



CITY COUNCIL MEETING
Minutes
Tuesday April 7, 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 - Excused
Council Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Aubrey Christensen, RDA Program Manager; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – WORKSHOP

- Salt Lake County Animal Control Services Report

Carrie Naylor, Government Relations at Salt Lake County Animal Services, reviewed the following:



2025 INTERESTING FACTS & HIGHLIGHTS



OUR ANIMAL CONTROL OFFICERS RESPONDED TO OVER 19,000 CALLS FOR SERVICE.

OUR DEDICATED TEAM OF 7,662 VOLUNTEERS PROVIDE OVER 7,500 HOURS HELPING OUR PETS.

OVER 2,800 PETS WERE ADOPTED OR SENT TO RESCUE ORGANIZATIONS.

OVER 4,000 PETS WERE STERILIZED BY OUR IN HOUSE VETERINARY CLINIC.

2025 SUMMARY OF OVERALL ASILOMAR STATS 1-1-25 TO 12-31-25

- Full Asilomar stats are available upon request.
- Features Adjusted Totals - Excludes Owner Requested Euthanasias that were untreatable.

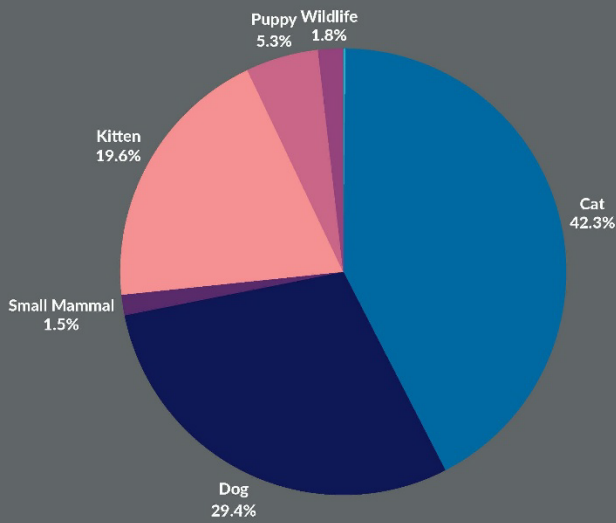
Category	Dogs	Cats	Other	Total Animals
Beginning Shelter Count	112	79	4	195
Intake Totals	2672	3450	156	6278
Adoptions	1268	1338	54	2660
Transfers/Rescue	83	262	65	410
Owner Redemptions/Return to Field	1228	1576	15	2819
Euthanasia	59	176	16	266
Outcome Totals	2638	3352	150	6140

LIVE RELEASE: 95%

1311 ANIMALS FOSTERED!

410 ANIMALS RESCUED!

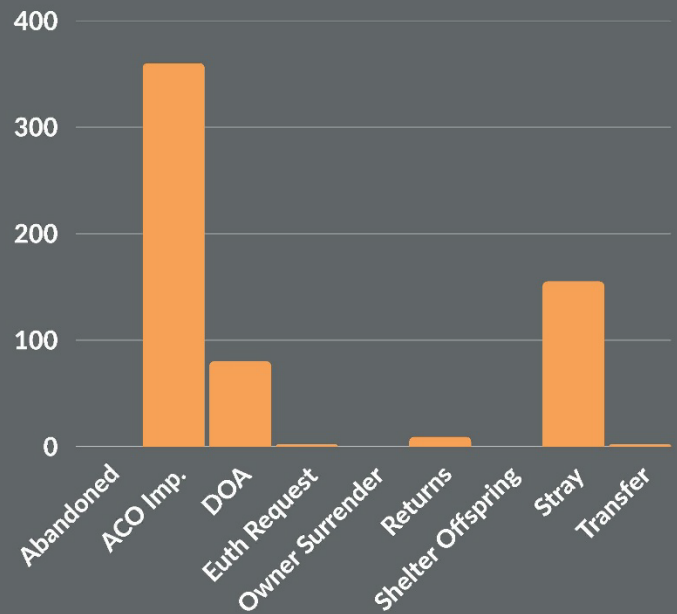
MIDVALE INTAKE BY SPECIES



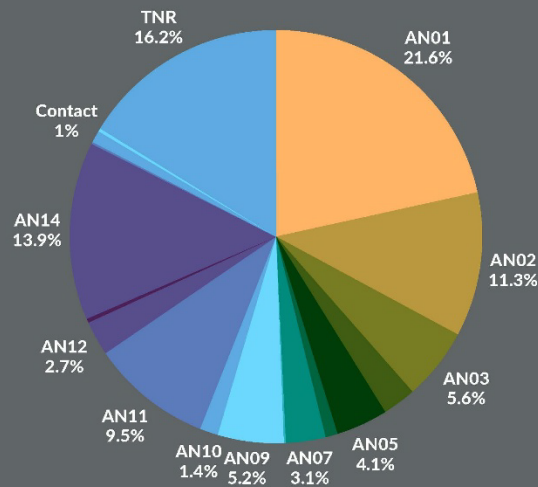
Species	2025
Amphibian/Reptile	1
Bird	0
Cat	257
Crab/Fish	0
Dog	179
Small Mammal	9
Livestock	0
Insect/Arachnid	0
Kitten	119
Puppy	32
Wildlife	11
Totals	608

MIDVALE INTAKE BY TYPE

Circumstance	2025
Abandoned	0
ACO Impound	360
DOA	80
Euth Request	2
Owner Surrender	0
Returns	9
Shelter Offspring	0
Stray (over the counter)	155
Transfer	2
Totals	608



MIDVALE FIELD STATISTICS



Call Type	4th Quarter	2025
AN01 - Animal Impound	69	271
AN02 - Animal At Large	31	142
AN03 - Animal Cruelty	21	71
AN04 - Animal In Vehicle	5	33
AN05 - Injured/Sick/In-Distress/Rescue	14	51
AN06 - Wild/Exotic	1	12
AN07 - Animal Attack	5	39
AN08 - Livestock Problem	2	2
AN09 - Animal Bite	17	65
AN10 - Home Quarantine Release	7	18
AN11 - Animal Nuisance	24	119
AN12 - Agency Assist	7	34
AN13 - Special Assignment	0	4
AN14 - Citizen Inquiry	29	175
AN15 - Permit Inspection	1	2
Contact	0	12
Patrol	3	3
TNR	56	204
Totals	292	1257

MIDVALE LICENSES SOLD 1-1-25 TO 12-31-25

LICENSE TYPE	TOTALS
ANNUAL	567
SENIOR ANNUAL	189
DANGEROUS DOG	1
RESIDENTIAL PERMITS	0
TOTAL	757



MIDVALE URBAN WILDLIFE PROGRAM

- THE STATISTICS FOR THIS PROGRAM IS TRACKED AND GENERATED BY THE USDA APHIS.



TECHNICAL ASSISTANCE		DIRECT CONTROL/TRAPPING	
PERSONAL CONSULT	WRITTEN/PHONE CONSULT	RACCOONS	STRIPED SKUNKS
1	19	12	24



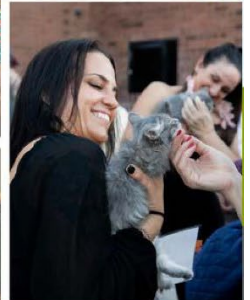
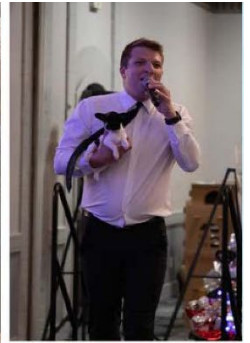
SPAYGHETTI GALA

WE HOSTED OUR LARGEST ANNUAL FUNDRAISING GALA AT THE SALT LAKE CITY SHERATON.

FEATURING A CASINO NIGHT THEME WE RAISED OVER \$120 THOUSAND FOR OUR SPAY AND NEUTER PROGRAMMING!

Event highlights included:

- Live and silent auction items.
- Raffle prizes.
- Live entertainment
- Pet Psychic
- Puppies & kittens available for adoption



PETAPALOOZA

WE HOSTED OUR LARGEST ANNUAL ADOPTION EVENT AT WHEELER HISTORIC FARM THIS 2 DAY EVENT FEATURED ADOPTABLE ANIMALS FROM MULTIPLE RESCUES AND LOCAL ANIMAL SHELTERS.

Event highlights included:

- Over 50 vendors
- Live entertainment
- Food trucks
- Free microchips

In total 127 pets found their new homes!





- **Legislative Update**

Dave Spatafore and Ashley Mirrabeli were present to discuss bills that were passed during the legislative session. Some of the topics they reviewed were as follows:

- Revenue
- Land use
- Property Tax
- Homeless Shelter Mitigation
- Breaking up of counties
- Water Conservation.

6:30 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 6:43 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

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

C. Unified Police Department Report – [Chief April Morse]

Chief April Morse reported that during the month of March they handled 2,359 total calls resulting in 780 cases with 34 booking arrests and 471 citations being issued. The Violent Crimes Unit is working on 199 active cases with 11 new cases added in March. The

Special Victims Unit is working 88 active cases with 17 new cases added in March. The SWAT Unit is assisting the Drug Enforcement Unit with Operation Icy Road, seizing 45 pounds of Meth and thousands of Fentanyl pills. They had 21 K9 deployments.

Chief Morse said she would like to highlight a case where Sandy City followed a known carjacking suspect into Midvale. The suspect eventually abandoned the vehicle and fled on foot leading to a search for the suspect that did not result in the suspect being found. Detective Lopez, a shelter officer, kept searching for the suspect, did some background investigation, and within 30 minutes was able to locate the suspect and safely take him into custody. Kudos to Detective Lopez.

Chief Morse said that April is Autism Awareness month. Please watch for officers wearing special patches or colorful badges to bring awareness to the people in our community living with Autism. Officers receive special training to be aware of the signs of Autism because they have to respond in a completely different way when a person with Autism is involved.

The Chief said that DEA Drug Takeback is April 21st at the precinct, from 10 – 2 residents can bring in old and unused prescription drugs to be disposed of appropriately.

Chief Morse reported that the Midvale precinct has a newly refurbished and updated little library. Any child in Midvale that wants a book may come by the precinct and get a book.

D. Proclamation Recognizing April 2026 as Child Abuse Prevention Month

Mayor Gettel introduced Deondra Brown to say a few words.

Deondra Brown, Child abuse awareness and prevention activist, thanked the Council for their commitment to child abuse prevention measures in Midvale. She said she was a victim of child abuse, and she knows the feeling of wishing someone would notice and step in to help. She explained that child abuse prevention isn't only about responding to a situation but about building a community of people that support each other and watch out for each other. By recognizing April as Child Abuse Prevention Month with a proclamation the city is reminding every child in Midvale that they are seen and heard, remembered, and they matter. The responsibility lies with all of us. Thank you.

Mayor Gettel read the proclamation into record.

II. PUBLIC COMMENTS

April Thompson, Midvale Resident, said she is in favor of Utah Renewable Communities. She asked the Council to vote yes in favor of Utah Renewable Communities since it is the most cost effective path forward to providing residents with clean energy.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — had nothing to report.

B. Council Member Paul Glover — had nothing to report.

C. Council Member Heidi Robinson — suggested using social media to supply the public with resources for child abuse prevention month.

D. Council Member Bryant Brown — was excused.

E. Council Member Denece Mikolash — had nothing to report.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said in May the Council will hopefully approve a Utah Renewable Communities resolution.

V. CITY MANAGER REPORT

A. Matt Dahl said the current Public Works Director is doing a great job but is retiring in the summer so we are getting ahead of things and looking for his replacement.

VI. PUBLIC HEARINGS

A. RECEIVE PUBLIC COMMENT REGARDING AUTHORIZING A ZONE MAP AMENDMENT LOCATED AT 281 W 8600 S FROM REGIONAL COMMERCIAL TO CLEAN INDUSTRIAL.

Elizabeth Arnold said the applicant has outlined the reason for their request; this has been included in the attachments.


-ZONING MAP AMENDMENT CRITERIA-

Midvale City Code 17-3-1(E) outlines the criteria necessary for amendments to the zoning map as follows:

1. Proposed rezoning promotes objectives of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The proposed rezone request satisfies #1 and #3 listed above – it aligns with the general plan, encourages development of a vacant parcel, and aligns the property with surrounding land uses.

Public notice has been sent to property owners within 500 feet of the subject area. No written objections have been received as of the writing of this report.



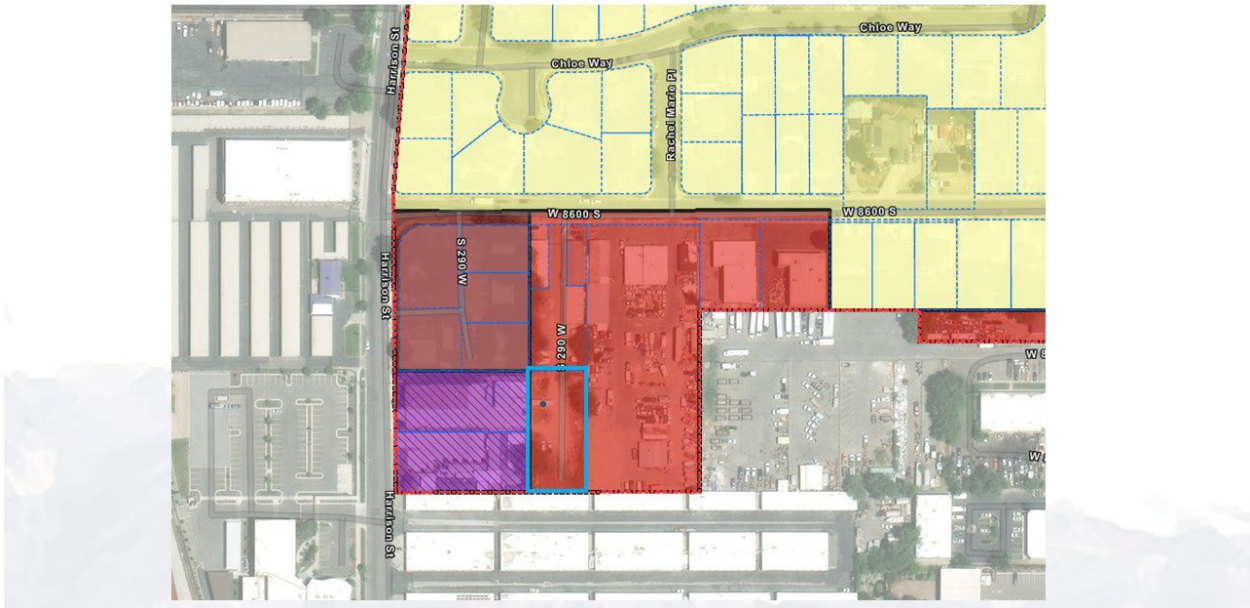
IN THE MIDDLE OF EVERYTHING
MIDVALE CITY
EST. 1909

Rezone

RC to CI

281 W 8600 S

Vicinity Map



Reason for Rezone Request

1. Better align the property with surrounding land uses
2. CI will allow for light manufacturing, warehousing, and other similar industrial uses that are compatible with adjacent properties
3. Better transition than commercial zoning as CI uses generally operate indoors and have limited customer traffic
4. Better utilization of vacant land

Rezone Criteria

Midvale City Code Section 17-3-1(E)

E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 and demonstrates one or more of the following:

1. **Proposed rezoning promotes objectives of the general plan;**
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. **Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.**

Concept Plan



Mason Webster, applicant, said his business builds industrial equipment for paper mills, chemical factories, oil, and gas power plants. It's mostly assembly work and welding. They employ several students that attend school in Midvale. He believes it's a good business for the community, it improves the tax base for property taxes and it's a good project.

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-10 Authorizing a Zone Map Amendment Located at 281 W 8600 S from Regional Commercial to Clean Industrial.

MOTION: Council Member Heidi Robinson **Moved** to approve Ordinance No.

2026-O-10 authorizing a zone map amendment located at 281 W 8600 S from Regional Commercial to Clean Industrial as provided in the attachments, with the Finding noted 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	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

B. RECEIVE PUBLIC COMMENT REGARDING AN AMENDMENT TO FIX CLERICAL ERRORS IN THE USE TABLE OF SECTION 17-7-7.2, 17-7-12.2, AND 17-7-13.2 OF THE MIDVALE CITY MUNICIPAL CODE

Elizabeth Arnold said last year changes were made to the SSC, RC, and CI zones regarding vehicle-related uses. With the changes made to the use table of each of these sections, the word “vehicle” was accidentally removed from each of the uses. This amendment will add it back in.

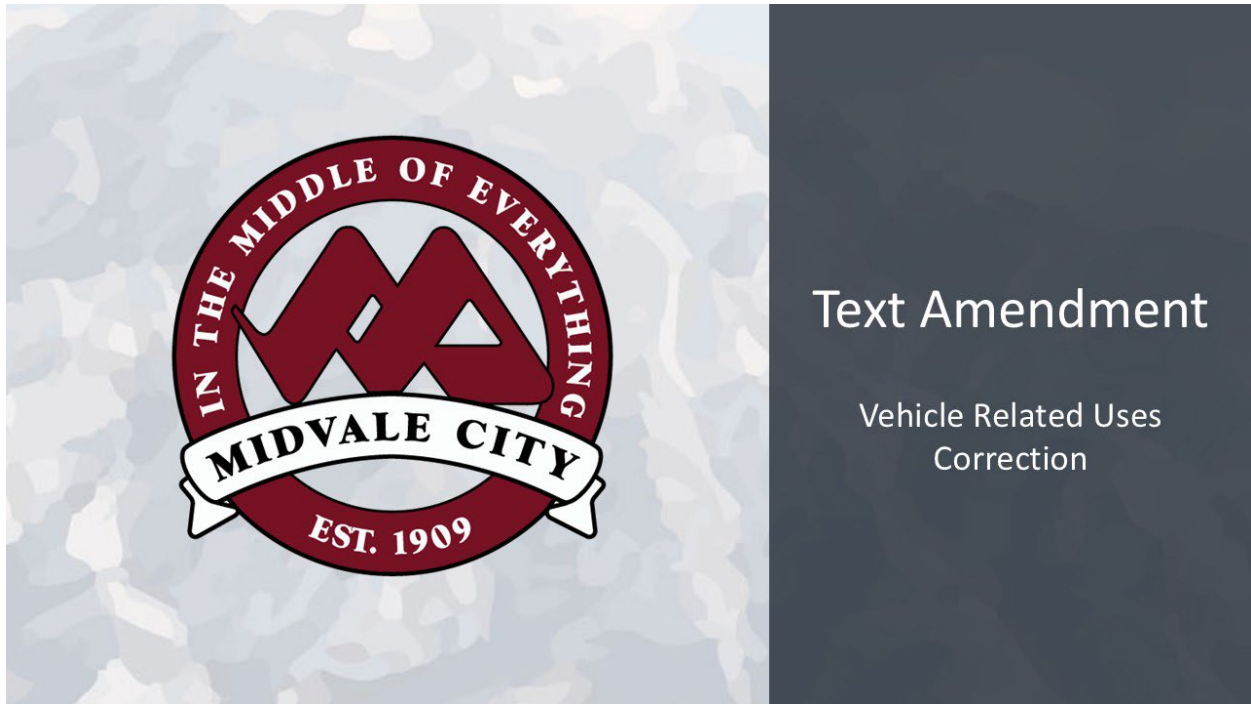
Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-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 fourth criterion listed above as text was accidentally removed.



Existing vs. Proposed

Existing

Transportation Facilities				
Minor	X			
Major			X	
Rental	X			X
Sales (Minor)	X			X
Sales and Service (Major)	X			X
Filling Station	X			X
Repair	X			X
Warehouse/Distribution	X			

Proposed

<u>Vehicle</u> Rental	X			X
<u>Vehicle</u> Sales (Minor)	X			X
<u>Vehicle</u> Sales and Service (Major)	X			X
<u>Vehicle</u> Filling Station	X			X
<u>Vehicle</u> Repair	X			X
Warehouse/Distribution	X			

Text Amendment Criteria

Midvale City Code 17-3-1(F):

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- 09 Amending Clerical Errors in the Use Table of Section 17-7-7.2, 17-7-12.2, and 17-7-13.2 of the Midvale City Municipal Code.

MOTION: Council Member Heidi Robinson **MOVED** to approve Ordinance No. 2026-O-09 amending clerical errors in the use table of Section 17-7-7.2, 17-7-12.2, and 17-7 13.2 of the Midvale City Municipal Code 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	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

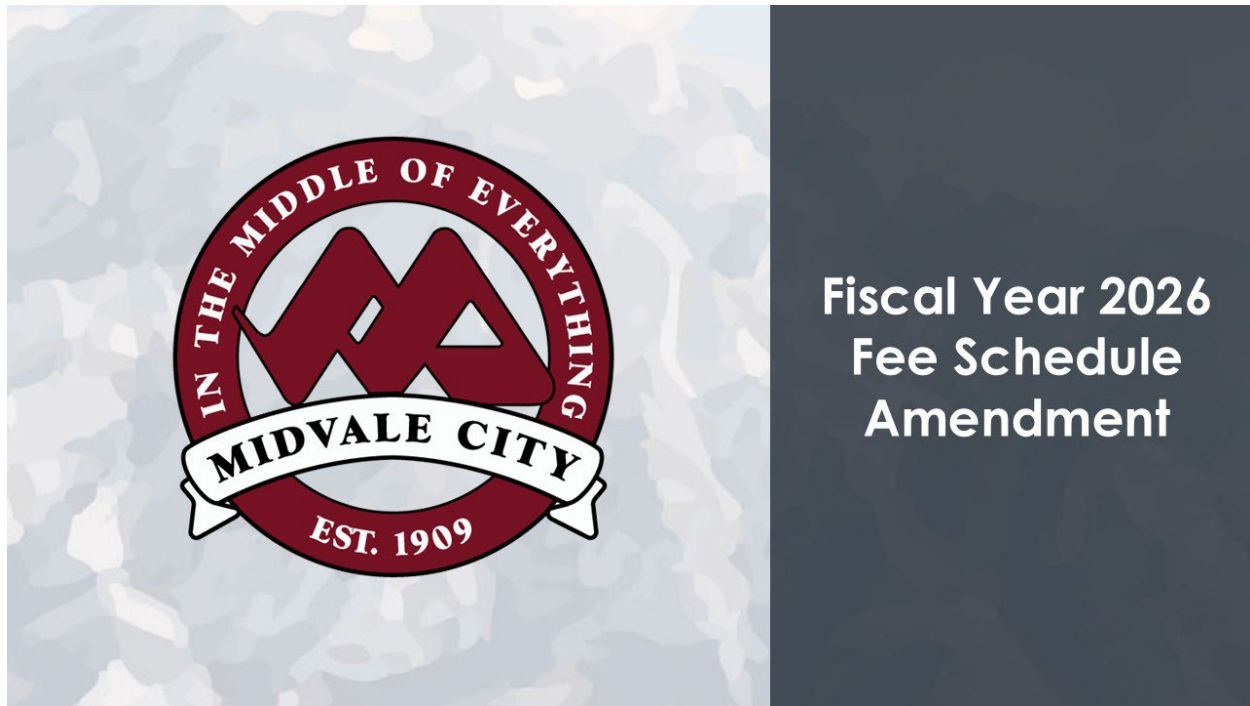
The motion passed unanimously.

C. RECEIVE PUBLIC COMMENT REGARDING PROPOSED AMENDMENTS TO THE FY2026 MIDVALE CITY FEE SCHEDULE

Mariah Hilll 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, the addition of a zoning letter fee, 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.



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/Other

- Deposit Uniformity
- Non-Resident Fee Percentage Uniformity
- Zoning Letter Fee

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

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 Resolution No. 2026-R-20 Approving the Amendments to the FY2026 Midvale City Fee Schedule.

MOTION: Council Member Bonnie Billings **MOVED** to approve Resolution No. 2026-R-20 amending the Midvale City Municipal Fee Schedule and Utility Rates for the 2026 Fiscal Year. 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	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF MARCH 24, 2026.

B. CONSIDER RESOLUTION NO. 2026-R-21 AUTHORIZING THE MAYOR TO COMPLETE THE PARTICIPATION FORMS ON BEHALF OF MIDVALE CITY AND JOIN THE REMANENT DEFENDANTS' SETTLEMENT

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	Absent
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

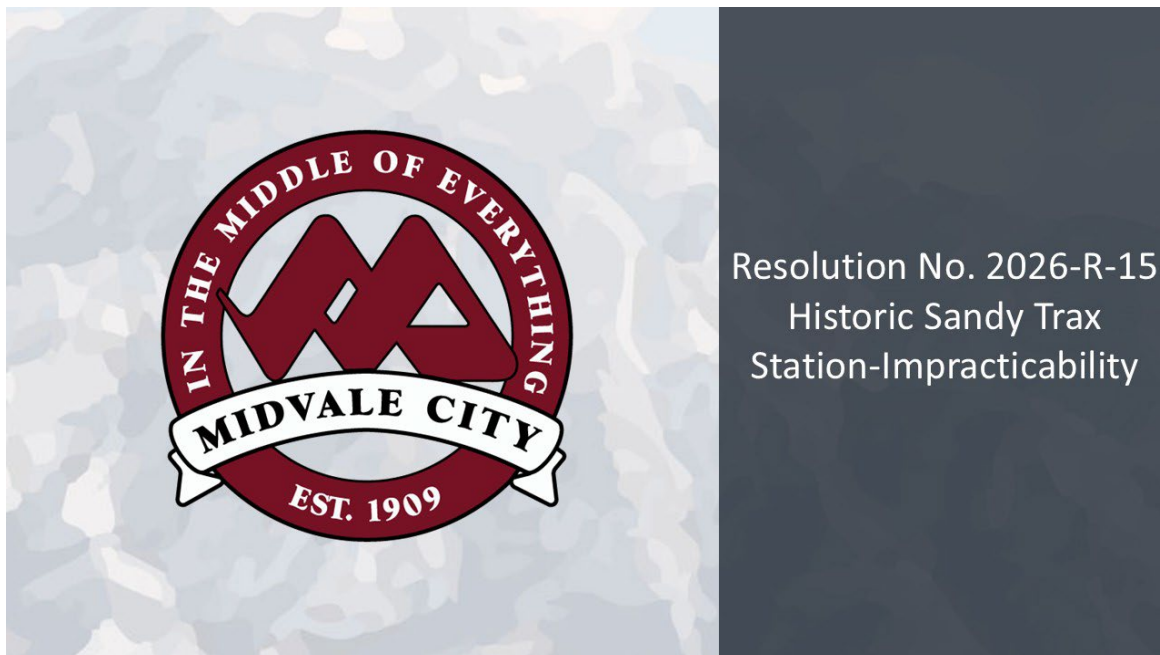
A. CONSIDER RESOLUTION NO. 2026-R-15 FINDING THAT A STATION AREA PLAN FOR THE HISTORIC SANDY TRAX STATION IS IMPRACTICABLE FOR THE AREA LOCATED WITHIN MIDVALE CITY, UTAH.

Adam Olsen said in 2022 the Utah State Legislature passed HB 462, requiring municipalities with fixed rail guideways (commuter and light rail) to prepare and adopt station area plans (SAP) covering a half-mile radius of each fixed rail station. SAP's may be unique to their jurisdiction and setting; however, key aspects are to include strategies to increase the availability of affordable housing, promotion of sustainable environmental conditions, enhancements of access to employment opportunities and increase of transportation choices and connections.

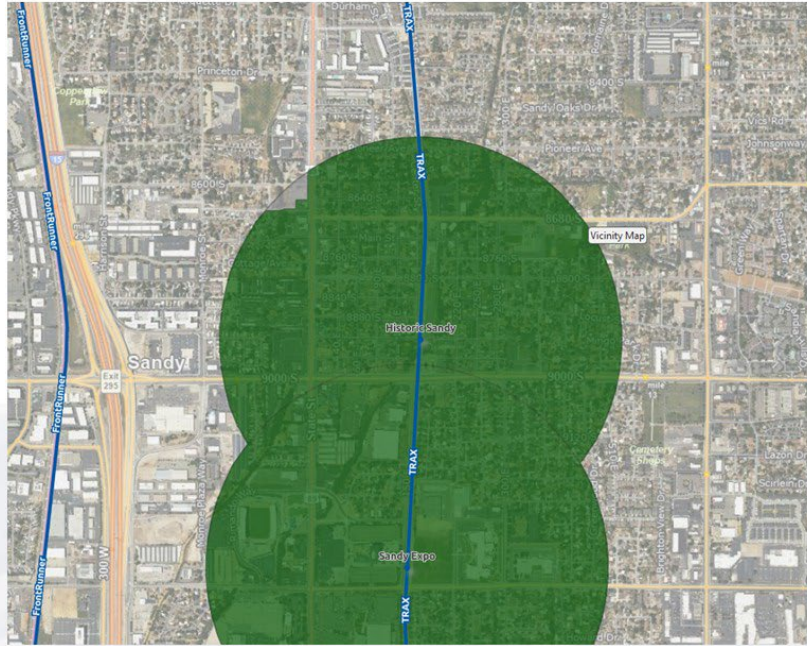
Midvale has four stations in which the half-mile radius falls within its boundaries: Midvale Ft. Union, Midvale Center, Bingham Junction, and Fashion Place West. Station Area Plans have been adopted for all stations listed above. A very small portion of the radius for the Historic Sandy Station lies in the southeasternmost portion of Midvale, west of State Street, south of 8600 South.

HB 462 also recognizes the possibility that existing conditions within a station area radius may make development and adoption of a Station Area Plan impracticable. The area of Midvale included within the radius of the Historic Sandy Station contains limited space suitable for new development or redevelopment and lacks practical or direct connection to the station. Due to these conditions, the City may adopt a resolution, finding that a station area plan is impracticable.

If adopted, the resolution will proceed to the Wasatch Front Regional Council (WFRC) for approval.



Vicinity Map



Midvale Area



Midvale Area-Close Up



Findings of Impracticability

- Contains limited space suitable for new development or redevelopment.
- Lacks practical or direct connection to the Historic Sandy Station.
- Existing conditions in the Midvale portion of the Historic Sandy Trax Station radius make development and adoption of a Station Area Plan impracticable.

MOTION: Council Member Heidi Robinson MOVED to Approve Resolution No. 2026-R-15, finding that a Station Area Plan for the Historic Sandy Trax Station is impracticable for the area located within Midvale. 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 Bryant Brown	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2026-R-16 AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT BETWEEN MIDVALE CITY AND UTAH TRANSIT AUTHORITY 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 provides access across a canal that conveys water for Salt Lake City Public Utilities.

A betterment agreement for this project was approved by the Council in October 2025. It was to fund the portion of the roadway between the bridge and the Trax lines. This agreement between Midvale and Utah Transit Authority (UTA) permits UDOT's contractor to construct the new bridge (box culvert) over the canal and to complete the related betterment improvements.

Staff recommend City Council approve the agreement with UTA for the betterment work. The legal review is complete, and a suspension of the rules is requested.

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

This agreement has no financial impact. This is a mutual working agreement with UTA.

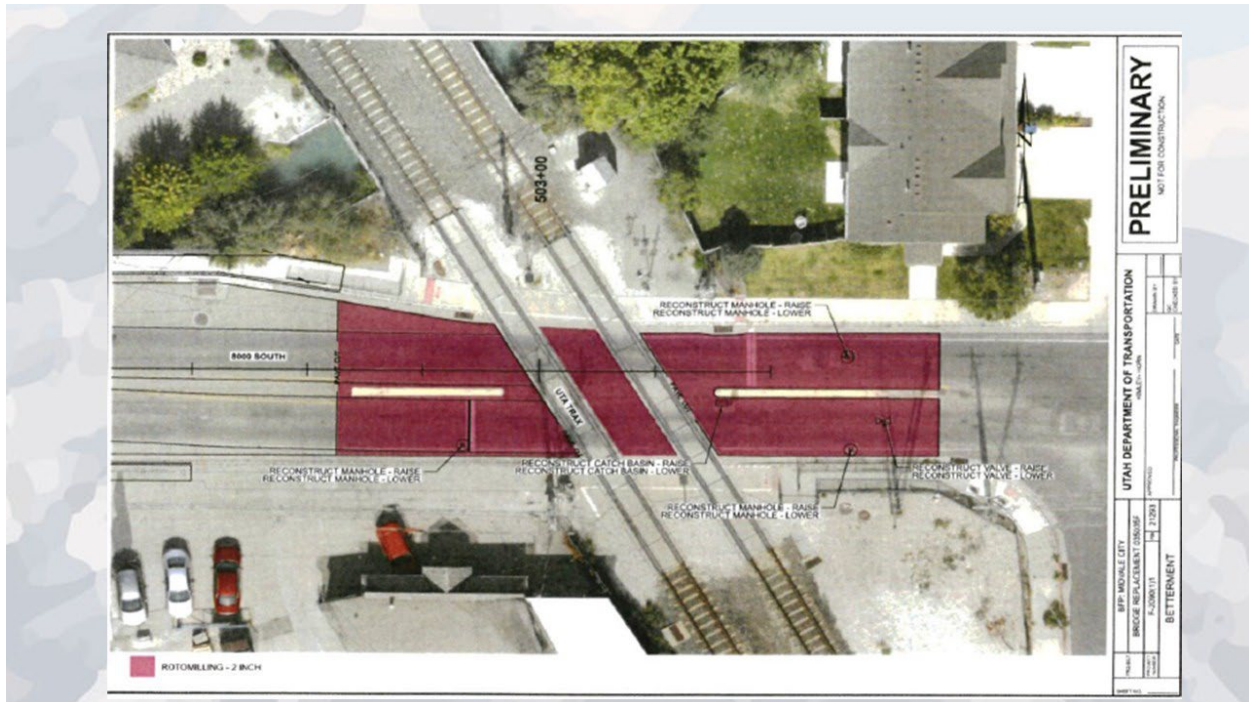


Midvale City Council

April 7th
Engineering Items

8000 South Bridge Replacement (UDOT BFP)

- UTA agreement
 - To work within their ROW
 - The Council approved the betterment for this work previously



MOTION: Council Member Bonnie Billings **MOVED** to suspend the rules and approve Resolution No. 2026-R-16, a resolution authorizing the Mayor to enter into an agreement with the UTA for the 8000 S. Bridge Replacement Project. 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	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

C. CONSIDER RESOLUTION NO. 2026-R-17 APPROVING THE AWARD OF A CONTRACT FOR THE 2026 WATER PIPELINE TO NOLAND AND SON CONSTRUCTION COMPANY, INC.

Branden Anderson said as part of Midvale City’s ongoing efforts to improve the community’s drinking water systems, Hansen Allen and Luce completed a Drinking Water Master Plan in 2020. The study identified high-priority maintenance areas due to factors such as aging infrastructure, replacing transient pipe, capacity issues, and future growth projections. The proposed 2026 Water Pipeline Project targets those critical areas; a similar initiative was last completed in 2024 on 700 West.

Following procurement procedures, the City issued a request for bids to find a

contractor to complete the 2026 Water Pipeline Project. Nine bids were evaluated based on project approach, qualifications, and price. Noland & Son Construction Co. Inc. received the highest total score from Selection Team (City staff and Consultant Engineer) and is recommended for the 2026 Water Pipeline Project, scheduled for completion by Fall 2026 or Spring of 2027. The contract amount is \$3,872,874.00 and requires Council approval.

We received nine bids, resulting in a highly competitive selection process, which is beneficial for us, though unfortunately it meant that eight qualified contractors—several of whom we value working with—were not selected. The proposed project schedule calls for completion within 240 calendar days from the Notice to Proceed, which may allow the work to be finished before the winter shutdown period of October 15, 2026, through March 15, 2027. If completion extends beyond that window, the remaining work would be finished in the spring of 2027. The overall completion date is dependent on the project start date and the timing of required work on State Street.

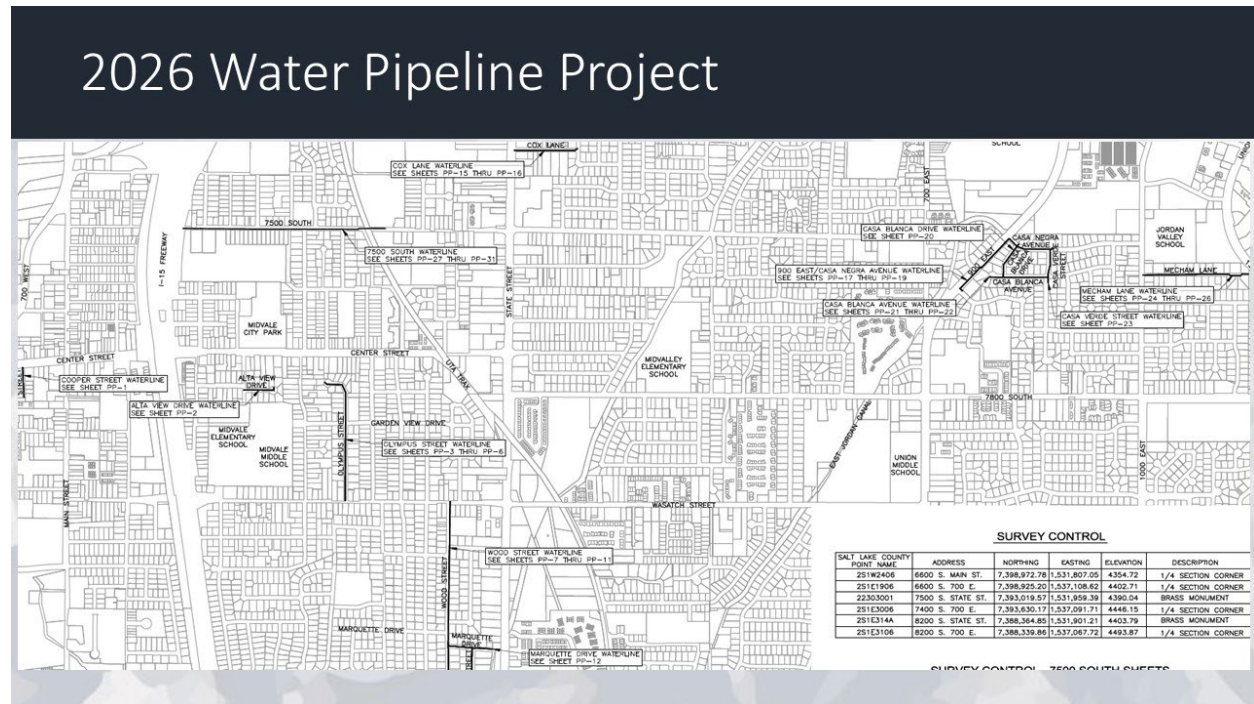
Staff recommends City Council approval of the contract with Noland & Son Construction Co. Inc. The legal review is complete, and given the project timeline to start, a suspension of the rules is requested.

FISCAL IMPACT

The total contract amount of \$3,872,874.00 will be paid out of the bond proceeds set aside for the water line infrastructure improvements.

2026 Water Pipeline Project

- Procurement Process
 - 9 Bidders
 - Very competitive
 - Approach, Experience and Bids
- Noland and Son Construction Co Inc received the highest score through procurement



MOTION: Council Member Heidi Robinson **MOVED** to suspend the rules and approve Resolution No. 2026-R-17, approving a contract with Noland & Son Construction Co. Inc. for execution of the 2026 Water Pipeline Project Contract. 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 Bryant Brown	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

D. CONSIDER RESOLUTION NO. 2026-R-18 APPROVING CHANGE ORDER WORK WITH NOLAND AND SON CONSTRUCTION COMPANY, INC. FOR THE 2025 SEWER REHABILITATION PROJECT.

Branden Anderson said the City entered in a contract with Noland & Son Construction Co. Inc. for the execution of the 2025 Sewer Rehabilitation Project on September 2, 2025.

During contracted work it came to the City's attention that we were having troubles on another section of sewer pipe on Cottonwood Street. It was also determined that alternative installation options for the manhole should be evaluated as part of the design at the Wasatch and Main Street intersection. The following are summaries of the proposed change orders.

- **Cottonwood**
 - Replaced the existing 8” sewer main for 165’ from manhole to manhole.
 - Cost for all associated work is **\$96,525.00**
- **Wasatch and Main Street**
 - Early investigations indicated that installing a 120-inch manhole at this intersection would be challenging due to conflicts with the existing stormwater manhole and associated piping, as well as the existing waterline.
 - During discussion with City staff, Design Engineer and Contractor it was determined to go with a different design to help improve this intersection and placement of the manholes.
- The impact to residents and the traveling public at this intersection will be a hard closure with detour for a week. This helps in efficiency with work, no temporary asphalt, speed to perform work, and safety of the workers.
 - The Crosswalk will be maintained through the closure.
 - This work will be performed after school is out.
 - Items include the removal and replacement of two manholes and addition of a third one. The manhole at the center of Wasatch and Main will also be improved to help with deterioration in the future. An additional 170’ of upsized sewer pipe (8” to a 10”). Additional work to complete this major item.
 - Total increased price for this work is **\$99,510.00**

This work was reviewed by City Staff and the Design Engineer for the project and found it to be acceptable and needed.

The total contract amount is as follows:

Price Considerations	Price	Running Total
• Original Contract:	\$2,616,247.00	\$2,616,247.00
• Change Order previously approved:	\$329,944.00	\$2,946,191.00
• Current CO’s:		
○ Cottonwood St.	\$96,525.00	\$3,042,716.00
○ Main and Wasatch St.	\$99,510.00	\$3,142,226.00

The proposed schedule will remain the same as the original contract and is **May 2026**.

Staff recommended the City Council approve the contract amendment with Noland & Son Construction Co. Inc. A suspension of the rules is requested.

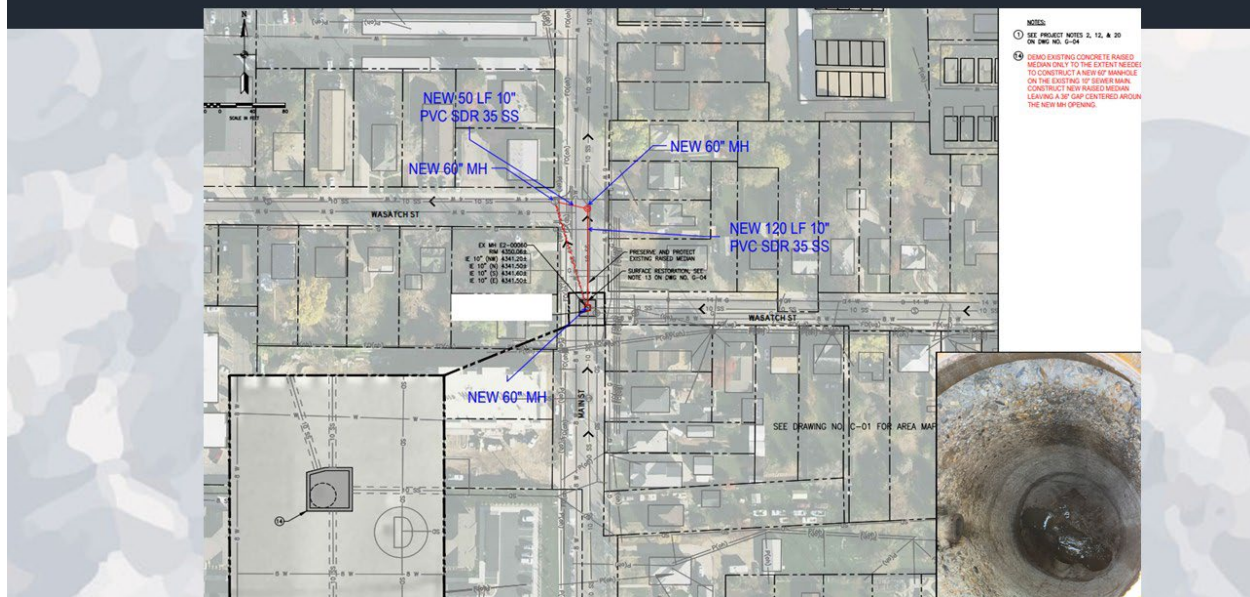
FISCAL IMPACT

Additional impact will be **\$195,035.00**. This will be paid for out of the same bond proceeds set aside for the sewer rehab project.

2025 Sewer Rehabilitation Project

- Change Order Work Areas
 - Cottonwood Street Fix
 - Wasatch and Main Street Intersection Changes
 - Full Details in packet
 - Total Amount Requested: \$195,035.00
- Contractor: Noland and Son Construction Co Inc.

2025 Sewer Rehabilitation Project



MOTION: Council Member Bonnie Billings **MOVED** to suspend the rules and approve Resolution No. 2026-R- 18, a resolution authorizing the Mayor to approve the Change Orders with Noland & Son Construction Co. Inc. for the 2025 Sewer Rehabilitation Project. 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	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

E. CONSIDER RESOLUTION NO. 2026-R-19 APPROVING CHANGE ORDER WORK WITH BECK CONSTRUCTION AND EXCAVATION, INC. FOR THE 2025 ROADWAY AND UTILITY IMPROVEMENT PROJECT

Branden Anderson said the City entered in a contract with Beck Construction and Excavation Inc. for the execution of the 2025 Roadway and Utility Project in August 2025. During the course of the contracted work, it came to the City’s attention that there were some issues with the plans, including discrepancies in quantities. Nearly all changes resulted from owner-directed revisions or differing site conditions encountered in the field. The changes are outlined below and organized into two sections.

- **Change Orders**
 - Cost for all associated work is **\$441,761.64.**
- **Change Orders (Quantity Adjustments)**
 - Cost for all associated work is **\$160,417.95.**
- **Total of all Change Orders: \$602,179.59.**

This work was reviewed by City Staff and the Design Engineer for the project and found to be acceptable and needed. Pricing is also within a responsible pricing considering change order work.

The total contract amount is as follows:

Price Considerations	Price	Running Total
• Original Contract:	\$3,338,145.00	\$3,338,145.00
• Current CO’s:		
○ 6” Waterline Loop	\$18,000.00	\$3,356,145.00
○ 4” Sewer Lateral Loop	\$3,000.00	\$3,359,145.00
○ Waterway at Depot and Main	\$15,120.00	\$3,374,265.00
○ Remove Sign BMB Gym	\$3,419.64	\$3,377,384.64
○ Connect to Existing HDPE Pipe	\$9,000.00	\$3,386,684.64
○ RMP Vaults and Conduits	\$115,566.50	\$3,502,251.14
○ Bollards at Alleyway and Main St.	\$15,825.00	\$3,518,076.14
○ Curb Wall by BMB Gym	\$18,650.00	\$3,536,726.14
○ 4” & 6” Valves for Fire Lines	\$12,215.00	\$3,548,941.14
○ Raised Crosswalks	\$49,201.50	\$3,598,142.64
○ Midvale Plaza Entrance	\$25,304.00	\$3,623,446.64

○ Stormwater Main St. Dbl Barrel	\$29,360.00	\$3,652,806.64
○ Waterline Bore for Fire Station	\$11,700.00	\$3,664,506.64
○ 8" Waterline Loops (3)	\$35,400.00	\$3,699,906.64
○ Main Street Curb and Gutter	\$30,000.00	\$3,729,906.64
○ Holden Street Left Turn Pocket	\$50,000.00	\$3,779,906.64
● Quantity Adjustments:		
○ A1 – Remove Asphalt 4-6" depth	\$15,350.00	\$3,795,256.64
○ A2 – Remove Asphalt 6+" depth	\$20,067.95	\$3,815,324.59
○ #9 – Remove Asphalt coverage	\$90,000.00	\$3,905,324.59
○ #50 – 8" Thick Concrete	\$35,000.00	\$3,940,324.59

The proposed schedule has been extended by 63 days, resulting in a revised substantial completion date of **June 19, 2026**.

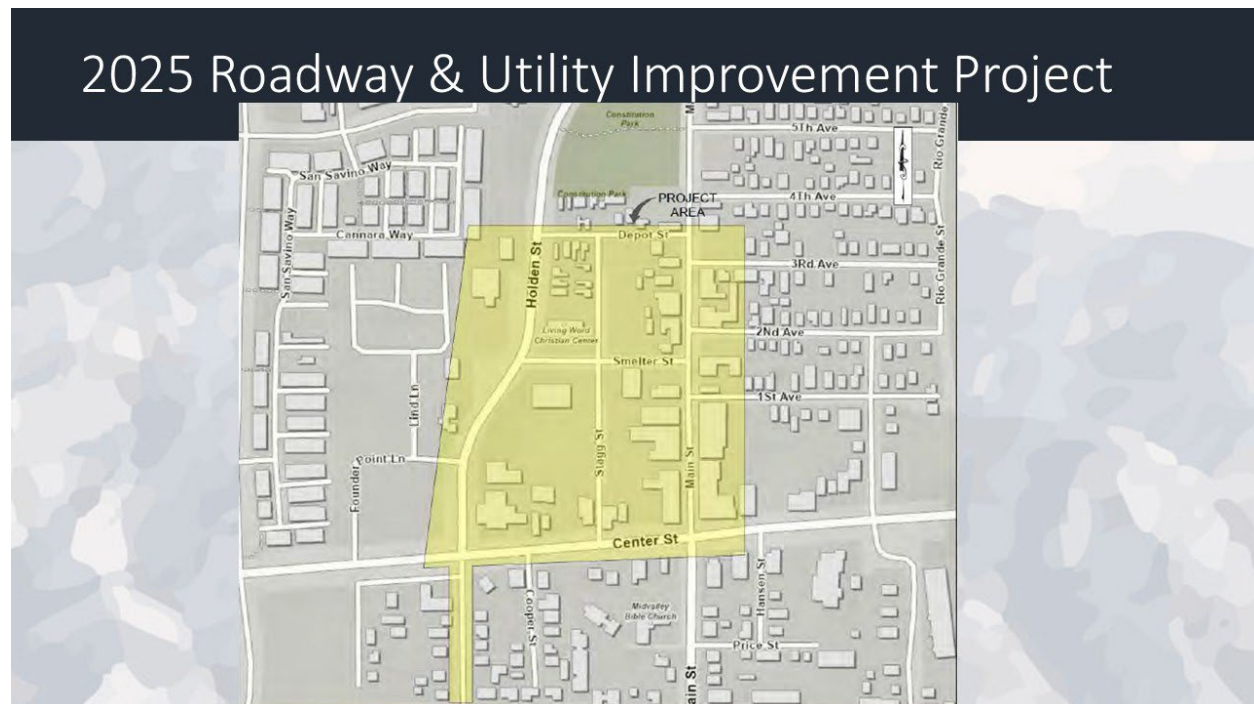
Staff recommended the City Council approve the contract amendment with Beck Construction and Excavation Inc. I request a suspension of the rules is requested.

FISCAL IMPACT

Additional impact will be **\$602,179.59**. This will be paid for out of the same funding, First-Class Highway Projects Fund, Main Street CDA infrastructure budget and related utility project bond proceeds.

2025 Roadway & Utility Improvement Project

- Change Order Work
 - Full details included the Packet
 - Condensed Areas
 - Utility Conflicts
 - Rocky Mountain Power relocation to underground
 - Quantity Adjustments
 - Main Street Additions
 - Crosswalks
 - Concrete for Bus stop
 - New Curb and gutter from high back
 - New entrance to Depot from Holden
 - Total Amount Requested: \$602,179.59
- Contractor: Beck Construction and Excavation Inc.



MOTION: Council Member Heidi Robinson **MOVED** to suspend the rules and approve Resolution No. 2026-R- 19, a resolution authorizing the Mayor to approve the Contract Amendment with Beck Construction and Excavation Inc. for the 2025 Roadway and Utility 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 Bryant Brown	Absent
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

IX. DISCUSSION ITEM

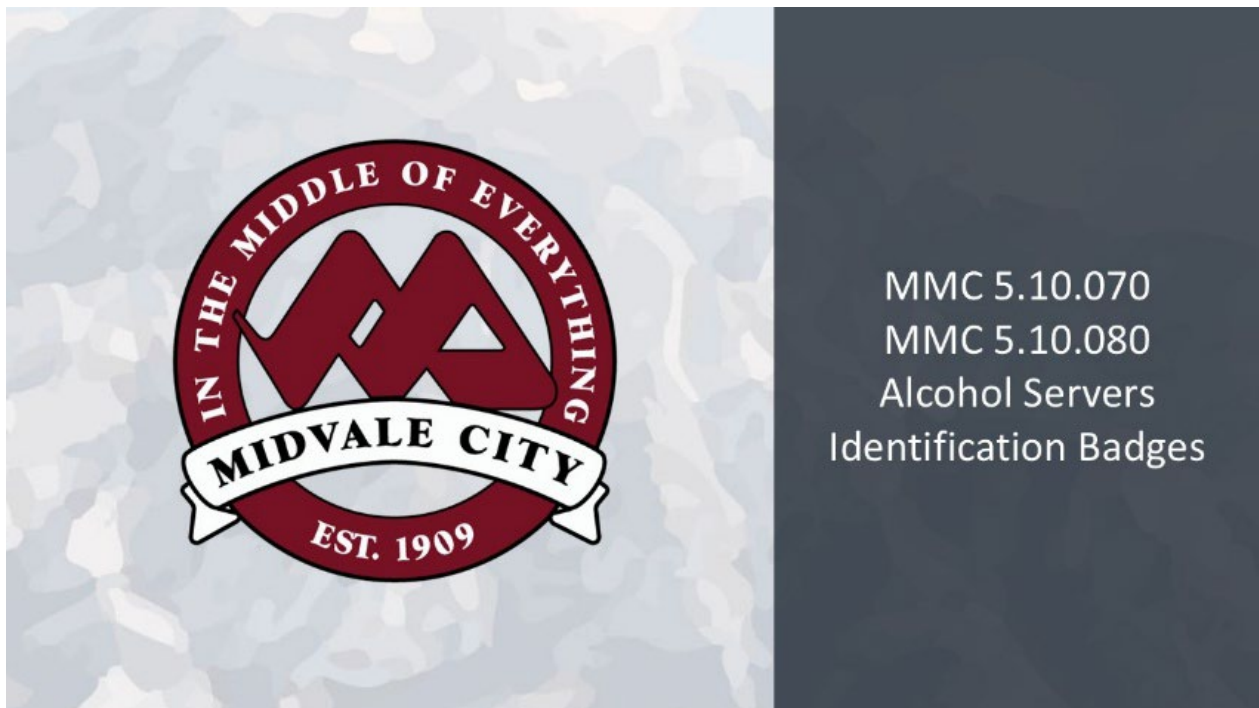
A. DISCUSSION ON POSSIBLE AMENDMENT/REPEAL OF VERBIAGE WITHIN MMC 5.10.070 AND 5.10.080 RELATING TO ISSUANCE OF ALCOHOL SERVER IDENTIFICATION BADGES

Adam Olsen said a provision in Midvale Municipal Code (MMC), 5.10 “Alcoholic Beverage Licensing,” requires employees serving alcohol in taverns, bars, and private clubs to have a city issued alcohol server’s identification badge. MMC 5.10.080(H) outlines the requirements for the identification badge and penalties for violation. Penalties include written warnings up to revocation of business license.

The provision has been irregularly enforced. Staff cannot find records of server's identification badges being issued. At least one business was asked about such identification badges and reported they have never been aware of or asked to comply with the requirement.

In researching Utah Code (26B-5-205), it appears the city requirement of a server's identification badge largely mirrors a requirement found in 26B-5-205. Utah Code requires, through the Department of Alcoholic Beverage Services, those employed in serving alcohol to complete and pass a training course prior to beginning employment and receive a certificate of completion (permit). This certificate/permit is kept on business premises where the server is employed and must be renewed every 3 years.

Staff brings this to Council to discuss whether to keep the provision in place, amend the Code to have the badge requirement administered through Unified Police Department (UPD); or, amend the Code by deleting the requirement for an alcohol server's identification badge.



MMC 5.10.070

~~F. Midvale City shall not grant an alcohol server's identification badge to any person who has been convicted:~~

~~1. On one or more occasions within the five years immediately before the day on which the license is granted of any violation of any federal or state law or local ordinance concerning the sale, manufacture, warehousing, adulteration or transportation of alcoholic beverages;~~

~~2. On two or more occasions within the five years immediately before the day on which the license is granted, driving under the influence of alcohol, any drug, or the combined influence of alcohol and any drug.~~

MMC 5.10.080

~~H. No on-premises retail beer—tavern or private club of any class licensee shall knowingly employ in connection with his/her business, any person who has not been issued an alcohol server's identification badge. All employees shall be required to apply through the city for a license to be employed in a business with an on-premises retail beer—tavern license or a private club of any class in which beer or liquor is sold. The applicant will be required to furnish his/her full name, address, a background check provided through BCI. A violation of this provision shall result in a six-month revocation of the employee license. Two or more violations shall result in a one-year license revocation. Any licensee who negligently allows an employee to violate the provisions of this chapter will be considered to have violated the ordinance codified in this chapter. A first violation of this provision shall result in a written warning to the owner/licensee. A second violation within a one-year period shall result in a one-year revocation. The employee license and a picture identification of the employee as required by the city police department shall be maintained on the licensed premises for each employee at all times.~~

~~1. The chief of police or his designee may also require that as part of a criminal background check, the information will be checked against fingerprint database and that the individual allow his or her fingerprint to be taken as part of the background check.~~

Options

1. Keep provision in place.
2. Amend to administer badge through UPD.
3. Delete requirement (similar provision found in State Code).

Brian Pullman, 2 Row Brewing, said he's never heard of this in the over 11 years that he has been involved in this type of business. He said this isn't alcohol server training; it's criminal investigations through BCI. What the ordinance is asking him to do is to criminally check every employee in his business. This is burdensome to send every employee to BCI and an overreach on the employees. They are currently required to send each employee to alcohol server training, food handler training, and the State requires every owner and manager is required to have a criminal background check. He said he is asking that the city repeal this ordinance since the State has one of the strictest alcohol policies and is very thorough.

Council Members Heidi Robinson, Bonnie Billings, and Denece Mikolash suggested elimination of the ordinance.

Mayor Dustin Gettel said this will come back before the Council on the April 21, 2026 for approval.

MOTION: Council Member Paul Glover MOVED to recess the City Council meeting and move into RDA 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.

Council recessed at 7:42 p.m. and reconvened at 7:51 p.m.

X. CLOSED SESSION

MAYOR: Mayor Dustin Gettel

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

STAFF: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Adam Olsen, Community Development Director, Matt Dahl, City Manager, Laura Magnuss, Communications Director, Kate Andrus, RDA Director.

MOTION: Council Member Paul Glover **MOVED** to enter into a closed session for strategies to discuss pending or reasonably imminent litigation. 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	Absent
Council Member Denece Mikolash	Aye

The motion passed unanimously.

The Council went into closed session at 7:52 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	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Absent
Council Member Denece Mikolash	Aye

The motion passed unanimously.

The Council reconvened into open session at 7:56 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 21, 2026