,664.10	135,993.50	167,322.91	0.60	IT Director
Deputy Director of Public Works	60	45.80	58.32	70.85	3,663.78	4,665.87	5,667.96	60	95,258.24	121,312.60	147,366.96	0.55	Deputy Director of Public Works
RDA Director	60	45.80	58.32	70.85	3,663.78	4,665.87	5,667.96	60	95,258.24	121,312.60	147,366.96	0.55	RDA Director
Assistant City Attorney- Prosecution II	60	45.80	58.32	70.85	3,663.78	4,665.87	5,667.96	60	95,258.24	121,312.60	147,366.96	0.55	Assistant City Attorney- Prosecution II

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Planning Director	59	43.86	55.90	67.94	3,509.20	4,472.11	5,435.02	59	91,239.15	116,274.78	141,310.41	0.55	Planning Director
Building Official	59	43.86	55.90	67.94	3,509.20	4,472.11	5,435.02	59	91,239.15	116,274.78	141,310.41	0.55	Building Official
Assistant City Attorney-Prosecution I	58	41.45	52.85	64.24	3,315.83	4,227.68	5,139.53	58	86,211.51	109,919.68	133,627.84	0.55	Assistant City Attorney-Prosecution I
Communications Director	58	41.45	52.85	64.24	3,315.83	4,227.68	5,139.53	58	86,211.51	109,919.68	133,627.84	0.55	Communications Director
City Treasurer	57	39.85	50.81	61.77	3,188.30	4,065.08	4,941.86	57	82,895.67	105,691.99	128,488.31	0.55	City Treasurer
Court Administrator	56	38.32	48.86	59.40	3,065.67	3,908.73	4,751.79	56	79,707.38	101,626.91	123,546.44	0.55	Court Administrator
Operations Superintendent	56	38.32	48.86	59.40	3,065.67	3,908.73	4,751.79	56	79,707.38	101,626.91	123,546.44	0.55	Operations Superintendent
Project Site Coordinator	56	38.32	48.86	59.40	3,065.67	3,908.73	4,751.79	56	79,707.38	101,626.91	123,546.44	0.55	Project Site Coordinator
Public Utilities Manager	55	36.85	46.98	57.11	2,947.76	3,758.39	4,569.03	55	76,641.74	97,718.20	118,794.67	0.55	Public Utilities Manager
GIS Manager	53	34.07	43.44	52.80	2,725.37	3,474.84	4,224.32	53	70,859.58	90,345.97	109,832.35	0.55	GIS Manager
Systems Administrator	54	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	54	73,693.95	93,959.79	114,225.62	0.55	Systems Administrator
Engineering Manager	54	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	54	73,693.95	93,959.79	114,225.62	0.55	Engineering Manager
Storm Water/Streets Manager	54	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	54	73,693.95	93,959.79	114,225.62	0.55	Storm Water/Streets Manager
Fleet/Facilities Manager	54	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	54	73,693.95	93,959.79	114,225.62	0.55	Fleet/Facilities Manager
Economic Devel/RDA Analyst	54	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	54	73,693.95	93,959.79	114,225.62	0.55	Economic Devel/RDA Analyst
RDA Program Manager	54	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	54	73,693.95	93,959.79	114,225.62	0.55	RDA Program Manager
Project and Policy Manager	53	33.37	42.54	51.72	2,669.31	3,403.37	4,137.44	53	69,402.14	88,487.73	107,573.31	0.55	Project and Policy Manager
Junior Network Administrator	50	30.29	38.61	46.94	2,422.84	3,089.12	3,755.41	50	62,993.92	80,317.24	97,640.55	0.55	Junior Network Administrator
Senior Planner	28	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	28	73,693.95	93,959.79	114,225.62	0.55	Senior Planner
Senior Accountant	28	35.43	45.17	54.92	2,834.38	3,613.84	4,393.29	28	73,693.95	93,959.79	114,225.62	0.55	Senior Planner
Plans Examiner/Bld Inspector	25	31.50	40.16	48.82	2,519.76	3,212.69	3,905.62	25	65,513.67	83,529.92	101,546.18	0.55	Plans Examiner/Bld Inspector
Procurement/Contract Analyst	25	31.50	40.16	48.82	2,519.76	3,212.69	3,905.62	25	65,513.67	83,529.92	101,546.18	0.55	Procurement/Contract Analyst

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HR Generalist	24	30.29	38.61	46.94	2,422.84	3,089.12	3,755.41	24	62,993.92	80,317.24	97,640.55	0.55	HR Generalist
Engineering Inspector III	24	30.29	38.61	46.94	2,422.84	3,089.12	3,755.41	24	62,993.92	80,317.24	97,640.55	0.55	Engineering Inspector III
Planner II	23	29.68	37.12	44.56	2,374.53	2,969.78	3,565.02	23	61,737.83	77,214.17	92,690.50	0.50	Planner II
Water Utility Distribution Crew Lead	23	29.68	37.12	44.56	2,374.53	2,969.78	3,565.02	23	61,737.83	77,214.17	92,690.50	0.50	Water Utility Distribution Crew Lead
Water Utility Construction Crew Lead	23	29.68	37.12	44.56	2,374.53	2,969.78	3,565.02	23	61,737.83	77,214.17	92,690.50	0.50	Water Utility Construction Crew Lead
Wastewater Crew Lead	23	29.68	37.12	44.56	2,374.53	2,969.78	3,565.02	23	61,737.83	77,214.17	92,690.50	0.50	Wastewater Crew Lead
Facilities Journeyman	23	29.68	37.12	44.56	2,374.53	2,969.78	3,565.02	23	61,737.83	77,214.17	92,690.50	0.50	Facilities Journeyman
Senior Executive Assistant	23	29.68	37.12	44.56	2,374.53	2,969.78	3,565.02	23	61,737.83	77,214.17	92,690.50	0.50	Senior Executive Assistant
CD Exec Asst	23	29.68	37.12	44.56	2,374.53	2,969.78	3,565.02	23	61,737.83	77,214.17	92,690.50	0.50	CD Exec Asst
Strm Wtr Coord	21	27.41	34.21	41.01	2,193.11	2,736.83	3,280.55	21	57,020.97	71,157.59	85,294.22	0.50	Strm Wtr Coord
Paralegal/Exec. Asst.	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	Paralegal/Exec. Asst.
Parks Crew Lead	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	Parks Crew Lead
Streets Crew Lead	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	Streets Crew Lead
Storm Water Crew Lead	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	Storm Water Crew Lead
Judicial Assistant Lead	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	Judicial Assistant Lead
Engineering Inspector II	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	Engineering Inspector II
GIS Specialist III	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	GIS Specialist III
Deputy City Recorder	22	28.54	35.65	42.75	2,283.29	2,851.69	3,420.10	22	59,365.46	74,144.02	88,922.58	0.50	Deputy City Recorder
Plans Examiner	21	27.41	34.21	41.01	2,193.11	2,736.83	3,280.55	21	57,020.97	71,157.59	85,294.22	0.50	Plans Examiner
Engineering Inspector I	21	27.41	34.21	41.01	2,193.11	2,736.83	3,280.55	21	57,020.97	71,157.59	85,294.22	0.50	Engineering Inspector I
Planner I	21	27.41	34.21	41.01	2,193.11	2,736.83	3,280.55	21	57,020.97	71,157.59	85,294.22	0.50	Planner I
Storm Water Inspector	21	27.41	34.21	41.01	2,193.11	2,736.83	3,280.55	21	57,020.97	71,157.59	85,294.22	0.50	Storm Water Inspector
Comm Devel Supt Tech-Permits	20	26.29	32.82	39.36	2,102.94	2,625.73	3,148.51	20	54,676.51	68,268.88	81,861.25	0.50	Comm Devel Supt Tech-Permits

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Comm Devel Supt Tech-Bus Lic	20	26.29	32.82	39.36	2,102.94	2,625.73	3,148.51	20	54,676.51	68,268.88	81,861.25	0.50	Comm Devel Supt Tech-Bus Lic
Judicial Assistant III	20	26.29	32.82	39.36	2,102.94	2,625.73	3,148.51	20	54,676.51	68,268.88	81,861.25	0.50	Judicial Assistant III
GIS Specialist II	20	26.29	32.82	39.36	2,102.94	2,625.73	3,148.51	20	54,676.51	68,268.88	81,861.25	0.50	GIS Specialist II
Utilities Water Quality and Regulatory Administrator	19	26.13	31.94	37.76	2,090.06	2,555.41	3,020.77	19	54,341.58	66,440.74	78,539.90	0.45	Utilities Water Quality and Regulatory Administrator
GIS Specialist I	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	GIS Specialist I
Facilities Technician III	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	Fleet Maintenance Technician III
Fleet Maintenance Technician III	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	Fleet Maintenance Technician III
Water Operator III	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	Water Operator III
Waste Water Operator III	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	Waste Water Operator III
Judicial Assistant II	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	Judicial Assistant II
Community Violence Coalition Coordinator	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	Community Violence Coalition Coordinator
Finance Clerk	18	25.00	30.61	36.22	1,999.89	2,448.60	2,897.32	18	51,997.09	63,663.65	75,330.21	0.45	Finance Clerk
Water Meter Maintenance Tech	17	24.02	29.39	34.75	1,921.63	2,350.97	2,780.31	17	49,962.50	61,125.23	72,287.96	0.45	Water Meter Maintenance Tech
Streets Maintenance III	17	24.02	29.39	34.75	1,921.63	2,350.97	2,780.31	17	49,962.50	61,125.23	72,287.96	0.45	Streets Maintenance III
Storm Water Operator III	17	24.02	29.39	34.75	1,921.63	2,350.97	2,780.31	17	49,962.50	61,125.23	72,287.96	0.45	Storm Water Operator III
Parks Maintenance III	17	24.02	29.39	34.75	1,921.63	2,350.97	2,780.31	17	49,962.50	61,125.23	72,287.96	0.45	Parks Maintenance III
Facilities Technician III	17	24.02	29.39	34.75	1,921.63	2,350.97	2,780.31	17	49,962.50	61,125.23	72,287.96	0.45	Facilities Technician III
Waste Water Operator II	17	24.02	29.39	34.75	1,921.63	2,350.97	2,780.31	17	49,962.50	61,125.23	72,287.96	0.45	Waste Water Operator II
Coalition Coordinator	17	24.02	29.39	34.75	1,921.63	2,350.97	2,780.31	17	49,962.50	61,125.23	72,287.96	0.45	Coalition Coordinator
Water Operator II	16	23.07	28.21	33.34	1,845.31	2,256.45	2,667.59	16	47,978.02	58,667.70	69,357.38	0.45	Water Operator II

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Fleet Technician II	16	23.07	28.21	33.34	1,845.31	2,256.45	2,667.59	16	47,978.02	58,667.70	69,357.38	0.45	Fleet Technician II
Facilities Technician II	16	23.07	28.21	33.34	1,845.31	2,256.45	2,667.59	16	47,978.02	58,667.70	69,357.38	0.45	Facilities Technician II
Judicial Assistant I	16	23.07	28.21	33.34	1,845.31	2,256.45	2,667.59	16	47,978.02	58,667.70	69,357.38	0.45	Judicial Assistant I
Streets Maintenance II	15	22.10	27.06	32.02	1,768.02	2,164.67	2,561.32	15	45,968.46	56,281.36	66,594.26	0.45	Streets Maintenance II
Storm Water Operator II	15	22.10	27.06	32.02	1,768.02	2,164.67	2,561.32	15	45,968.46	56,281.36	66,594.26	0.45	Storm Water Operator II
Parks Maintenance II	15	22.10	27.06	32.02	1,768.02	2,164.67	2,561.32	15	45,968.46	56,281.36	66,594.26	0.45	Parks Maintenance II
Fleet/Facilities Technician II	15	22.10	27.06	32.02	1,768.02	2,164.67	2,561.32	15	45,968.46	56,281.36	66,594.26	0.45	Fleet/Facilities Technician II
Fleet/Facilities Technician I	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Facilities Technician I
Streets Maintenance I	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Street Maintenance I
Storm Water Operator I	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Storm Water Operator I
Fleet Technician I	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Fleet Technician I
Parks Maintenance I	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Parks Maintenance I
Water Operator I	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Water Operator I
Waste Water Operator I	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Waste Water Operator I
Administrative Assistant	14	21.13	25.93	30.73	1,690.73	2,074.49	2,458.26	14	43,958.89	53,936.84	63,914.79	0.45	Administrative Assistant
PW Receptionist	12	19.51	23.93	28.36	1,560.84	1,914.66	2,268.49	12	40,581.74	49,781.28	58,980.82	0.45	PW Receptionist
Senior Van Driver	10	18.71	22.43	26.15	1,496.43	1,794.32	2,092.21	10	38,907.13	46,652.27	54,397.40	0.40	Senior Van Driver
Building Custodian	8	17.26	20.70	24.15	1,380.49	1,656.38	1,932.26	8	35,892.80	43,065.77	50,238.74	0.40	Building Custodian

**MOTION:** Council Member Paul Glover MOVED to open the public comment section of the hearing. 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.

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 Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**E. RECEIVE PUBLIC COMMENT REGARDING PROPOSED BUDGET AMENDMENTS TO THE FY2025 GENERAL FUND AND OTHER FUNDS AS NECESSARY.**

Mariah Hill said staff proposes amendments to the fiscal year 2025 General Fund budget.

*General Fund*

**Revenue and Expense Budget Adjustments \$156,500** – Staff has identified several adjustments that need to be made to the fiscal year 2025 budget, as detailed in the attached document. Below is a summary of the adjustments:

- **Information Technology – \$48,000** – Unexpected one-time expenses
- **Recorder – \$7,000** – 2025 Municipal Election
- **City Attorney – \$75,000** – Litigation Expenses
- **Harvest Days – \$20,500** – August 2025 Harvest Days
- **Public Safety – \$6,000** – Contract Increase

**FISCAL IMPACT:**

General Fund – Increase in budgeted revenues and expenditures of \$156,500.

Midvale City Proposed Budget Amendment				
General Ledger Account Description	FY25 Adopted Budget	Proposed Change	FY25 Proposed Amended Budget	Description
<b>General Fund</b>				
<b>Revenues</b>				
Use of Fund Balance	(3,514,952)	(156,500)	(3,671,452)	Increased use of fund balance
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND</b>	<b>\$ (3,514,952)</b>	<b>\$ (156,500)</b>	<b>\$ (3,671,452)</b>	
<b>Expenditures</b>				
Information Technology - Computer Equipment	15,000	2,000	17,000	Failed Switch Replacement
Information Technology - Software Support	204,480	46,000	250,480	One-Time Unexpected Expenses
Recorder - Election Supplies	500	7,000	7,500	2025 Election
City Attorney - Professional Services	100,000	75,000	175,000	Litigation Expenses
Harvest Days - Equipment	12,000	2,000	14,000	2025 Harvest Days
Harvest Days - Entertainment	21,000	10,000	31,000	2025 Harvest Days
Harvest Days - Parade	5,000	6,000	11,000	2025 Harvest Days
Harvest Days - Other Activities	5,500	2,500	8,000	2025 Harvest Days
Public Safety - Animal Control Contract	406,618	6,000	412,618	Contractual Increase
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND</b>	<b>\$ 770,098</b>	<b>\$ 156,500</b>	<b>\$ 926,598</b>	



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

**F. CONSIDER AMENDING SECTION 17-3-1 OF MIDVALE CITY MUNICIPAL CODE CLARIFYING THE APPLICATION REQUIREMENTS FOR ZONING MAP AND ZONING CODE TEXT AMENDMENTS AND ADJUSTING ZONING MAP AMENDMENT UNDER SECTION 17-3-1(E).**

Jonathan Anderson said public notice has been sent to affected entities as required in 17-3-9.B of the 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 criteria listed above. The purpose of the amendment is to clarify the application requirements for zoning map and zoning code text amendments as the current ordinance is outdated and not up with current practices or consistent with other Sections of the Code for noticing requirements. The amendment also adjusts zoning map amendment criteria by requiring all zoning map amendments to meet Utah Code Annotated 10-9a-102 in addition to one or more of the remaining three requirements under Section 17-3-1(E)(1-3).





## Text Amendment

17-3-1

### 17-3-1(A)

#### 17-3-1 Amendments to the zoning ~~mapcode~~ or ~~mapcode~~.

Amendments to ~~the zoning map and~~ this title shall be made in the following manner:

A. *Application.* An applicant must file a written request for amendment with the community and economic development department. ~~The city council, planning commission, or community and economic development department may initiate an amendment as provided below. An~~ owner-applicant shall pay the filing fee prescribed by resolution and shall file an application, which shall include, without limitation:

~~1. A list of the names and addresses (in label form) of all owners of all property for which the amendment is requested and for all property within three hundred feet of the boundaries of the area for which the amendment is requested;~~

~~1. 2—Zoning Map Amendment Application: The legal description of all property included; • and~~

~~a. Property owner's affidavit or agent's authorization;~~

~~b. The legal description and aerial map of all subject property included in a • zoning map amendment request;~~

~~c. A written statement addressing the criteria required for approval pursuant to subsection E of this section; and~~

~~d. Any other document relating to a zoning map amendment as required by the city's current published zoning map amendment application.~~

## 17-3-1(A)

### 2. Zoning Code Text Amendment Application:

- a. A written document identifying the proposed changes to the zoning code text;
- b. A written statement addressing the criteria required for approval pursuant to subsection F of this section; and
- a-c. Any other document relating to a zoning code text amendment as required by the city's current, published zoning code text amendment application.

### 3. A written statement addressing the criteria required for approval pursuant to subsection E of this section.

The city council, planning commission, or community and economic development department may initiate a zoning map or zoning code text amendment without filing an application or paying a filing fee, but otherwise following the process provided in this section.

## 17-3-1(E)

E. *Zoning Map Amendment Criteria.* The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 and demonstrates one or more of the following:

1. Proposed rezoning promotes objectives of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, flood plain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area; or

4. Proposed rezoning promotes the purposes outlined in Utah Code Annotated 10-9a-102.

F. *Zoning Code Text Amendment Criteria.* To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates one or more of the following:

## 17-3-1(F)

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.

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

**ACTION:** Approve *Ordinance No. 2025-O-10* Approving a Zoning Code Text Amendment to Amend Section 17-3-1 of the Midvale City Municipal Code clarifying the application requirements for Zoning Map and Zoning Code Text Amendments and adjusting Zoning Map Amendment Criteria under Section 17-3-1(E).

**MOTION:** Council Member Heidi Robinson **MOVED** to approve Ordinance No. 2025-O-10 amending Section 17-3-1 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 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:**

<b>Council Member Bonnie Billings</b>	<b>Aye</b>
<b>Council Member Paul Glover</b>	<b>Aye</b>
<b>Council Member Heidi Robinson</b>	<b>Aye</b>
<b>Council Member Bryant Brown</b>	<b>Aye</b>
<b>Council Member Denece Mikolash</b>	<b>Aye</b>

**The motion passed unanimously.**

**G. CONSIDER AMENDING SECTIONS 17-7-10.12.5 OF THE MIDVALE CITY MUNICIPAL CODE TO REPLACE FIGURES 1 AND 2 IN THE JORDAN BLUFFS SUBAREAS 1-3 DEVELOPMENT ZONE**

Jonathan Anderson said this amendment is driven by changes to the concept plan by The Gardner Group for the Jordan Bluffs Development Area. The new figures reflect updates to the organization of the development pods, public road layouts, and the actual location and size of the 15-acre public park area (See Attachment 1).

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

***-AMENDMENTS TO THE ZONING CODE OR MAP-***

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 finds that this proposal meets the first criteria listed above as the figures are tied to the associated Master Development Agreement and Plan for the Jordan Bluffs Area identified in the 2016 General Plan as a major redevelopment area in the City.

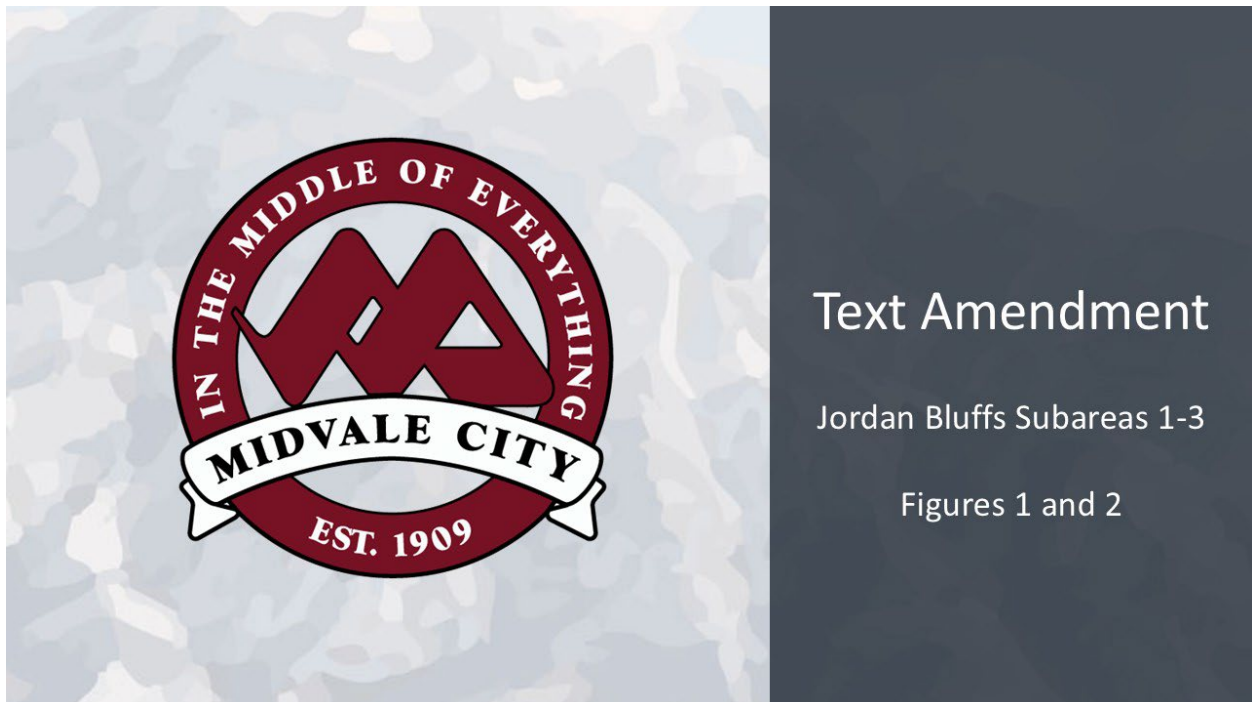


Figure 1

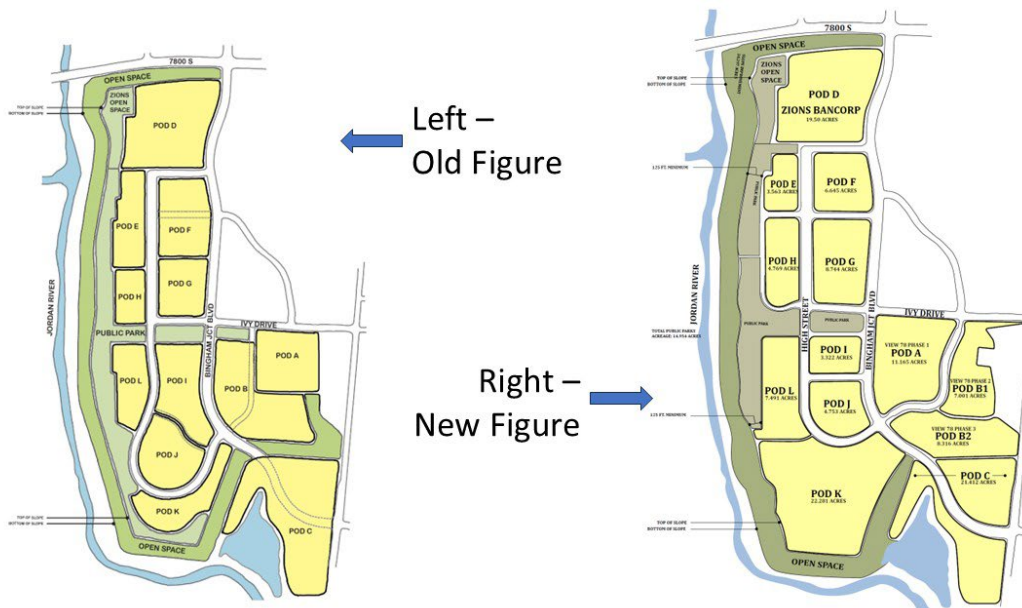
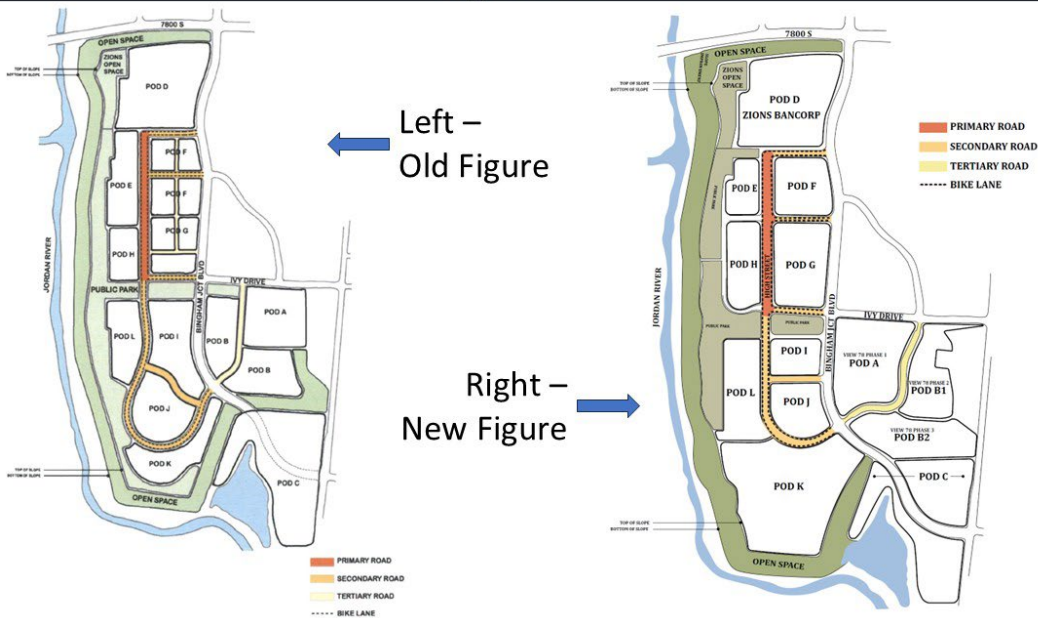




Figure 2



## Text Amendment Criteria

Midvale Municipal Code 17-3-1(F)

- 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.

Dave Dennison, Gardner Company, said the public park was always designated to be 15 acres; however, on the old figure it is very spread-out. On the new figure the park boundary is more clarified, and it is precisely 15 acres.

Council Member Paul Glover said it looks like the park has been reduced in size.

Dave Dennison said the original figure was not accurate in scale. The new public park is exactly 15 acres as specified and maintains the 125-foot minimum width as designated.

Council Member Bryant Brown said the vision of this has changed drastically from the first visual the Council received eight years ago. The visual seems to change every time it is presented to the Council. He would like to see a more meaningful update.

Dave Dennison explained some of the changes and why they were made. When they get into the details with the road layout, some of the pod layout need to change.

Council Member Bryant Brown said originally the park was to be surrounded by office buildings and in theory the entire area could be filled with residential.

Dave Dennison said office space is on the decline over the last few years making filling the pods with office space difficult. He said there is a trend of a slow increase in office space, and they are always on the lookout for office space opportunities that will fit the area.

Mayor Gettel pointed out that casual eateries and coffee shops are missing in that area. Why has there not been a focus on retail in that area?

Dave Dennison said there haven't been any retail opportunities that would be a good fit come up.

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

Sue Armitage said this is the first time she's seen this. This park and open space are lovely and yet another recreational green space amenity on the west side of Midvale. On the northeast quadrant, there is nothing. She would like to see something like this on the north side.

Luke Maynes said he frequents the Jordan River Trail and is excited to hear there is park there. He's been to the public park by Zions but the way it's positioned, he wasn't aware it was a public park. He would like to see it made clear that this area is for residents and not just for Zion's employees. He doesn't think what is proposed as mixed use is what he thinks of when he thinks mixed use. He said he would love to be able to go get food and go to the park.

**MOTION: Council Member Paul Glover MOVED to close the public comment section of the hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the**

**motion. There being none, he called for a vote. The motion passed unanimously.**

Matt Dahl said there are three other agenda items associated with this item he would like to have approved prior to approving the zoning code text amendment. He recommended some options to the Council regarding this issue.

**MOTION: Council Member Bryant Brown MOVED to table public hearing item G Considering Amending Sections 17-7-10.12.5 of the Midvale City Municipal Code to Replace Figures 1 and 2 in the Jordan Bluffs Subareas 1-3 Development Zone. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:**

<b>Council Member Bonnie Billings</b>	<b>Aye</b>
<b>Council Member Paul Glover</b>	<b>Aye</b>
<b>Council Member Heidi Robinson</b>	<b>Aye</b>
<b>Council Member Bryant Brown</b>	<b>Aye</b>
<b>Council Member Denece Mikolash</b>	<b>Aye</b>

**The motion passed unanimously.**

## **VIII. ACTION ITEMS**

### **B. CONSIDER RESOLUTION NO. 2025-R-34 APPROVING A SECOND AMENDMENT TO AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR JORDAN BLUFFS PROJECT.**

Adam Olsen said a development agreement for Jordan Bluffs was originally approved in 2004. An amended development agreement was approved in 2017 when the Gardner Group acquired Jordan Bluffs. The 2017 amendment was followed by an amended and restated development agreement in 2019. In 2020 a “first amendment” to the amended and restated development agreement was approved.

Due to changes in the real estate and construction markets following the Covid 19 pandemic, as well as an interest on the part of the developer to change their plans for developing Jordan Bluffs, it is proposed that a Second Amendment be executed for the Amended and Restated Development Agreement for Jordan Bluffs.

The Second Amendment to the Amended and Restated Master Development Agreement for Jordan Bluffs proposes the following:

- Quantify improvements for the Central Community Park, providing a price cap for park improvements at \$13.5 million; said price cap increasing by 6% each year until improvements are completed; providing a date for completion of said improvements on or before October 31, 2031.

- Ownership and maintenance transfer of Vacuum Sewer Station “Vac Station” to City upon connection of sewer line(s) serving a phase of development necessitating such connection(s); repair obligations of Gardner, and a reimbursement period of one year for defects under Gardner ownership and maintenance.
- Updated Concept Plan (subject of Text Amendment heard prior).
- Updated Community Park exhibit, illustrating location of park improvements and list of said improvements.
- Updated Phasing plan, illustrating development phases and associated )segments of park improvements/dedication to City.



## Background

- 2004-Original Development Agreement for Jordan Bluffs.
- 2017-Gardner Group acquired Jordan Bluffs. Amended D.A. enacted.
- 2019-Amended and Restated D.A.
- 2020-1<sup>st</sup> Amendment to Amended and Restated D.A.

## Proposal-2<sup>nd</sup> Amended DA

- 2025-Proposed 2<sup>nd</sup> Amendment to Amended and Restated D.A.
  - Changes in real estate and construction markets.
  - Developer proposal to change plans for overall Jordan Bluffs project.



## 2<sup>nd</sup> Amended DA

- 2<sup>nd</sup> Amendment proposes the following:
  - Quantify improvements for Central Community Park, price cap for improvements at \$13.5 million. Cap increasing by 6% each year until improvements are complete. Completion date on or before Oct. 31, 2031.
  - Transfer timing of Vac Station to City, repair obligations and reimbursement period.

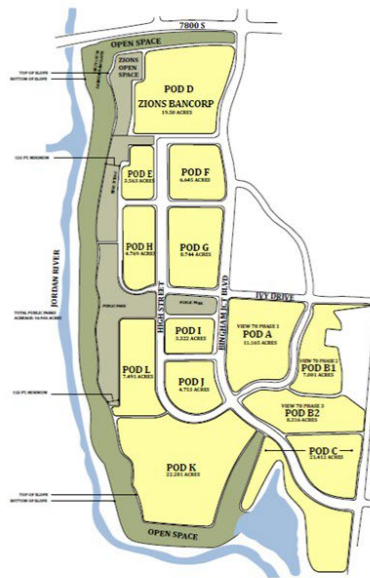
## 2<sup>nd</sup> Amended DA

- 2<sup>nd</sup> Amendment proposes the following:
  - Updated concept plan.
  - Updated Community Park exhibit, with location and list of improvements.
  - Updated phasing plan, illustrating development phases and associated Community park segments to be improved/dedicated to City.

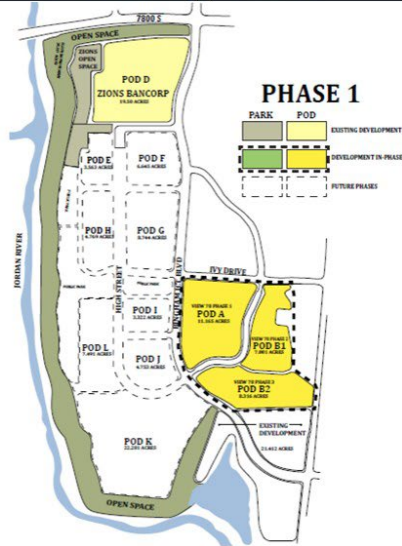
## Community Park



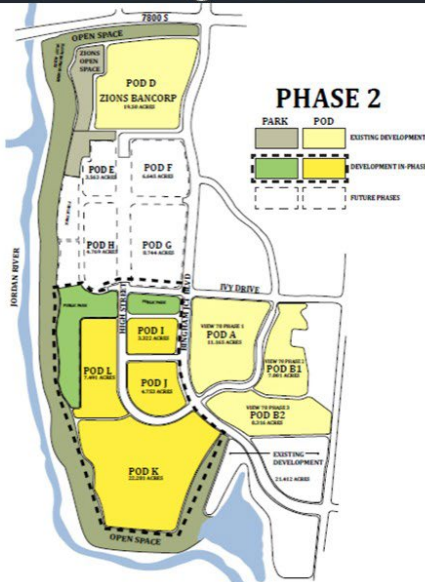
## Updated Concept Plan



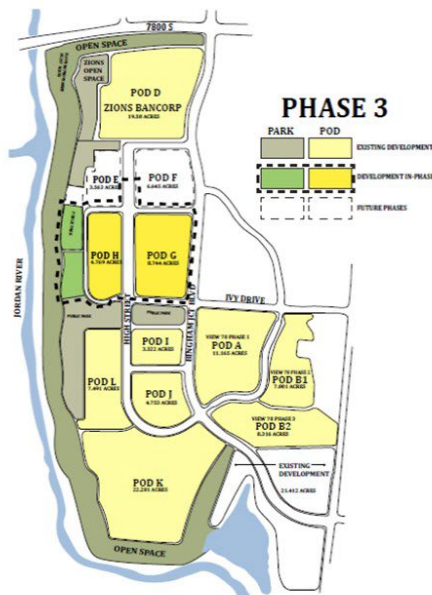
## Phasing Plan



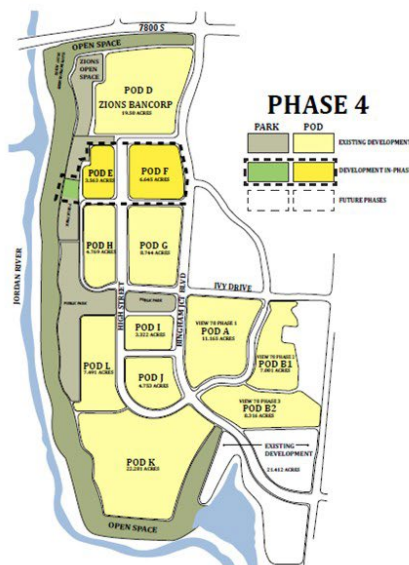
## Phasing Plan



## Phasing Plan



## Phasing Plan



## TIRA

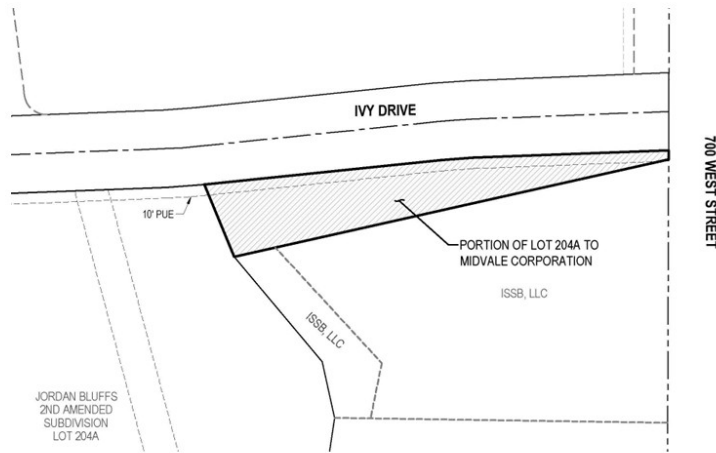
- Tax Increment Reimbursement Agreement (TIRA) approved in November 2017.
- 1<sup>st</sup> Amended in July 2020 for development of Zions Technology building.

## 2<sup>nd</sup> Amendment to TIRA

- 2<sup>nd</sup> Amendment to TIRA proposes the following:
  - Increase Reimbursement Cap to \$53,300,000 from \$40,915,480.
  - Vac Station eligible for reimbursement costs (\$5,382,863) when Lot 2 reaches assessed building value of \$194,000,000.
  - Quit Claim Deed “Public Works Property” to Agency by June 30, 2025.



## Public Works Property



The Council discussed this issue at great length.

Council Member Bryant Brown asked if the park would only be completed as the pods are completed or not until the buildings are in place?

Adam Olson said the park will still be completed as the pods next to it are done. If the pods are not completed by 2031 the agreement will be renegotiated.

Council Member Paul Glover said he wants something done on the park. It's taking too long.

Council Member Bryant Brown said he would like assurances that the mixed use of residential and commercial is going to happen.

Adam Olson said each pod has its own agreement.

The Council and staff discussed a proposed development agreement.

Dave Dennison, Gardner Company, said they have taken the first phase as far as they can and they would like to get phase two going. He agrees that it is moving slowly and would like to see the momentum moving quicker.

**MOTION: Council Member Bonnie Billings MOVED to Approve Resolution No. 2025-R-34 approving the Second Amendment to Amended and Restated Master Development Agreement for Jordan Bluffs. 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	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

**C. CONSIDER RESOLUTION NO. 2025-R-35 AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$55,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES AND FRANCHISE TAX REVENUE BONDS, SERIES 2025 (THE “SERIES 2025 BONDS”); FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2025 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2025 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2025 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2025 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE CITY THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2025 BONDS WITHIN THE PARAMETERS SET FORTH THEREIN; RATIFYING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; AUTHORIZING AND APPROVING A SUPPLEMENTAL INDENTURE, A BOND PURCHASE CONTRACT AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THE RESOLUTION; AND RELATED MATTERS.**

Mariah Hill said the City Council approved a parameters resolution for the Series 2025 Bonds on April 15, 2025. The City Council is being asked to consider an updated parameters resolution to ensure the City’s portion of the County Transportation Sales and Use Tax is included as pledged revenue.

Midvale City is considering issuing Sales and Franchise Tax Revenue bonds to finance the purchase of existing park property, construction and upgrade of infrastructure on certain roadways, including the construction of a linear park. These bonds may also be used to fund a debt service reserve fund, if necessary and pay costs of issuance.

The attached resolution establishes parameters within which designated City officials can approve the sale of the bonds. The parameters as set forth in the resolution are:

- The aggregate principal of the bond shall not exceed \$55,000,000
- Interest shall not exceed 7.00% per annum
- The length of the bond will be no more than 35 years
- The bonds cannot be sold at less than 96% of the total principal

The details of the bond, including specific projects and costs, will be presented to the City Council at the time of the public hearing on June 17, 2025.

**FISCAL IMPACT:**

The City's sales and franchise tax revenue have been evaluated by both city staff and the city's financial advisors, and it has been determined the City has appropriate debt service coverage and debt service reserves.

**MOTION:** Council Member Bryant Brown **MOVED** to Adopt Resolution 2025-R-35, authorizing the issuance and sale of not more than \$55,000,000 aggregate principal amount of sales and franchise tax revenue bonds; fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; sets the public hearing for June 17, 2025 at 7:00 p.m. and provides for the running of a contest period. The motion was **SECONDED** by Council Member Heidi Robinson. 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	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

**MOTION:** Council Member Bryant Brown moved to recess the council meeting. **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The Council Recessed at 8:40 p.m. and reconvened at 8:53 p.m.

**IX. POSSIBLE CLOSED SESSION**

The City Council may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigate proceedings regarding allegations of criminal misconduct.

**MOTION:** Council Member Bryant Brown **MOVED** to enter a closed Strategy session to discuss pending or reasonably imminent litigation. **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: The voting was as follows:

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

The motion passed unanimously.

**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

**STAFF:** Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; and Adam Olsen, Community Development Director

The Council went into closed session at 8:55 p.m.

**MOTION:** Council Member Paul Glover **MOVED** to end closed session. **SECONDED** by Heidi Robinson. 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	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

The Council reconvened into open session at 9:05 p.m.

**X. ADJOURN**

**MOTION:** Council Member Bryant Brown **MOVED** to adjourn the meeting. The motion was **SECONDED** by Council Member Paul Glover. Mayor Gettel

**called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.**

The meeting adjourned at 9:05 p.m.

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

Approved this June 17, 2025





## MIDVALE CITY COUNCIL SUMMARY REPORT

**Meeting Date: June 17, 2025**

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**ITEM TYPE: Action**

**SUBJECT: Consider Resolution No. 2025-R-36 Designating Midvale City A Bolder Way Forward City**

**SUBMITTED BY: Mariah Hill, Administrative Services Director**

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### **SUMMARY:**

A Bolder Way Forward is a statewide initiative that aims to improve the lives of women, girls, and families across Utah. National and statewide studies continue to show that women and girls in Utah are not thriving in critical areas. Year after year, Utah continues to have high levels of domestic violence, sexual assault, child sexual abuse, and gender-based discrimination, while also ranking as the worst state for women's equality and having low levels of women's leadership representation in nearly all domains, including politics and business (<https://www.usu.edu/uwlp/a-bolder-way-forward/overview>).

To accelerate meaningful progress, A Bolder Way Forward is advancing change across multiple sectors, including through active collaboration with local governments. This resolution affirms Midvale City's formal support for the initiative, acknowledges the persistent challenges faced by women and girls in areas such as health, safety, education, and workplace equity, and highlights the City's proactive efforts to address these issues at the local level. Midvale City will be the first A Bolder Way Forward City in Salt Lake County and the second in the state.

**PLAN COMPLIANCE: N/A**

**FISCAL IMPACT: N/A**

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### **Recommended Motion**

I move we adopt Resolution 2025-R-36 designating Midvale City A Bolder Way Forward City.

### **Attachments:**

Resolution 2025-R-36

**MIDVALE CITY CORPORATION**  
**RESOLUTION NO. 2025-R-36**

**A RESOLUTION ENCOURAGING AND PROMOTING THE MISSION OF THE  
STATEWIDE INITIATIVE OF "A BOLDER WAY FORWARD" TO HELP MORE  
WOMEN, GIRLS, AND FAMILIES THRIVE**

**WHEREAS**, Midvale City is aware that national and statewide studies consistently show that women and girls in Utah face significant challenges, including high rates of domestic violence, sexual assault, child sexual abuse, and gender-based discrimination, as well as persistent disparities in workplace compensation and leadership representation; and

**WHEREAS**, Midvale City recognizes the fundamental importance of encouraging and promoting the mission of the “A Bolder Way Forward” initiative (Initiative) to strengthen and help more women, girls, and families thrive in Utah; and

**WHEREAS**, Midvale City recognizes that when women and girls experience good health and wellbeing, the freedom of safety and security, equal representation in the community, access and opportunity for education, and successful employment in fair and equitable workplaces, all Utahns thrive, including men and boys, and families; and

**WHEREAS**, Midvale City is committed to using data-driven approaches and will regularly consult academic research, policy briefs, and community surveys to guide its efforts and measure progress in supporting the mission of the Initiative; and

**WHEREAS**, Midvale City has demonstrated a commitment to supporting women in the workforce by implementing progressive family leave policies, including six weeks of paid maternity leave and four weeks of paid caregiver leave, fostering a workplace environment that values work-life balance and family well-being; and

**WHEREAS**, Midvale City exemplifies inclusive and equitable governance through strong female representation among its elected officials and executive staff, ensuring that diverse perspectives, priorities, and needs are represented and respected; and

**WHEREAS**, Midvale City embraces the mission of the Initiative for women and girls to thrive and to support efforts and actions that all of us can engage in to make this a reality for all.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE CITY,  
UTAH:**

1. Midvale City hereby declares its commitment to support and promote the mission of A Bolder Way Forward and will continue to adopt policies and practices that exemplify this commitment.
2. Midvale City will actively raise awareness about the importance of improving women’s and girls’ health, safety, education, community engagement, and workplace equity through public outreach, city events, and partnerships with academic and community organizations.

3. Midvale City will actively raise awareness about the importance of improving women’s and girls’ health, safety, education, community engagement, and workplace equity through public outreach, city events, and partnerships with academic and community organizations.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF MIDVALE CITY, STATE OF UTAH this 17th day of June, 2025.**

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
City Recorder

Voting by the Council:	“Aye”	“Nay”
Bryant Brown	_____	_____
Paul Glover	_____	_____
Bonnie Billings	_____	_____
Heidi Robinson	_____	_____
Denece Mikolash	_____	_____



## MIDVALE CITY COUNCIL SUMMARY REPORT

June 17th, 2025

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**SUBJECT:** Consideration of Resolution No. 2025-R-37, Authorizing the Second Amended and Restated Interlocal Agreement Allowing Herriman City to Become a Member of Trans Jordan Cities Landfill

**SUBMITTED BY:** Glen Kennedy, Public Works Director

**SUMMARY:** Midvale is one of seven city members that make up Trans Jordan Cities which operates a landfill and transfer station to handle member cities solid waste. Herriman City is seeking to become the eighth member city. Herriman City will be required to buy in based on the total amount of what Trans Jordan is valued and will provide economic benefits to the current member Cities by joining. Jaren Scott, Executive Director of Trans Jordan Cities will present on the process for Herriman to become a member, along with information on further benefits to the member cities of their joining.

**ATTACHMENTS:**

Resolution No. 2025-R-37  
Second Amended and Restated Interlocal Agreement for Trans Jordan Cities

**MIDVALE CITY, UTAH**  
**RESOLUTION No. 2025-R-37**

**A RESOLUTION AUTHORIZING THE APPROVAL OF THE SECOND AMENDED AND RESTATED  
INTERLOCAL AGREEMENT CREATING TRANS-JORDAN CITIES DATED DECEMBER 1, 1995**

**WHEREAS**, Trans-Jordan Cities ("*Trans-Jordan*") is an interlocal agreement presently with seven municipal members created for the purpose of providing integrated municipal solid waste services for its member cities; and

**WHEREAS**, such services include providing a repository and drop-off location for household hazardous waste, residential waste services for individual residents who reside within the boundaries of Trans-Jordan; and

**WHEREAS**, Midvale City is a member of Trans-Jordan Cities and utilizes such solid waste facilities and resources; and

**WHEREAS**, non-member municipalities and other governmental entities, and their residents also use these facilities for the disposal of solid waste; and

**WHEREAS**, Herriman City is not presently a member of the interlocal agency and has recently expressed its desire to consider becoming a formal member of Trans-Jordan; and

**WHEREAS**, informal and formal discussions have been held resulting in proposed documents and agreements being exchanged between the entities and the Board of Directors of Trans-Jordan Cities; and

**WHEREAS**, on or about April 17, 2025, the seven-member Trans-Jordan Board unanimously indicated its favorable position to invite and accept Herriman City as a member of the interlocal agreement of Trans-Jordan; and

**WHEREAS**, Midvale City staff have reviewed and are considering approval of the proposed second amendment to the interlocal agreement; and

**WHEREAS**, meetings and other communications have transpired between the member cities of Trans-Jordan which have resulted in a proposed amendment; and

**WHEREAS**, said proposal has been reviewed by Midvale City staff which have made a favorable recommendation to the City Council that Herriman City be approved as a member of Trans-Jordan and the amended interlocal agreement be approved as provided in the attached Exhibit "A."

**NOW, THEREFORE, BE IT RESOLVED** by the Midvale City Council that the Second Amended Interlocal Agreement, attached as Exhibit "A", be approved and that the Mayor is authorized to sign the same.



**PASSED AND APPROVED** this 17<sup>th</sup> day of June, 2025.

By: \_\_\_\_\_  
Dustin Gettel  
Mayor

[SEAL]

Bonnie Billings	Yea	___	Nay	___
Paul Glover	Yea	___	Nay	___
Heidi Robinson	Yea	___	Nay	___
Bryant Brown	Yea	___	Nay	___
Denece Mikolash	Yea	___	Nay	___

**ATTEST:**

\_\_\_\_\_  
Rori Andreason  
City Recorder

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**DRAPER CITY, UTAH, HERRIMAN CITY, UTAH, RIVERTON CITY,  
UTAH MIDVALE CITY, UTAH, MURRAY CITY, UTAH, SANDY CITY,  
UTAH, SOUTH JORDAN CITY, UTAH  
WEST JORDAN CITY, UTAH**

**SECOND AMENDED AND RESTATED TRANS-JORDAN CITIES  
INTERLOCAL COOPERATION AGREEMENT  
(Solid Waste Management Facilities)**

December 1, 1995

Adopted June       , 2025

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**SECOND AMENDED AND RESTATED TRANS-JORDAN CITIES  
INTERLOCAL COOPERATION AGREEMENT  
(LANDFILL FACILITIES)**

This Second Amended and Restated Interlocal Cooperation Agreement (the "*Agreement*") is dated as of June [REDACTED], 2025, and is among:

- (1) Draper City, Utah,
- (2) Herriman City, Utah
- (3) Midvale City, Utah,
- (4) Murray City, Utah,
- (5) Riverton City, Utah,
- (6) Sandy City, Utah,
- (7) South Jordan City, Utah; and
- (8) West Jordan City, Utah

(each a "*Member*" and collectively the "*Members*"). Each of the Members desires to contract with the other Members to form a separate legal entity to more efficiently provide governmental facilities, services and improvements for its citizens.

**RECITALS**

WHEREAS, the Members have previously entered into an Interlocal Agreement, dated May 22, 1968 and amended December 1, 1995 (the "*Prior Agreement*"), relative to the operation, maintenance and control of a refuse dumping ground situated east of Bingham Canyon, in Salt Lake County (the "*Original Facilities*"); and

WHEREAS, the Original Facilities have been expanded and it may be necessary or desirable to obtain additional suitable waste management facilities for the Members and their residents (the Original Facilities as so expanded and such additional solid waste management facilities being referred to herein collectively as the "*Solid Waste Management Facilities*"); and

WHEREAS, the Members desire to enter into this Agreement to amend and restate the Original Agreement, among other things, to create a separate legal entity and political subdivision pursuant to the provisions of the Interlocal Co-operation Act (the "*Agency*") to provide for the ownership, operation, maintenance and control of the Solid Waste Management Facilities by the Agency; and

NOW THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and in order to amend and restate the Original Agreement as provided herein, the parties

hereto do mutually covenant, promise and agree as follows:

## **ARTICLE I. DEFINITIONS AND INTERPRETATIONS**

### *Section 1.1. Meanings and Constructions.*

The terms defined in this Section, for all purposes of this Agreement and any amendments hereto, shall have the meanings herein set forth:

(a) *"Acts"* means, collectively, the Interlocal Co-operation Act and the Solid Waste Management Act.

(b) *"Agency"* means the Trans-Jordan Cities Interlocal Agency created by this Agreement pursuant to the Acts. Pursuant to the provisions of the Interlocal Co-operation Act, the Agency is deemed a political subdivision of the State.

(c) *"Agreement"* means this Amended and Restated Trans-Jordan Cities Interlocal Cooperation Agreement (Solid Waste Management Facilities), and any amendments or supplements hereto.

(d) *"Board"* means the board of directors of the Agency established pursuant to Section 3.1 hereof, consisting of the Representatives of the Members.

(e) *"Bylaws"* means the bylaws of the Agency as adopted and amended from time to time by the Board.

(f) *"Current Members"* means Draper City, Herriman City, Midvale City, Murray City, Riverton City, Sandy City, South Jordan City and West Jordan City.

(g) *"Interlocal Co-operation Act"* means the Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended.

(h) *"Member"* means each of the Current Members and each city which becomes a Member of the Agency pursuant to Section 5.6 hereof provided that such Current Member or city, as the case may be, has not withdrawn from the Agency pursuant to Section 5.2 hereof.

(i) *"Prior Agreement"* means the Interlocal Agreement, dated May 22, 1968, among the Current Members, relative to the operation, maintenance and control of a refuse dumping ground situated east of Bingham Canyon, in Salt Lake County.

(j) *"Representative"* means the representative of each Member who has been appointed by the governing body of such Member to serve as a member of the Board or, in the absence or disability of the Representative, the Alternate Representative.

(k) *"Alternate Representative"* means the representative of each Member who has been appointed by the governing body of such Member to serve as a member of the Board in the absence or disability of the Representative.



(l) *"Solid Waste"* means all putrescible and nonputrescible materials or substances discarded or rejected as being spent, useless, worthless, or in excess to the owner's needs at the time of discard or rejection, including garbage, refuse, industrial and commercial waste, sludges from air or water control facilities, rubbish, ashes, contained gaseous material, incinerator residue, demolition, and construction debris, discarded automobiles and offal, but not including sewage and other highly diluted water carried materials or substances and those in gaseous form.

(m) *"Solid Waste Management Facilities"* means any facility employed by the Agency for solid waste management. Such facilities may include, without limitation, land, any rights therein and improvements thereto, one or more buildings, structures or other improvements, machinery, equipment, vehicles and other facilities incidental to the foregoing, owned, operated or used by the Agency for the collection, transportation, transfer, storage, disposal, processing, treatment, recovery and re-use of Solid Waste. Such facilities may include land held for a future use or used as a buffer from adjacent land uses.

(n) *"Solid Waste Management Act"* means the Solid Waste Management Act, Title 19, Chapter 6, Part 5, Utah Code Annotated 1953, as amended.

(o) *"State"* means the State of Utah.

### *Section 1.2. Interpretations.*

This Agreement, except where the context by clear implication herein otherwise requires, shall be construed as follows:

- (a) definitions include both singular and plural;
- (b) pronouns include both singular and plural and cover both genders; and
- (c) the captions or headings of this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision, Article or Section of this Agreement.

### *Section 1.3. Successors.*

Whenever herein the Agency or any Member is named or is referred to, such provision shall be deemed to include the successors of the Agency or such Member, respectively, whether so expressed or not.

## **ARTICLE II. THE AGENCY**

### *Section 2.1. Establishment.*

The Agency is hereby established as a separate legal entity and a political subdivision of the State by this Agreement among the Members. The Agency shall be a separate legal

entity and a political subdivision of the State and not a joint venture or partnership among the Members. The name of the Agency so established is "*Trans-Jordan Cities*."

### *Section 2.2. Purpose.*

The Agency is established for the purpose of providing for the acquisition, construction, ownership, operation, maintenance and improvement of Solid Waste Management Facilities, as authorized by the Acts and provided in this Agreement.

### *Section 2.3. Membership.*

The Members of the Agency shall be Draper City, Herriman City, Midvale City, Murray City, Riverton City, Sandy City, South Jordan City and West Jordan City. Each of the Members are cities constituting municipal corporations and political subdivisions in the State.

### *Section 2.4. Duration.*

Unless dissolved and terminated as provided in Section 5.2 of this Agreement, the term of this Agreement shall be for a period of fifty (50) years commencing with the effective date of this Agreement, and for such additional terms or extensions as may be authorized by law and by all of the Members. Any amendment or supplement to this Agreement shall automatically extend the term of this Agreement for a period of fifty (50) years from the effective date of such amendment or supplement unless otherwise provided in such amendment or supplement.

### *Section 2.5. Powers.*

In furtherance of the purposes set forth in this Agreement, the Agency shall have all powers conferred upon the Agency as a separate legal entity pursuant to the Acts, including the powers set forth in Section 11-13-5.5 of the Interlocal Co-operation Act, and all powers possessed by the Members under the laws of the State of Utah with respect to solid waste management, including the powers set forth in Section 19-6-503 of the Solid Waste Management Act (except for the power to levy and collect taxes which power is expressly withheld from the Agency) which powers are hereby delegated to the Agency to be exercised on behalf of the Members as contemplated by the Acts. The powers so conferred upon and delegated to the Agency shall include, without limitation, the power to:

- (a) own, purchase, lease as lessee or lessor, acquire by eminent domain or otherwise, construct, operate, maintain and repair or cause to be constructed, operated, maintained, repaired and closed any Solid Waste Management Facilities;

- (b) provide Solid Waste Management Facilities to handle adequately Solid Waste generated or existing within or without its jurisdiction;

- (c) provide for the use of Solid Waste Management Facilities by any Member or other entity or person upon such terms and conditions and with such fees or charges as the

Agency shall determine;

(d) establish rates, fees and charges for the use of or rights to the Solid Waste Management Facilities;

(e) provide for the insurance, including self-insurance, of any property or operations of the Agency or of its Members, directors, officers and employees, against any risk or hazard, and to indemnify its Members, directors, officers and employees against any risk or hazard;

(f) appoint, retain and employ officers, agents, independent contractors and employees to carry out its powers and functions hereunder and to fix their compensation and terms and conditions of employment;

(g) make and execute any contract relating to the Solid Waste Management Facilities with the federal or a state government or any agency thereof, with a Member or any unit of local government or with any person or entity;

(h) sue or be sued;

(i) assume, by agreement, responsibility for the collection and disposition of solid waste whether generated within or without its jurisdictional boundaries;

(j) enter into short or long-term interlocal agreements with other public entities with public agencies as defined in Title 11, Chapter 13, Interlocal Co-operation Act, with private persons or entities, or any combination of them, to provide for or operate solid waste management facilities;

(k) levy and collect fees and charges as may be appropriate to discharge its responsibility for the acquisition, construction, operation, maintenance, and improvement of Solid Waste Management Facilities or any portion of them;

(l) accept and disburse funds derived from federal or state grants or from private sources or from moneys that may be appropriated by the State legislature for the acquisition, construction, ownership, operation, maintenance and improvement of Solid Waste Management Facilities;

(m) invest available funds as permitted by law;

(n) contract for the lease or purchase of land, facilities, and vehicles for the operation of solid waste management facilities;

(o) establish policies for the operation of solid waste management facilities, including hours of operation, character, and kind of wastes accepted at disposal sites, and other rules necessary for the safety of the operating personnel;

(p) sell or contract for the sale, pursuant to short or long -term agreements, of any usable materials, energy, fuel, or heat separated, extracted, recycled, or recovered from solid waste in a solid waste management facility, on terms in its best interests, and to pledge, assign, or otherwise convey as security for the payment of its bonds any revenues and receipts derived from the sale or contract or from the operation and ownership of a solid waste management facility or an interest in it;

(q) make and execute all contracts and other instruments necessary or convenient to the exercise of its powers, including use agreements with any or all of the Members;

(r) adopt, amend and repeal ordinances; resolutions, rules and regulations with respect to its powers and functions and not inconsistent with the provisions of the Acts or this Agreement;

(s) issue bonds, notes or other obligations pursuant to Title 11, Chapter 14, Utah Municipal Bond Act, Title 11, Chapter 27. Utah Refunding Bond Act or other applicable provisions of law for the purposes for which the Agency was created, and assign, pledge or otherwise convey as security for the payment of any such bonds, notes or other obligations, the revenues and receipts derived from or in connection with all or part of Solid Waste Management Facilities, which assignment, pledge or other conveyance may, if so determined by the Board, rank prior in right to any other obligation except taxes, or payments in lieu of taxes, if any, payable to the State of Utah or its political subdivisions;

(t) issue industrial development revenue bonds pursuant to Title 11, Chapter 17, Utah Industrial Facilities and Development Act, to pay the costs of financing projects consisting of solid waste management facilities, as defined in Section 19-6-502, on behalf of entities that constitute the users of a solid waste management facility project within the meaning of Section 11-17-2, and agree to construct and operate or to provide for the construction and operation of a solid waste management facility project, which project shall manage the solid waste of one or more public or private entities, all pursuant to contracts and other arrangements provided for in the proceedings pursuant to which the bonds are issued. In addition to the authority to issue bonds contained in Title 11, Chapter 17, Utah Industrial Facilities and Development Act, bonds may be issued pursuant to the authority contained in this subsection to pay the costs of establishing reserves to pay principal and interest on the bonds as provided for in the proceedings pursuant to which the bonds are issued; and

(u) enter into contracts which provide for compensation to areas affected by Solid Waste Management Facilities;

(v) enter into contracts with the Members in which the Solid Waste Management Facilities are located controlling location, use, expansion, operation, maintenance and closing of the Solid Waste Management Facilities; and

(w) exercise all other powers incident to the purposes and objectives of the Agency which may be permitted by law.

### **ARTICLE III. GOVERNANCE AND FINANCES**

#### *Section 3.1. Governance; Board.*

(a) The Agency shall be governed by, and all legislative authority of the Agency shall be vested in and exercised by, the Board. The membership of the Board shall consist of the Representatives of all the Members. There shall be one Representative for each Member, who shall be appointed by vote of the governing body of the Member. The term of each Representative shall begin when he or she is appointed and shall continue until his or her successor is appointed. Each Representative shall have one vote on the Board, subject to the provisions of Section 3.3(c) hereof.

(b) Any Member may appoint one or more persons to serve as the Alternate Representative. The term of the Alternate Representative shall be the same as the term of the Representative. The Alternate Representative may attend any meeting of the Board and may vote as the Representative in the absence of the Representative from that Member or if there is a vacancy in the position of Representative from that Member. A person serving as Alternate Representative shall serve until his or her term expires and thereafter until the successor is appointed.

(c) All appointments of Representatives and Alternate Representatives shall be by resolution of the governing body of the appointing Member, a certified copy of which shall be filed with the Secretary of the Agency. Representatives and Alternate Representatives shall receive no compensation for their service in this capacity but may be reimbursed by the Agency for reasonable and necessary expenses incurred in performance of their duties.

(d) The Board shall elect one Representative to serve as Chairman and another Representative to serve as Vice-Chairman. The Chairman shall preside at all meetings of the Board. The Vice-Chairman shall preside over meetings of the Board in the Chairman's absence. The Board shall elect other persons, who need not be Representatives, to the positions of Secretary and Treasurer and may elect other persons, who need not be Representatives, to such other offices as the Board shall determine. The duties, terms of office, and manner of selection of the officers shall be prescribed in the Bylaws. The Board may provide that any officer of the Agency who is not a Representative may be compensated for service in such capacity.

(e) The Board shall determine the general policy of the Agency, shall approve the annual budget, shall make all appropriations (which may include appropriations made at any time in addition to those made in any annual appropriation document), shall determine the admission of additional Members, shall approve all contracts, shall establish rates and impose charges on Members for use of the Facilities, shall adopt any ordinances or resolutions providing for the issuance of bonds, notes or other obligations of the Agency, shall adopt the Bylaws, rules and regulations of the Agency, and shall exercise such powers of the Agency and perform such duties as may be prescribed in the Acts, this Agreement or the Bylaws.

(f) Except as a greater majority is otherwise provided in this Agreement or the Bylaws, actions required by law or by this Agreement to be taken by the Board shall be taken by an affirmative vote of a majority of the Representatives entitled to vote at the time of such vote.

(g) Upon the written request of any Representative, any matter with respect to the Agency shall be placed on the agenda of the Board.

*Section 3.2. Budget; Authority Vested in Board.*

(a) The budget of the Agency shall be established and maintained in accordance with law by the Board. The budget shall provide for all expenditures of the Agency. The Board is empowered to obtain such fiscal and accounting services as it deems necessary in formulating, adopting, and administering the Agency's budget. Periodic audits will also be conducted as directed by the Board. The Agency shall operate on a fiscal year basis as determined by the Board.

(b) At least 30 days prior to the approval by the Board of each budget, the Board shall provide a copy of the proposed budget to each Member for its review and comment.

*Section 3.3. Fees and Charges.*

(a) The Board is empowered to establish and to revise from time to time a schedule of rates and charges that is fair, equal and uniform.

(b) The Members agree to pay the fees and charges due to the Agency in accordance with the schedule of rates and charges established by the Board.

(c) Each Member shall be responsible to provide its share of any other funds required by the Board and to determine the manner in which said funds are raised; *however*, the Board may provide for a direct method of raising required revenues for the Agency from the users of the Solid Waste Management Facilities.

(d) All fees and charges by the Agency are due and payable by a Member within 30 days after presentation of the statement of such fees and charges to such Member. Any amount not paid within such 30-day period shall bear interest at a rate established by the Board. If such amount is not paid by such Member within 60 days after such amount is due, the Representative (including the Alternate Representative) shall lose his or her voting privilege until such amount, together with interest thereon, has been paid or arrangements acceptable to the Board for such payment have been made.



*Section 3.4. Payment of In-lieu Fee.*

Responsive to Section 11-13-6(7) of the Interlocal Co-operation Act, the price of any product of the service or benefit to the consumer allocated to any buyer except the Members shall include the amount necessary to provide for the payments of the in-lieu fee provided for in Section 11-13-25 of the Interlocal Co-operation Act, if applicable.

**ARTICLE IV. GENERAL REPRESENTATIONS, WARRANTIES AND COVENANTS**

*Section 4.1. Members are Cities; No Violation of Laws, etc.*

Each Member represents and warrants that it is a city constituting a municipal corporation and political subdivision of the State and is authorized to enter into this Agreement and to carry out its obligations hereunder and that the execution and delivery of this Agreement will not violate under any law, order, regulation, order or rule to which such Member is subject or give rise to a default under any contract or other agreement to which such Member is a party.

*Section 4.2. No Litigation.*

Each Member represents and warrants that there is no litigation or legal or governmental action, proceeding, inquiry or investigation pending or threatened by governmental authorities or others or to which such Member is a party or to which any of its property is subject which, if determined adversely to the Member, would individually or in the aggregate affect the validity or the enforceability of this Agreement with respect to the Member, or otherwise materially adversely affect the ability of the Member to comply with its obligations under this Agreement.

**ARTICLE V. GENERAL PROVISIONS CONCERNING THIS AGREEMENT AND THE AGENCY**

*Section 5.1. Effective Date.*

(a) This Agreement shall be in full force and effect and be legally binding upon a Member only after its execution and approval by written resolution duly adopted by the governing body of such Member. This Agreement shall be in full force and effect and be legally binding upon all the Members upon its execution by all of the Members.

(b) Within thirty days after execution of this Agreement by a Member it shall make its appointments to the Board. Within sixty days of the effective date of this Agreement, the Board shall meet and as soon as may be practicable shall elect the officers of the Agency and adopt such Bylaws as may be appropriate.

(c) Each of the parties hereto hereby ratify and confirm the membership in the Agency of each other party to this Agreement and hereby waive any defect in the admission or to the membership in the Agency of any other party to this Agreement.

### *Section 5.2. Withdrawal, Termination and Dissolution.*

(a) Any Member may withdraw as a Member of the Agency at any time without the consent of the Board of Directors, provided that the withdrawing Member shall remain obligated (i) as provided in Section 3.3 hereof, (ii) under the terms and conditions of any outstanding use agreement between the withdrawing Member and the Agency, and (iii) for any liabilities imposed by law. No Member may withdraw from the Agency while and so long as any bonds, notes or other obligations of the Agency are outstanding, except as permitted by the resolution or other documents authorizing the issuance of such bonds, notes or other obligations.

(b) Any Member may withdraw pursuant to paragraph (a) of this Section only upon filing with the Secretary of the Board no less than 180 days before the intended effective date of withdrawal a certified copy of a resolution of the Member determining so to withdraw.

(c) Upon withdrawal of any Member, all amounts theretofore paid or contributed by such Member shall be and remain the property of the Agency and no part thereof shall be refunded to the withdrawing Member. After the effective date of the withdrawal of any Member, the Board composed of the remaining Representatives shall continue to have and assume all of the rights, duties and obligations herein provided for.

(d) The Agency shall be dissolved and terminated (i) upon the withdrawal of one or more Members so as to reduce the number of Members to one, or (ii) upon the filing with the Secretary of the Agency of certified copies of resolutions of all or substantially all of the Members determining to dissolve and terminate the Agency. As used in this paragraph (d), the term "substantially all of the Members" means all of the Members except one.

(e) Notwithstanding the provisions of paragraph (c), as long as any bonds, notes or other obligations of the Agency are outstanding and unpaid, the Agency shall not dissolve and terminate.

(f) Promptly upon any Member withdrawing from the Agency, or upon action having been taken to dissolve and terminate the Agency, that fact shall be certified by the Secretary of the Board to each of the Members.

### *Section 5.3. Disposition of Assets.*

Upon termination of this Agreement, title to all assets of the Agency upon its dissolution shall revert to the Members in proportion to their payment of fees and charges for use of the Solid Waste Management activities for the ten fiscal years immediately preceding such termination; provided, however, that the Board shall provide for the retention of assets or moneys sufficient, in the Board's sole judgment, to provide for the payment of any unsatisfied liabilities of the Agency. The Board is hereby authorized to take such actions as shall be necessary to effectuate the termination of the Agency and to dispose of the property of the Agency.

*Section 5.4. Continuing Responsibility for Kennecott Indemnification.*

Each Member hereby agrees to pay its proportionate share of any liability of the Agency pursuant to the indemnification agreement dated December 14, 1993, to Kennecott Utah Copper Corporation, a Delaware corporation. The undertaking of each Member contained in the next preceding sentence shall, with respect to each Member, survive the withdrawal by such Member from the Agency or the dissolution and termination of the Agency.

*Section 5.5. Nonprofit Status.*

The Agency shall be a nonprofit entity. Any net earnings of the Agency (other than those required to retire indebtedness of the Agency or to implement any program undertaken by it) will not inure to the benefit of any private person.

*Section 5.6. Qualification and Admission of Members.*

(a) Any city in the State may be accepted into the Agency as a Member upon satisfaction of the requirements of this Section.

(b) The city council of a city that seeks to be accepted as a Member shall adopt and file with the Agency a resolution agreeing to membership in the Agency and accepting the terms and conditions of this Agreement. Thereafter, the Board shall consider the proposed membership and determine whether to accept or decline such request for membership. A city shall be accepted into the Agency as a Member upon a two-thirds favorable vote of the Board at a meeting thereof.

(c) Each city accepted into the Agency as a Member shall thereupon (i) execute and file with the Agency a counterpart of this Agreement, (ii) appoint a Representative and an alternate Representative to the Agency, and (iii) comply with any conditions for membership that the Board may determine.

*Section 5.7. Services Provided by Members.*

All services and materials provided by any Member to or for the benefit of the Agency shall be provided pursuant to a written agreement between the Agency and such Member. Such written agreement shall be approved and authorized by the Board.

*Section 5.8. Nonassignability.*

No Member may assign any interest herein without the consent of all of the Members and receipt by the Agency. The terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each Member of the Agency.

*Section 5.9. Severability.*

If any article, section, subsection; paragraph, clause, phrase or other provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such Article, Section, subsection, paragraph, clause, phrase or other provision shall not affect any of the remaining provisions of this Agreement which can be given effect without the invalid or unenforceable provisions.

*Section 5.10. Counterparts; Execution of Documents; Filing.*

This Agreement shall be executed in several counterparts, any one of which shall be deemed an original, but all of which shall constitute one and the same instrument. Each Member agrees that it will execute any and all deeds, instruments, documents and resolutions or ordinances necessary to give effect to the terms of this Agreement. Responsive to Section 11-13-10 of the Act, a counterpart of this Agreement shall be filed in the official records of each Member.

*Section 5.11. Waiver.*

(a) No waiver by any Member of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition, nor of any subsequent breach, whether of the same or of a different provision of this Agreement.

(b) Nothing in this Agreement shall be construed as a waiver of any power granted by law to a Member with respect to the location and operation of any Solid Waste Management Facilities of the Agency within the corporate limits of the Member.

*Section 5.12. Complete Agreement.*

(a) This Agreement merges with and supersedes all prior negotiations, representations and agreements between or among the Members relating to the subject matter hereof and constitutes the entire contract among the Members concerning the formation and powers of the Agency.

(b) From and after the effective date of this Agreement, it shall supersede, in all respects, the Prior Agreement without in any way calling into question or casting any doubt upon any action previously taken under the Prior Agreement.

*Section 5.13. Amendments to this Agreement.*

This Agreement may be amended only upon the approval of such amendment by a written resolution duly adopted by the governing body of each of the Members. No amendment shall be made which would in any way materially prejudice the rights of any parties to whom the Agency owes money.

*Section 5.14. Governing Law; Determination.*

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. Responsive to Section 11- 13-12 of the Act, it is hereby determined that the provision by the Agency of the services and facilities authorized by this Agreement is authorized under applicable laws of the State of Utah.

DATE: June \_\_\_\_\_, 2025

\_\_\_\_\_  
(Name of City)

By: \_\_\_\_\_  
(Title)

[SEAL]

ATTEST AND COUNTERSIGN:

By: \_\_\_\_\_  
City Recorder

Approved as to proper form and compatibility with the laws of the State of Utah, and duly authorized, executed and delivered by the Member

By: \_\_\_\_\_  
Attorney for the City

DATE: June \_\_\_\_\_, 2025

DATE: June \_\_\_\_\_, 2025

\_\_\_\_\_  
(Name of City)

By: \_\_\_\_\_  
(Title)

[SEAL]

ATTEST AND COUNTERSIGN:

By: \_\_\_\_\_  
City Recorder

Approved as to proper form and compatibility with the laws of the State of Utah, and duly authorized, executed and delivered by the Member

By: \_\_\_\_\_  
Attorney for the City

DATE: June \_\_\_\_\_, 2025



DATE: June \_\_\_\_\_, 2025

\_\_\_\_\_  
(Name of City)

By: \_\_\_\_\_  
(Title)

[SEAL]

ATTEST AND COUNTERSIGN:

By: \_\_\_\_\_  
City Recorder

Approved as to proper form and compatibility with the laws of the State of Utah, and duly authorized, executed and delivered by the Member

By: \_\_\_\_\_  
Attorney for the City

DATE: June \_\_\_\_\_, 2025



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## **MIDVALE CITY PLANNING COMMISSION STAFF REPORT 6/17/2025**

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### **SUBJECT**

Consider Ordinance No. 2025-O-11 Approving a Zoning Code Text Amendment to Amend Sections 17-7-10.12.1 and 17-7-10.12.5 of the Midvale City Municipal Code to Replace Figures 1 and 2 in the Jordan Bluffs Subareas 1-3 Development Zone.

### **SUBMITTED BY**

Jonathan Anderson, Planner II

### **BACKGROUND AND ANALYSIS**

This amendment is driven by changes to the concept plan by The Gardner Group for the Jordan Bluffs Development Area. The new figures reflect updates to the organization of the development pods, public road layouts, and the actual location and size of the 15 acre public park area (See Attachment 1).

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

A public hearing was held during the June 3, 2025 City Council Meeting with members of the public making comments.

### ***-AMENDMENTS TO THE ZONING CODE OR MAP-***

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 finds that this proposal meets the first criteria listed above as the figures are tied to the associated Master Development Agreement and Plan for the Jordan Bluffs Area identified in the 2016 General Plan as a major redevelopment area in the City.

## **STAFF RECOMMENDATION**

Staff recommends approval of the zoning code text amendment to the City Council with the following finding:

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

## **PLANNING COMMISSION RECOMMENDATION**

At the 1/8/2025 Planning Commission Meeting a discussion was had on the updated layout of the Jordan Bluffs Area. An error was also identified on the Figures with Pod B2 identified as Phase 2. The Commission recommended **approval** of the zoning code text amendment with the correction to identify Pod B2 as Phase 3.

## **RECOMMENDED MOTION**

I move that we approve Ordinance No. 2025-O-11 amending Sections 17-7-10.12.1 and 17-7-10-12.5 of the Midvale City Municipal Code as provided in the attachments, with the finding noted in the staff report.

## **ATTACHMENTS**

1. Ordinance No. 2025-O-11
2. Draft Ordinance

## **ORDINANCE NO. 2025-O-11**

### **AN ORDINANCE AMENDING SECTIONS 17-7-10.12.1 AND 17-7-10.12.5 OF THE MIDVALE CITY MUNICIPAL CODE TO REPLACE FIGURES 1 AND 2 IN THE JORDAN BLUFFS SUBAREAS 1-3 DEVELOPMENT ZONE.**

**WHEREAS**, pursuant to Utah Code Annotated Sections 10-8-84 and 10-9a-501 through 10-9a-503, Midvale City (“the City”) has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

**WHEREAS**, on January 2, 2002, the Midvale City Zoning Ordinance, Title 17 of the Midvale City Municipal Code (the “Code”), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 of the Code; and

**WHEREAS**, pursuant to Section 16-04-010 of the Code, the City desires to promote the protection of public health, life and safety; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most effect design and layout of the land;

**WHEREAS**, pursuant to Section 17-1-1 of the Code, the City desires to promote coordinated development, redevelopment, effective use of land, and site planning; protect and promote public safety, health, and general welfare by providing adequate light and air, water and sewage control, police, fire and wetlands protection; and secure economy in governmental expenditures; and

**WHEREAS**, the City desires to amend Sections 17-7-10.12.1 and 17-7-10.12.5 of the Midvale City Municipal Code to replace Figures 1 and 2 in the Jordan Bluffs Subareas 1-3 Development Zone; and

**WHEREAS**, the Planning Commission held a public hearing on January 8, 2025, to review the request for amendments and, after considering all the information received, made a recommendation to approve the amendment request with corrections to identify Pod B2 as Phase 3 to the City Council; and

**WHEREAS**, the City Council of Midvale City, Utah held a public hearing on June 3, 2025; and

**WHEREAS**, after taking into consideration citizen testimony, planning analysis, and the Planning Commission’s recommendation as part of its deliberations, the City Council finds it is appropriate and within the best interest of the City to make changes to the Code.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Midvale City, Utah as follows:

Section 1. The following sections of the Midvale City Municipal Code are hereby amended as included in the following attachments to this document:

- Attachment A: Amending Sections 17-7-10.12.1 and 17-7-10.12.5 of the Midvale City Municipal Code to replace Figures 1 and 2 in the Jordan Bluffs Subareas 1-3 Development Zone.

Section 2. This ordinance shall take effect upon the date of first publication.

**PASSED AND APPROVED** this 17<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori Andreason, MMC  
City Recorder

Voting by City Council
Bonnie Billings
Paul Glover
Heidi Robinson
Bryant Brown
Denece Mikolash

“Aye”

“Nay”

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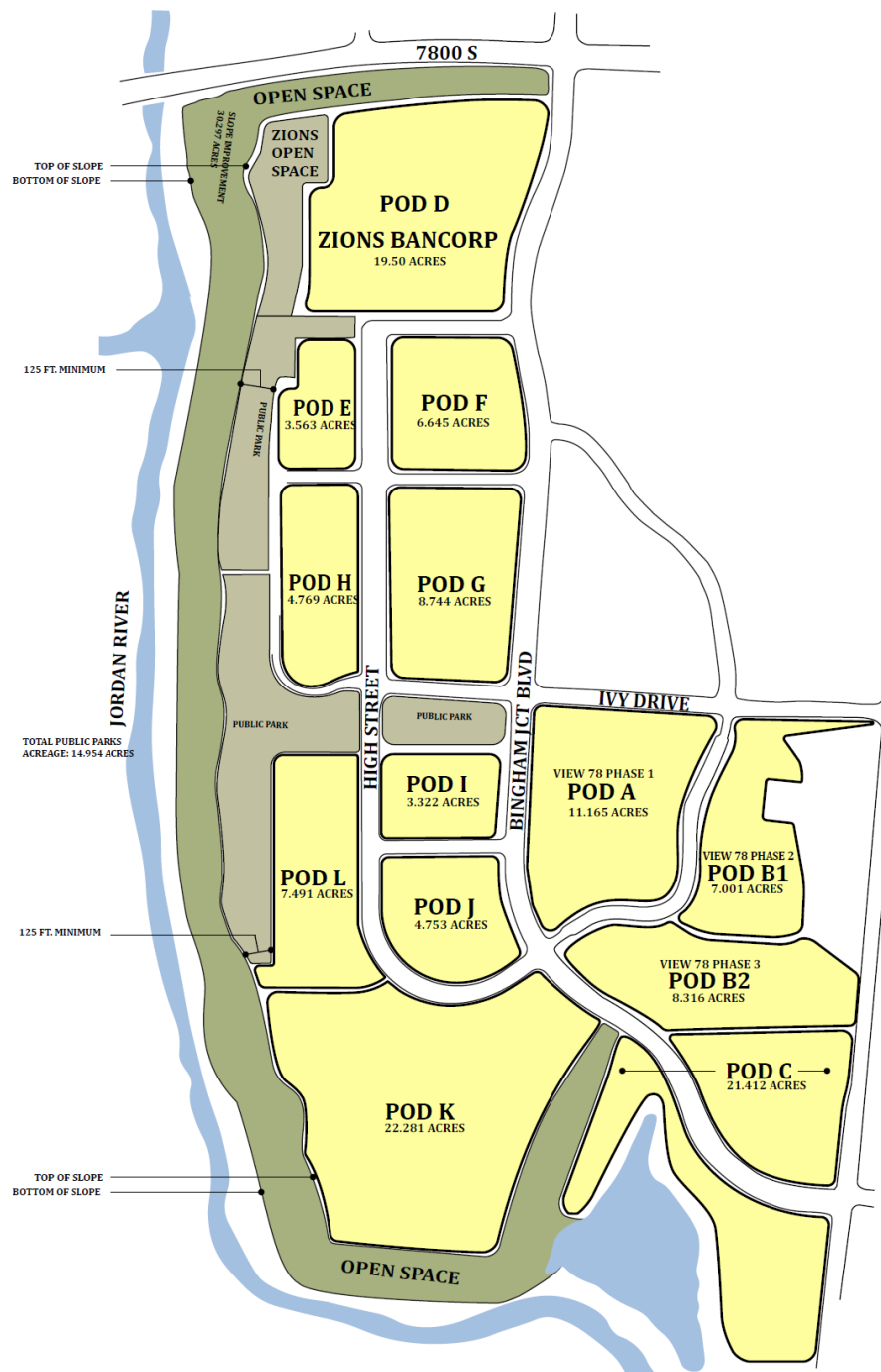
Date of first publication: \_\_\_\_\_

**Attachment A:**



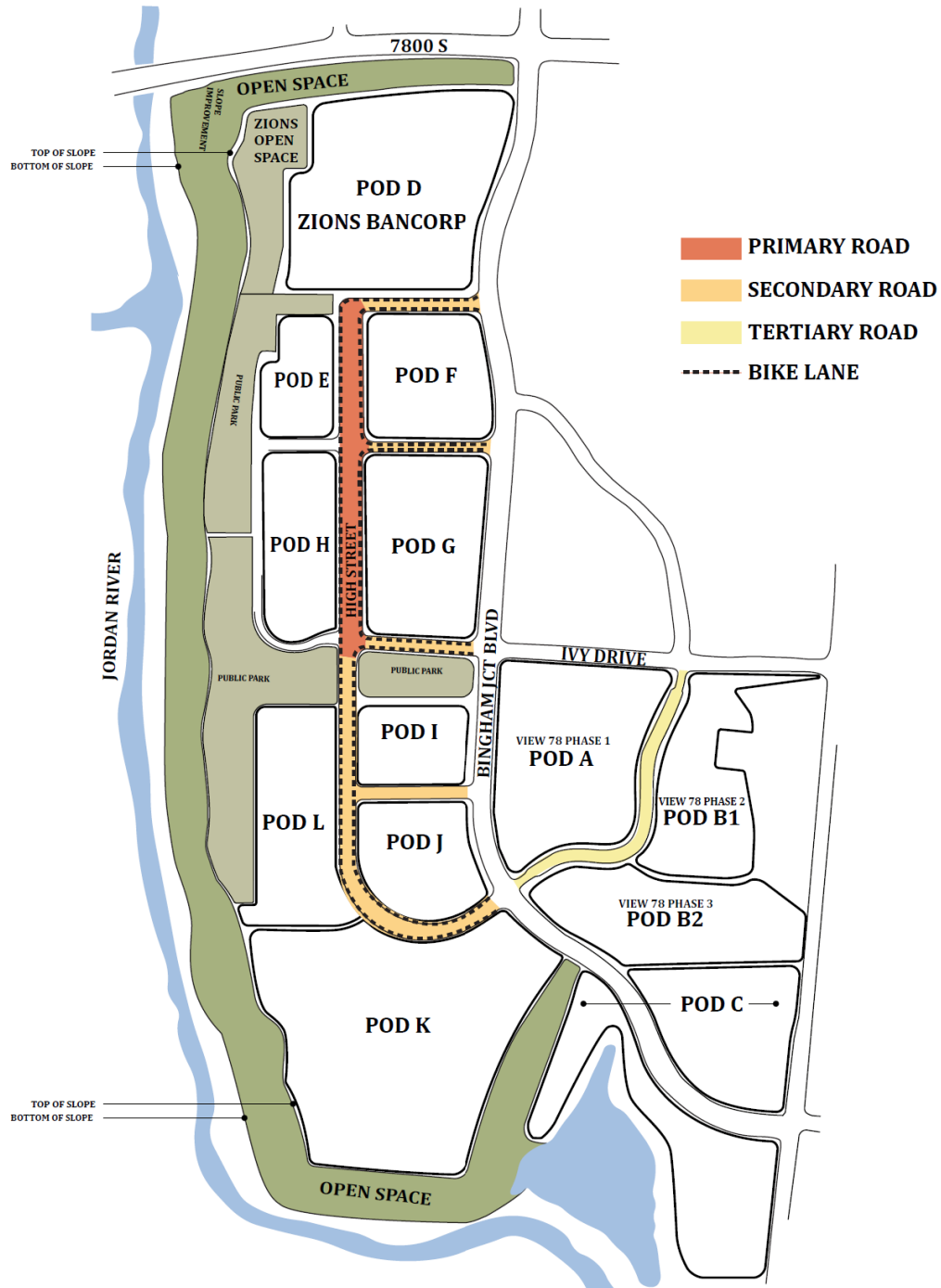
### 17-7-10.12.1 Purpose.

**Figure 1. Subarea 1-3 Project Areas**



### 17-7-10.12.5 Development requirements.

**Figure 2. Public Road Classification**





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Midvale, UT 84047  
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## **MIDVALE CITY COUNCIL STAFF REPORT Date 6/17/2025**

---

### **SUBJECT**

Consider Resolution No. 2025-R-38 Approving the First Amendment to Development Agreement for The Aaron by Signature.

### **SUBMITTED BY**

Elizabeth Arnold, Senior Planner

### **BACKGROUND AND OVERVIEW**

A development agreement for The Aaron by Signature was originally approved March 18, 2025. The First Amendment to the Development Agreement for the Aaron by Signature proposes to change the agreement language from requiring a condominium plat to a homeowners' association plat. The implication of this change is that the development is not classified as a condominium anymore even though it retains its characteristics as a community that is made up of owners of their dwelling units. In the developer's perspective this change makes the development process more efficient.

### **STAFF RECOMMENDATION**

Approval of the resolution.

### **RECOMMENDED MOTION**

I move that we approve Resolution No. 2025-R-38 approving the First Amendment to Development Agreement for The Aaron by Signature.

### **ATTACHMENTS**

1. Resolution No. 2025-R-38
2. First Amendment to Development Agreement for The Aaron by Signature

## **RESOLUTION 2025-R-38**

### **A RESOLUTION APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE AARON BY SIGNATURE**

**WHEREAS**, pursuant to Utah Code Annotated Sections 10-9a-102 (2) of the Utah State Code, Midvale City (the "City") is authorized as follows: "To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law"; and

**WHEREAS**, a request has been made to change language in the Development Agreement for The Aaron by Signature ("Agreement") requiring that the project be platted as a condominium plat and is instead a homeowners association plat; and

**WHEREAS**, said Agreement was entered into on March 18, 2025 for The Aaron by Signature project between Midvale City Corporation and Steven Ho and Cuiling Lao, Ho's Development, LLC, and The Aaron by Signature, LLC; recorded as Entry #14367131, Book 11561, Page 5813-5830 in the Salt Lake County Records Office; and

**WHEREAS**, both parties have negotiated such an amendment to the Agreement and, as of the date of this Resolution, agree to enter into said First Amendment to Development Agreement for The Aaron by Signature; and

**WHEREAS**, the City Council has thoroughly reviewed the first amendment to the Agreement and agrees that entering into an agreement memorializing the first amendment will help to further the development of The Aaron by Signature without compromising the benefits received by the City.; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Midvale City, Utah hereby authorizes the Mayor to sign the First Amendment to Development Agreement for The Aaron by Signature on behalf of the City.

**APPROVED AND ADOPTED** this 17 day of June, 2025.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori Andreason, MMC  
City Recorder

Voting by City Council  
Bonnie Billings  
Paul Glover  
Heidi Robinson  
Bryant Brown  
Denece Mikolash

“Aye”

“Nay”

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date of first publication: \_\_\_\_\_

**Attachment A:**



**FIRST AMENDMENT TO  
DEVELOPMENT AGREEMENT  
(The Aaron by Signature)  
Midvale City, Utah**

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “***Amendment***”) is made and entered into as of \_\_\_\_\_, 2025 (the “***Amendment Date***”), by and among Steven Ho and Cuiling Lao, individuals, and Ho’s Investments, LLC, a Utah limited liability company (collectively, the “***Owners***”), The Aaron by Signature, LLC, a Utah limited liability company (“***Developer***”), and Midvale City, a Utah municipal corporation and political subdivision of the State of Utah (“***City***”). Owners, Developer, and City are sometimes hereinafter referred to collectively as the “***Parties***” and individually as a “***Party***”.

**Recitals:**

**WHEREAS**, The Parties entered a certain Development Agreement, dated March 18, 2025 (the “***Agreement***”), for the development of the Property, consisting of certain real property consisting of approximately 1.67 acres of land located at 7444 S State Street and 58 W 7500 S, Midvale Utah, 84047, as more fully described in Exhibit A to this Amendment;

WHEREAS, the Parties desire to amend the Agreement to reflect that the Developer is developing the Project as a planned residential unit development instead of a condominium project; and

**WHEREAS**, the Parties desire to modify the Agreement as provided herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and agreements made herein, and for other good and valuable consideration, the receipt, sufficiency, and adequacy of which is hereby acknowledged, the Parties hereto agree as follows:

1. **Recitals Incorporated.** The foregoing recitals are true and correct and are incorporated herein for all purposes.

2. **Definitions.** All capitalized terms used, but not defined herein shall have the meaning given such term in the Agreement.

3. **Amendment.**

(a) All references in the Agreement to a “Condominium Unit Owner’s Association” shall be amended to refer to a “Homeowners Association.”

(b) Section 1.3.9 of the Agreement is hereby amended and restated in its entirety as follows:

1.3.9 **Future Subdivision Required.** Prior to any certificate of occupancy

being issued for the Project, Developer shall further subdivide the Property into individual units and common area with a subdivision plat (the "Plat"). The Plat shall be reviewed and must comply with Midvale City Municipal Code and Utah Code.

(c) Section 1.3.11 of the Agreement is hereby amended and restated in its entirety as follows:

**1.3.11 Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") and Homeowners Association.** The Project shall have a homeowners' association which complies with the Community Association Act, Utah Code Ann. §§57-8a-101, et seq., and which, among other things, shall be responsible for the short- and long-term maintenance of private parking lots, common areas and facilities, common area landscaping, other common area responsibilities, and the Landscape Buffer. These maintenance obligations shall be more particularly set forth in the association's CC&Rs for the Project and shall be recorded with the Plat.

4. **Ratification of Agreement.** The Agreement is hereby modified and amended to give effect to this Amendment. All terms and provisions of the Agreement not modified or amended by this Amendment shall remain in full force and effect, and the Agreement, as modified herein, is hereby ratified, confirmed and approved in all respects by the Parties.

5. **Miscellaneous.** The following provisions shall apply with respect to this Amendment:

(a) In the event of any conflict between the Agreement and this Amendment, the terms and conditions of this Amendment shall control.

(b) This Amendment may be executed in counterparts, each of which (or any combination of which) when signed by all of the Parties shall be deemed an original, but all of which when taken together shall constitute one agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment to be effective as of the Amendment Date.

**[Signature Pages to Follow]**

MIDVALE CITY

ATTEST:

APPROVED AS TO FORM:

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me Dustin Gettel, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say they were the Mayor of Midvale City, and that the First Amendment to Development Agreement was signed by him in behalf of Midvale City by Resolution of its City Council, and said Mayor acknowledged to me that Midvale City executed the same.

Page

The Aaron by Signature, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is the \_\_\_\_\_ of The Aaron by Signatures, LLC and that the First Amendment to Development Agreement was signed by him/her in behalf of said Corporation by Authority of its Bylaws or resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

Notary Public  
Residing at:

My Commission Expires:

---

Steven Ho

By: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is subscribed to this First Amendment to Development Agreement, and acknowledged he/she executed the same.

Notary Public  
Residing at:

My Commission Expires:

---

Cuiling Lao

By: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is subscribed to this First Amendment to Development Agreement, and acknowledged he/she executed the same.

Notary Public  
Residing at:

My Commission Expires:

---

Ho's Investment, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is the \_\_\_\_\_ of Ho's Investment, LLC and that the First Amendment to Development Agreement was signed by him/her in behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

Notary Public  
Residing at:

My Commission Expires:

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## **Exhibit A**

### **Legal Description**

#### **Parcel 1:**

Commencing in the center of State Street 20 rods South and 11.4 rods East from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence North 14 feet; thence West 215 feet; thence North 66 feet; thence West 35 feet; thence North 20 feet; thence West 410 feet; thence South 90 feet; thence East 40 rods to beginning.

Less any portion located within State Street.

Also, less and excepting:

Beginning at a point in the Easterly boundary line which is 330.00 feet South and 138.00 feet East from the West Quarter corner of said Section 30, said point is also approximately 45.90 feet perpendicularly distant Westerly from the control line of said project opposite Engineer Station 202+00.03; and running thence South 00°53'10" West 4.49 feet along the Westerly right of way line of the existing Highway State Route 89, to the Southerly boundary line of said entire tract; thence North 89°06'50" West 3.60 feet along said Southerly boundary line to a line parallel with and 49.50 feet perpendicularly distant Westerly from said control line; thence North 00°50'51" East 18.45 feet along said parallel line to a point in the Northerly boundary line of said entire tract; thence North 89°59'43" East 3.59 feet along said Northerly boundary line; thence South 00°49'30" West 14.01 feet along said Westerly right of way line to the point of beginning, as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No.: 21-25-427-047

#### **Parcel 2:**

Commencing 240 feet South and 29 rods West from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 90 feet; thence West 42.9 feet, more or less; thence North 90 feet; thence East 42.9 feet, more or less, to beginning.

Parcel No.: 21-25-427-009

#### **Parcel 3:**

The land hereinafter referred to is situated in the City of Midvale, County of Salt Lake, State of Utah, and is described as follows:

Commencing North 1996.50 feet and West 504.95 feet from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 28.00 feet; thence North 346.50 feet; thence East 123.00 feet; thence South 88.51 feet; thence South 85°21'58" West 95.31 feet; thence South 250.29 feet to the point of beginning.

Parcel No.: 21-25-427-036

#### **Parcel 4:**

Beginning at a point in the center of State Street 316.0 feet South and 11.4 rods East from the Northeast corner of the Southeast Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 215.0 feet; thence North 56 feet, more or less, to the fence line referenced in that certain Boundary Line Agreement, recorded May 29, 1953, as Entry No. 1331552, in Book 1010, at Page 646; thence East along said line 215.0 feet; thence South 56 feet, more or less, to the point of beginning.

Less and excepting that portion conveyed to Midvale City Corporation, in Quit Claim Deed, recorded November 2, 2007, as Entry No. 10265608, in Book 9533, at Page 1864, and described as follows:

Beginning at a point on the centerline of State Street, said point lying South 316.00 feet and East 188.10 feet, more or less, from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°35'25" East 56 feet; thence North 89°18'45" West 53.00 feet; thence South 00°35'25" West 56 feet; thence South 89°18'45" East 53 feet to the point of beginning.

Less and excepting therefrom that portion conveyed to Utah Department of Transportation, as disclosed by Warranty Deed, recorded October 19, 2010, as Entry No. 11055874, in Book 9869, at Page 8833, of official records, being more particularly described as follows:

A parcel of land in fee for the widening of the existing Highway State Route 89 known as Project No. S-0089(173)316, being part of an entire tract of property situate in the Northwest Quarter of the Southwest Quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian, the boundary of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract in the Westerly right of way line of the existing Highway State Route 89 which corner is 316.29 (316.0 feet by record) feet South and 134.34 feet (11.4 rods by record) East from the West Quarter corner of said Section 30, said corner is also approximately 45.91 feet perpendicularly distant Westerly from the control line of said project opposite Engineer Station 202+14.04; and running thence South 89°59'26" West (West by record) 3.59 feet along the Southerly boundary line of said entire tract to a line parallel with and 49.50 feet perpendicularly distant Westerly from said control line; thence North 00°60'34" East 56.08 feet along said parallel line to the Northerly boundary line of said entire tract; thence North 89°58'09" East (East by record) 3.57 feet along said Northerly boundary line to the Northeast corner of said entire tract; thence South 00°49'13" West (South by record) 56.08 feet along said Westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Note: Rotate all bearings in the above description 00°00'17" clockwise to obtain highway bearings.

**Parcel 4A:**

A right of way appurtenant to Parcel 4, as disclosed by the Warranty Deed, recorded July 14, 2006, as Entry No. 9783218, in Book 9322, at Page 2465, of official records, over the following:

Beginning in the center of State Street 330.0 feet South and 11.4 rods East from the Northeast corner of the Southeast Quarter of said Section 25; and running thence North 14 feet; thence West 215.0 feet; thence South 14.0 feet; thence East 215.5 feet to the place of beginning.

**Parcel 4B:**

A right of way appurtenant to Parcel 4, as disclosed by the Warranty Deed, recorded July 14, 2006, as Entry No. 9783218, in Book 9322, at Page 2465, of official records, over the following:

Beginning at a point in the center of State Street 330.0 feet South and approximately 11.4 rods East of the Northeast corner of the Southeast Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 215.0 feet; thence South 2.0 feet; thence South 89°19' East 215.0 feet; thence North 4.56 feet to the point of beginning.

Parcel No.: 22-30-301-012



## MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 17, 2025

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**ITEM TYPE:** Action

**SUBJECT:** Consider Resolution No. 2025-R-39 Adopting the FY2026 Midvale City Municipal Fee Schedule and Utility Rates.

**SUBMITTED BY:** Mariah Hill, Administrative Services Director

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### **FEE SCHEDULE SUMMARY:**

As a part of the budget process, staff reviews and updates the municipal fee schedule to ensure the City is collecting the appropriate amount in fees. Municipal fees must reflect the actual cost of services provided by the City. Notable changes in this fee schedule are the planned water and sewer rate increases, as well as minor changes to planning, hydrant meter rental, and sanitation fees. A public hearing for these changes was held on June 3, 2025. The FY2026 Fee Schedule will be posted on the Midvale City website upon approval.

**PLAN COMPLIANCE:** N/A

### **FISCAL IMPACT**

The proposed fees reflect the actual cost of providing specific services to Midvale City residents, businesses, and other patrons. Fees charged are sufficient to provide revenue necessary to operate the City's Enterprise Funds and cover certain costs incurred by the General Fund for Fiscal Year 2026.

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### **STAFF'S RECOMMENDATION AND MOTION:**

Staff recommends approval of Resolution 2025-R-39

*I move that we adopt Resolution 2025-R-39, adopting the fiscal year 2026 Midvale City Municipal Fee Schedule and Utility Rates.*

### **ATTACHMENTS:**

FY2026 Midvale City Fee Schedule

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**MIDVALE CITY, UTAH  
RESOLUTION NO. 2025-R-39**

**A RESOLUTION ADOPTING THE MIDVALE CITY MUNICIPAL FEE  
SCHEDULE AND UTILITY RATES FOR THE 2026 FISCAL YEAR**

**WHEREAS**, the Midvale City Council desires to be proactive in providing information for the public that is easily accessible; and

**WHEREAS**, all fees charged for services have been clearly identified in one fee schedule to be adopted annually and placed on the City’s website; and

**WHEREAS**, the fees listed in the Midvale City Municipal Fee Schedule for FY 2026 reflect actual costs to the City for said services; and

**WHEREAS**, the City Council desires to align said fees with current costs considerations and provide better service and access for the public,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE CITY, UTAH:**

**Section 1.** The City Council hereby adopts the Midvale City Municipal Fee Schedule for FY 2026 as indicated by Exhibit “A.”

**Section 2.** This resolution shall take effect July 1, 2025.

**Adopted by the City Council of Midvale, State of Utah**, this 17<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
City Recorder

Voting by the Council:	“Aye”	“Nay”
Bryant Brown	_____	_____
Paul Glover	_____	_____
Bonnie Billings	_____	_____
Heidi Robinson	_____	_____
Denece Mikolash	_____	_____

**MIDVALE CITY  
FISCAL YEAR 2026 FEE SCHEDULE**

DESCRIPTION	AMOUNT
<b>Administrative Fees</b>	
Return Check (NSF, etc.)	\$30
<b>Animal Control Fees: Refer to the latest fee schedule adopted by Salt Lake County Animal Services</b>	
<b>Building Permit Fees</b>	
From \$0 to \$100,000 Valuation	\$48 + \$9.30 per \$1,000 (or fraction thereof) in valuation
From \$100,001 to \$125,000 Valuation	\$978 for First \$100,000 + \$14 per Additional \$1,000 (or fraction thereof)
From 125,001 to \$150,000 Valuation	\$1,328 for First \$125,000 + \$10.10 per Additional \$1,000 (or fraction thereof)
From \$150,001 to \$200,000 Valuation	\$1,580 for First \$150,000 + \$7 per Additional \$1,000 (or fraction thereof)
From \$200,001 to \$600,000 Valuation	\$1,930 for First \$200,000 + \$5.60 per Additional \$1,000 (or fraction thereof)
From \$600,001 to \$1,100,000 Valuation	\$4,170 for First \$600,000 + \$4.75 per Additional \$1,000 (or fraction thereof)
Over \$1,100,001 Valuation	\$6,545 for First \$1,100,000 + \$3.65 per Additional \$1,000 (or fraction thereof)
Plan Check Fee	65% of Building Fee
Electrical Fee	5% of Building Fee
Mechanical Fee	5% of Building Fee
Plumbing Fee	5% of Building Fee
Surcharge	1% of the sum of Building, Electrical, Mechanical, and Plumbing Fees
<i>Pre-Plan Check Fees (credited towards building permit fee; non-refundable after commencement of plan review)</i>	
Less than \$100,000 valuation	\$0
\$100,000 - \$300,000 valuation	\$200
\$300,000 - \$500,000 valuation	\$1,000
\$500,000 - \$1,000,000 valuation	\$2,000
\$1,000,000 - \$10,000,000 valuation	\$5,000
Greater than \$10M valuation	\$10,000
<i>Over the Counter Permit Fees</i>	
Furnace	\$35 mechanical fee + 0.35 surcharge
A/C	\$35 mechanical fee + 0.35 surcharge
Furnace and A/C	\$48 mechanical fee + 0.48 surcharge
Water Heater	\$25 plumbing fee + 0.28 surcharge
Service Charge	\$47 electrical fee + 0.47 surcharge
Demo	\$47 building permit fee
Window	\$47 building permit fee
<b>Building Rental &amp; Event Fees</b>	
<i>Midvale Community Center</i>	\$200 security deposit
Half-Day Rental Fee	\$225 Resident; \$300 Non-Resident
Full-Day Rental Fee	\$435 Resident; \$580 Non-Resident
ADDITIONAL FEES MAY APPLY	See Use Agreement
<i>Bingham Junction Park Pavilion</i>	\$200 security deposit
Half Day	\$30 Resident; \$40 Non Resident
Full Day	\$38 Resident; \$50 Non-Resident
<i>Main Park Pavilion</i>	\$300 security deposit
Half Day	\$68 Resident; \$90 Non-Resident
Full Day	\$113 Resident; \$155 Non-Resident
<i>Auditorium Performing Arts Center (Arts Council)</i>	Contact Midvale Arts Council for pricing
<i>City Park Amphitheater</i>	\$500 Deposit
Half Day	\$195 Resident; \$260 Non Resident
Full Day	\$375 Resident; \$500 Non-Resident
<i>City Park Field</i>	\$200 Deposit
Half Day	\$50 Resident; \$65 Non Resident
Full Day	\$100 Resident; \$130 Non-Resident
Special Event Permit Application	\$100
Film Permit Application	\$320
<b>Business License Fees</b>	
Home Occupation Base Fee	\$94
Commercial Business Base Fee	\$137
Commercial, Home Occupation and Rental Renewal	\$19
Non-Rental Renewal	\$19

**MIDVALE CITY**  
**FISCAL YEAR 2026 FEE SCHEDULE**

DESCRIPTION	AMOUNT	
Rental Base Fee	\$143	
Rental Renewal	\$102	
Good Landlord Single Family Non-participatory (per door)	\$80	
Good Landlord Single Family Non-participatory - Renewal (per door)	\$80	
Good Landlord Duplex Non-participatory (per door)	\$42	
Good Landlord Duplex Non-participatory - Renewal (per door)	\$42	
Good Landlord Apartments 3+ Non-participatory (per door)	\$33	
Good Landlord Apartments 3+ Non-participatory - Renewal (per door)	\$33	
Good Landlord Participating (per door, all)	\$7	
Good Landlord Participating - Renewal (per door, all)	\$7	
Beauty Salon Booth Rental	\$68	
Mass Gathering	\$20	
Itinerant Merchant Base Fee	\$100	
Solicitor	\$45	
SOB/Escort	\$84 each principal, escort, driver, or bodyguard - Requires background	
Other Variable Fees (in addition to base)		
Alcohol Establishment	\$300	
Alchol - Single Event	\$25	
Bar/Lounge	\$215	
Big Box Retail	\$400	
Commercial Retail	\$110	
Convenience/Gas	\$100	
Construction/Contractor	\$50	
Education	\$500	
Food Truck	\$25	
Health	\$500	
Hotels	\$180	
Pawn Shop	\$400	
Personal Services	\$50	
Professional Services	\$30	
Rental Units	\$83	
Restaurant	\$300	
Storage Units	\$330	
Taxi	\$60 per vehicle	
Tobacco	\$22	
Penalty Fees (Based on Renewal Fees)	1st Late Notice - 50%, 2nd Late Notice 75%, Final Late Notice - 100%	
Business Bonding Fees		
Christmas tree sales	\$200	
Auctions and auctioneers	\$1,000	
Pawn shops, secondhand dealers	\$1,000	
Public recreation	\$1,000,000 bodily injury (per person and per occasion)	
	\$1,000,000 property damage	
Fireworks	\$1,000	
Sexually oriented businesses	\$2,000 (replenishable)	
Cemetery Fees		
Sale Price of Burial Lots (Infant & Adult):		
Resident	\$650	
Non-Resident	\$1,200	
Sale Price of Cremation Lots:		
Resident	\$325	
Non-Resident	\$600	
Burial Rights Transfer/Consent (Reissuance)	\$30	
Cost of Grave Opening and Closings:	Weekdays	Weekends/Holidays
Adult - Resident	\$750	\$900
Adult - Non-Resident	\$900	\$1100
Infant - Resident	\$200	\$350
Infant - Non-Resident	\$400	\$600



**MIDVALE CITY**  
**FISCAL YEAR 2026 FEE SCHEDULE**

DESCRIPTION	AMOUNT
Cremains - Resident	\$150      \$300
Cremains - Non-Resident	\$350      \$550
Headstone Upright Grave Marker	\$500
Reopening of Graves and Removing Caskets:	
Reopening	\$600
Removing	\$300
<b>Code Enforcement</b>	
Occupancy violation	Civil Fee per Day, First Offense - \$25 per person
	First Offense, Maximum Civil Fee - \$1,250 per person
	Civil Fee per Day, Second Offense - \$50 per person
	Second Offense, Maximum Civil Fee - \$2,500 per person
Illegal accessory dwelling	Civil Fee per Day, First Offense - \$25
	First Offense, Maximum Civil Fee - \$1,250
	Civil Fee per Day, Second Offense - \$50
	Second Offense, Maximum Civil Fee - \$2,500
Junked or inoperable vehicles	Civil Fee per Day, First Offense - \$30 per vehicle
	First Offense, Maximum Civil Fee - \$1,500 per vehicle
	Civil Fee per Day, Second Offense - \$60 per vehicle
	Second Offense, Maximum Civil Fee - \$3,000 per vehicle
Trash, junk, miscellaneous used materials	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60
	Second Offense, Maximum Civil Fee - \$3,000
Weeds	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60
	Second Offense, Maximum Civil Fee - \$3,000
Landscaping	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60
	Second Offense, Maximum Civil Fee - \$3,000
Signs	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60
	Second Offense, Maximum Civil Fee - \$3,000
Fences	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60
	Second Offense, Maximum Civil Fee - \$3,000
Dumping	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60
	Second Offense, Maximum Civil Fee - \$3,000
No Building Permit; no Business License	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60
	Second Offense, Maximum Civil Fee - \$3,000
Home Occupation	Civil Fee per Day, First Offense - \$30
	First Offense, Maximum Civil Fee - \$1,500
	Civil Fee per Day, Second Offense - \$60

**MIDVALE CITY**  
**FISCAL YEAR 2026 FEE SCHEDULE**

DESCRIPTION	AMOUNT
	Second Offense, Maximum Civil Fee - \$3,000
Parking	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Nuisances, as defined	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Nonpermitted Uses	Civil Fee per Day, First Offense - \$50 First Offense, Maximum Civil Fee - \$5,000 Civil Fee per Day, Second Offense - \$100 Second Offense, Maximum Civil Fee - \$10,000
Failure to comply with board of adjustment, planning commission, or hearing examiner order	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$3,000 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$6,000
Inspection fee for each subsequent event	\$30
Violation of Chapter 5.32, Tenant Application Fees	\$100 for initial violation \$200 for additional violations
<b>Community Development Fees (Includes Engineering Fees)</b>	
Preliminary Subdivision*	2 Lots \$570 3 Lots \$900 >3 Lots \$900 + \$5 per lot over 3
Final Subdivision*	2 Lots \$600 3 Lots \$1,270 >3 Lots \$1,270 + \$10 per lot over 3
*More than one plat will result in an additional per plat charge of \$250	
Preliminary Condominium	≤ 3 Units \$900 > 3 Units \$900 + \$5 per unit over 3
Final Condominium	≤ 3 Units \$1,270 > 3 Units \$1,270 + \$10 per unit over 3
Small Scale Master Plan	1-3 Acres \$850 3-5 Acres \$950
Large Scale Master Plan (5+ Acres)	\$1,050
Rezone	≤ 1 Acre \$665 1-5 Acres \$765 >5 Acres \$865
Conditional Use Permit	\$250
Administrative Conditional Use	\$250
Final Site Plan	\$1,090
Development Agreement	\$1,000
Lot Line Adjustment	\$125

**MIDVALE CITY  
FISCAL YEAR 2026 FEE SCHEDULE**

DESCRIPTION	AMOUNT
Sign Permit	Based on Sign Value Per Resolution 2/26/02C
Temporary Sign Permit	\$10
Text Amendment	\$630
Property Vacation	\$1,000
Appeal	\$500
Variance	\$400
Development Review Committee	\$100
Noticing Fee	\$.50 per address
<b>Court Fees</b>	
Traffic School	\$20
Small Claims	As per State approved rates
Copy Charge per page	\$0.25
Certified Copy of Court Documents	\$4 plus \$.50 per page
Criminal Background Checks	\$10
Convenience Fee for Online Payments	\$2.50 per transaction
Audio Tape	\$10
<b>Election Fees</b>	
Declaration of Candidacy for Mayor	\$50
Declaration of Candidacy for City Council	\$25
<b>Executive Department</b>	
Records Request	\$0.25 per copy + time for research + postage (including reasonable attorney's fees for
Copy Charge per page	\$0.25
Copy of Recording (CD)	\$5 per CD
Notary	\$5 for Non-City Related Business
Copies of Maps 24 X 36 Color	\$5
Copies of Maps 24 X 36 Black & White	\$3
<b>Right-of-Way Occupancy Permits</b>	
In-Strand Antenna (Each)	\$100
Small Wireless Facility (Each)	\$100
Utility Pole (Each)	\$250
Equipment (Per Piece)	\$100
Macrocell or Utility Pole over 50 feet in height (Each)	\$1,000
<b>Road Cuts</b>	
Base Fee	\$250
Excavation in new or newly rebuilt/overlaid road (<5 years old)	\$0.50/sf
Excavation in all other roads, concrete surfaces, or unpaved areas	\$0.25/sf
Boring	\$0.50/lf
Bond	\$5,000
<b>Sewer Rates (Resolution 2021-R-31)</b>	
<b>Residential/Commercial/Industrial</b>	
Single Dwelling	
Base fee	\$37.38
Usage fee per 1,000 gallons of average winter water usage	\$3.14
Multi Dwelling	
Base fee - First Unit	\$37.38
Additional Unit (Each)	\$31.07
Usage fee per 1,000 gallons of average winter water usage	\$3.14

**MIDVALE CITY  
FISCAL YEAR 2026 FEE SCHEDULE**

DESCRIPTION	AMOUNT
<i>Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
<b>Sewer Connection Fees all areas</b>	
4" Connection	
First Unit	\$500
Second Unit	\$200
6" Connection	
First Unit	\$700
Second Unit	\$200
<b>Storm Water</b>	
Equivalent Residential Unit (ERU) (3,000 square feet)	\$9.36 per month
<i>Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
<i>Single family residential and duplex parcels constitute one ERU. No charges apply to undeveloped parcels. Charge for all other parcels is computed by multiplying</i>	
<b>Waste Collection Fees</b>	
First Can	\$12.84 per month
Recycling	\$4.40 per month
<i>Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Each additional can	\$12.84 month (not subject to Circuit Breaker)
Bulky Waste Dumpster	\$242.44 (\$150 deposit may be required)
Replacement Can	\$75
<b>Water Rates (Resolution 2021-R-31)</b>	
<b>Area # 1 Base Rates</b>	
<i>Meter Size:</i>	
3/4"	\$30.00
1"	\$41.99
1.5"	\$54.01
2"	\$86.97
3"	\$329.88
4"	\$419.83
6"	\$629.78
8"	\$870.00
<b>Area # 2 Base Rates</b>	
<i>Meter Size:</i>	
3/4"	\$30.00
1"	\$41.99
1.5"	\$54.01
2"	\$86.97
3"	\$329.87
4"	\$419.83
6"	\$629.78
8"	\$870.00
<i>Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Fireline service	\$10.15 per month
<b>Area # 3 Base Rates</b>	
<i>Meter Size:</i>	
3/4"	\$30.00
1"	\$41.99
1.5"	\$54.01
2"	\$86.97

**MIDVALE CITY  
FISCAL YEAR 2026 FEE SCHEDULE**

DESCRIPTION	AMOUNT
3"	\$329.88
4"	\$419.83
6"	\$629.78
8"	\$870.00

**Water Consumption Tiers (Per Thousand Gallons) - All Areas**

Meter Size	Tier 1	Tier 2		Tier 3		Tier 4	
	Max	Min	Max	Min	Max	Min	Max
3/4" or 5/8"	12.0	12.1	55.0	55.1	98.0	98.1	None
1"	20.0	20.1	92.0	92.1	164.0	164.1	None
1.5"	40.0	40.1	183.0	183.1	326.0	326.1	None
2"	64.0	64.1	293.0	293.1	522.0	522.1	None
3"	120.0	120.1	550.0	550.1	980.0	980.1	None
4"	240.0	240.1	1,100.0	1,100.1	1,960.0	1,960.1	None
6"	500.0	500.1	2,292.0	2,292.1	4,084.0	4,084.1	None
8"	640.0	640.1	2,933.0	2,933.1	5,226.0	5,226.1	None

**Water Consumption Charge (Per Thousand Gallons) - All Areas**

Tier 1	\$1.95
Tier 2	\$2.43
Tier 3	\$2.80
Tier 4	\$2.96

**Water Connection and Meter Fees - All Areas**

Water Connection Fee	
3/4" or 1" Connection on Midvale Road	\$4,700
3/4" or 1" Connection on UDOT Road	\$68,000
1 1/2" and Up	Cost of Labor, Equipment, & Parts
Meter Fee	
3/4" (Includes Meter Set)	\$1,660
1" (Includes Meter Set)	\$1,970
1 1/2" & Up	Cost of Meter + \$200 inspection fee
Fire Service	\$250 inspection fee
Construction Water Tamper Fine	\$250
Damaged Meter Fine (Damaged meter after installation)	Equal to Meter Fee
Water Conneceton Damage Fine	\$2,500

**Other Utility Service Charges (Includes Sewer, Storm Water, Waste Collection, and Water)**

Late fees	5% of outstanding balance per month
Meter reset fee	\$50
Meter tampering fee	\$50 first offense, \$100 second offense, \$50 addtl each subsequent offense
Account set-up or transfer fee	\$15
Reconnect following shut-off	\$50
Collection Agency fee	35% of outstanding balance
Return Check (NSF, etc.)	\$30
Telephone Payment Convenience Fee	\$3
Construction Hydrant Meter Deposit	\$1,800
User-Owned Hydrant Meter Deposit	\$550
Construction Water Use	\$3.50 per 1,000 gallons of hydrant water (\$50 minimum)
Hydrant Meter Permit Application	\$50
Hydrant Meter Billing, Tracking, and Inspection	\$50/month

**Streetlighting**

Residential	\$3/month
Commercial	\$9/month



## MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 17, 2025

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**ITEM TYPE:** Action

**SUBJECT:** Consider Resolution 2025-R-40 approving Budget Amendments to the FY2025 General Fund and other funds as necessary

**SUBMITTED BY:** Mariah Hill, Administrative Services Director

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### **SUMMARY:**

Staff recommends adjustments to both General Fund revenues and expenditures in the amount of \$156,500, as outlined in the attached document. A summary of the proposed adjustments is provided below:

- **Information Technology – \$48,000** – Unexpected one-time expenses
- **Recorder – \$7,000** – 2025 Municipal Election
- **City Attorney – \$75,000** – Litigation Expenses
- **Harvest Days – \$20,500** – August 2025 Harvest Days
- **Public Safety – \$6,000** – Contract Increase

**PLAN COMPLIANCE:** N/A

### **FISCAL IMPACT:**

General Fund – Increase in budgeted revenues and expenditures of \$156,500.

---

### **Recommended Motion**

*I move we adopt Resolution 2025-R-40 amending the fiscal year 2025 budget for the General Fund as presented.*

### **Attachments:**

Resolution 2025-R-40

FY2025 Budget Amendment Detail

**MIDVALE CITY CORPORATION  
RESOLUTION 2025-R-40**

**A BUDGET APPROPRIATION RESOLUTION OF MIDVALE CITY, AMENDING THE  
BUDGET OF THE GENERAL FUND FOR THE FISCAL YEAR ENDING JUNE 30,  
2025.**

**Whereas**, Utah State Code, Sections 10-6-109, 10-6-127, and 10-6-128 of the Uniform Fiscal Procedures Act for Utah Cities, requires that increases in appropriations for operating budgets of the General Fund and other funds be made by resolution of the governing body; and

**Whereas**, the required public notice was properly published; and

**Whereas**, pursuant to notice, the public hearing was held on the 3rd day of June, 2025;  
and

**Whereas**, in compliance with statutory requirements, Midvale City amends the revenue and appropriation budgets of the General Fund as detailed on the attached schedule.

**Now therefore be it resolved**, by the Midvale City Council, that the above budget amendments be made for the appropriate budgets for the Fiscal Year ending June 30, 2025.

**This resolution** shall become effective immediately upon passage thereof.

**Passed and adopted by the City Council of Midvale City, State of Utah**, this 17th day of June, 2025.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
City Recorder

**Voting by the City Council: “Aye”**

**“Nay”**

Denece Mikolash	_____	_____
Paul Glover	_____	_____
Bonnie Billings	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____



Midvale City Proposed Budget Amendment				
General Ledger Account Description	FY25 Adopted Budget	Proposed Change	FY25 Proposed Amended Budget	Description
<b>General Fund</b>				
<b>Revenues</b>				
Use of Fund Balance	(3,514,952)	(156,500)	(3,671,452)	Increased use of fund balance
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND</b>	<b>\$ (3,514,952)</b>	<b>\$ (156,500)</b>	<b>\$ (3,671,452)</b>	
<b>Expenditures</b>				
Information Technology - Computer Equipment	15,000	2,000	17,000	Failed Switch Replacement
Information Technology - Software Support	204,480	46,000	250,480	One-Time Unexpected Expenses
Recorder - Election Supplies	500	7,000	7,500	2025 Election
City Attorney - Professional Services	100,000	75,000	175,000	Litigation Expenses
Harvest Days - Equipment	12,000	2,000	14,000	2025 Harvest Days
Harvest Days - Entertainment	21,000	10,000	31,000	2025 Harvest Days
Harvest Days - Parade	5,000	6,000	11,000	2025 Harvest Days
Harvest Days - Other Activities	5,500	2,500	8,000	2025 Harvest Days
Public Safety - Animal Control Contract	406,618	6,000	412,618	Contractual Increase
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND</b>	<b>\$ 770,098</b>	<b>\$ 156,500</b>	<b>\$ 926,598</b>	



## MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 17, 2025

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**ITEM TYPE:** Action

**SUBJECT:** Consider Resolution No. 2025-R-41 Adopting the Certified Property Tax Rate of Midvale City for Calendar Year 2025 and Levying Midvale Property Taxes upon All Real and Personal Property within the Corporate Boundaries of Midvale City, Utah for General Operations

**SUBMITTED BY:** Mariah Hill, Administrative Services Director

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**SUMMARY:**

As part of the annual budget approval process, the City must either propose a new property tax rate or adopt the Certified Tax Rate calculated by the Salt Lake County Auditor. This rate is based on updated 2025 assessed property values in Midvale and is designed to generate the same amount of revenue as the previous year, with adjustments for new growth.

For 2025, Midvale City's Certified Tax Rate for general operations is 0.000918. If the City chooses to adopt this rate, it must do so by June 22.

City staff recommends that the City Council adopt the 2025 Certified Tax Rate as set by the County Auditor for general operations. In addition, staff is proposing a separate public safety property tax, which would fund public safety services. This tax will be introduced through a separate ordinance and will initiate the truth-in-taxation process.

Once the City enters the truth-in-taxation process, the final budget must be adopted by September 1 and submitted to the State Auditor within 30 days. Until then, the City will operate under the tentative budget. The final budget, including the proposed public safety property tax, will be adopted following the truth-in-taxation hearing scheduled for August 19, 2025.

**PLAN COMPLIANCE:** N/A

**FISCAL IMPACT:**

The certified tax rate will generate \$3,468,094, which includes \$3,507 in new growth from the FY2025 budgeted property tax revenue.

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**STAFF'S RECOMMENDATION AND MOTION:**

Staff recommends approval of Resolution 2025-R-41.

*I move that we adopt Resolution 2025-R-41 adopting the Certified Property Tax Rate of Midvale City for Calendar Year 2025 and Levying Midvale Property Taxes upon All Real and Personal Property within the Corporate Boundaries of Midvale City, Utah for General Operations.*

**Attachments:**

Resolution 2025-R-41.

**MIDVALE CITY CORPORATION  
RESOLUTION NO. 2025-R-41**

**A RESOLUTION ADOPTING THE CERTIFIED TAX RATE OF MIDVALE CITY FOR  
CALENDAR YEAR 2025 AND LEVYING MIDVALE PROPERTY TAXES UPON ALL REAL  
AND PERSONAL PROPERTY WITHIN THE CORPORATE BOUNDARIES OF MIDVALE  
CITY, UTAH FOR GENERAL OPERATIONS**

**Whereas**, pursuant to Utah State Code, Midvale City is required to establish and set forth the property tax levy rate for property located within the corporate boundaries of Midvale City; and

**Whereas**, the certified tax rate must be established on or before the 22<sup>nd</sup> day of June of each year, unless an increase in the certified tax rate is required.

**Whereas**, the property tax levy rate established by this resolution is sufficient to provide the revenue necessary to operate the General Fund and does not exceed the certified tax rate established by the Salt Lake County Auditor's Office.

**Whereas**, the City is proposing levying a new Midvale City Public Safety Property Tax pursuant to Utah Code Ann. Section 10-6-133.4 and City Ordinance 2025-O-12 which will move the City into the truth-in-taxation process and postpone the adoption of the entity's final budget until the completion of the truth-in taxation process;

**Now therefore be it resolved by the City Council of Midvale City, State of Utah**, as follows:

**Section One:** That the Midvale City property tax rate for property located within the corporate boundaries of Midvale City for general operations for calendar year 2025 be set at .000918.

**Section Two:** That the rate herein established and the subsequent tax levy shall be certified by the City Recorder and sent to the Salt Lake County Auditor, state of Utah, and Utah State Tax Commission.

**Section Three:** That this Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF MIDVALE CITY, STATE OF UTAH this 17th day of June, 2025.**

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
City Recorder

Voting by the Council:	“Aye”	“Nay”
Bryant Brown	_____	_____
Paul Glover	_____	_____
Bonnie Billings	_____	_____
Heidi Robinson	_____	_____
Denece Mikolash	_____	_____



## MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 17, 2025

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**ITEM TYPE:** Action

**SUBJECT:** Consider Ordinance No. 2025-O-12 Proposing Levying a Midvale City Public Safety Property Tax for Calendar Year 2025.

**SUBMITTED BY:** Mariah Hill, Administrative Services Director

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### **SUMMARY:**

As part of the annual budget approval process, the City must either propose a new property tax rate or adopt the Certified Tax Rate calculated by the Salt Lake County Auditor. For 2025, City staff recommends that the City Council adopt the Certified Tax Rate for general operations as provided by the Auditor (Resolution 2025-R-41).

In addition, staff is proposing that the City Council levy a new property tax specifically for public safety services, as authorized under Utah State Code §10-6-133.4. The proposed Midvale City Public Safety Property Tax rate is 0.000249, which is projected to generate approximately \$940,561 in new property tax revenue. These funds will be allocated to a special revenue fund and used exclusively for public safety-related expenses.

The largest portion of the City's public safety budget is dedicated to law enforcement services provided by the Unified Police Department (UPD). For Fiscal Year 2026, the cost of these services is projected at \$14,150,127. The proposed public safety tax will cover the FY2026 cost increase from UPD (\$473,143 or 3.46%) and an additional 3% of the prior year's cost (\$467,418). The remaining public safety expenses will be funded through a transfer from the City's General Fund.

Based on the 2025 average residential home value in Midvale of \$492,000—with a taxable value of \$270,600—the proposed public safety tax would increase the average annual property tax bill by approximately \$67.38.

The implementation of the Midvale City Public Safety Property Tax will initiate the truth-in-taxation process, which includes multiple public notices and a public hearing before the final tax rate and budget are adopted. The public hearing is scheduled for August 19, 2025, at 6:00 p.m. at Midvale City Hall.

**PLAN COMPLIANCE:** N/A

### **FISCAL IMPACT:**

The proposed Midvale City Public Safety property tax will generate \$940,561 in new property tax revenue and will fund a portion of the City's public safety service costs.

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**STAFF'S RECOMMENDATION AND MOTION:**

Staff recommends approval of Ordinance 2025-O-12.

*I move that we adopt Ordinance 2025-O-12, proposing levying a Midvale City Public Safety Property Tax for Calendar Year 2025.*

**Attachments:**

Ordinance 2025-O-12.

**MIDVALE CITY, UTAH**  
**ORDINANCE NO. 2025-O-12**

**AN ORDINANCE PROPOSING LEVYING A MIDVALE CITY PUBLIC  
SAFETY PROPERTY TAX FOR CALENDAR YEAR 2025**

**WHEREAS**, Utah Code Ann. Section 10-6-133 requires the governing body of each City to set the real and personal property tax levy for various municipal purposes before June 22, or September 1 in the case of a property tax rate increase under Sections 59-2-919 through 59-2-923;

**WHEREAS**, on May 6, 2025 the City Council of Midvale City received the tentative budget for each fund of the City, as provided in Utah Code Section 10-6-111; and

**WHEREAS**, on May 6, 2025, the City adopted by Resolution 2025-R-25, the tentative budget for the coming fiscal year, for purposes of further review, and set public hearing for June 3, 2025; and

**WHEREAS**, at least seven days notice of said public hearing was published in a newspaper of general circulation within Midvale City in compliance with Utah Code Section 10-6-113; and

**WHEREAS**, each tentative budget and all supporting schedules and data have been held as a public record in the office of the City Recorder and City Administrative Services Director, as well as available on [www.midvalecity.org](http://www.midvalecity.org), available for public inspection for a period of at least 10 days prior to the date of this resolution; and

**WHEREAS**, on June 3, 2025, a public hearing was held on adoption of said budget, at which time all interested persons in attendance were given the opportunity to be heard, for or against, the estimates of revenue and expenditures of any item in the tentative budget of any fund; and

**WHEREAS**, Section 10-6-133(1) in Utah Code Annotated 1953, requires that, at a regularly scheduled meeting, the City Council set a proposed or adopted property tax rate before the 22<sup>nd</sup> day of June of each year.

**WHEREAS**, the City adopted Resolution 2025-R-41 adopting the Certified Tax Rate for the general operations for the City as set by the Salt Lake County Auditor;

**WHEREAS**, Utah Code Ann. Section 10-6-133.4 states that a City may account separately for the revenues derived from a property tax that is lawfully levied for a specific purpose in accordance with that section;

**WHEREAS**, a City Council is required to indicate through ordinance that the City levies the tax under Utah Code Ann. Section 10-6-133.4 and must indicate the specific service for which the City levies the tax;

**WHEREAS**, Utah Code Ann. Section 10-6-133.4 further requires a City to create a special revenue fund to hold the revenues collected under that section and that the City may only expend revenues from that special revenue fund for a purpose that is solely related to the provision of the service for which the fund is established;

**WHEREAS**, the City Council recognizes the importance of public safety services



provided to the residents of Midvale City;

**WHEREAS, the Council finds it is necessary and in the best interests of Midvale City to levy a property tax for public safety services; and**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE CITY, UTAH:**

- Section 1.** For purposes of defraying the necessary and proper expenses for Midvale City Public Safety Services, it is hereby determined that the rate of the Midvale City Public Safety property tax upon all real and personal property within Midvale City is made taxable by law in the year 2025 for the fiscal year ending June 30, 2026, is hereby proposed to be set at 0.000249.
- Section 2.** Midvale City, by and through the City Council of Midvale City, hereby expressly reserves the power and right to amend the foregoing tax rate as it may deem just, proper, and appropriate under law.
- Section 3.** At the request of Midvale City, Salt Lake County, in accordance with Utah Code Section 59-2-919, will set a Truth in Taxation public hearing August 19, 2025 at Midvale City Hall at 6:00pm.
- Section 4.** In accordance with Utah Code Section 59-2-923, Midvale City, until such a time that the final annual budget and tax rate is adopted, will continue to expend money on the basis of the tentative budget adopted by the City Council through Resolution 2025-R-25 on May 6, 2025. Adjustments of the tentative budget, as presented by staff to the City Council, are specifically incorporated and made a part thereof.
- Section 5.** The tax rate and levy hereinabove determined and levied shall be certified by the Administrative Services Director to the Auditor of Salt Lake County, State of Utah, not later than the 22<sup>nd</sup> day of June, 2025, or in the case of a property tax increase, before September 1 of that year pursuant to the provisions of Section 10-6-118, Utah Code Annotated, as amended.
- Section 6.** This resolution shall take effect immediately upon passage.

**Adopted by the City Council of Midvale City, State of Utah, this 17th day of June, 2025.**

---

Dustin Gettel, Mayor

ATTEST:

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Rori L. Andreason, MMC  
City Recorder

Voting by the Council:  
Bryant Brown

“Aye” “Nay”  
\_\_\_\_\_

Paul Glover	_____	_____
Bonnie Billings	_____	_____
Heidi Robinson	_____	_____
Denece Mikolash	_____	_____



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
Midvale.Utah.gov

## **MIDVALE CITY COUNCIL STAFF REPORT Date 06/17/2025**

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### **SUBJECT**

Discussion of the Criminal Penalties in the Midvale Municipal Code

### **SUBMITTED BY**

Taj Carson, Legal intern

### **BACKGROUND AND OVERVIEW**

Since Midvale's incorporation in 1909, the City's municipal code has been continuously amended. As a result, the criminal penalties within the Midvale Municipal Code can be confusing and inconsistent. Staff would like to discuss potential solutions with the City Council to make the City Code more accessible.

#### *General Penalty*

The Midvale City Code includes a general penalty provision in section 1.01.070. Currently, a portion of the section states, "Whenever, in this code or in any other ordinance of the city, any act is prohibited or is made or declared to be unlawful or an offense, or the doing of any act is required, or the failure to do any act is declared to be unlawful or a misdemeanor, where no specific penalty is provided therefor, the violation of any such provision of this code or any other ordinance of the city shall be punished as a Class B misdemeanor." Staff would like to discuss with the City Council whether the default penalty should be a class B misdemeanor. Additionally, staff would like to discuss whether the language used in this section should be simplified to make it more accessible to the general public.

#### *Location of Penalty Section*

Many chapters of the Midvale Municipal Code have penalty sections. These sections can come at the beginning, end, or somewhere in the middle of the chapter. This can be confusing for a member of the public to research the penalty for a violation. Staff would like the direction of the City Council on whether the location of the penalty section should be standardized in each chapter.

#### *Redundancy with State Violations*

Midvale City has identified a number of criminal offenses in Title 9 of the Midvale Municipal Code. Many of these offenses are also identified and prohibited under state law. Utah law limits the maximum punishment of city ordinances to class B misdemeanors. Several city ordinances punish offenses at a lower level than state

statutes. Staff would like to discuss with the City Council whether these ordinances should be removed to avoid redundancy.

#### *Reclassification of Offenses*

Certain offenses, such as having weeds or grass that exceeds six inches tall, are currently classified as a class B misdemeanor. A class B misdemeanor is punishable by up to six months in jail and up to \$1,000 fine. Staff would like to discuss with the City Council the appropriate classifications of City violations and discuss guiding principles as staff classify current and future violations.

#### *Repeat Offender Provision*

The City Code does not currently punish repeat offenders. All offenses are treated the same under the City Code. Staff would like City Council direction on whether it should consider adopting an ordinance that makes repeat offenders of minor violations subject to more severe criminal penalties.



## MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 17, 2025

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**ITEM TYPE:** Discussion

**SUBJECT:** State Auditor's Office Fraud Risk Assessment

**SUBMITTED BY:** Mariah Hill, Administrative Services Director

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### **SUMMARY:**

Beginning in 2020, all local governments are required to complete a Fraud Risk Assessment/Questionnaire and present it to the governing body each fiscal year. The Assessment assigns an overall risk level of undetected fraud based upon points earned for the implementation of identified best practices. This assessment/questionnaire will also be certified by the CFO (Finance Director) and CAO (City Manager). This assessment was designed by the State Auditor's Office to identify best practices in fraud detection and prevention. It is important to note the following:

- Best practices identified in the Assessment are not required, but highly recommended.
- All of the best practices in the Assessment may be implemented at a low or no cost.
- The Assessment is not a replacement or duplication of an internal control assessment performed by an independent auditor as part of a financial statement audit.

This City has maintained their score of 375, which is in the Very Low Risk Level.

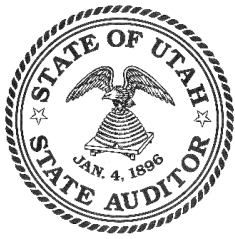
**PLAN COMPLIANCE:** N/A

**FISCAL IMPACT:** N/A

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### **Attachments:**

State of Utah, Office of the State Auditor Fraud Risk Assessment for Midvale City.



OFFICE OF THE  
STATE AUDITOR

# Questionnaire

Revised December 2020

## Fraud Risk Assessment

### INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

# Fraud Risk Assessment

Continued

\*Total Points Earned: 375 /395 \*Risk Level: Very Low Low Moderate High Very High  
> 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	X	5
b. Procurement?	X	5
c. Ethical behavior?	X	5
d. Reporting fraud and abuse?	X	5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?	X	5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	X	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training ( <a href="http://training.auditor.utah.gov">training.auditor.utah.gov</a> ) within four years of term appointment/election date?	X	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?	X	20

\*Entity Name: Midvale City Corporation

\*Completed for Fiscal Year Ending: 6/30/2025 \*Completion Date: 6/17/2025

\*CAO Name: Matt Dahl \*CFO Name: Mariah Hill

\*CAO Signature: \_\_\_\_\_ \*CFO Signature: \_\_\_\_\_

\*Required

# Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

\* MC = Mitigating Control



# Basic Separation of Duties

## Continued

**Instructions:** Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

## Definitions:

**Board Chair** is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

**Clerk** is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

**Chief Administrative Officer (CAO)** is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

**General Ledger** is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

**Mitigating Controls** are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

**Original Bank Statement** means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

**Treasurer** is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.