



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

**MIDVALE CITY MUNICIPAL BUILDING AUTHORITY
MEETING AGENDA
December 2, 2025**

Public Notice Is Hereby Given that the **Municipal Building Authority of Midvale City** will hold a regular meeting on **December 2, 2025** 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 Board at Midvale.Utah.gov/PublicComment by 5:00 p.m. on December 1, 2025.**

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

7:00 p.m. OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the Municipal Building Authority Board 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 Governing Body.** 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 Municipal Building Authority Board will be turned over to staff to provide a response outside of the Municipal Building Authority meeting.

III. CONSENT AGENDA

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

B. Consider **Resolution No. 2025-03MBA** Adopting the 2026 MBA Meeting Schedule. — **[Rori Andreason, H.R. Director/City Recorder]**

IV. 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 and the State Public Notice Website at pmn.utah.gov. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

Date Posted: November 26, 2025

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



MUNICIPAL BUILDING AUTHORITY MEETING

Minutes

Tuesday June 3, 2025

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Dustin Gettel

BOARD MEMBERS: Board Member Paul Glover
Board Member Heidi Robinson
Board Member Denece Mikolash
Board Member Bonnie Billings
Board Member Bryant Brown

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.

Chair Gettel called the meeting to order at 8:48 p.m.

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL - Board Members Denece Mikolash, Bonnie Billings, Bryant Brown, Heidi Robinson, and Paul Glover were present at roll call.

II. PUBLIC COMMENTS

Sue Armitage said she thinks the Board members all rock and thanked them for their service.

III. PUBLIC HEARING

A. RECEIVE PUBLIC COMMENT REGARDING THE FY2026 MUNICIPAL BUILDING AUTHORITY PROPOSED BUDGET BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026

Mariah Hill said the process of adopting the Fiscal Year 2026 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting. The tentative budget was presented and adopted on May 6, 2025.

Following the public hearing on June 3, 2025 a final budget may be adopted by the board. No changes were made to the MBA budget since the tentative budget was presented.

FISCAL IMPACT:

Budgeted revenues - \$394,753. Budgeted expenditures - \$394,753.



Fiscal Year 2026 MBA Final Budget

FY 2026 Final MBA Budget

| Municipal Building Authority | | | | | | |
|--|-------------------|-------------------|-------------------|-------------------|---------------------|-------------------|
| | Actual FY2023 | Actual FY2024 | Amended FY2025 | Final FY2026 | Difference | Percent Change |
| Revenues: | | | | | | |
| Lease Revenue - Boys and Girls Club | 70,308 | 70,308 | 70,308 | 70,308 | - | 0.0% |
| Lease Revenue - Streetlighting Fund ¹ | 211,000 | 211,000 | - | - | - | 0.0% |
| Lease Revenue - Midvale City ¹ | 374,961 | 352,724 | 279,008 | 282,445 | 3,437 | 1.2% |
| Lease Revenue - Head Start | 24,000 | 24,000 | 24,000 | 24,000 | - | 0.0% |
| Interest revenue - Bond Proceeds | - | 1,145 | - | - | - | - |
| Interest Earnings | 25,150 | 39,801 | 18,000 | 18,000 | - | 0.0% |
| TOTAL REVENUES | \$ 705,419 | \$ 698,978 | \$ 391,316 | \$ 394,753 | \$ 3,437 | 0.9% |
| Expenditures: | | | | | | |
| Operating | | | | | | |
| Professional Services | 3,020 | 3,260 | 3,100 | 3,100 | (160) | 0.0% |
| Debt Service | | | | | | |
| Debt Service - Principal ¹ | 510,000 | 520,000 | 245,000 | 255,000 | (265,000) | 4.1% |
| Debt Service - Interest ¹ | 165,169 | 152,931 | 143,216 | 136,653 | (16,278) | -4.6% |
| Total Debt Service | 675,169 | 672,931 | 388,216 | 391,653 | (281,278) | 0.9% |
| TOTAL EXPENDITURES | \$ 678,189 | \$ 676,191 | \$ 391,316 | \$ 394,753 | \$ (281,438) | 0.9% |
| FUND BALANCE - CONTRIBUTION TO (USE OF) | 27,230 | 22,787 | - | - | | |

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

ACTION: Consider Resolution No. 2025-02MBA Adopting the FY2026 Municipal Building Authority Final Budget beginning July 1, 2025 and ending June 30, 2026.

MOTION: Board Member Heidi Robinson **MOVED** to Adopt Resolution No. 2025-02MBA Adopting the Final Budget for the Midvale City Municipal Building Authority for the fiscal year ending June 30, 2026. The motion was **SECONDED** by Board Member Bonnie Billings. Chair Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

| | |
|------------------------------|-----|
| Board Member Bonnie Billings | Aye |
| Board Member Paul Glover | Aye |
| Board Member Heidi Robinson | Aye |
| Board Member Bryant Brown | Aye |
| Board Member Denece Mikolash | Aye |

The motion passed unanimously.

VI. CONSENT AGENDA

A. CONSIDER MINUTES OF MAY 6, 2025

MOTION: Board Member Paul Glover **MOVED** to Approve the Consent Agenda. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Gettel called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

| | |
|------------------------------|-----|
| Board Member Bryant Brown | Aye |
| Board Member Denece Mikolash | Aye |
| Board Member Paul Glover | Aye |
| Board Member Bonnie Billings | Aye |
| Board Member Heidi Robinson | Aye |

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Paul Glover **MOVED** to adjourn the meeting. Board Member Heidi Robinson **SECONDED** the motion. Chair Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:52 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this day December 2, 2025.



MIDVALE MBA SUMMARY REPORT

Meeting Date: December 2, 2025

SUBJECT: Consider Resolution No. 2025-03MBA Establishing a Time and Place for Holding Midvale Municipal Building Authority Meetings for the 2026 Calendar Year

SUBMITTED BY: Rori Andreason, H.R. Director/City Recorder

SUMMARY:

Section 2.12.090 of the Midvale Municipal Code designates the City Council to act as the Municipal Building Authority. The Municipal Building Authority meetings are scheduled on an as needed basis to be held in conjunction with regularly scheduled City Council meetings.

A Resolution has been prepared outlining the proposed Municipal Building Authority meeting schedule for the 2026 calendar year.

FISCAL IMPACT: N/A

RECOMMENDED MOTION:

I move that we adopt Resolution No. 2025-03MBA Establishing a Time and Place for Holding Municipal Building Authority Meetings for the 2025 Calendar Year.

Attachments: Proposed Resolution 2025-03MBA

**MIDVALE CITY, UTAH
RESOLUTION NO. 2025-03MBA**

**A RESOLUTION ESTABLISHING A TIME AND PLACE
FOR HOLDING MIDVALE MUNICIPAL BUILDING
AUTHORITY MEETINGS FOR THE 2026 CALENDAR YEAR**

WHEREAS, pursuant to Section 52-4-202 of Utah Code Annotated 1953 and the Midvale Municipal Code, Section 2.12, the Board of Trustees for the Midvale Municipal Building Authority hereby gives notice of their 2026 meeting schedule; and

WHEREAS, the Board desires to encourage residents of Midvale City to attend City meetings; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MIDVALE MUNICIPAL BUILDING AUTHORITY:

Section 1. The Board of Trustees hereby gives notice of the time and place for holding needed Municipal Building Authority meetings for the 2026 Calendar Year as follows:

Municipal Building Authority: The City Council, acting in its capacity as the Board of Trustees of the Municipal Building Authority of Midvale City will usually meet on Tuesdays, in conjunction with City Council meetings, as needed and for which public notice shall be given.

Location of Meetings: All meetings described above, except those meetings for which notice is given that the meeting will be held at a different location, will be held at City Hall, 7505 South Holden Street, Midvale, Utah.

Section 2. The Board directs the City Recorder to publish the 2026 City Council meeting schedule in accordance with Section 52-4-202 of the Utah State Code Annotated.

Section 3. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 2nd day of December 2025.

Dustin Gettel, Mayor

ATTEST:

Rori L. Andreason, MMC
City Recorder

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