



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

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## MIDVALE CITY COUNCIL REGULAR MEETING AGENDA August 19, 2025

**Public Notice Is Hereby Given** that the Midvale City Council will hold a regular meeting on **August 19, 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 by 5:00 p.m. on August 18, 2025.**

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

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### **5:30 p.m. - REGULAR MEETING**

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

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL

#### **II. CONSENT**

- A. Consider Minutes of August 5, 2025 — **[Rori Andreason, H.R. Director/City Recorder]**

#### **III. ACTION ITEMS**

- A. Consider **Resolution No. 2025-R-46** Accepting Deeds Related to the 2025 Utility and Street Improvement Project and Authorizing the Mayor to Execute the Public Entity Affidavits and Record said Deeds — **[Kate Andrus, Redevelopment Agency Director]**

#### **IV. 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.

#### **V. 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: August 14, 2025**

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



**CITY COUNCIL MEETING**  
*Minutes*  
**Tuesday August 5, 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 - Excused  
Council Member Denece Mikolash  
Council Member Bryant Brown  
Council Member Heidi Robinson

**STAFF:** Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Charlie Cressall, Deputy City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Juan Rosario, Systems Administrator.

**6:00 p.m. – WORKSHOP**

- Short Term Rentals

Adam Olsen said short-term rentals are not allowed in Midvale, when someone calls and asks for a permit, they are told no. Resident complaints are sent to Code Enforcement and the rental is shut down.

There are currently about 110 short-term rentals illegally operating in Midvale.

Adam Olsen asked if Midvale wants to allow short-term rentals. What parameters would the Council like to see regardless of allowing or restricting short-term rentals.

Council Member Heidi Robinson said she is not in favor of allowing short-term rentals. She recalled a repeat offender in her district that has numerous complaints.

Council Member Bryant Brown said he is not in favor of short-term rentals and wants to know if the city can contact Airbnb and VRBO and notify them that Midvale City doesn't allow them.

Garrett Wilcox said yes, the city can notify the companies but there isn't much they can or will do as far as enforcement goes.

Adam Olsen said currently when code enforcement is called out to a property, the property owner gets a 10-day window to cease and desist the rental.

Nate Rockwood said if the property being rented out is not a primary residence for the owner the city can notify the county for property tax purposes and transient room tax.

Mayor Dustin Gettel said some communities incentivize the owner to use their property as an Airbnb.

Adam Olsen said since May some legislation was passed allowing cities to search for illegal rentals in their city on the Airbnb and VRBO sites.

Mariah Hill suggested that the city work with the property owners to allow short-term rentals because they aren't going away.

Council Member Heidi Robinson said she doesn't think the costs the city will incur to manage short-term rentals will outweigh the gain in property tax and tourism dollars.

Adam Olsen said anything under a 3-month lease is considered a short-term rental.

Mayor Dustin Gettel said he would like to have a broader discussion about short-term rentals and how to manage them effectively.

Council Member Bryant Brown said he would like Mariah Hill to study and report to the Council on how much revenue a short-term rental property would bring to a property owner.

Garrett Wilcox said penalties for operating an illegal short-term rental could be an administrative citation with fines due immediately, he said the city stance is either a fine or a criminal charge but not both.

Council Member Denese Mikolash said she is not in favor of short-term rentals.

Nate Rockwood said, knowing that there are three Council members that do not want to allow short-term rentals, how much more research should be done to explore the city's options.

Garrett Wilcox said the Council could look at updating city ordinances to aid in enforcing illegal rentals.

Nate Rockwood said he is in favor of clarifying the code.

Council Member Paul Glover said he's a soft no. He thinks they should be allowed if city does not make enforcement changes.

**6:30 p.m. – REGULAR MEETING**

Mayor Dustin Gettel called the business meeting to order at 6:34 p.m.

**I. GENERAL BUSINESS**

**A. Welcome and Pledge of Allegiance**

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

**C. Unified Fire Authority Report – [Chief Nathan Kay]**

Chief Kay said he's been with UFA for over 25 years, has two children and one is married. His son-in-law is a new UFA recruit. He said he forwarded the UFA quarterly report to the council. UFA has created a 4<sup>th</sup> battalion, and the two Midvale Stations are part of that new battalion 14. Recruit camp 60 started yesterday with 24 new recruits.

Chief Kay said during the last meeting he was in New Mexico taking part in a Federal Task Force system and his Task Force was requested to respond to the flooding that was occurring in New Mexico. They deployed on July 9<sup>th</sup> and returned on July 20<sup>th</sup>.

Mayor Gettel asked if any of our firefighters were involved in fighting the Millcreek fire and did they take away knowledge to help Midvale avoid a similar situation.

Chief Kay said they are conducting a large after-action review tomorrow and he will provide information at the next meeting.

**II. PUBLIC COMMENTS**

Luke Maynes, Community Council Secretary, gave a report on the Community Council movie night; the movie was Ghost Busters. They had hoped for a better turnout, but the next movie is Matilda and then Grease, which they expect a larger crowd at both. He said with the movie Grease, it will be a dress up event. They are working on their website to get information out to the public. The next Community Council meeting will be held on August 27.

**III. COUNCIL REPORTS**

**A. Council Member Bonnie Billings – Excused**

**B. Council Member Paul Glover** – Thanked everyone for their work hosting Harvest Days. The parade was fun; the fireworks were excellent. His grandson got his face painted and enjoyed the bounce houses. The recent Millcreek fire made him think about how the city should be proactive with safety measures to avoid a similar incident.

**C. Council Member Heidi Robinson** – Thanked everyone that participated in and attended Harvest Days. She appreciates all the work staff and the Harvest Days Committee put in every year.

**D. Council Member Bryant Brown** – The recent Hall of Honors was the most attended in a long time. He also appreciates all the work staff and the Harvest Days Committee put in to make Harvest Days successful. He said unfortunately, the parade attendance was down.

**E. Council Member Denece Mikolash** – Thanked the staff and the Harvest Days Committee for their work for Harvest Days. She enjoyed calling bingo and thought the turnout was great. The vendors and bands were amazing, and she hopes for even more residents next year.

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

**A.** Mayor Dustin Gettel said he enjoyed Harvest Days. The block parties were exceptional. The experience hit different this year with him being mayor. He was able to see how much work goes on behind the scenes to make the festival a success. He said appreciates the time the staff puts in. The fireworks are the best in the valley. He also did a ride along with UPD resource shelter officers and Animal Services and learned a lot about what both agencies do for the city, the residents, and the animals.

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

**A.** Nate Rockwood said staff attend the block parties during the week leading to the Harvest Days Festival after which they discuss and compare what they hear from residents. The information he reported back was mostly positive feedback this year. There will be some construction starting next week on Stagg and Smelter street. Also, there are only two food truck nights left this season.

#### **VI. CONSENT AGENDA**

##### **A. CONSIDER MINUTES OF July 15, 2025, and July 22, 2025**

**MOTION:** **Council Member Paul Glover MOVED to Approve the Consent Agenda. The motion was SECONDED by Council Member Heidi. 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	Absent
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

#### **VII. DISCUSSION ITEM**

##### **A. Discussion on Disc Golf Course in the Main Park.**

Glen Kennedy said in 2021, Midvale City opened a nine-hole disc golf course at Midvale City Park. The project was initially discussed at a City Council meeting in November 2020

as an eligible use of federal CARES Act funds, which supported outdoor activities during the COVID-19 pandemic. Local business Grip6 partnered with the City to design the course and install baskets and signage, helping to create a high-quality, beginner-friendly course. To encourage community use, the City also hosted clinics and distributed free disc golf starter kits.

Since its opening, the course has become a highly utilized public amenity that draws players from throughout the valley. The course brings regular, positive activity to the park and has become a valued recreational resource for residents and visitors alike. As use has grown, some residents living near the park have raised concerns, particularly about discs being errantly thrown into adjacent yards. While no property damage has been reported and some properties are more affected than others, the frequency of such incidents is unknown. In response, the City has relocated certain holes and launch areas to reduce impacts. Staff is seeking Council feedback on how to address the concerns, what—if any—further changes should be made to the course, and how much funding the Council is willing to allocate toward potential modifications."



## Overview

In 2021, Midvale City partnered with Grip6 to open a nine-hole disc golf course at Midvale City Park.

The course brings regular, positive activity to the park and has become a valued recreational resource for residents and visitors alike.

Some residents living near the park have raised concerns, particularly about discs being errantly thrown into adjacent yards. In response, the City has relocated certain holes and launch areas and installed additional signage to minimize impacts to adjacent properties.

The efforts of staff have satisfied (up to this point) the issues brought up by adjacent resident properties with the exception of one.

The goal tonight is to get direction on how to proceed with Hole #8.



## Overview



## Options

- Try moving the basket again a little further to the SW
  - May not satisfy resident
  - Congests course a little bit
  - Very little cost (staff time)
- Install netting along the property
  - High cost (ranging from \$5,000 to \$14,000) for one property
    - May need to outsource install (additional cost)
  - Continued maintenance, repair and replacement costs
  - Will need to figure out trees for install
  - Sets precedent for all adjacent properties
  - Should help with discs flying lower than 12' to 20' (depends on net choice)
- Do nothing
  - No cost
  - No disruption to course and patrons
  - Resident not pleased
- Remove Hole #8
  - No cost
  - Disc Golfers not pleased
  - Resident satisfied



Council Member Bryant Brown asked if trees could be planted to act as a screen for the discs.

Glen Kennedy said that is an option, but the resident won't be happy with that option.

Mayor Dustin Gettel said he talked to some disc golfers during the Harvest Days Festival, and they said they don't understand how the discs could be going into the yards.

Dave Fair, property owner adjacent to the disc golf course, said he has had more discs on his property this year than in previous years. He doesn't think planting trees will help. He thinks moving the launch point would be an option. His neighbor has the same issue with discs but does not get as many as he gets. Dave Fair said the golfers stand on his tree and yell to get their discs. He has had some ugly interactions with the golfers wanting their discs back. He said he returns some but feels like it's a demand put upon him that he doesn't want.

Council Member Paul Glover asked if the launch point was moved, would that change the whole configuration. He suggested possibly moving two launches and increasing the challenge.

Mayor Dustin Gettel said the city has signage up to deter trespassing to retrieve discs. He said he would like to involve the disc golf design company to solve this issue.

Council Member Paul Glover suggested the city move the hole and if that doesn't work, look at installing netting.

Council Member Bryant Brown said he would like to see if planting trees help because the netting is an ongoing expense and maintenance.

Council Member Heidi Robinson agreed with Council Member Bryant Brown about the maintenance and expense of netting.

Glen Kennedy said they would move the launch pad and the basket to start.

## **IX. CLOSED SESSION**

**MAYOR:** Mayor Dustin Gettel

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

**STAFF:** Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Charlie Cressall, Deputy City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness; Communications Director; Chief April Morse, UPD; and Juan Rosario, Systems Administrator.

**MOTION:** **Council Member Paul Glover MOVED to enter into a closed session to discuss the purchase, exchange, or lease of real property. 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	Absent
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 entered into closed session at 7:13 p.m.

**MOTION:** **Council Member Paul Glover MOVED to reconvene into open session. 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	Absent
Council Member Paul Glover	Aye

<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.**

The Council reconvened into open session at 7:42 p.m.

**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 7:43 p.m.

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

Approved this August 19, 2025



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## MIDVALE CITY COUNCIL SUMMARY REPORT

**Meeting Date: August 19, 2025**

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**SUBJECT:**

Consider Resolution 2025-R-46 accepting deeds related to the 2025 Utility and Street Improvement Project and authorizing the Mayor to execute the Public Entity Affidavits and record said deeds.

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**SUBMITTED BY:**

Kate Andrus, RDA Director

**SUMMARY:**

On July 22, 2025, the City Council approved an agreement with Beck Construction and Excavation (“Beck”) for the 2025 Roadway and Utility Improvement Project.

As part of this project, City staff has been working diligently to obtain the necessary right-of-way (ROW) through Quit Claim Deeds to facilitate the street improvements outlined in the design documents. Specifically, ROW is being acquired along the north side of Depot Street and the east side of Stagg Street, with additional acquisitions planned for a few corner pieces along the west side of Stagg Street.

In accordance with Utah Code §57-1-47, the City is required to execute a Public Entity Affidavit, which must be recorded alongside each Quit Claim Deed as part of the property acquisition process.

Staff is therefore requesting City Council authorization for the following:

- Approval of two executed Quit Claim Deeds (attached as Exhibit A) and the corresponding Public Entity Affidavits.
- Pre-authorization for the Mayor to execute all future Public Entity Affidavits related to additional Quit Claim Deeds necessary to complete this specific project. These future deeds will be substantially similar in form and content to those attached as Exhibit A.

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**FISCAL IMPACT:** The two attached Quit Claim Deeds specify that the consideration for the property exchange is ten dollars (\$10.00), along with the services and improvements that will be provided to the property owners as part of the 2025 Utility and Street Improvement Project.

Should any future Quit Claim Deeds require monetary compensation as part of the ROW negotiation process, all associated costs will be covered by the project’s funding sources. This project is financed through a combination of:

- State funds allocated under Utah Code Annotated (UCA) §72-2-121
- Main Street Community Development Area (CDA) funds
- Utility project bonding funds

Under UCA §72-2-121, Midvale City receives an annual allocation of \$500,000 from the County of the First Class Highway Projects Fund, designated for roadway congestion and safety improvements. The City received its first allotment in Fiscal Year 2022 (FY22) and will continue to receive these funds annually for 15 years, totaling \$7,500,000 over the life of the program.

**STAFF RECOMMENDATION AND MOTION:** "I move that we suspend the rules\* and accept deeds related to the 2025 Utility and Street Improvement Project, and authorize the Mayor to execute the Public Entity Affidavits and record said deeds.

\* It is necessary to suspend the rules because the West Main Development anticipates completion on October 1, 2025. In order for the development to obtain occupancy, all roadway improvements on the north end of Stagg Street and Depot Street must be completed by September 24, 2025. Suspending the rules is critical to allow the contractor to maintain this strict construction timeline and avoid delays that could impact the development's ability to obtain occupancy.

**ATTACHMENTS:**

Resolution No. 2025-R-46

21-26-427-008 Quit Claim Deed

21-26-427-008 Public Entity Affidavit

21-26-477-012 Quit Claim Deed

21-26-477-012 Public Entity Affidavit

**MIDVALE CITY, UTAH  
RESOLUTION 2025-R-46**

**A RESOLITION ACCEPTING DEEDS RELATED TO THE 2025 UTILITY AND STREET IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO EXECURE THE PUBLIC ENEITY AFFIDAVITS AND RECORD SAID DEEDS.**

**WHEREAS**, the successful execution of the 2025 Utility and Street Improvement Project (Project) requires the acquisition of certain right-of-way (ROW) properties; and

**WHEREAS**, City staff has been actively negotiating with property owners and has obtained two executed Quit Claim Deeds, attached hereto as Exhibit A, which convey the necessary ROW to the City; and

**WHEREAS**, in accordance with Utah Code Annotated §57-1-47, the City is required to execute and record Public Entity Affidavits alongside each Quit Claim Deed as part of the property acquisition process; and

**WHEREAS**, additional right-of-way acquisitions will be necessary to complete the full scope of the Project, and the City intends to continue executing future Quit Claim Deeds and associated Public Entity Affidavits as needed; and

**WHEREAS**, all future deeds acquired by the City as part of this project will be substantially similar in form and content to those attached as Exhibit A.

**NOW THEREFORE BE IT RESOLVED**, Be it resolved by the Midvale City Council:

Section 1. The City Council hereby accepts the property conveyed in the Quit Claim Deeds attached as Exhibit A, and authorizes the Mayor to execute the required Public Entity Affidavits and record said deeds.

Section 2. Recognizing the urgency of completing the Stagg Street Utility Project, the City Council authorizes City staff to continue negotiations with property owners to acquire the necessary property and permissions to complete the project. The City Council further authorizes City staff to review and accept future deeds and easements related to the Project on behalf of Midvale City, and authorizes the Mayor to execute and record all associated Public Entity Affidavits, deeds, and easements.

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

**APPROVED AND ADOPTED** this 19<sup>th</sup> day of August, 2025.

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Dustin Gettel, Mayor

ATTEST:

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Rori L. Andreason,  
City Recorder

Voting by the City Council:

“Aye” “Nay”

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

## Exhibit A

When Recorded, Mail To:

Midvale City  
ATTN: City Recorder  
7505 S. Holden Street  
Midvale, UT 84047

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## QUIT CLAIM DEED

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**RS ST. GEORGE LLC**, a Utah limited Liability Company ("grantor"), hereby QUIT-CLAIMS to **MIDVALE CITY**, a municipality organized under the laws of the State of Utah, ("grantee"), for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of its rights, title, and interest in and to the following described tracts of land (the "Property") in Salt Lake County, State of Utah:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH  $00^{\circ}10'01''$  WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1196.69 FEET AND EAST, A DISTANCE OF 3.49 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL TAX ID: 21-26-427-008, AS DESCRIBED IN ENTRY NO. 14149409, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 72.50 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 116.00 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEPOT STREET; THENCE NORTH  $89^{\circ}56'35''$  EAST, ALONG SAID NORTH LINE, A DISTANCE OF 79.35 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH  $00^{\circ}10'01''$  EAST, ALONG SAID WEST LINE, A DISTANCE OF 57.42 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 36.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,846 SQUARE FEET OR 0.088 ACRES

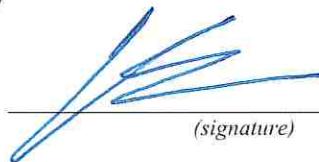
AS DEPICTED ON ATTACHED EXHIBIT.

Salt Lake County Parcel No.: 21-26-427-008

WITNESS the hand of said grantor(s) this 5 day of June, 2025

**RS ST. George LLC**, a Utah limited Liability Company

By: Rick Service  
(Manager of RS ST. George LLC)

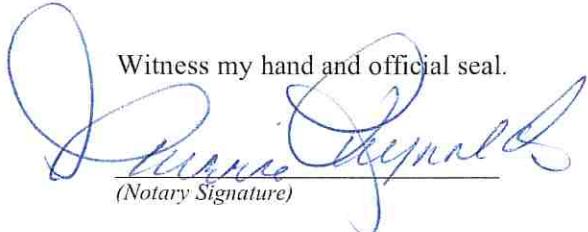


(signature)

STATE OF UTAH )  
§  
COUNTY OF SALT LAKE )

On this 5th date of June, 2025 before me, the undersigned Notary Public, Personally appeared Rick Service, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/ affirmed, he is the Manager of RC ST. George LLC, a Utah Limited Liability Company and that the forgoing instrument was signed by him on behalf of said Corporation and said Corporation executed the same.

Witness my hand and official seal.

  
(Notary Signature)



(Notary seal)



## **PUBLIC ENTITY AFFIDAVIT**

STATE OF UTAH )  
 ) SS  
COUNTY OF SALT LAKE )

I, Dustin Gettel, being of legal age and authorized by Midvale City, a municipality organized under the laws of the State of Utah, hereinafter ("Public Entity"), being first duly sworn, depose and state as follows:

The Public Entity consents to the conveyance of real property by deed from RS ST. GEORGE LLC, a Utah limited liability company. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property described in the attached legal description attached hereto as Exhibit "A" and incorporated herein. The Public Entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property described in the attached legal description.

This Public Entity Affidavit is intended to evidence that the public entity consents to RS ST. GEORGE LLC, a Utah limited liability company, conveying the real property described in the attached legal description to the Public Entity.

Midvale City, a municipality organized under the laws of the State of Utah

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Date

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

STATE OF UTAH  
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2025.

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## Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED BY SURVEY AS FOLLOWS:

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CONTAINS: 3,846 SQUARE FEET OR 0.088 ACRES

When Recorded, Mail To:

Midvale City  
ATTN: City Recorder  
7505 S. Holden Street  
Midvale, UT 84047

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## QUIT CLAIM DEED

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**C & C CAR WASHES, L.L.C.**, a Utah limited liability company ("grantor"), hereby QUIT-CLAIMS to **MIDVALE CITY**, a municipality organized under the laws of the State of Utah, ("grantee"), for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of its rights, title, and interest in and to the following described tracts of land (the "Property") in Salt Lake County, State of Utah:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH  $00^{\circ}10'01''$  WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1685.35 FEET AND NORTH  $89^{\circ}49'59''$  WEST PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 322.25 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL (TAX ID:21-26-477-012) AS DESCRIBED IN ENTRY NO. 10643060 RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH  $89^{\circ}56'35''$  WEST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 14.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SMELTER STREET AND THE BEGINNING OF A CURVE; THENCE ALONG A NON-TANGENT 15.00 FOOT-RADIUS CURVE TO THE LEFT, A DISTANCE OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF  $89^{\circ}46'34''$  (CHORD BEARS NORTH  $45^{\circ}03'18''$  EAST, A DISTANCE OF 21.17 FEET) TO THE WEST RIGHT-OF-WAY STAGG STREET AND THE EAST LINE OF SAID PARCEL; THENCE SOUTH  $00^{\circ}10'01''$  WEST ALONG SAID EAST LINE, A DISTANCE OF 14.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINS: 48 SQUARE FEET OR 0.001 ACRES

AS DEPICTED ON ATTACHED EXHIBIT.

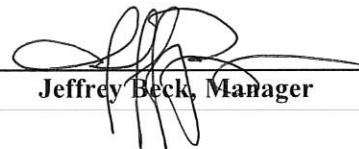
Salt Lake County Parcel No.: 21-26-477-012

WITNESS the hand of said grantor(s) this 7<sup>th</sup> day of August, 2025.

**C & C Car Washes, L.L.C., a Utah limited liability company**

**By: Smelter Street LLC, a Utah limited liability company, its Manager**

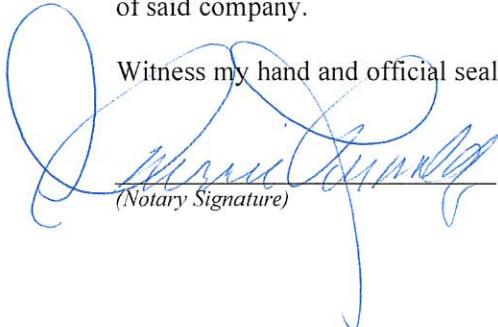
**By: Beck & Partners, LLC, a Utah limited liability company, its Manager**

By:   
Jeffrey Beck, Manager

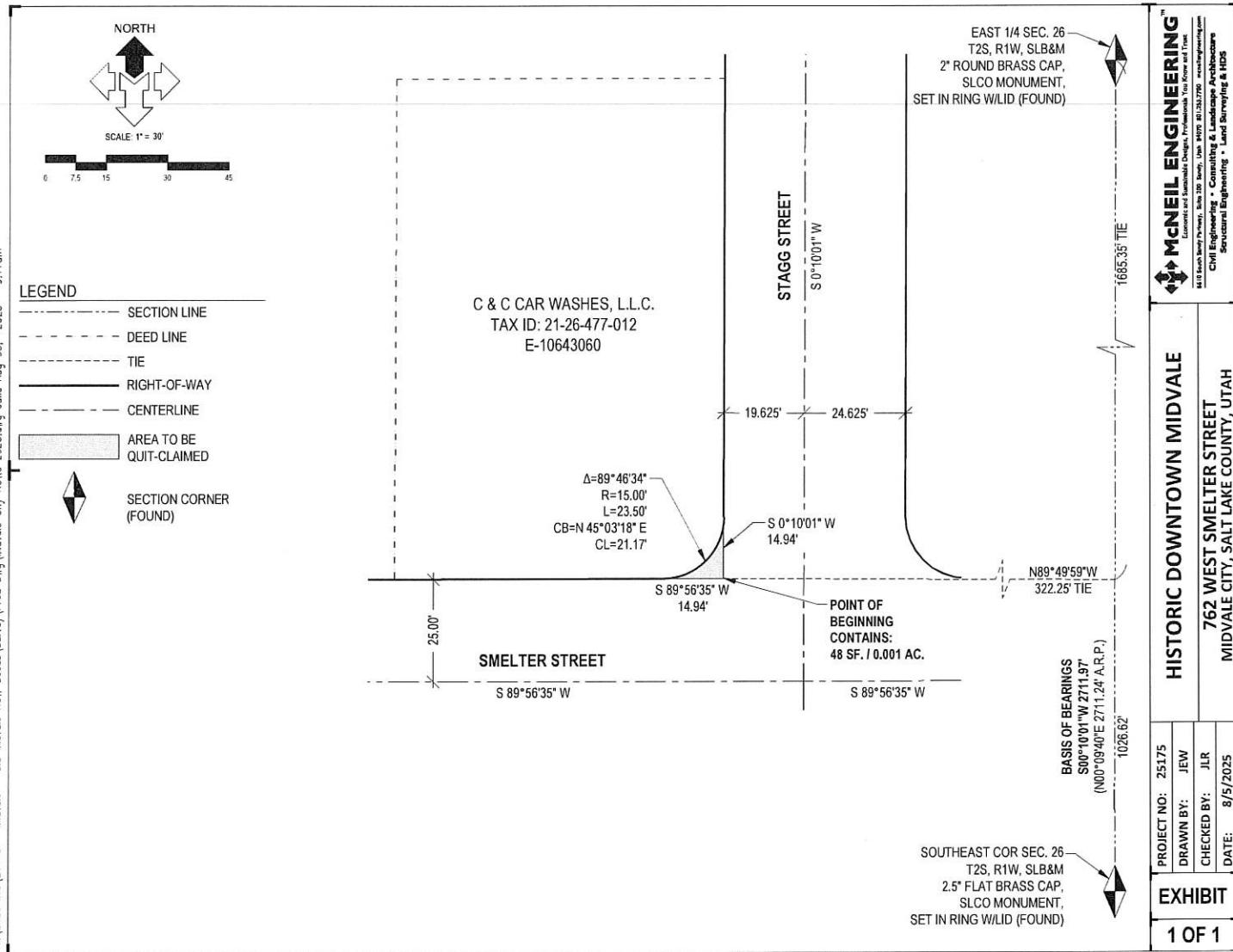
STATE OF UTAH )  
                          )  
                          §  
COUNTY OF SALT LAKE )

On this 7<sup>th</sup> day of August, 2025, before me, the undersigned Notary Public, personally appeared Jeffrey Beck, as Manager of Beck & Partners, LLC, a Utah limited liability company, the Manager of Smelter Street, LLC, a Utah limited liability company, the Manager of C & C Car Washes, L.L.C., a Utah limited liability company, and that the foregoing instrument was signed by him on behalf of said company.

Witness my hand and official seal.

  
(Notary Signature)





## **PUBLIC ENTITY AFFIDAVIT**

STATE OF UTAH )  
 ) SS  
COUNTY OF SALT LAKE )

I, Dustin Gettel, being of legal age and authorized by Midvale City, a municipality organized under the laws of the State of Utah, hereinafter ("Public Entity"), being first duly sworn, depose and state as follows:

The Public Entity consents to the conveyance of real property by deed from C & C Car Washes, L.L.C., a Utah limited liability company. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property described in the attached legal description attached hereto as Exhibit "A" and incorporated herein. The Public Entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property described in the attached legal description.

This Public Entity Affidavit is intended to evidence that the public entity consents to C & C Car Washes, L.L.C., a Utah limited liability company, conveying the real property described in the attached legal description to the Public Entity.

Midvale City, a municipality organized under the laws of the State of Utah

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Date

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

STATE OF UTAH  
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2025.

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## Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED BY SURVEY AS FOLLOWS:

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