



CITY COUNCIL MEETING
Minutes
Tuesday March 24, 2026

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; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Jerimie Thorne, Deputy Director of Public Works; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Aubrey Christensen, RDA Program Manager; Laura Magness; Communications Director; Vanessa Guevara, Community Violence Coalition Coordinator; Branden Anderson, City Engineer; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – WORKSHOP

- Uplift Midvale Update – [**Vanessa Geuvara, Community Violence Coalition Coordinator**]

Vanessa Guevara introduced the updated mission and vision of Uplift Midvale. Jordy King also presented important information regarding Uplift Midvale.

**UPLIFT
MIDVALE**

MIDVALE CITY COMMUNITY YOUTH
VIOLENCE PREVENTION
COALITION

UPLIFT MIDVALE

Uplift Midvale is a dynamic community initiative dedicated to reducing youth violence in Midvale City. Guided by the nationally recognized Communities That Care (CTC) framework, our coalition unites city officials, community partners, and passionate residents to build a safer and more supportive environment for our youth.



ABOUT US



RISK AND PROTECTIVE FACTORS

1. Identified Risky Behaviors through 2023 SHARP+ Data

- Uplift began by brainstorming all possible risky behaviors relevant to the story.

2. Cross-Examined

- The team compared these behaviors with the Risk and Protective Factors identified in the 2023 SHARP data.

3. Recognized Common Themes

- By reviewing overlaps between the behaviors and the SHARP data, Uplift identified recurring themes.

4. Evaluated Feasibility

- The team discussed which themes and factors were realistic, actionable, and feasible to address.

5. Selected Final Factors

- After voting on the most practical options, Uplift finalized the Risk and Protective Factors to focus on.



Data Sources Informing Youth Wellbeing in Midvale

- 2025 Hillcrest High School Cone Student Health And Risk Prevention (SHARP) – Prevention Needs Assessment
- Salt Lake County Student Health And Risk Prevention (SHARP) – Prevention Needs Assessment
- Criminal Justice Advisory Council
- Healthy Salt Lake

- Overall Trend
Indicators suggest stable or improving youth behavioral health and safety outcomes, with continued opportunities to strengthen protective factors

Areas for Continued Attention

Perceived Safety Remains a Concern

A notable proportion of Midvale youth report feeling less safe compared to county and state benchmarks.

Gap Between Experience and Benchmarks

While many students report positive experiences, perceptions of safety indicate variability across student groups and environments.

Opportunity for Targeted Support

These findings highlight an opportunity to strengthen school climate, community connectedness, and youth-centered supports.



Screen Time: Impacts on Youth Wellbeing

- What We See (Salt Lake County Context)
 - Impacts Sleep and School
 - Many students report that screen time gets in the way of sleep and schoolwork.
 - Mixed Effects on Wellbeing
 - Youth report a range of experiences, including neutral and negative impacts on self-image and relationships.
 - Connection Still Matters
 - Some students report that screen time helps them stay connected with friends.
- What This Means for Youth
 - Screen time is **not universally harmful**, but its impact depends on how, when, and how much it is used.
 - Areas like **sleep, academic focus, and social well-being** are key points of influence.
- Midvale Context
 - **Midvale youth data reflect similar patterns**, particularly related to sleep, school engagement, and social experiences.

Resource Assessment

In process

Collecting Information

- Recruit Resource Assessment Workgroup.
- Help identify resources, that are available in Midvale City and Salt Lake County.
- Reached out to service providers and youth involved organizations.

Gap Analysis

Held a Community Resource Workshop to discuss barriers in Midvale City.

Barriers identified:

- Mentorship and neighborhood- based recreation programs
- Family support services
- Early childhood and foundational social emotional skills and school readiness
- Capacity barriers, transportation, language and access
- Neighborhood cohesiveness
- Community, City and School District Cohesiveness

Recommendations

Collarative relationships with key investors

Expand effective programs:

- Guiding Good Choices
- Film Ideas and Tips (FIT)
- Love and Logic
- Botvin Life Skills
- Rainbow Days
- Expand Case worker programs to assess gap that is trauma/culture focused to identify barriers
- Supplement underutilized resources
- Work with BBBSU to develop School Based mentorship program

Prevention Programs

Soft Launch



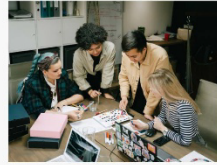
UTAH COMMISSION ON CRIMINAL & JUVENILE JUSTICE COMMUNITY WALKS

A community response to a [statewide spatial risk analysis](#).

Connecting with communities, bringing an understanding of quantitative data, while creating space for community-led stories and experiences.

Ultimately, communities identify their priorities and develop targeted solutions to support Utah's youth and families.

Collectively, these efforts increase youth safety and prevent delinquency.



Analysis

CCJJ Geospatial Study places Midvale (84047) in the [top 100 neighborhoods](#) for priority support

Research

[Utah Healthy Places Index](#) gives Midvale (84047) a lower overall score for healthy community conditions, but highlights higher scores in "neighborhood" and "economic" areas.

Risk and Protective Factors

[The available 2025 SHARP data notes that Salt Lake County students have lower rates of neighborhood attachment but higher rates of recognition for prosocial behaviors.](#)

Community Outreach

Data tells a story, but is it the whole story?

Whose stories are missing?

NEIGHBORHOODS IN CONSIDERATION

1. Area around Canyons Crossing Apts/7200 S Main
2. Area around Hillcrest High and Fort Union businesses
3. Middle of Midvale - Midvale Middle/Elementary, CBC, Boys and Girls
4. South Midvale/Sandy - Copperview Rec. Center, Copperview Elementary, Ruth Tyler Library



Contact for more information:
Sheena Yoon, syoon@utah.gov
Erica Wood, ericalwood@utah.gov

THANK YOU

QUESTIONS?
VGUEVARA@MIDVALEUT.GOV

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, Bonnie Billings, and Paul Glover were present at roll call.

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

Chief Nathan Kay began with the March safety message, Hands Only CPR Matters. He said in 2024 UFA responded to 252 non-traumatic cardiac arrest with 52.8% having received bystander CPR and 11% an AED was applied. These numbers represent a 51.6% save rate which is higher than the national average of 37.6%. Knowing and using CPR saves lives.

The Chief moved on to report on the February call volumes. UFA had 320 calls in February making Midvale the third busiest community served by UFA in February.

D. Proclamation Recognizing March 31, 2026, as Transgender Day of Visibility.

Mayor Dustin Gettel read the proclamation recognizing March 31, 2026, as Transgender Day of Visibility into the record.



II. PUBLIC COMMENTS

JC Thornton, Project Rainbow, said on behalf of the 20 donors of Project Rainbow that are residents of Midvale City and proudly flying transgender flags for the next two weeks, I thank you for this resolution. Project Rainbow would like to be more engaged with the city in the future as these proclamations are being read. They have a Transgender Day of Visibility community celebration on March 31st, and they would love to have copies of the resolution to share with the broader community.

At a time when the community feels threatened by government it's nice to see a government that supports us. Gender variation existed long before colonists came to Turtle Island and the flag represents that they have always been here and will always be here. In spite of the passing of HB77 our community keeps showing up and a large number of people staking our flags are allies. They say this is where your community is, this is where you're safe. We can talk about statistics but most importantly the stories of young people coming to our doors and thanking us for putting our flag up because their family was not affirming but they saw the flag at our house is why we continue to stand, sometimes at great risk, and we will always represent our gender diverse community.

We thank you for this act of government speech to say that we are valid, and we are a part of the fabric of society in Midvale. Thank you for your support and I look forward to ways that we can also drive policy that we see in other states where they have supportive policies to protect their citizens.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — Nothing to add.

B. Council Member Paul Glover — Nothing to add.

C. Council Member Heidi Robinson — said she is proud of this proclamation. It's important to speak out on these issues that have a long-lasting impact. She said she will be celebrating Transgender Day of Visibility.

D. Council Member Bryant Brown — said he also supports this proclamation. The Trans Community is an important part of our community, and we want them to feel safe in Midvale. He thanked the council members that ran caucus's last Tuesday. He urged everyone to look up candidates and topics to be informed and engaged. He wanted to remind residents that the new transfer station is open making spring clean-up quick and easy.

E. Council Member Denece Mikolash — said she also appreciates Project Rainbow and is disappointed that her HOA does not allow flags. She attended the Midvale Arts Council production of 9 to 5, which she found to be hilarious and creative, they did an amazing job. Congratulations to the new Canyons School District Superintendent, she looks forward to meeting them. She's excited to hear that the city has their first applicant for the Main Street Activation Program.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said there's a new superintendent for Canyons School District, and he looks forward to meeting Dr. Robinson. He said Two Row Brewing has a question about an Ordinance that appears to be antiquated. The Ordinance requires the servers to have an identification badge that is issued by the city. The Ordinance duplicates what the DABS is already doing as far as licensing and background checks. We will have a discussion on the original Ordinance at the next meeting and possibly repeal or change it. Last Thursday we had our Preliminary Budget Increase Maximum meeting with UPD. The initial number came in at 5%, which is about a \$700,000 increase. He negotiated that number down to 3.5%, with the mayor suggesting 3% at about \$400,000. At the next meeting they will present both sets of numbers so they can compare the difference.

V. CITY MANAGER REPORT

A. Matt Dahl said the smell that closed council meeting early a few weeks ago was from cooking grease. He then introduced Branden Anderson, City Engineer, to go over information from the Jordan Valley Water Drought Committee and construction projects in the city.



Drought Committee Recommendation

- Drought Committee Vote
 - Level 1: 10 member voted
 - Level 2: 6 members voted
 - Non votes: 2 members
- Water Levels currently
 - Jordanelle 64%
 - Deer Creek 86%
- Jordan Valley Board will vote for final approval based on the drought committee recommendations

Midvale Projects

- 2025 Sewer Project
- Roadway Infrastructure Project
- 2026 Waterline Replacement Project
 - Report at next City Council Meeting

Branden Anderson said that the drought committee recommendation was at a level 2 for this year. The Board will make their recommendation based on the committee votes. He said the soil moisture is above average due to rain, but the snowpack is below average and historically low.

Mayor Dustin Gettel said that the Rain Barrel program will be starting soon.

Branden Anderson reviewed the 2025 Sewer Project, the Roadway Infrastructure Project, and the 2026 Waterline Replacement Project that will be discussed at the next City Council meeting.

He also stated that 4th and 5th Avenue's will be impacted in about 2 weeks with a roadway shut down due to excavating and work on the sewer line. The disruption will last about 10 days on each street. Another sewer line project will occur in May on Wasatch and Main Street. The IHC impact will be 5 days if the intersection is shut down to traffic or two weeks if the intersection remains open.

Council Member Mikolash reminded everyone that the length of time residents have to suffer with road closures is well worth getting the aging infrastructure replaced and repaired.

Branden Anderson gave an update on projects that are finished and what they are in the process of finishing in relationship to the Roadway Infrastructure Project.

VI. PUBLIC HEARING

A. CONSIDER ORDINANCE NO. 2026-O-08 AMENDING TITLE 16 AND SECTION 17-4-3 OF THE MIDVALE MUNICIPAL CODE TO COME INTO COMPLIANCE WITH REQUIREMENTS OF THE UTAH STATE LEGISLATURE.

Wendelin Knobloch said this code text amendment modifies language within Title 16 and Section 17-4-3 of the Midvale Municipal Code (MMC) to come into compliance with two changes in Utah State Code:

1. *Subdivision improvement plans can either be reviewed with the preliminary or the final plat:*

Title 16 was updated to require the subdivision improvement plan review during the preliminary plat approval process.

2. *Recodification of Utah State Code Chapter 10-9a:*

Utah planning enabling law was located in Utah Code Chapter 10-9a until last summer when a recodification occurred. The majority of provisions is now found in Utah Code Chapter 10-20, which means state code references found in Midvale's municipal code must be updated.

In addition to the above, the following ***technical improvements*** were made:

1. The "Powers and Duties" section (MMC 17-4-3) which defines the Planning Commission's role was updated to reflect existing responsibilities that are based on other code provisions (e.g., MMC 12.16.050, 16).
2. Code language for numbers is being standardized as digits throughout the code

(e.g., “fifteen business days” now appears as “15 business days”).

3. Private street provisions clarified to require sidewalk (MMC 16.02.050(E)).

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

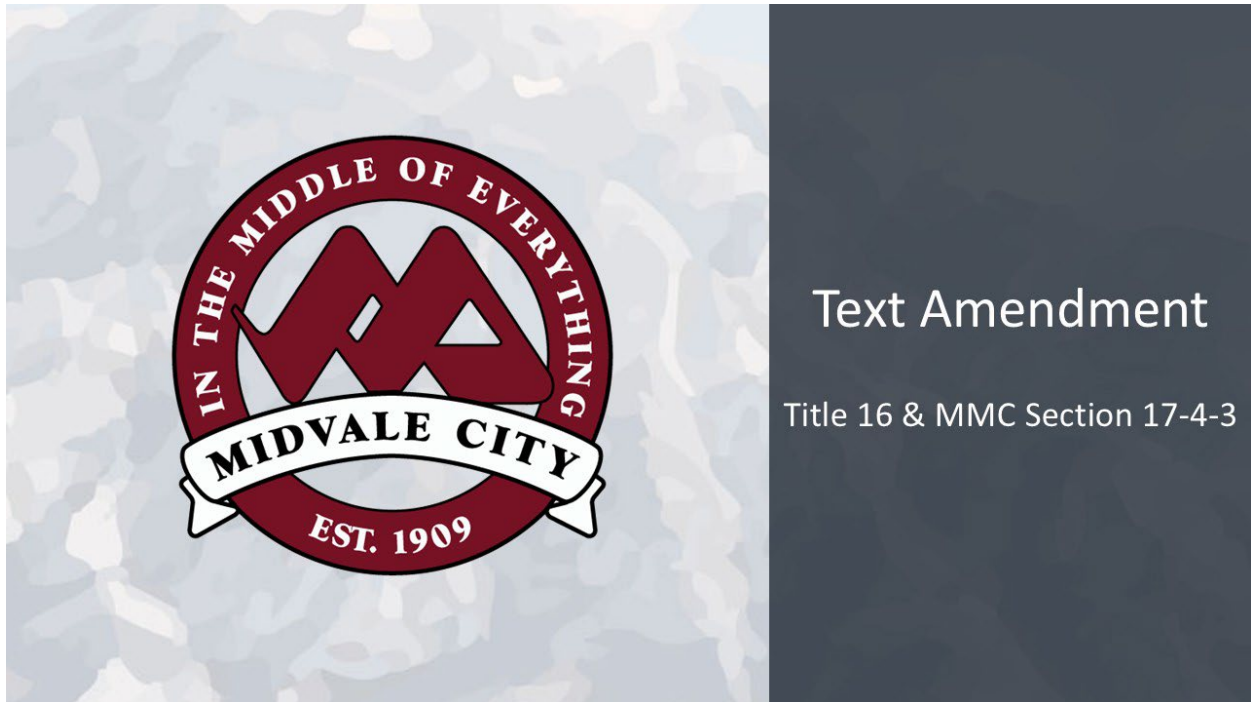
ZONING CODE AMENDMENT CRITERIA

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 [new citation: 10-20-101];
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, second, and third criteria listed above because the change promotes the following:

1. The protection of private property rights as required in MMC 17-1-1;
2. The Municipal Land Use, Development, and Management Act (LUDMA) objectives of providing fundamental fairness in land use regulation; and
3. The clear interpretation of code language.



5 Amendments MMC Title 16 & 17-4-3

1. Subdivision Improvement Plans Review during Preliminary Plat
2. Recodification of Utah Code 10-9, now 10-20
3. Update "Powers and Duties", MMC 17-4-3
4. Standardize Code Language for Numbers
5. Clarification on Sidewalk Requirement for Private Streets

Title 16: Improvement Plans with Prelim Plat

and a notation as to whether the existing structures will remain or be demolished.

G. The fee for a preliminary subdivision application as passed by the city council.

H. Subdivision improvement plans and construction drawings showing existing ground and/or asphalt elevations, planned grades and elevations of proposed improvements, and the location of all public utilities. Improvements shown on the construction drawings shall be in accordance with the City's infrastructure and engineering standards in Title 18.

1. The city engineer may adopt a policy governing additional requirements for construction drawings. All construction drawings shall have the professional engineer or architect state license seal stamped on all submitted sheets.

I. Any other documents related to the subdivision required by the city's current, published preliminary plat application. (Ord. 2024-30 § 1 (Att. A); Ord. 2024-01 § 1 (Att. A))

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Wendelin Knobloch
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16.02.030 Contents of preliminary plat.

The preliminary plat shall include the following:

Title 16: Improvement Plans with Prelim Plat

16.03.020 Application for final subdivision plat approval.

The applicant shall prepare and submit the following in a format acceptable to the community development department:

A. The final plat;

B. A preliminary title report prepared within 30 days of the application by a title company licensed to practice in the state of Utah that shows the owner of every parcel or lot of land contained within the proposed subdivision or a signed affidavit or sworn statement by each owner identified by the preliminary title report used for the preliminary plat in which each owner affirms that title for the property has not changed ownership;

C. The fee for a final subdivision application as passed by resolution by the city council;

~~D.~~ A tax clearance, indicating that all taxes, interest, and penalties owing on the land have been paid;

~~E.~~ A site plan showing the location of existing structures within the final plat boundaries;

~~F.~~ For a condominium application, a signed affidavit by an attorney who is licensed to practice in Utah that states that the condominium declaration, the record of survey map and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (Utah Code Annotated Section 57-8-1 et seq.) as well as all applicable federal, state and local laws and ordinances and that when the condominium declaration and survey map have been recorded in the office of the Salt Lake County recorder that the proposed project will be a validly existing and lawful condominium project in all respects; and

~~G.~~ Any other documents related to the subdivision required by the city's current, published final subdivision application. (Ord. 2024-30 § 1 (Att. A); Ord. 2024-01 § 1 (Att. A))

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Title 16: Recodification

16.01.020 Definitions.

For the purpose of this title, certain abbreviations, terms, and words shall be used, interpreted and defined as set forth herein. Words not included herein, but which are defined in Chapter 17-2, shall be construed as defined therein.

"Culinary water authority" has the definition provided in Utah Code Annotated Section 10-20-102, as amended.

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"Review cycle" has the definition provided in Utah Code Annotated Section 10-20-806, as amended.

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"Sanitary sewer authority" has the definition provided in Utah Code Annotated Section 10-20-102, as amended.

"Subdivision improvement" means the required infrastructure, improvements, and municipally controlled utilities required for a subdivision.

"Subdivision improvement plans" has the definition provided in Utah Code Annotated Section 10-20-806, as amended.

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"Subdivision ordinance review" has the definition provided in Utah Code Annotated Section 10-20-806, as amended.

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"Subdivision plan review" has the definition provided in Utah Code Annotated Section 10-20-806, as amended.

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"Underground facility" has the definition provided in Utah Code Annotated Section 10-20-803, as amended. (Ord. 2024-01 § 1 (Att. A))

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The Midvale Municipal Code is current through Ordinance 2025-02, passed February 4, 2025.

Section 17-4-3: Power and Duties

Midvale Municipal Code Section 17-4-3, Powers and Duties and Title 16, Subdivisions

Page 1 of 30

17-4-3 Powers and duties.

The planning commission shall:

A. *General Plan.* Prepare and recommend a general plan and amendments to the general plan to the city council;

B. *Zoning.* Recommend zoning ordinances and maps, and amendments to zoning ordinances and maps, to the city council;

C. *Subdivision Regulation.* Recommend subdivision regulations and amendments to those regulations to the city council;

D. *Subdivision Applications.* Approve or deny preliminary subdivision applications as provided in Title 16;

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E. *Conditional Use Permits.* Approve or deny conditional use permits applications;

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F. *Street Vacations and Property Disposal.* Recommend approval or denial of the vacation of city-owned rights of way or the disposal of city-owned property as provided in Chapter 12.16; and

G. *Other Duties.* The planning commission shall have all of the powers and duties explicitly or impliedly given planning commissions by the laws of the state or city. (Ord. 12-11-2001C § 2 (part))

Title 16: Standardize Code Language

G. The fee for a preliminary subdivision application as passed by the city council.

H. Subdivision improvement plans and construction drawings showing existing ground and/or asphalt elevations, planned grades and elevations of proposed improvements, and the location of all public utilities. Improvements shown on the construction drawings shall be in accordance with the City's infrastructure and engineering standards in Title 18,

1. The city engineer may adopt a policy governing additional requirements for construction drawings. All construction drawings shall have the professional engineer or architect state license seal stamped on all submitted sheets.

I. Any other documents related to the subdivision required by the city's current, published preliminary plat application. (Ord. 2024-30 § 1 (Att. A); Ord. 2024-01 § 1 (Att. A))

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16.02.030 Contents of preliminary plat.

The preliminary plat shall include the following:

A. Scale must be indicated on the plat. (Minimum scale: one inch equals 50 feet);

B. All proposed streets, alleys, parks, open spaces, and other offers of public dedications, showing widths and pertinent dimensions of each;

C. An arrow indicating north drawn on each sheet;

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The Midvale Municipal Code is current through Ordinance 2025-02, passed February 4, 2025.

Title 16: Clarify Sidewalk Requirements

E. *Private Streets.* The applicant may propose private streets within the subdivision so long as the proposed street(s) include a right-of-way width of 35 feet, with 20 feet of pavement installed to city specifications and fire code, two and one-half feet of curb and gutter on each side and a five-foot sidewalk adjacent to the curb on both sides.

1. Private streets shall align with and connect to existing streets, whether public or private, on adjoining properties unless the planning commission, after recommendation of city

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The Midvale Municipal Code is current through Ordinance 2025-02, passed February 4, 2025.

Zoning Code Amendment Criteria

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.

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: Consider Ordinance No. 2026-O-08 Amending Title 16 and Section 17-4-3 of the Midvale Municipal Code to come into Compliance with Requirements of the Utah State Legislature.

MOTION: Council Member Heidi Robinson **MOVED** to Approve Ordinance No. 2026-O-08 Amending Title 16 and Section 17-4-3 of the Midvale Municipal Code to come into compliance with requirements of the Utah State Legislature with the finding stated 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:

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

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF MARCH 3, 2026.

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

The motion passed unanimously.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-R-13 AUTHORIZING THE MAYOR AND CITY STAFF TO ENTER INTO AN AGREEMENT BETWEEN MIDVALE CITY, SALT LAKE CITY CORP., AND UDOT FOR THE 8000 SOUTH BRIDGE REPLACEMENT PROJECT.

Branden Anderson said the Utah Department of Transportation (UDOT) will be replacing a bridge structure located at about 80 E 8000 S. This bridge serves as a canal bridge that conveys water for Salt Lake City Public Utilities.

A betterment agreement for this project was brought to the council in October 2025, which the council passed. It was to fund the portion of the roadway between the bridge and the Trax lines.

This agreement is with Midvale, Salt Lake City Corp, and UDOT to allow UDOT's contractor to construct the new bridge (box culvert) over the canal.

This is a 2-part agreement:

1. Allows the 3-parties to construct the bridge in accordance with UDOT bid procurement and to put an agreement in place to do so.

- a. It also executes a simultaneous second agreement through the SLC Corp permitting process.
2. Leases the property from Salt Lake City Corp to have Midvale's bridge installed at this location.
 - a. Along with other items of SLC Corps' normal permitting process.
 - b. Midvale City signed a very similar contract for the Larchwood Bridge project in 2015.

City staff will continue to support the project through design coordination and construction oversight and public engagement with residents.

The schedule has adjusted back in that the contract was not finalized in fall of 2025. The anticipated completion is projected for winter 2026–27 or 2027-2028, depending on seasonal constraints related to canal water flow.

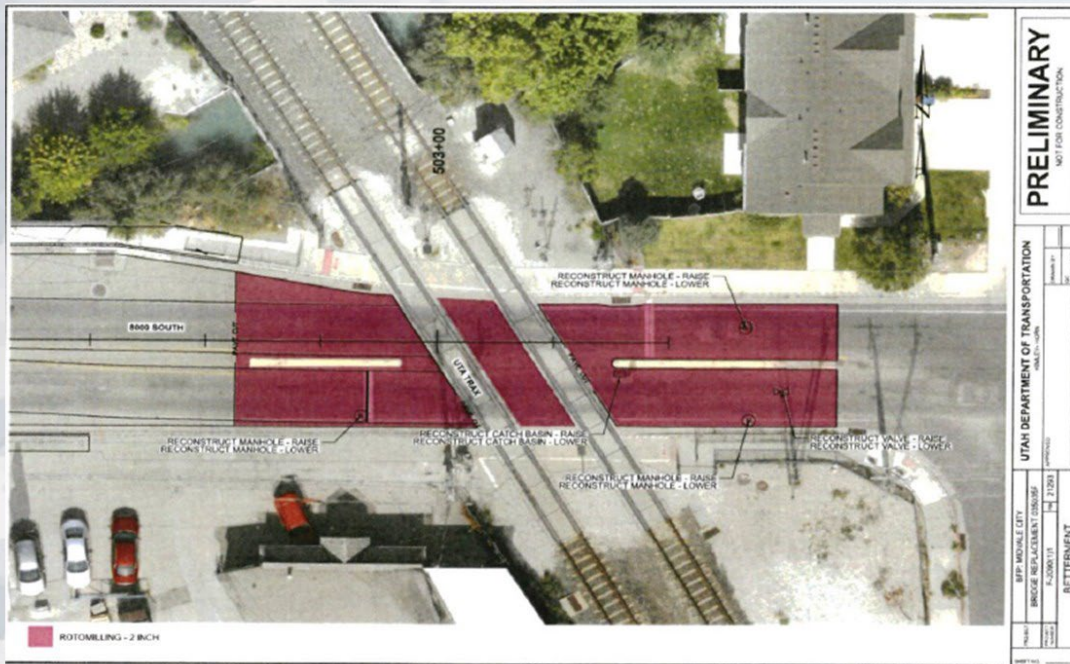
FISCAL IMPACT

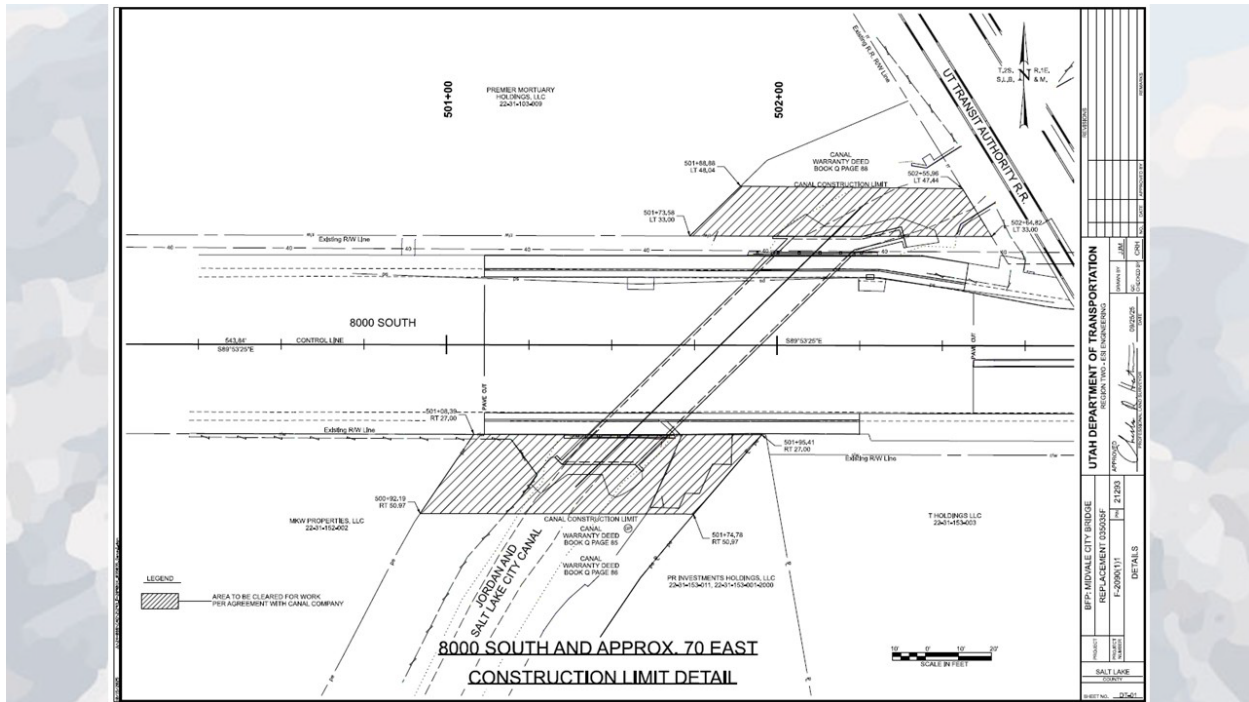
First agreement has no financial impact. The second agreement to lease the ground will have a direct cost of \$1,000 for a period of 10 years.



8000 South Bridge Replacement (UDOT BFP)

- Two Agreements
 - One between UDOT, SLC Public Utilities, Midvale
 - One between SLC Public Utilities and Midvale
 - Lease canal property for the replacement of the Bridge
- UTA agreement
 - To work within their ROW
 - The Council approved the betterment for this work previously
 - Will present at next Council meeting





MOTION: Council Member Heidi Robinson **MOVED** to Suspend the Rules and Approve Resolution No. 2026-R-13, authorizing the Mayor and City Staff to enter into two agreements with the UDOT and Salt Lake City Corp. for the 8000 S. Bridge Replacement Project. 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 Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2026-R-14 AUTHORIZING THE MAYOR TO SIGN A CONSTRUCTION MANAGER/GENERAL CONTRACTOR AGREEMENT WITH BIG-D CONSTRUCTION CORP. (BIG-D) FOR THE NEW PUBLIC WORKS FACILITIES.

Jerimie Thorne said the current Midvale Public Works Operations Center requires updating and expansion to provide additional capacity for operations, storage, and office space. Galloway & Company (Galloway), the City’s contracted architect for the project, has prepared a schematic design that sets forth general plans for new facilities at the Midvale Public Works site at approximately 8172 and 8196 South Main Street in Midvale, Utah. Midvale City bonded in 2025 and intends to fund the majority of the project with the proceeds.

Midvale City solicited qualified contractors through a Request for Proposals (RFP) process, receiving 18 proposals. A selection committee with representatives from Public Works, the City Manager’s office, and Galloway performed two rounds of reviews, with Big-D Construction Corp. (Big-D) being selected as the most qualified proposer. Scores for the top four contractor proposals are listed below.

1	2	3	4
Big-D Const.	Forge Contractors	Paulsen Const.	Willmeng Const.
76.45	69.15	64.4	64

Midvale City desires to engage Big-D to provide professional services as the Construction Manager/General Contractor in connection with the development and construction of the new facilities using the construction manager/general contractor method authorized by Utah Code Ann. § 11-39-107(2).

Big-D has the expertise and capability to provide the City with design consultation and the construction of the new facilities. This agreement has been reviewed and found to be fair, reasonable, and beneficial to the City and its stakeholders.

FISCAL IMPACT:

Preconstruction design services- **\$20,000**
GMGC- overhead and profit- Not to exceed **3% of GMP**
Guaranteed Maximum Price (GMP) - **\$17,000,000**

Construction
Manager/General
Contractor
Agreement

Midvale City
Council
March 24th,
2026



Construction Manager/General Contractor Agreement for the Public Works Expansion Project

Project Background

- 2024- The City contracted with Galloway to complete a needs assessment and master plan of its current facilities.
- 2025- The City purchased property to be used in the expansion project.
- 2025- The City bonded for funds to be used for the expansion project.
- 2025- City Council approved a Design services contract with Galloway for the Public Works expansion project.
- Galloway has created the initial site plan, continued to work with staff on design concepts for buildings, initiated environmental studies and civil engineering, prepared the plats for consolidation, and assisted in preparing a Request For Proposal (RFP) package for selecting a contractor.

Additional Information

- The project is fully funded with 18 million from the bond, and another five million in City funds allocated to the project.
- The Construction Guaranteed Maximum Price (CGMP) was set at 17 million in the RFP.



Construction Manager/General Contractor Agreement for the Public Works Expansion Project

Selecting a contractor- RFP Package Process

- The City posted its RFP package on January 8, 2026, on the State of Utah Public Procurement Place/ Bonfire.
- On January 21, 2026, the City, with Galloway, held an on-site mandatory pre-bid meeting explaining the project and answering questions.
- The City continued to answer questions until January 27; the RFP closed January 29, 2026.
- There were 18 Proposals submitted by contractors.

Selection Committee

- A selection committee was formed to evaluate and select the contractor, which comprised:
 - Nate Rockwood - City Administration
 - Glen Kennedy, Jerimie Thorne, Levi Mcniell – Public Works
 - Garrett Wilcox- City Attorney (review of proposed contract edits)
 - Jim Childs – Galloway



Construction Manager/General Contractor Agreement for the Public Works Expansion Project

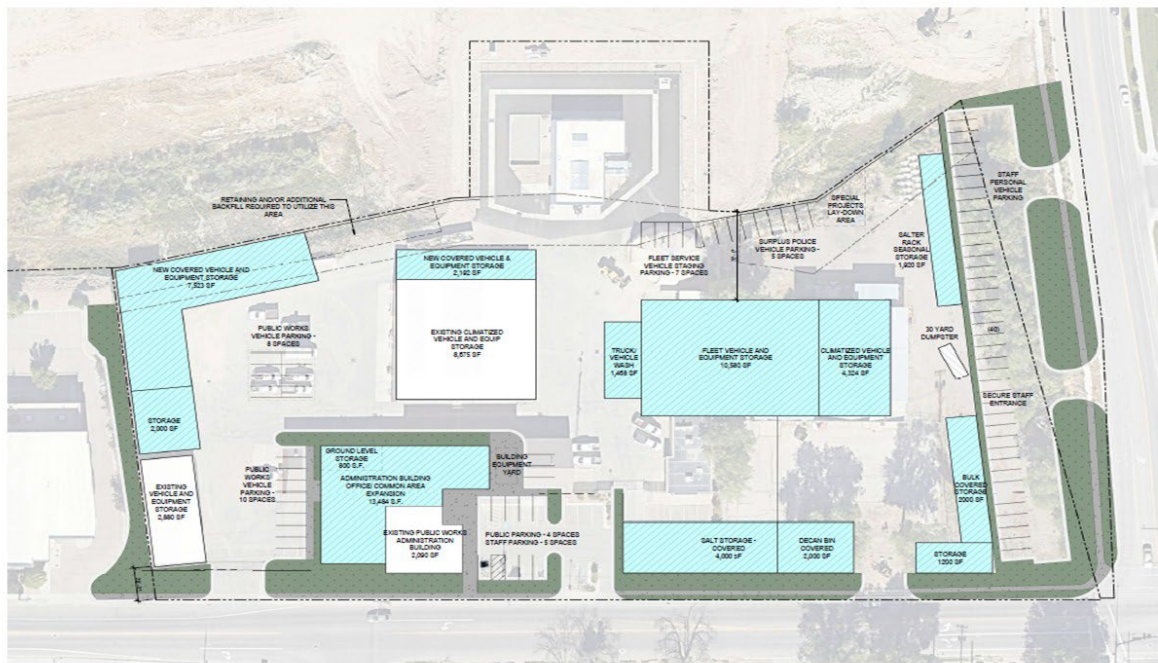
RFP Selection Criteria-

- CM/GC experience with similar projects
- Proposed project team experience
- Approach to perform the work
- Overall construction schedule
- Proposed contract modifications.

Selection Committee Results-

- After all committee members performed two rounds of scoring, **Big-D Construction** was selected as the most qualified.
- The top four contractors and scores are listed below-

1	2	3	4
Big-D Const.	Forge Contractors	Paulsen Const.	Willmng Const.
76.45	69.15	64.4	64



Mayor Dustin Gettel asked how the two rounds of voting was conducted.

Jerimie Thorne said they narrowed it down to four with the initial scoring and then did due diligence to make sure the right company was chosen.

MOTION: Council Member Bonnie Billings MOVED to Suspend the Rules and

Approve Resolution No. 2026-R-14, A Resolution Authorizing the Mayor to Sign a Construction Manager/General Contractor Agreement with Big-D Construction Corp. for the Construction of the New Public Works Facilities. 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 Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

C. CONSIDER RESOLUTION NO. 2026-R-15 ADOPTING THE MISSION SQUARE RETIREMENT ADMINISTRATIVE SERVICES AGREEMENTS FOR THE 457(B), 401(A), AND RHS PLANS.

MOTION: Council Member Heidi Robinson **MOVED** to table Resolution No. 2026-R-15 TO THE April 7th meeting. 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 Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

IX. DISCUSSION ITEMS

A. DISCUSS AMENDING THE FY2026 FEE SCHEDULE.

Mariah Hill said during the budget process and periodically during the fiscal year, 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 amendment are updates to the over-the-counter building permit fees, minor adjustments to building rental fees and deposits, and the addition of water consumption drought fees. The drought fees are based on drought levels as designated by the City's drought plan and Jordan Valley Water Conservation District. A public hearing for these changes will be held on April 7, 2026. The FY2026 Fee Schedule, as amended, 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.



Fiscal Year 2026 Fee Schedule Amendment

Building Permit Fee Changes

➤ Over the Counter Permit Fees

- Furnace, A/C, Furnace & A/C, Water Heater, Service Charge, Demo, Window
- All require the issuance of a permit and an inspection
- All moving to \$65 + 0.65 state surcharge fee

Building Rental & Event Fees

- Deposit Uniformity
- Non-Resident Fee Percentage Uniformity

Drought Rates

- Only on consumption rates (i.e. usage)
- Based on the JWCD and Midvale City's drought level designation
- Meant to ensure revenue loss doesn't impact base operating needs and drive conservation
- Last JWCD Level 1 drought was 2022
 - JWCD had a 12% reduction in consumption
 - Midvale had a 20% reduction in consumption
- Waterworth Update/Monitoring

Drought Rate Tiers

Tier	Thousands of Gallons	FY2026 Rate	Level 1 Rate (0%)	Level 2 Rate (25%)	Level 3 Rate (50%)	Level 4 Rate (75%)
1	0-12	\$ 1.95	\$ 1.95	\$ 2.44	\$ 2.93	\$ 3.41
2	12.1-55	\$ 2.43	\$ 2.43	\$ 3.04	\$ 3.65	\$ 4.25
3	55.1-98	\$ 2.80	\$ 2.80	\$ 3.50	\$ 4.20	\$ 4.90
4	98.1 >	\$ 2.96	\$ 2.96	\$ 3.70	\$ 4.44	\$ 5.18

Average Usage	34,000	Level 1 24,000	Level 2 24,000	Level 3 24,000	Level 4 24,000
Tier 1 Charge	\$ 23.40	\$ 23.40	\$ 29.25	\$ 35.10	\$ 40.95
Tier 2 Charge	\$ 53.46	\$ 29.16	\$ 36.45	\$ 43.74	\$ 51.03
TOTAL	\$ 76.86	\$ 52.56	\$ 65.70	\$ 78.84	\$ 91.98
Difference		\$ (24.30)	\$ (11.16)	\$ 1.98	\$ 15.12

B. DISCUSSION OF MIDVALE CITY’S PARTICIPATION IN THE REMNANT DEFENDANTS’ SETTLEMENT AGREEMENT.

Garrett Wilcox said Midvale City has been contacted by the National Opioids Settlements Notice and Claims Administrator for Six Remnant Defendants about participating in another national opioid settlement. This proposed settlement would resolve opioid litigation against Associated Pharmacies, Inc., J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris & Dickson Co., LLC, North Carolina Mutual Wholesale Drug Company, Inc., United Natural Foods, Inc., and their respective subsidiaries and divisions.

Midvale has previously participated in seven other opioid national settlements in coordination with the Utah Office of the Attorney General. The City most recently approved Resolution No. 2025-R-60 on October 7, 2025, which authorized the City to participate in the Secondary Manufacturers Settlements. This resolution also authorized the Mayor and City staff to complete any required forms to join future opioid settlements under certain conditions without additional City Council authorization. The Remnant Defendants’ Settlement did not meet the criteria set forth by the City Council.

Unlike past opioid settlement agreements, the State did not participate in negotiating the settlement and will not receive funds. Local governments, including both counties and municipalities, will directly receive funds from a settlement fund based on an allocation percentage. Prior to being distributed to local governments, the \$97,625,000 settlement amount will first be used to pay taxes on the settlement fund, notice and administrative costs, and \$11,801,862.50 in attorneys’ fees and expenses.

In order to participate, the City must complete a participation and release form no later

than May 4, 2026. The participation form would have Midvale join the settlement agreement and waive all of Midvale's rights to individually sue any of the involved companies for opioid epidemic-related issues. In exchange, Midvale will receive approximately \$5,000 from the settlement fund. This money may only be spent on opioid remediation, as more thoroughly detailed in Attachment 3. The Settlement Agreement Among Participating Subdivisions and Remnant Defendants and selected exhibits have been attached to this staff report. Additional information about the settlement can be found at: <https://nationalopioidsettlement.com/remnant-settlements/>.

The Council agreed to put this on the Consent Agenda for the April 7th meeting.

MOTION: Council Member Bryant Brown **MOVED** to temporarily recess the City Council meeting to go into the RDA meeting then come back to finish the Closed 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 Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

The Council recessed at 7:45 p.m.

IX. POSSIBLE CLOSED SESSION

The 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.

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; Adam Olsen, Community Development Director; Nate Rockwood, Assistant City Manager.

MOTION: Council Member Heidi Robinson **MOVED** to move into closed session to discuss pending litigation. The motion was **SECONDED** by Council Member Bryant Brown. 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 Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

The Council went into closed session at 7:53 p.m.

MOTION: Council Member Heidi Robinson **MOVED** to reconvene into open session. 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 Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

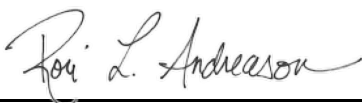
The motion passed unanimously.

The Council reconvened into open session at 8:11 p.m.

XI. 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 8:11 p.m.



Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER
Approved this April 7, 2026

