



CITY COUNCIL MEETING
Minutes
Tuesday August 19, 2025

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Dustin Gettel

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

STAFF: Matt Dahl, City Manager; Charlie Cressall, Deputy 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; Laura Magness, Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; Matt Pierce, IT Director; and Juan Rosario, Systems Administrator.

5:30 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 5:31 p.m.

Mayor Dustin Gettel explained how the meeting would proceed; the regular city council meeting will begin now and then the Truth in Taxation meeting will follow at 6 p.m. People participating remotely can address the council during the public hearing portion of the 6 p.m. meeting. The instructions are on the website. Only registered participants may participate remotely during the Truth in Taxation meeting and how to register will be explained at the beginning of that meeting.

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. CONSENT AGENDA

A. CONSIDER MINUTES OF AUGUST 5, 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.

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 said 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.

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.



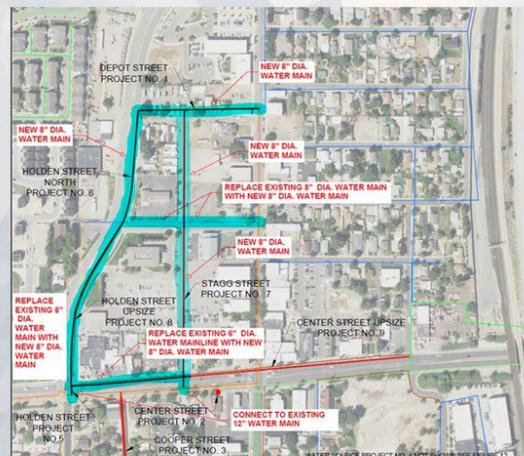
**Approval of Deeds
Related to the 2025
Utility and Street
Improvement Project
and Authorization to
Execute Public Entity
Affidavits and Record
Said Deeds**

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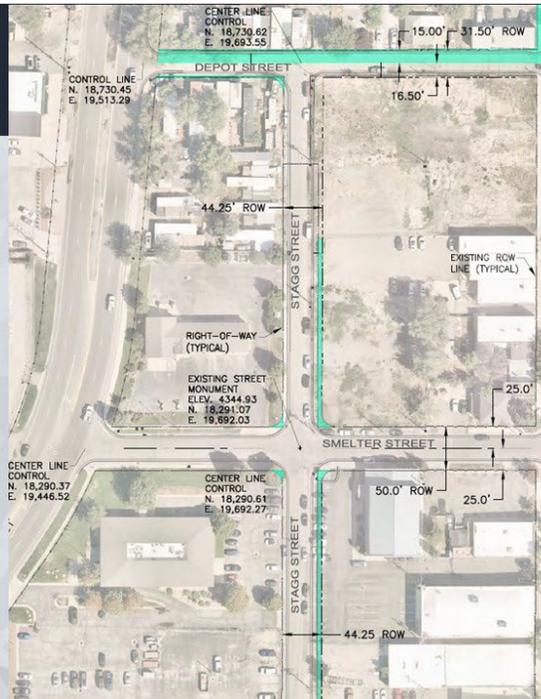
2025 Utility and Street Improvement Project

Scope of Work

- Culinary Water Improvements
- Sanitary Sewer Improvements
- Storm Drain Improvements
- Roadway Reconstruction Improvements



ROW



QCDs

- QCDs have been signed for the following parcels:
 - 21-26-427-008
 - 21-26-477-012
- Per Utah Code, the City is required to execute and record a Public Entity Affidavit, stating that the City accepts said property.
- City Staff is working with property owners for QCDs related to the following parcels:
 - 21-26-479-030
 - 21-26-477-010
 - 21-26-478-018
 - 21-26-478-023
 - 21-26-480-024
 - 21-26-427-004
 - 21-26-427-006
 - 21-26-427-007
 - 21-26-480-005
 - 21-26-480-006
 - 21-26-480-008
 - 21-26-480-010

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 provided to property owners as part of the 2025 Utility and Street Improvement Project.

Any future Quit Claim Deeds that require monetary compensation will be valued based on current market rates. All associated costs will be covered by the project's existing budget.

Staff Recommendation

Staff is requesting City Council authorization for the following:

- Approval of two executed Quit Claim Deeds 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 included in the packet

Council Member Paul Glover said that UDOT does this all the time. They've done it to his property, and they give the property owner market value for the property they purchase.

MOTION: Council Member Heidi Robinson **MOVED** to Suspend the Rules and Approve Resolution 2025-R-46 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. 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.

B. CONSIDER RESOLUTION NO. 2025-R-48 ADOPTING PAY SCALES AND SETTING SALARIES FOR ELECTED AND STATUTORY/APPOINTED OFFICERS FOR MIDVALE CITY.

Mariah Hill said as a part of the budget process, staff reviews 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.

MOTION: Council Member Bonnie Billings MOVED to Approve Resolution No. 2025-R-48 Adopting Pay Scales and Setting Salaries for Elected and Statutory/Appointed Officers for Midvale City. 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.

IV. ADJOURN

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

The meeting adjourned at 5.44 p.m.

Proceedings of City Council Meeting
August 19, 2025

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

Approved this September 2, 2025