



**CITY COUNCIL MEETING**  
*Minutes*  
**Tuesday July 15, 2025**

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

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**MAYOR:** Mayor Dustin Gettel

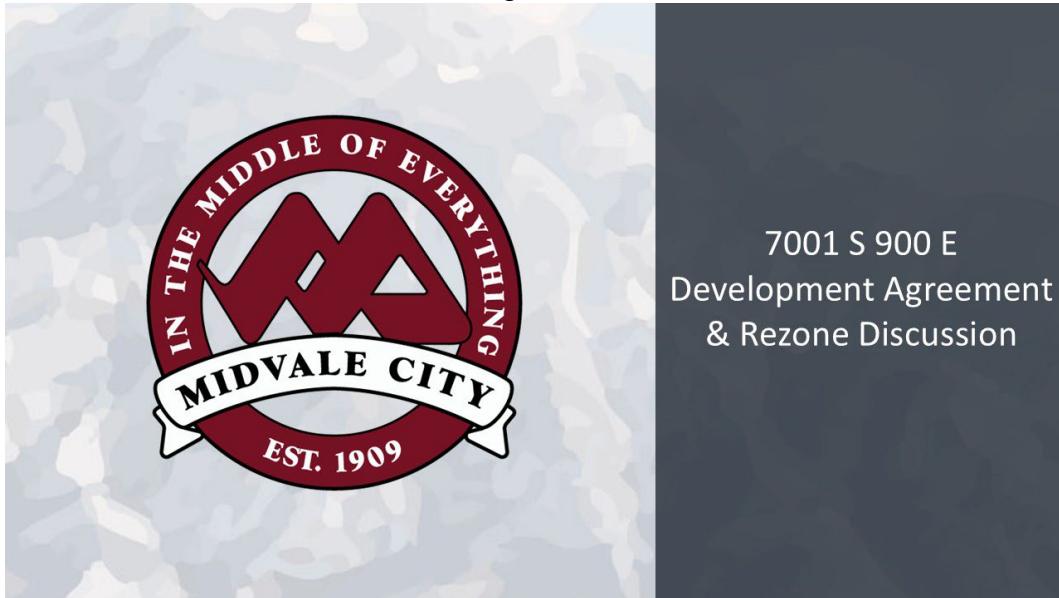
**COUNCIL MEMBERS:** Council Member Paul Glover  
Council Member Bonnie Billings  
Council Member Denece Mikolash  
Council Member Bryant Brown – Excused  
Council Member Heidi Robinson

**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; Kate Andrus, RDA Director; Aubrey Ruiz, RDA Program Manager; Laura Magness; Communications Director; Chief April Morse, UPD; and Josh Short, Network Administrator.

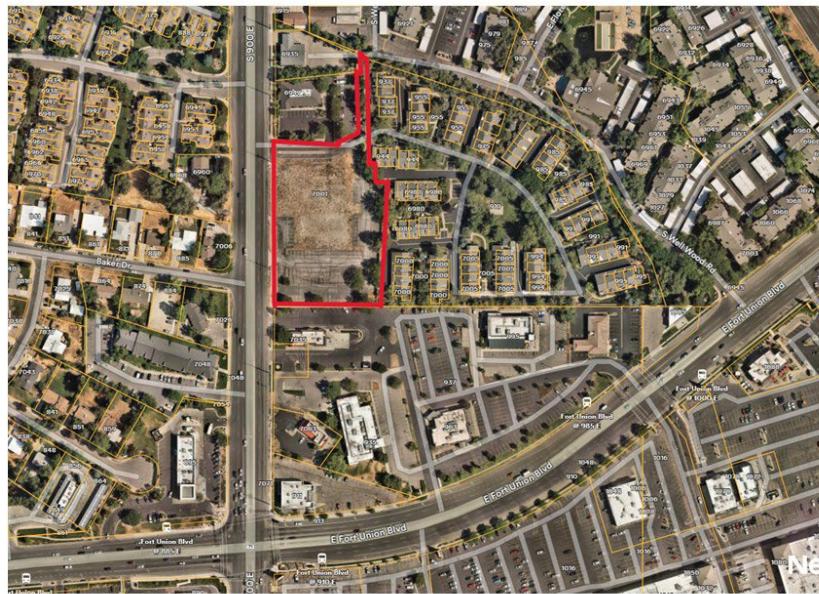
**6:00 p.m. – WORKSHOP**

- Discussion on a development agreement for 7001 S 900 E Zone Map Amendment.

Adam Olsen discussed the following:



## Site



## Background

- May 20, 2025: Council Tabled Action on Rezone.
- Traffic Study
- Work Session to discuss possible parameters of a Development Agreement

## Traffic Study

- Key Findings/Conclusions of Traffic Study:

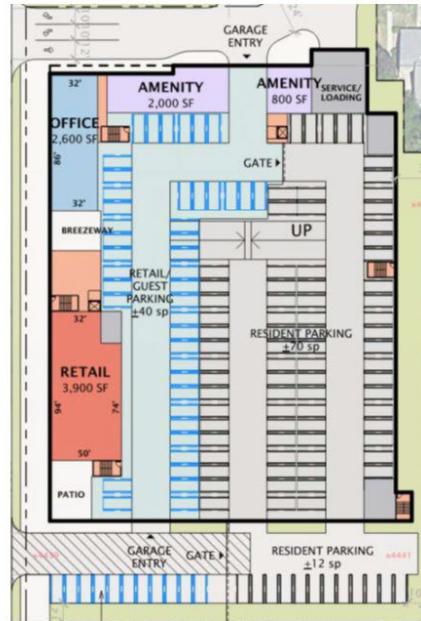
- Proposed project (160 units, 2,900 sf office, 3,900 sf retail) will have fewer daily trips than straight office use.
- Level of Service at Essex Court Way/900 E is poor. With addition of project, this level remains poor.

## Revised Concept

- Traffic Study resulted in revised concept.

- Garage entry moved back (east) to allow for more stacking.
- Additional garage entry added to south side of structure.

## Revised Concept



## Development Agreement

- Building Height
- # of Dwelling Units
- Parking Provisions
- Project Phasing
- Amenities
- Landscape Provisions
- Procedural Instructions

Branden Anderson, City Engineer, said he would like to see an exit onto a private road.

Council Member Heidi Robinson said the development agreement does not meet what she would like to see.

Council Member Bonnie Billings said she would like to see landscaping, enough space between Essex Court and the development; the height, number of units; the usual things.

Council Members Paul Glover and Denece Mikolash agreed to move forward.

Council Member Paul Glover said the traffic is a problem for him. He would like to see it made better than it would be. Parking availability and traffic flow, height (make sure it doesn't overwhelm Essex Court). He wants a good building designed to look nice not just a box.

Adam Olsen said this will come back before the Council to make a decision.

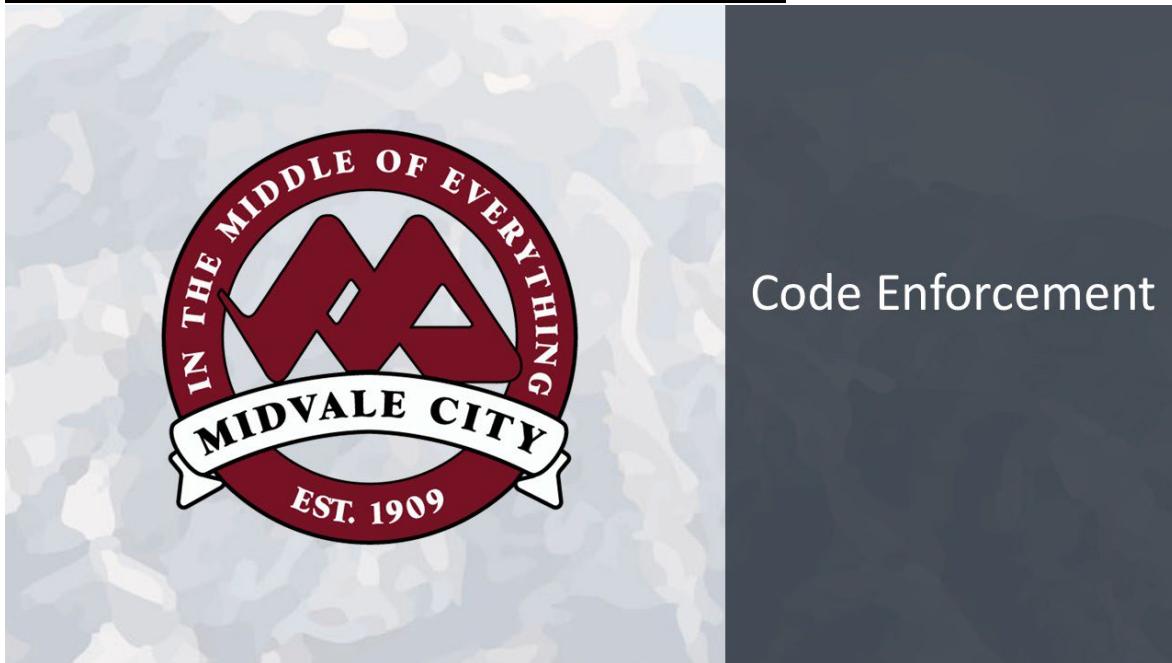
Council Member Denece Mikolash agreed with what has been said. She also wants it to be esthetically pleasing.

Council Member Paul Glover said he wants it to look good but is concerned about the height. He wants to give Essex Court what they are looking for.

Adam Olsen said as the process moves forward the details will be worked out. He now has enough input and information to get started; however, it will take some time to work through.

Adam Paul, Developer, said they've gone far beyond the requirements. The height is what the Planning Commission approved. The unit count discrepancy has to do with them trying to model as many potential units as possible that could fit within the massing. If they end up with 140 or 160, they were just stress testing it.

- **Discuss Code Enforcement Timing and Procedures.**



## Code Enforcement

- Notice of Violation Issued
  - 10-day appeal window
- Civil Fee Accrual 1<sup>st</sup> Offense
  - Weeds \$30/day \$1500 max
  - Trash/Junk \$30/day \$1500 max
- Civil Fee Accrual 2<sup>nd</sup> Offense
  - Weeds \$60/day \$3000 max
  - Trash/Junk \$60/day \$3000 max

## Code Enforcement

- Liens may be recorded against property for 1<sup>st</sup> and 2<sup>nd</sup> offenses.
- Criminal Action-Class B Misdemeanor

Adam Olsen provided an overview of the current code enforcement review process. He highlighted the following key points:

- Review of the fee structure associated with code violations.
- Noted that continued non-compliance can result in a **Class B misdemeanor**.

- Acknowledged that some cities take a more proactive approach by placing liens on non-compliant properties and conducting the cleanup themselves.
- Praised the city's code enforcement officer for their hard work and dedication.

**Discussion:**

Garrett Wilcox expressed concern that pursuing criminal charges is an extreme response, particularly for individuals applying for jobs. He noted that:

- Civil enforcement becomes complicated when the property is owned by a business.
- Initiating action in criminal court instead of an administrative setting significantly changes the enforcement dynamic.
- Both approaches require considerable staff time.

Matt Dahl asked whether the process could be adjusted to increase its effectiveness, for instance add "more teeth".

Garrett Wilcox explained:

- All violators are entitled to due process.
- There is a legal distinction between **notices of violation** and **citations with fines**.
- Administrative citations result in immediate fines, but both citations and notices are subject to appeal.

Council Members Denece Mikolash and Heidi Robinson voiced concern about **repeat offenders** and suggested clearer definitions and enforcement strategies for such cases.

Garrett Wilcox noted that:

- State law caps the amount that can be collected in fines, based on the Class B misdemeanor threshold.
- However, there is room to tighten regulations and escalate penalties for second or subsequent offenses.

Matt Dahl proposed maintaining the current structure but developing a targeted strategy for handling repeat offenders.

**Council members agreed** with this approach.

Glen Kennedy warned that if the city chooses to perform cleanups on private property, **severe liability waivers** must be in place. He recommended hiring **external contractors** instead of using city employees for such tasks.

Adam Olsen agreed to focus efforts on strategies to strengthen enforcement against repeat offenders.

Council Member Paul Glover raised the issue of **dead trees** on properties.

Adam Olsen confirmed the city can enforce removal.

Garrett Wilcox added that existing regulations may need to be revised to define such conditions as **hazards** to support enforcement.

Mayor Gettel expressed concern over **businesses** ignoring fines.

Glen Kennedy asked whether the city could leverage **business licenses** in code enforcement.

Adam Olsen responded that businesses must be in compliance to **renew** a license, and noncompliance may result in **suspension or revocation**.

Garrett Wilcox clarified that the issue often involves **homes owned by businesses** and rented out, making compliance more difficult.

## **6:30 p.m. – REGULAR MEETING**

Mayor Dustin Gettel called the business meeting to order at 7:05 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.

**C. Unified Fire Authority Report** – Chief McKay had been deployed to New Mexico to help with flooding, so he was not available.

### **II. PUBLIC COMMENTS**

Pam Squires, Midvale resident, said five years ago she moved into a property she has owned since 2005. It is located right along I-215 by the homeless camps. Police have done a fantastic job cleaning up the homeless camps. The noise is up to 85 decibels. She went to UDOT asking for a sound wall and got the runaround. She went to Kathleen Reibe and Andrew Stoddard. Senator Reibe told her to go to the council. She is asking for a sound wall to be built. The neighboring sound wall stops just short of her property. The condos across from her got a 16 ft sound wall. She would like the 16 ft wall with the addition of two more bricks on top. The noise is extremely loud; she can only enjoy her yard between 2 and 4 am. She doesn't know who owns the home with the wall or who built the wall or who is accountable for it. Senator Reibe told to start with the City Council.

Mayor Gettel thanked Pam for her comments and said that he has spoken with Senator Reibe about this issue and was told that the State Legislature will contact UDOT about this issue.

Sue Armitage, Midvale resident, said she wanted to let people know that Midvale Monday movies are \$1 a head. The next movie, Ferris Buhler's Day Off, is on July 21<sup>st</sup> , sponsored by Midvale Community Council.

### **III. COUNCIL REPORTS**

- A. Council Member Bonnie Billings** – had nothing to report.
- B. Council Member Paul Glover** – said mosquitoes are out. There are no reports of West Nile Virus yet but they have reports of it up north.
- C. Council Member Heidi Robinson** – Reminded everyone about Harvest Days. She said please volunteer or look for activities on EngageMidvale.com
- D. Council Member Bryant Brown** – Excused.
- E. Council Member Denece Mikolash** – Thanked the Public Works team for the tour of the parks and open space. They talked about challenges and recommendations they have. They cover 120 acres and over 37 parcels with just four employees. They are a small but mighty group. They would like residents to help them by looking out for suspicious activity or vandalism and picking up after your pets. They do their best to get to things quickly but please be patient.

### **IV. MAYOR REPORT**

- A. Mayor Dustin Gettel** said there was a waterline break on 6<sup>th</sup> Avenue on Sunday, July 6. The crew worked until 4 am to repair the problem. He thanked Glen Kennedy and his team for their quick response. A resident spoke to the Council a few meetings ago about a property on Tennyson. The city investigated the issues and has made some progress on the neighborhood concerns and continues to address issues.

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

- A. Matt Dahl** expressed appreciation to the Council members for all they do in and out of this meeting while trying to address issues in the community. One thing that continues to be a problem is the idea that posting on social media is the same as calling the people that can deal with it. Frequently, on the weekends, residents call the on-call number. If no one answers on the first ring the caller hangs up instead of waiting for the answering service to take the call. If you have an issue, please call the on-call number, wait for the answering service to answer and take the information. This is the most efficient way to get hold of Public Works and have someone dispatched to take care of the issue. Also, if you witness a crime being committed, please call 911 in place of posting on social media. He wished a happy birthday to Council Member Heidi Robinson and reported that Mayor Dustin Gettel has been named Vice Chair to Unified Fire Authority.

**VI. PUBLIC HEARING**

**A. PUBLIC HEARING TO CONSIDER DECLARING A PORTION OF CY'S ROAD AS SURPLUS REAL PROPERTY AND AUTHORIZING THE TRANSFER OF THE REAL PROPERTY BY QUIT CLAIM DEED WITH A RESERVATION OF RIGHTS TO SANDY.**

Glen Kennedy said City staff have been made aware of a parcel of land located within Sandy City (Sandy) limits that is owned by Midvale City (City). It is presumed that Midvale acquired this parcel when it constructed its water storage tanks in Sandy.

The parcel is approximately 1.32 acres of Cy's Road, which, as already stated, is in Sandy. The property has been assumed to be, and treated as, Public Right of Way (PROW) by Sandy historically – meaning regularly maintained as a normal roadway by Sandy including street signage, plowing, asphalt treatments etc.

The property is of no value to Midvale and is not necessary or contributing to any project needs. In addition, the property is outside of Midvale's boundaries and requires maintenance that could burden the City and its residents financially, Midvale staff have worked with Sandy staff to create a quit claim deed for Midvale to dedicate the property to Sandy as PROW, ridding Midvale of the liabilities associated with ownership.

There is a reservation of rights for Midvale to operate and maintain waterlines that run under Cy's road as they have historically and do in many other areas of Sandy.



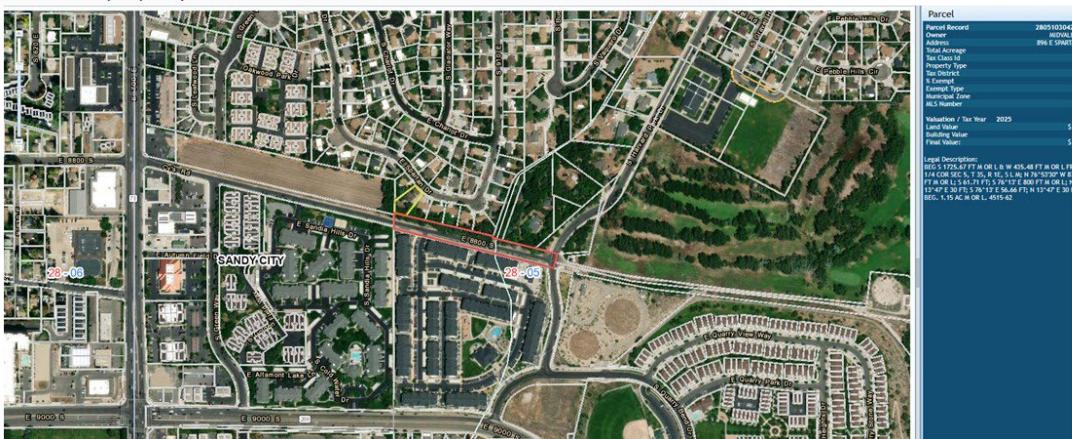
## Overview

City staff recently received requests for property maintenance and vagrant assistance along Cy's road in Sandy City. The caller stated Midvale owned the property. After some research this was confirmed and discussions with Sandy City staff were initiated.



## Overview

- The assumption is that the City acquired this parcel when it built its water storage tanks.
- Sandy has assumed and has been operating as the parcel is PROW within its boundaries.
- The property is of no value to Midvale and serves no purpose for current or future projects.
- It is in the best interest of the City to dedicate the property to Sandy as PROW within their boundaries, which relieves Midvale of potential maintenance and other liabilities associated with the property.



## Overview

- Sandy staff had a Quit Claim Deed generated which was reviewed and modified by our legal team.
- The deed transfers the property to Sandy to be operated as PROW and included a reservation of rights for Midvale to operate its water lines under Cy's road as it always has.
- Legal also reviewed and provided direction on the process to "surplus" this property resulting in this Public Hearing and associated resolution etc.



## Discussion/Questions

- I move that we adopt Resolution No. 2025-R-42 authorizing the transfer of real property owned by Midvale City on Cy's Road, by quit claim deed with a reservation of rights for Midvale's waterlines to Sandy City as public right of way.



Council Member Paul Glover asked if the City would retain right of way to our waterlines.

Glen Kennedy said yes, the City would retain full access.

**MOTION:** **Council Member Paul Glover MOVED to open the public comment. 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 public comment. 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 RESOLUTION NO. 2025-R-42 DECLARING A PORTION OF CY'S ROAD AS SURPLUS REAL PROPERTY AND AUTHORIZING THE TRANSFER OF THE REAL PROPERTY BY QUIT CLAIM DEED WITH A RESERVATION OF RIGHTS TO SANDY.**

**MOTION:** **Council Member Heidi Robinson MOVED to Adopt Resolution No. 2025-R-42 Authorizing the transfer of Real Property owned by Midvale City on Cy's Road, by Quit Claim Deed with a Reservation of Rights to Midvale's waterlines to Sandy City as public right of way. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:**

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

The motion passed unanimously.

## **VII. CONSENT AGENDA**

### **A. CONSIDER MINUTES OF JUNE 17, 2025**

**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	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. ACTION ITEM**

**A. CONSIDER RESOLUTION NO. 2025-R-44 AUTHORIZING THE MAYOR TO  
SIGN A STATEMENT OF WORK WITH NAVIANT, LLC FOR A  
COMMUNITY DEVELOPMENT SOFTWARE.**

Adam Olsen said since 2022, Midvale City has been engaged in finding and implementing a new community development software. The Community Development Department manages and coordinates the development and implementation of the City's long-term planning initiatives, business license applications and renewals, building permitting, and code enforcement. To fulfill these responsibilities effectively, the Community Development Department requires a comprehensive software solution that will aid with managing and analyzing complex data related to the City's development. Implementing a comprehensive software solution will allow for greater efficiency by reducing the need for multiple softwares.

In early 2023, staff met twice with the Midvale City Software Committee for approval to move forward with a new software acquisition. Throughout the rest of 2023, an RFP was drafted, and it was sent out for bid in late February 2024 and closed in March 2024. An evaluation committee thoroughly reviewed 9 proposals and selected ZipFlow in April 2024. Due to unforeseen circumstances, ZipFlow was unable to move forward with the contract. Another RFP was sent out for bid and closed in November 2024. The same evaluation committee thoroughly reviewed 4 new proposals, though none were able to provide the desired solution. It was determined that City would reach out to Naviant, LLC, a current City software provider, for a proposal to add additional OnBase modules and expand their existing contract. The evaluation committee resolved that the additional OnBase modules would provide more services than current softwares can offer and automate many manual processes providing the best solution and utilize an existing software.

The statement of work is coming before the Council, because the total cost for professional services will exceed \$100,000.00. The statement of work will be added to the existing contract and existing terms will apply.



## Community Development Software

Naviant, LLC

### Community Development Software

#### Timeline

- 2022 – began research into new CD software
- Jan/Feb 2023 – met with Midvale City Software Committee to move forward with new software acquisition
- March 2024 – 1<sup>st</sup> RFP & ZipFlow chosen
- Nov 2024 – 2<sup>nd</sup> RFP & new proposals considered as ZipFlow is unable to fulfill contract
- No proposals provide desired solution, discussion with current software provider, Naviant, LLC to provide services
- Feb 2025 - Evaluation committee determines Naviant, LLC provides best solution

Council member Paul Glover asked what happens if they cannot provide what we need.

Mariah Hill said it is a company that works with government, and the City has an existing relationship with them.

Mayor Gettel said he remembers seeing them as a vendor at The League of Cities and Towns' recent conference.

Adam Olsen said when they met with Naviant, they grilled them hard on what the city needed. He said he came away impressed with what they could provide.

Mariah Hill said ZipFlow was a start-up company while Naviant is an established company.

Council Member Paul Glover asked what the ongoing fee would be.

Mariah Hill said it is significant, but she has it handled.

**MOTION:** **Council Member Heidi Robinson MOVED to Approve Resolution No. 2025-R-44 Authorizing the Mayor to sign a statement of work with Naviant, LLC for a community development software.** The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

## **IX. ADJOURN**

**MOTION:** **Council Member Paul Glover MOVED to adjourn the meeting.** 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.

The meeting adjourned at 7:35 p.m.



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



Approved this August 5, 2025