



CITY COUNCIL MEETING

Minutes

Tuesday June 2, 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; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Elizabeth Arnold, Senior Planner; Jonathan Anderson; Planner II, Moira Gray, RDA Project Manager; Chief April Morse, UPD; Chief Jason Mazuran, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – BUDGET OPEN HOUSE

An open house was held to discuss the proposed budget with the public.

7:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 7:00 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 Police Department Report – [Chief April Morse]

Chief April Morse said May includes Law Enforcement Week, a nationwide event commemorating law enforcement and what they do. UPD held a ceremony honoring Officer Doug Barney who lost his life in the line of duty. There was also a statewide ceremony where additional officer's names were added to the wall.

The Chief announced that the Sorenson Legacy Center holds a student arts contest that UPD participates in every year. Midvale schools had a lot of winners, 2 second place, 2 third place, and 3 honorable mentions. The winners got a pizza party for their class, The Bambino pizza restaurant was involved this year, giving away pizza and T-Shirts, and they want to participate next year.

The Chief reported that the UPD Shelter Resource Officers worked with Gardner Property Management Org. to help with a homeless encampment on their property. The cleanup lasted three full days resulting in 72.83 tons of debris being removed.

Chief Morse said that UPD successfully held their Motor School.

The Chief reported that Shared Services was busy in May working on a number of different investigations. The Canine Unit was also actively working DEU search warrants and there was a pursuit of a stolen vehicle that came through Midvale and terminated in West Jordan.

As an example of the varied types of calls UPD takes every day Chief Morse relayed the details of a mental health call that ended with the person safely taken to the hospital to receive mental health care. During the call, an officer was wounded with a lacerated hand when he took a large knife from the person involved; the officer was fine and will recover.

D. Recognition of Public Works Director Glen Kennedy

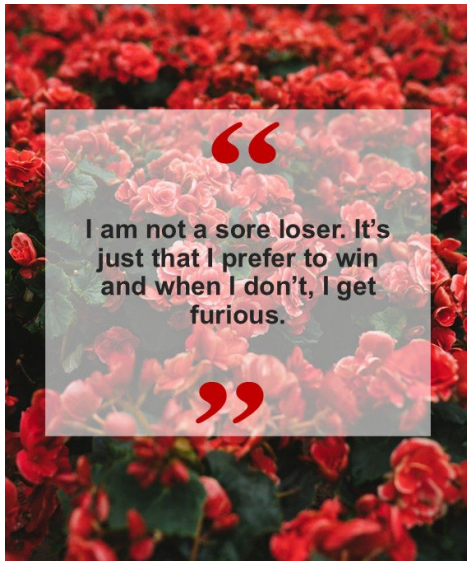
Mayor Dustin Gettel invited Glen Kennedy up to the podium while they played a “Who said it” game. The Mayor expressed how much Glen will be missed and his appreciation for his many years of service. He presented Glen with a street sign and Mayor’s challenge coin.

Glen Kennedy expressed his gratitude for working with everyone at Midvale City.



Glen Kennedy Edition



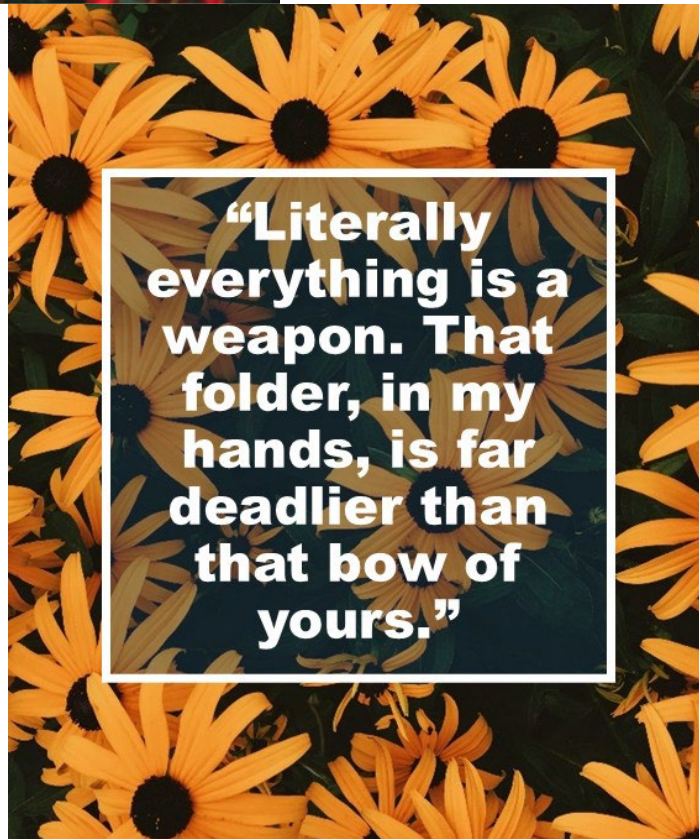


I am not a sore loser. It's just that I prefer to win and when I don't, I get furious.



”

“Any dog under 50 pounds is a cat, and cats are useless.”



“Literally everything is a weapon. That folder, in my hands, is far deadlier than that bow of yours.”

E. Proclamation Declaring June 2026 as LGBTQ+ Pride Month

Mayor Dustin Gettel read the Proclamation into the record.

II. PUBLIC COMMENTS

April Thompson, Midvale resident, said on April 7th she made a public comment explaining why joining the renewable energy communities would benefit the community. On May 19th she made a short comment asking the Council to vote yes when the time came. April gave a brief background of her deep family roots in Midvale. She was very emotional as she spoke about the environmental issues the state is facing with lake levels and drought and expressed that she doesn't want to leave the state of Utah but if things don't change, she may have to. She asked the Council to vote in favor of the Renewable Energy Communities.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — Congratulated Glen Kennedy on his retirement. When said she began on the Council she remembered going on a tour of Public Works with Glen. She said Happy Pride month and expressed how grateful she is to work on a Council that recognizes everyone in the community.

B. Council Member Paul Glover — Thanked Glen for being a good friend and for all he has done for Midvale City. He wished him well in retirement. He also expressed gratitude for the new Plaza.

C. Council Member Heidi Robinson — said Happy Pride. She thanked Glen for his knowledge and how he would advocate for the city. She said it was such a comfort knowing that he knew what to do when she didn't and he would go out of his way to educate people.

D. Council Member Bryant Brown — Thanked Glen for being a mentor and friend. He said he is grateful that the city shows dedication to the LGBTQ+ community and he wants them to know that they are welcome have a place in Midvale.

E. Council Member Denece Mikolash — thanked Glen for the onboarding tour and said he will be missed. She said she is excited for the summer of fun in Midvale with the Los Murals, Food Truck Plaza, new businesses opening, and the Pride Festival this Sunday.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said he will miss Glen. He told a personal story of how during COVID he decided not to be a vegetarian anymore. He was determined to get a really good steak. He asked Glen where he could get a good steak and Glen did not disappoint. Glen also gave the Mayor a couple of elk steaks and they were fabulous. He expressed gratitude for the support of the Council and city staff in recognizing LGBTQ+ month. He echoed Council Member Denece Mikolash in promoting all of the fun activities happening in Midvale this month.

Mayor Gettel said there are four mayors that serve on the Recreation Bond Committee Board. The first meeting is this Friday, and he is hoping to advocate as strong as he can for Midvale City getting the Rec Center.

V. CITY MANAGER REPORT

A. Matt Dahl said there have been several meetings where the drought surcharge on the water rates has been discussed. The first bills with inserts discussing the water rates went out yesterday and staff is happy to answer any questions regarding utility rates. We are fortunate to be in a community that cares and over the last few weeks we have received a number of calls regarding watering. The city is trying to balance the use of too much water by using enough to keep grass and vegetation healthy. We appreciate that people are looking out for system errors that can be fixed. There have been some fun changes to our food truck nights, and he wanted to thank Millie, the city's event coordinator, for those popular changes.

Matt Dahl invited Adam Olson to give an update on the sewer rehab project.

Adam Olson said the sewer rehab project that will affect the intersection at Main and Wasatch Streets will be moved from June 15th to June 22nd to allow work to finish on Holden and Lennox Streets. The project will last 10 days, the school district has been informed, and the crossing guard will remain at the crosswalk for as long as possible. When the work reaches the crosswalk there will be a crosswalk detour until the work is completed. Watch for message boards and notices that will be going out.

Matt Dahl expressed gratitude for Glen's contribution to the city and for his friendship.

VI. PUBLIC HEARINGS

A. RECEIVE PUBLIC COMMENT REGARDING AUTHORIZING A ZONE MAP AMENDMENT LOCATED AT 52, 30, & 24 W CENTER ST AND 7710 S STATE ST FROM TRANSIT-ORIENTED DEVELOPMENT ZONE TO TRANSIT-ORIENTED DEVELOPMENT OVERLAY ZONE.

Elizabeth Arnold said the project proposal involves a rezone of 4 parcels totaling approximately 3.46 acres. The applicant's justification for the request and supporting documents are included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. ...rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at

- the time of adoption 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, flood plain, unstable soils, and inadequate drainage; or
 3. Land or its surrounding environs has changed or is 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.

Staff has reviewed the proposal against the criteria listed above and finds that the rezone request satisfies the first and third criteria. The request satisfies the first criterion because the proposed rezone is consistent with the goals and policies of the Midvale City General Plan, specifically the vision for the Middle State Street Opportunity Area.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas are where changes in the types and/or intensities of current land uses are anticipated. In these areas, denser residential uses, mixed residential and commercial uses, and larger, taller buildings are anticipated to take advantage of the transportation infrastructure and to generate more tax revenue for the City.

The 2016 Midvale City General Plan identifies the subject property as being in the Middle State Street Opportunity Area and lists eight goals for the area:

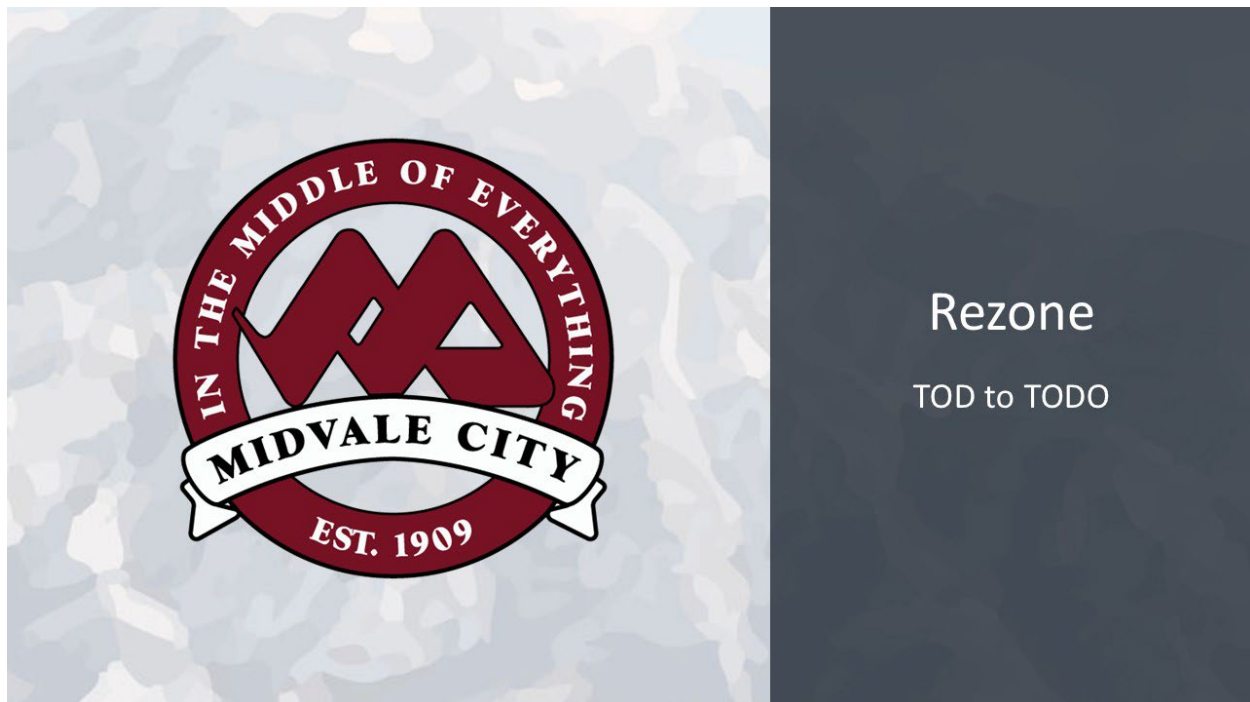
1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses
2. Develop a small area plan for the development near the TRAX station
3. Support and encourage development to take advantage of transit and transportation opportunities
4. Focus commercial and mixed-use development at the nodes of 7500 South and 7720/7800 South
5. Support redevelopment of the underutilized commercial properties between the commercial nodes into mixed-use residential development
6. Explore the potential for unifying urban-design elements and beautification of the area
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses
8. Strengthen pedestrian connections to the Center Street TRAX Station

The proposed rezone is consistent with several goals for the Middle State Street Opportunity Area. Specifically, the proposed rezone would facilitate higher-density and mixed-use development (Goal 1), leverage the site's proximity to transit infrastructure (Goal 3), support concentration of development near identified nodes (Goal 4), and encourage redevelopment of underutilized properties into mixed-use residential development (Goal 5).

The proposal meets the third criterion in that the surrounding area has experienced incremental redevelopment and increased intensity of land uses. These changes indicate

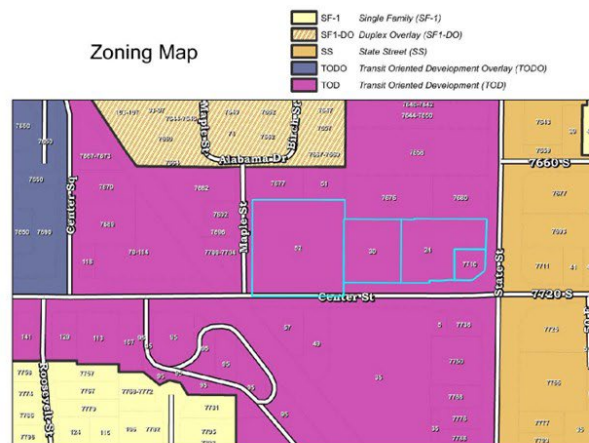
a shift toward higher-density and mixed-use development, and support the conclusion that it is in the public interest to recognize the evolving character of the area and encourage continued redevelopment.

Public notice has been sent to property owners within 500 feet of the subject area. One emailed public comment was received prior to the Planning Commission meeting on May 13, 2026, but nothing prior to the City Council meeting.



Vicinity Map

Zoning Map



Concept Plan & Overview



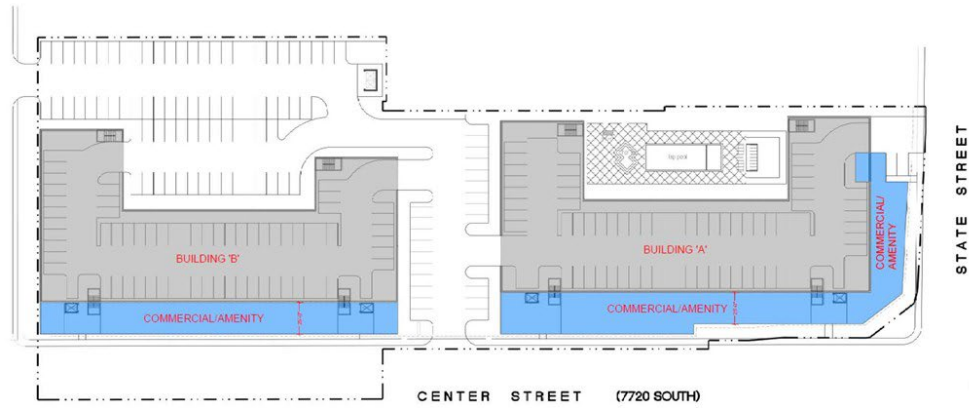
Project Summary:

- **Residential:** 144 units (72 Studio/1BR, 66 2BR, 3 3BR)
- **Commercial:** Up to 18,000 sq ft
- **Parking:** 242 stalls (172 covered), located behind commercial frontage
- **Density:** 42 units/acre (well below the 85 units/acre allowed in the TODO zone)
- **Setback:** 10 feet from back of curb along Center Street

Mixed-Use Required

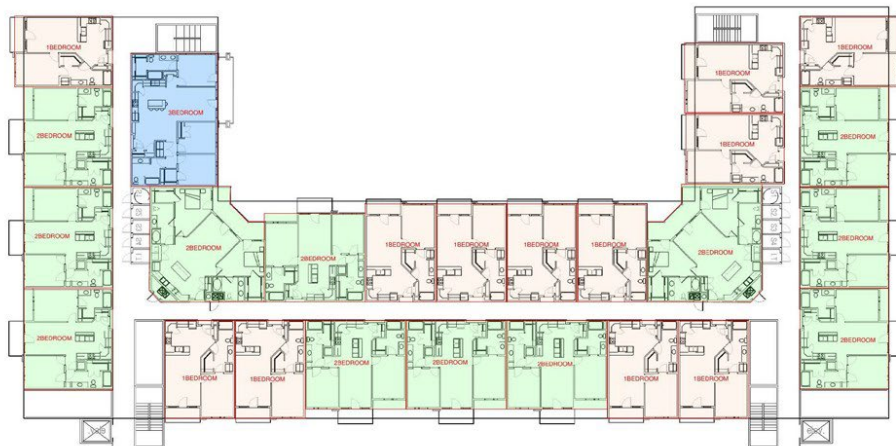
- 65% of the street-facing building façade as retail or restaurant use

Concept Site Plan



Concept Floor Plans

Building A



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.
 - Surrounding area has had incremental redevelopment & increase intensity of land uses
 - Shift toward higher-density & mixed-use development

General Plan Opportunity Area

The 2016 Midvale City General Plan identifies the subject property as being in the **Middle State Street Opportunity Area** and lists eight goals for the area. The proposed rezone is consistent with the following:

1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses
 - Facilitate higher-density & mixed-use development
3. Support and encourage development to take advantage of transit and transportation opportunities
 - Leverage proximity to transit
4. Focus commercial and mixed-use development at the nodes of 7500 South and 7720/7800 South
 - Concentration of development near nodes
5. Support redevelopment of the underutilized commercial properties between the commercial nodes into mixed-use residential development
 - Redevelopment of underutilized properties into mixed-use residential

Allan Argyle, JDH Development, said that 65% of the frontage is set aside for commercial. These units will be available for rental with upgraded amenities including a lap pool. These are market rate rentals.

Council Member Bryant Brown asked about a development agreement because he says it protects the city if the developer changes their mind on amenities and other details.

Elizabeth Arnold said the Planning Commission recommended approval. There was a public comment via email prior to the Planning Commission meeting. A gentleman came to the meeting and asked questions but didn't have any comments, and there were a few phone calls with one other person approving of the 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-18 Authorizing a Zone Map Amendment Located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to Transit- Oriented Development Overlay zone.

Council Member Bryant Brown said he likes this project. It will add some density but not much over what's there. However, he would like a development agreement in place.

Council Member Paul Glover said he would also like a development agreement.

Council Member Heidi Robinson said she would like a development agreement.

Council Member Denece Mikolash said it seems like the project is pretty much put together so adding the development agreement seems like it shouldn't be too hard. She would like to see a quicker timeframe but also done correctly.

Garrett Wilcox said how simple and fast a development agreement can be done depends on how close the current plan is to existing zoning ordinances.

Elizabeth Arnold asked Council for some direction to the development agreement.

Council Members agreed that they like the upgraded amenities that were presented and they'd like the height to be specified.

MOTION: Council Member Bryant Brown **MOVED** to Table **ORDINANCE NO. 2026-O-18** authorizing a zone map amendment located at 52, 30, & 24

W Center St and 7710 S State St from Transit-Oriented Development to Transit-Oriented Development Overlay zone pending the negotiation and preparation of a development agreement. 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.

B. RECEIVE PUBLIC COMMENT REGARDING AN AMENDMENT TO TITLE 17 OF THE MIDVALE CITY MUNICIPAL CODE RELATING TO HOME-BASED MICROSCHOOLS AND MICRO-EDUCATION ENTITIES.

Elizabeth Arnold said this text amendment implements S.B. 13 from the 2024 Utah Legislative General Session. The amendment adds definitions for “Home-based microschool” and “Micro-education entity,” establishes new chapters within Supplementary Regulations to govern these uses, and updates the use tables to permit both uses in all zones.

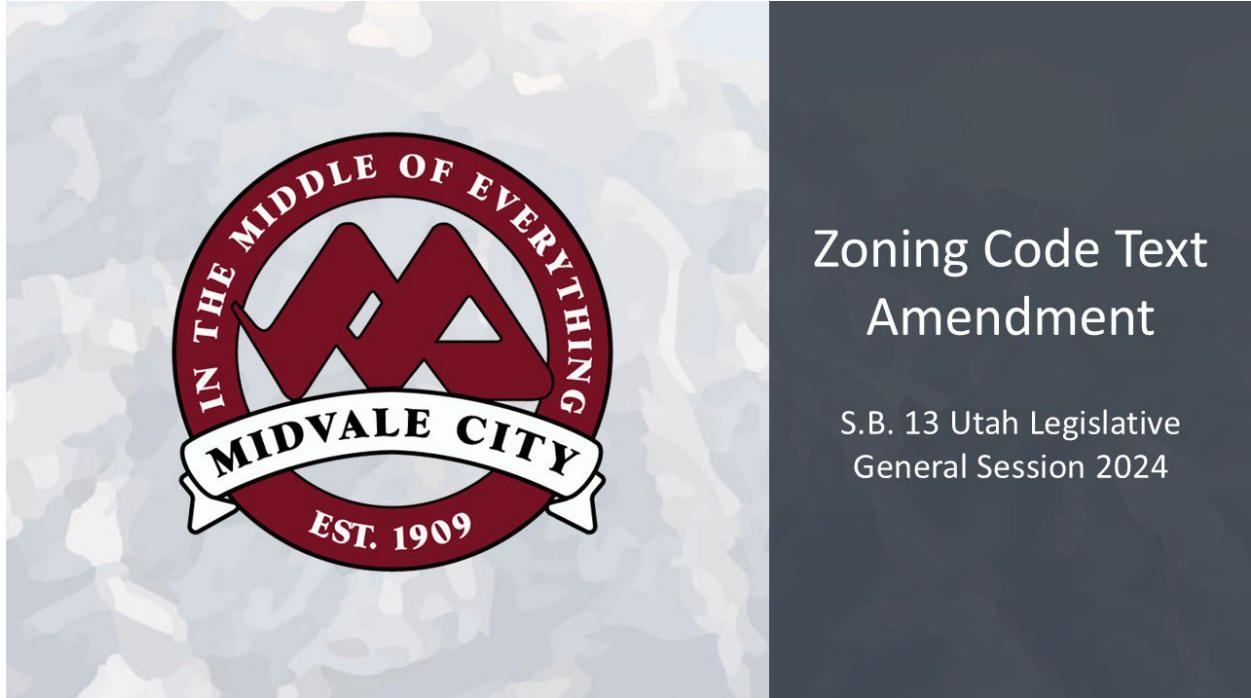
Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-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 10-20-101;
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 and second criteria listed above. The amendment promotes the objectives of the General Plan by supporting a broader range of educational opportunities and allowing flexible educational models within residential neighborhoods. The amendment also advances the purposes outlined in Utah State Code 10-20-101 by promoting the health, safety, and general welfare of residents through clear operational standards for home-based microschools and micro-education entities.



Proposed Changes

- Add definitions:
 - “home-based microschool”
 - K-12, 16 or fewer students, from dwelling unit or ADU
 - “micro-education entity”
 - K-12, 100 students or fewer
- Creates regulations for both
- Adds them to use table in all zones & charter schools

Home-Based Microschool

- Dwelling unit or ADU
- Max 16 students including any employee's children
- Min 35 net square feet per student
- Traffic plan reviewed by City Engineer
 - Traffic flow, drop off, turn around areas, no more than 32 vehicular stops per day (excluding regular traffic generated by residents of the dwelling)
- Signage - only 2 square foot name plat attached to building
- Structure must comply with building, fire, electrical, & plumbing codes
- Parking
 - 1/staff (if staff resides within dwelling, no additional parking required for them)
 - 1 visitor
 - 1 on-site drop off area

Micro-Education Entity

- New buildings shall meet development standard of the zone
- Max 100 students, but amount is determined by occupancy classification under state code
- Min 20 net square feet per student
- Must have access (and restricted) to minor arterial or larger (designated by TMP)
- Traffic plan reviewed by City Engineer
 - Traffic flow, drop off, turn around areas
- Parking
 - 1/staff
 - 8 visitor + 1/5 students beyond the 1st 20 students
 - 8 on-site drop off area + 2/5 students beyond the 1st 20 students

MMC 17-3-1(F)

F. Zoning Code Text Amendment Criteria. To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment 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 10-20-101;
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.

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-19 Amending Title 17 of the Midvale City Municipal Code Relating to Home-Based Microschools and Micro-Education Entities

MOTION: Council Member Heidi Robinson **MOVED** to approve **ORDINANCE NO. 2026-O-19** amending Title 17 of the Midvale City Municipal Code relating to home-based microschoools and micro-education entities 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.

C. RECEIVE PUBLIC COMMENT REGARDING A ZONING CODE TEXT AMENDMENT MODIFYING SETBACK EXCEPTIONS IN VARIOUS SECTIONS OF TITLE 17 BASED ON CHANGES IN THE UTAH STATE CODE FROM H.B. 476 IN THE 2024 GENERAL SESSION

Jonathan Anderson said the proposed amendment modifies every applicable Section of Title 17 that relates to residential rear setback exceptions. House Bill 476 of the 2024 Utah Legislature enacted UCA 10-9a-540 (renumbered to 10-20-623 on 11/6/2025) which permits “allowable features” as defined within the rear setback area of a residential dwelling, see Attachment 1.

Amendments are also proposed to further clarify how the International Residential and Building Codes are applicable for window wells for setbacks on single family homes, and amends language to be more clearly understood for International Building Code applicability for building setbacks.

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;
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 criteria 1, 2 and 3 listed above. The proposed amendment promotes the general plan, purposes of this title, and purposes of Utah State Code 10-9a-102 (renumbered to 10-20-101) by conforming Title 17 to the governing Utah State Code as amended by the State Legislature. The proposed amendment also amends language to make interpretation more straightforward for setbacks in relation to the International Residential and Building Codes as applicable.



Zoning Code Text Amendment

Based on H.B. 476
Requirements to the Utah
State Code

H.B. 476 Rear Setback Exceptions

Effective 11/6/2025

10-20-623. Residential rear setback limitations.

(1) As used in this section:

(a) "Allowable feature" means:

(i) a landing or walkout porch that:

(A) is no more than 32 square feet in size; and

(B) is used for ingress to and egress from the rear of the residential dwelling; or

(ii) a window well.

(b) "Landing" means an uncovered, above-ground platform, with or without stairs, connected to the rear of a residential dwelling.

(c) "Setback" means the required distance between the property line of a lot or parcel and the location where a structure is allowed to be placed under an adopted land use regulation.

(d) "Walkout porch" means an uncovered platform that is on the ground and connected to the rear of a residential dwelling.

(e) "Window well" means a recess in the ground around a residential dwelling to allow for ingress and egress through a window installed in a basement that is fully or partially below ground.

(2) A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits or has the effect of prohibiting an allowable feature within the rear setback of a residential building lot or parcel.

(3) Subsection (2) does not apply to a historic district within the municipality.

Proposed Changes

- Definitions 17-2
- Development Standard Sections of the SF-1, SF-2, RM-12, RM-25, 7200 S, SSC, TOD, RWO, JMO, SRO, JB 4, JB 1-3, RCRO, SSOZ, and TODO Zones
- No changes to MU, BJ, and JB Zones

Proposed Changes

- b. *Projection.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.
- c. *Stairs and Landings.* ~~Outside stairways and landings required by the building code for exterior doorways may project into the rear yard up to three feet.~~ Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

Proposed Changes

- ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.
 - iii. *Impervious Surfaces.* A driveway with a width of ~~twenty~~ 20 feet or ~~forty percent~~ 40% of the lot frontage, whichever is greater, and a sidewalk of up to five feet in width from the driveway or street to the front door. The driveway may extend an additional ~~ten~~ 10 feet in width behind the sidewalk.
2. *Side.* The minimum side yard setback is five feet, subject to the following exceptions:
- a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, —and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.

MMC 17-3-1(F)

F. Zoning Code Text Amendment Criteria. To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment 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.

MMC 17-3-1(F)

Staff finds that this proposal meets criteria 1, 2 and 3 listed above. The proposed amendment promotes the general plan, purposes of this title, and purposes of Utah State Code 10-9a-102 (renumbered to 10-20-101) by conforming Title 17 to the governing Utah State Code as amended by the State Legislature. The proposed amendment also amends language to make interpretation more straightforward for setbacks in relation to the International Residential and Building Codes as applicable.

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-15 Modifying Setback Exceptions in Various Sections of Title 17 based on changes in the Utah State Code from H.B. 476 in the 2024 General Session.

MOTION: Council Member Heidi Robinson **MOVED** to approve **ORDINANCE NO. 2026-O-15** modifying setback exceptions in various sections of Title 17 based on changes in the Utah State Code from H.B. 476 in the 2024 General Session 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	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

D. RECEIVE PUBLIC COMMENT REGARDING A ZONING CODE AMENDMENT TO TABLE 17-7-12.10 OF THE REGIONAL COMMERCIAL ZONE TO INCREASE THE ALLOWED PERCENTAGE FOR CHANGEABLE COPY SIGNS AND ADOPT SPECIFIC CHANGEABLE COPY SIGN REGULATIONS IN SECTION 17-7-12

Jonathan Anderson said a text amendment application was submitted by Dean Cardinale of World Wide Trekking which proposed to “modify monument sign regulations to allow up to 85% changeable copy”, see Attachment 3. Exhibits B-G shown in Attachment 3 identify signs that are not located within Midvale City’s limits. The billboard shown in Exhibit B is located within Cottonwood Heights City. The remaining signs shown in Exhibits C-G are located within Sandy City.

At the May 5, 2026, meeting, the City Council tabled the public hearing and action item for the proposed amendment and directed staff to research neighboring cities’ standards for changeable copy/electronic signs to create a standard that is comparable, so Midvale is not an outlier on sign regulations. The table in Attachment 1 is a brief summary of the findings.

Based on the varying standards from neighboring cities, staff feels that increasing the allowable percentage from 25% to 50%, and adopting specific changeable copy sign regulations is reasonable. The text below is the proposed specific standards included in Attachment 2, Ordinance No. 2026-O-16.

Changeable Copy	50 25% of sign		Changeable copy signs may be wall or monument signs. 1 changeable copy sign/business location.
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M. Changeable Copy Signs. Changeable copy signs are subject to the additional standards:

1. Illumination and Movement.

- a. The brightness of a changeable copy sign may not exceed 0.5 footcandle measured at the property line. The sign must be equipped with a dimmer switch to meet the 0.5 footcandle requirement. The applicant must provide a photometric plan with a building permit application.
- b. A changeable copy sign shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fading in and out, or movement.
- c. Any display on the changeable copy sign must remain for at least 8 seconds.

2. Periods of Inactivity. A changeable copy sign may not be illuminated, lit or operated between 10:00 P.M. and 7:00 A.M.

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

-ZONING CODE TEXT AMENDMENT CRITERIA-

Midvale Municipal Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code.

F.Zoning Code Text Amendment Criteria. To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment 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.



Zoning Code Text Amendment

Regional Commercial Zone –
Changeable Copy Sign % and
Specific Changeable Copy Sign
Standards

Neighboring Cities

Comparison for "Changeable Copy"

City	Permitted Sign Types	Where are they permitted?	Size Limits	Lighting Standards	Periods of inactivity/dimming	Notes
Cottonwood Heights	Public Facilities/Off-Premise Signs(billboards) permitted with "electronic/animation /movement/changeable copy" no others permitted	In an overlay OPEDS zone on specific corridors (Union Park Ave for example)	Based on existing "nonconforming sign being replaced"	Requires shielding, Can't exceed 0.3 fc based on formula for sign size	N/A	No animation, flashing, scrolling, strobing, etc.
Sandy	Pylon (On-Premise), Monument (Reader board, changeable copy, and electronic message center)	Where the sign types are permitted	Maximum 50% of sign area	1 fc @ 6 ft above grade @ property line	N/A	Dimmer switch needed
West Jordan	Animated, Changeable Copy, Electronic/LED	Where the sign types are permitted	A - 25% of sign area CC – 30% of sign area LED – 50% of sign area	Can't exceed 0.3 fc based on formula for sign size	Billboards, 10 pm – 7 am if within 300 ft from residential	Dimmer switch needed
Murray	Electronic Message Centers	In commercial zones	None	0.3 fc @ 6 ft above grade @ property line	After dark, or 10 pm – 6 am if close to residential	Dimmer switch needed, 2 sec minimum
Draper	Electronic Message Center on 12300 S/Draper Parkway	12300 S and Draper Parkway	None	0.3 fc based on formula for sign size	Based on ambient lighting	Dimmer switch needed, 8 sec static image, 10 ft setback, photometric plan required

Proposed Language

Changeable Copy	<u>5025%</u> of sign	Changeable copy signs may be wall or monument signs, 1 changeable copy sign/business location.
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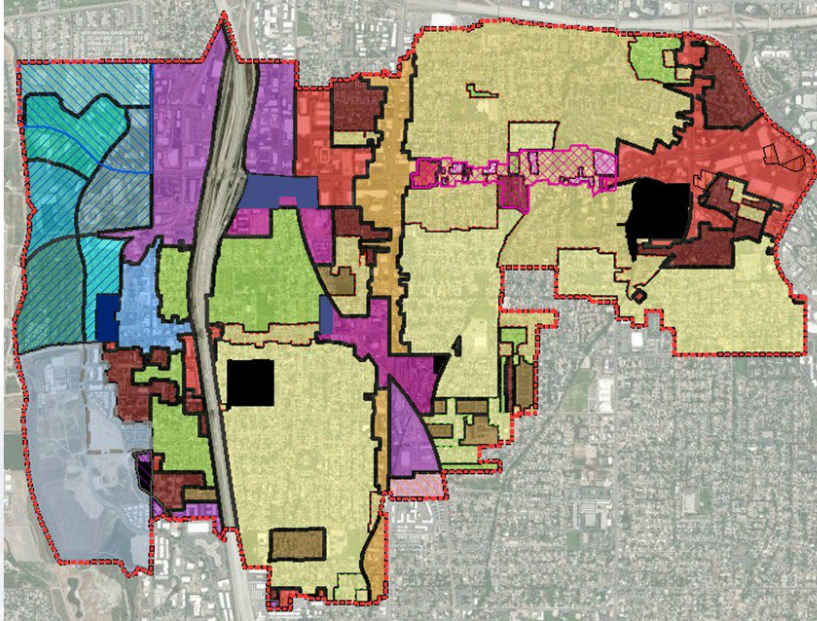
M. Changeable Copy Signs. Changeable copy signs are subject to the additional standards:

1. Illumination and Movement.

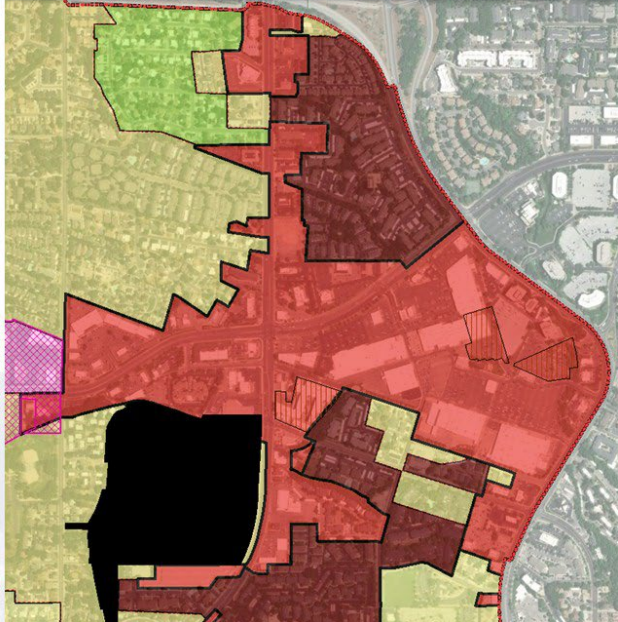
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- b. A changeable copy sign shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fading in and out, or movement.
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2. Periods of Inactivity. A changeable copy sign may not be illuminated, lit or operated between 10:00 P.M. and 7:00 A.M.

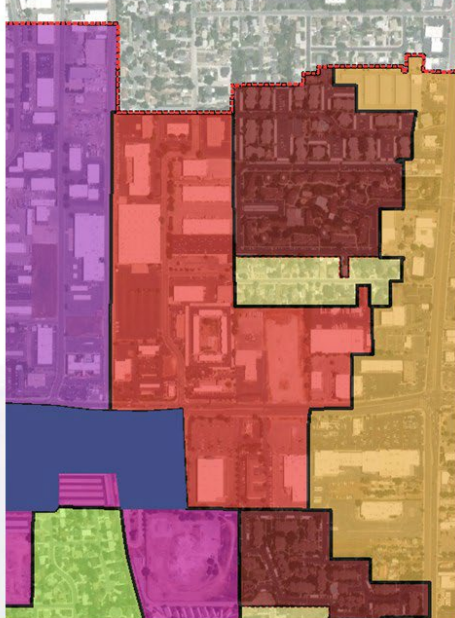
Regional Commercial Zone



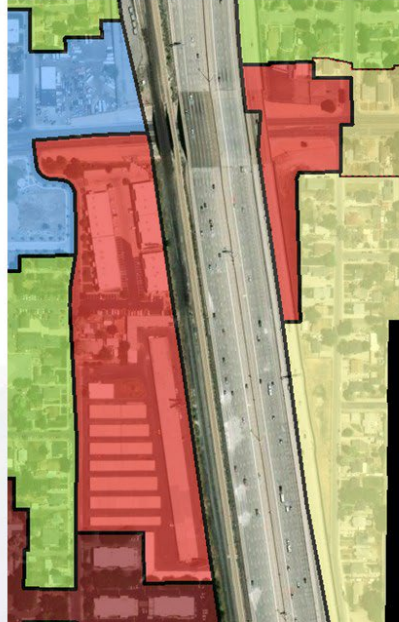
RC – Fort Union Shopping Center Area



RC – 7200 S (High Tech to State Street)



RC – I-15 and Center St



MMC 17-3-1(F)

F. Zoning Code Text Amendment Criteria. To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment 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.

Finding

If the City Council feels the proposed changes are satisfactory, staff recommends the City Council approve the zoning code text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F)(1 and 2).

a. ...(F)(1) The proposed amendment promotes the objectives of the general plan and purposes of title 17 by providing opportunities for commercial businesses to display a variety of signage types.

b. ...(F)(2) The proposed amendment promotes the purposes outlined in Utah State Code 10-20-101 (renumbered from 10-9a-102) by facilitating commercial business activities, which protects the tax base, and the amendment provides fundamental fairness in land use regulation.

Recommended Motion

I move that we approve Ordinance No. 2026-O-16 amending Table 17-7-12.10 of the Regional Commercial Zone to Increase the Allowed Percentage for Changeable Copy Signs and adopt specific Changeable Copy Sign regulations in Section 17-7-12.10 as provided in the attachments, with the finding noted in the staff report.

- If the City Council does not find the proposed changes satisfactory, staff recommends the City Council deny or table the zoning code text amendment.

Council Member Bryant Brown thanked staff for doing the extra work to make sure the proposal was done right.

Dean Cardell, World Wide Trekking, thanked the staff for the time they have put in. He learned a lot in this process and is proud to be a member of the community.

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-16 Amending Table 17-7-12.10 of the Regional Commercial Zone to Increase the Allowed Percentage for Changeable Copy Signs and adopt specific Changeable Copy Sign regulations in Section 17-7-12.10.

MOTION: Council Member Bryant Brown **MOVED** to approve **ORDINANCE NO. 2026-O-16** amending Table 17-7-12.10 of the Regional Commercial Zone to Increase the Allowed Percentage for Changeable Copy Signs and adopt specific Changeable Copy Sign regulations in Section 17-7-12.10 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	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

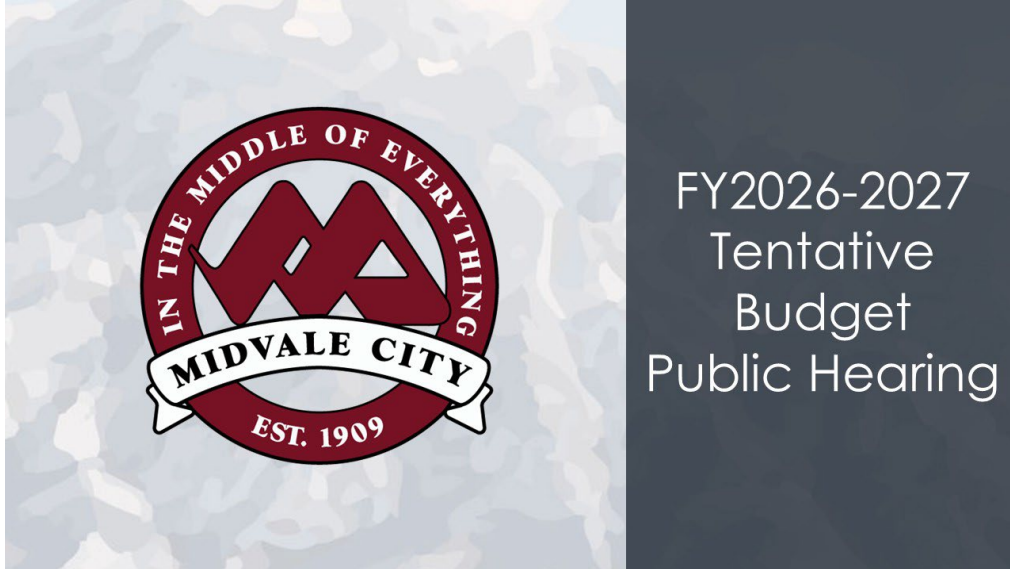
E. RECEIVE PUBLIC COMMENT ON THE MIDVALE CITY TENTATIVE FISCAL YEAR 2027 BUDGET BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

Mariah Hill said the fiscal year 2027 tentative budget was presented to and adopted by the City Council on May 5, 2026. The purpose of this agenda item is to receive public comment on the tentative budget.

The budget is also available for review on the Midvale City website at:
https://midvale.utah.gov/government/departments/administrative_services/finance.

FISCAL IMPACT

Fiscal impacts are detailed in the tentative budget.



FY2027 Budget Overview

- This presentation provides a high-level budget overview – Detailed line-item information is available in the FY2027 Tentative Budget Book, included in the meeting packet and at Midvale.Utah.Gov.
- The Tentative Budget represents the City's initial estimates of revenues and expenditures for each fund for the period July 1, 2026 through June 30, 2027. All departments are organized within these funds.
- The Tentative Budget is a working document and will be refined throughout the budget process.
- It has been prepared by the Finance Department and City Manager and is formally presented by the City's Budget Officer (City Manager).
- The budget reflects an effort to maintain current service levels while addressing rising costs and identifying reductions where feasible in an uncertain economic environment.
- Adoption of the Tentative Budget by the City Council is required by law and marks the official beginning of the budget process.
- The Tentative Budget includes a proposed public safety property tax increase.
- Year-to-year comparisons may be affected by structural and accounting changes.

FY2027 Tentative Budget Overview

FY2027 Budget Timeline

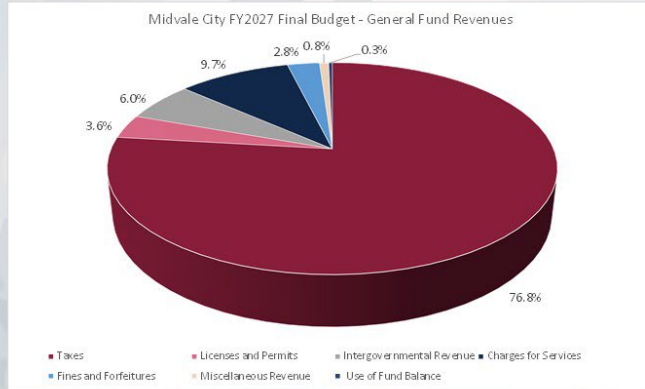


General Fund - Revenues

Total GF Revenues - \$23,955,772

Decrease of 19.1% from FY2026

- Taxes - \$18.4 million
- Licenses and Permits - \$870,374
- Intergovernmental Revenue - \$1.4 million
- Charges for Services - \$2.3 million
- Fines and Forfeitures - \$660,500
- Miscellaneous Revenue - \$188,935
- Use of Fund Balance - \$74,300



FY2027 Tentative Budget Overview

General Fund – Tax Revenues

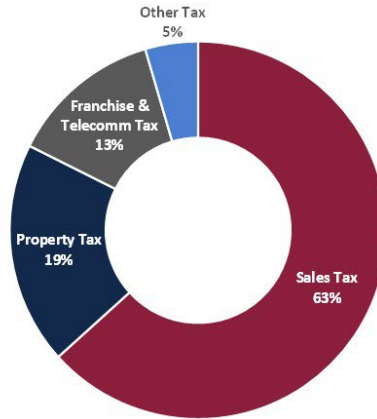
General Fund Financing Sources

	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Taxes:						
Property tax	3,118,864	3,504,944	3,445,094	3,504,944	59,850	1.7%
Delinquent/surplus prop tax	42,356	50,486	40,000	40,000	-	0.0%
Sales tax	11,479,115	11,627,600	11,281,321	11,627,600	346,279	3.1%
Franchise tax	2,514,968	2,433,763	2,691,585	2,405,183	(286,402)	-10.6%
Telecommunications tax	191,713	192,024	190,000	193,500	3,500	1.8%
Transient room tax	247,693	228,090	230,000	238,000	8,000	3.5%
Motor vehicle in lieu of	394,837	433,731	433,731	400,000	(33,731)	-7.8%
TOTAL TAXES	\$ 17,989,546	\$ 18,470,638	\$ 18,311,731	\$ 18,409,227	\$ 97,496	0.5%

FY2027 Tentative Budget Overview

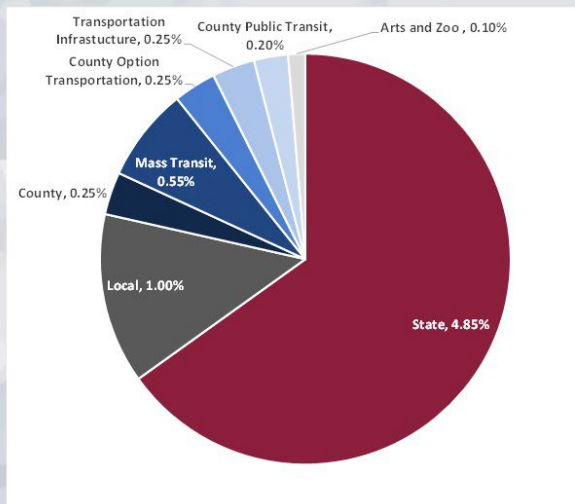
General Fund – Tax Revenues

Midvale City Fiscal Year 2027 Tentative Budget Taxes by Type



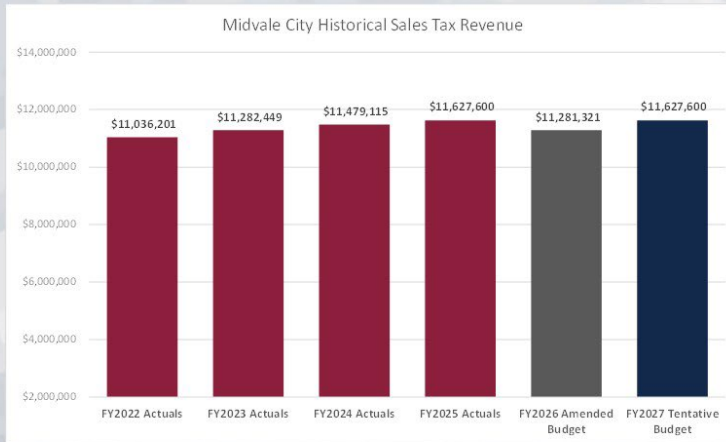
FY2027 Tentative Budget Overview

Sales Tax Overview



FY2027 Tentative Budget Overview

Midvale City Sales Tax - \$11,627,600



- Distributed to the City monthly by the Utah State Tax Commission
- Two-month delay in distribution (e.g. May distribution is from March sales)
- Most susceptible tax to economic trends
- Statewide sales tax is still showing 1-2% overall growth
- Economy is showing continued signs of slowing and declines in consumer spending/confidence
- The City's population factor will decrease starting with the June distribution.

FY2027 Tentative Budget Overview

General Fund – Revenues

General Fund Financing Sources						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Licenses and Permits:						
Business licenses	347,003	336,351	345,000	326,000	(19,000)	-5.5%
Building permits	307,109	1,023,812	454,490	494,374	39,884	8.8%
Road cut fees	34,946	35,671	40,000	40,000	-	0.0%
ROW occupancy permits	7,500	7,503	7,500	7,500	-	0.0%
Sign fees	-	3,302	2,500	2,500	-	0.0%
TOTAL LICENSES AND PERMITS	\$ 696,558	\$ 1,406,639	\$ 849,490	\$ 870,374	\$ 20,884	2.5%
Intergovernmental:						
EPA Inst Controls Grant	152,826	158,202	163,654	-	(163,654)	-100.0%
B&C road funds	1,389,754	1,570,759	1,117,140	1,268,175	151,035	13.5%
Liquor funds allocation	56,041	72,121	72,000	72,000	-	0.0%
State Homeless Initiative	2,904,425	3,443,383	2,922,320	-	(2,922,320)	-100.0%
Coalition Coordinator Grant	56,096	89,901	135,000	100,000	(35,000)	-25.9%
TOTAL INTERGOVERNMENTAL	\$ 4,559,142	\$ 5,334,366	\$ 4,410,114	\$ 1,440,175	\$ (2,969,939)	-67.3%

FY2027 Tentative Budget Overview

General Fund – Revenues

General Fund Financing Sources						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Charges for Services:						
Zoning/development fees	8,198	40,980	20,000	40,000	20,000	100.0%
Plan check fees	160,822	684,910	135,000	215,000	80,000	59.3%
Maps and publications	449	1,248	500	500	-	0.0%
Notary/background check fees	10	-	-	-	-	0.0%
Code enforcement fees	1,500	-	1,000	1,000	-	0.0%
Rents and concessions	7,790	10,100	5,000	5,000	-	0.0%
Credit card service fees	13,545	10,833	12,000	12,000	-	0.0%
Cemetery lot sales	-	(1,300)	-	-	-	0.0%
Cemetery service fees	30,705	34,310	27,000	27,000	-	0.0%
Admin fee - Water	696,926	675,879	678,781	657,277	(21,504)	-3.2%
Admin fee - Sewer	400,361	420,865	424,223	414,779	(9,444)	-2.2%
Admin fee - Storm Water	408,911	408,381	419,001	331,176	(87,825)	-21.0%
Admin fee - Sanitation	103,959	109,398	116,120	115,469	(651)	-0.6%
Admin fee - RDA	292,787	319,523	347,672	326,168	(21,504)	-6.2%
Admin fee - Streetlighting	33,197	31,960	38,621	43,727	5,106	13.2%
Admin fee - Fleet	100,879	125,005	126,845	123,165	(3,680)	-2.9%
TOTAL CHARGES FOR SERVICES	\$ 2,260,039	\$ 2,872,092	\$ 2,351,763	\$ 2,312,261	\$ (39,502)	-1.7%

FY2027 Tentative Budget Overview

General Fund – Revenues

General Fund Financing Sources						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Fines and Forfeitures:						
Fines and forfeitures	830,674	727,731	763,000	600,000	(163,000)	-21.4%
Bad Debt Collections	82,012	72,575	50,000	50,000	-	0.0%
Attorney fees recovered	8,714	11,051	10,000	10,000	-	0.0%
Traffic school	4,360	1,500	2,000	500	(1,500)	-75.0%
TOTAL FINES AND FORFEITURES	\$ 925,760	\$ 812,857	\$ 825,000	\$ 660,500	\$ (164,500)	-19.9%
Miscellaneous:						
Interest revenue	350,218	232,152	160,000	160,000	-	0.0%
Proceeds from insurance	8,325	44,173	-	-	-	0.0%
Sundry revenues	7,095	7,154	5,000	5,000	-	0.0%
ULGT dividend/grant	8,935	8,936	8,935	8,935	-	0.0%
Cash Over & Short	50	(320)	-	-	-	0.0%
Event Application Fee Revenue	1,900	2,200	-	-	-	0.0%
Donations from private parties	-	200	15,000	15,000	-	0.0%
TOTAL MISCELLANEOUS:	\$ 376,523	\$ 294,495	\$ 188,935	\$ 188,935	\$ -	0.0%
USE OF FUND BALANCE	\$ -	\$ -	\$ 2,670,576	\$ 74,300	\$ (2,596,276)	-97.2%
TOTAL GENERAL FUND FINANCING SOURCES	\$ 26,807,568	\$ 29,191,087	\$ 29,607,609	\$ 23,955,772	\$ (5,651,837)	-19.1%

FY2027 Tentative Budget Overview

General Fund – Personnel (\$204K Increase)

	FY2024	FY2025	FY2025	Tentative FY2027
General Fund				
General Government				
Mayor/City Council*	3.00	3.00	3.00	3.00
Administration	5.50	5.50	5.80	4.70
Communications	1.00	1.00	1.00	0.70
Human Resources	1.00	1.00	1.00	2.00
City Recorder	2.00	2.00	2.00	2.00
Comm/Intergov Relations	1.00	0.75	0.75	0.75
City Attorney	5.00	5.00	5.33	5.33
Total General Government	18.50	18.25	18.88	18.48
Administrative Services				
Administrative Services Admin	1.00	1.00	1.00	1.00
Finance	4.35	3.35	2.85	2.15
Court	8.72	8.72	8.72	9.00
Information Technology	3.30	3.30	3.30	2.90
Total Administrative Services	17.37	16.37	15.87	15.05
Public Works				
PW Admin	2.40	2.40	2.40	1.30
Streets	5.45	5.45	5.45	6.25
Facilities	3.70	4.20	3.78	3.60
Parks & Cemetery	3.50	4.00	4.33	4.30
Total Public Works	15.05	16.05	15.96	15.45
Community Development				
Community Development Admin	5.50	4.50	3.50	2.05
Planning	3.00	3.00	3.00	3.00
Engineering	1.45	1.45	0.75	0.70
Building Inspection	0.60	2.00	3.00	3.45
Total Community Development	10.55	10.95	10.25	9.20
Total General Fund	61.47	61.62	60.96	58.18

- New Allocations
- 3% COLA
- 1% Merit
- Market & Mid-Point Adjustments Benefits
- 5% Medical, 4.6% Dental, URS Decrease
- Removal of Part Time Finance Clerk, Reclassification of Policy & Project Manager to Economic Development Manager
- TBD – Open Enrollment Selections & May CPI

General Fund – Expenditure Overview

- Split of IT Operations & Equipment
 - Operations - \$175,456
 - Operations & Equipment FY26 - \$247,926
- Pause of Equipment Charges – \$72,470 Net Decrease
- Department Wide Cuts
 - \$31,605
 - 25 Line Items, \$100 to \$5,000

FY2027 Tentative Budget Overview

General Fund – Expenditure Overview

Large Decreases

- \$30,000 – Decrease of Legal Professional Services
- \$37,000 – Election Costs
- \$11,000 – Decrease in IT Software Costs
- \$23,000 – Removal of One-Time Signal Upgrade
- \$50,000 – Decrease of Building Inspection Professional Services

Increases

- \$6,600 – Communication Software Increases
- \$50,000 – Interlocal Radio Tower Construction (One-Time)
- \$24,300 - Utah Renewable Energy Program (One-Time)
- \$17,900 – 10-Year Sign Replacement Plan (B&C Restricted Funds)
- \$1,500 – Planning Commission Funds

FY2027 Tentative Budget Overview

General Fund Summary - FY2027 Tentative Budget						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Expenditures:						
Mayor and City Council	365,800	365,683	347,568	375,632	28,064	8.1%
Administration	940,813	1,045,239	1,148,320	978,038	(170,282)	-14.8%
Non-Departmental	155,496	120,515	150,538	147,410	(3,128)	-2.1%
Community & Intergov Relations	224,479	416,950	235,826	230,441	(5,385)	-2.3%
Public Safety	12,369,666	14,149,738	-	-	-	0.0%
City Attorney	877,903	980,097	1,055,158	1,060,537	5,379	0.5%
Communications	223,459	234,196	266,402	219,535	(46,867)	-17.6%
Harvest days	95,127	109,749	100,000	100,000	-	0.0%
Human Resources	150,580	150,775	156,483	324,218	167,735	107.2%
Employee services	41,592	43,149	45,800	43,475	(2,325)	-5.1%
Grants	12,501	12,502	-	-	-	0.0%
City Recorder	410,962	352,326	409,201	304,754	(104,447)	-25.5%
Total Administration	\$ 15,868,378	\$ 17,980,919	\$ 3,915,296	\$ 3,784,041	\$ (131,255)	-3.4%
Administrative Services						
Administrative Services	207,309	217,089	239,469	248,780	9,311	3.9%
Finance	422,252	432,303	390,610	335,817	(54,793)	-14.0%
Justice Court	1,048,500	1,068,812	1,157,162	1,172,531	15,369	1.3%
Information Technology	794,048	806,285	903,793	821,489	(82,304)	-9.1%
Total Administrative Services	\$ 2,472,109	\$ 2,524,489	\$ 2,691,034	\$ 2,578,617	\$ (112,417)	-4.2%
Public Works						
Public Works Administration	375,767	457,851	407,181	272,759	(134,422)	-33.0%
Facilities	751,948	820,051	869,051	858,416	(10,635)	-1.2%
Streets	1,016,274	960,450	1,134,860	1,265,589	130,729	11.5%
Parks	794,745	802,340	933,903	946,749	12,846	1.4%
Total Public Works	\$ 2,938,734	\$ 3,040,692	\$ 3,344,995	\$ 3,343,513	\$ (1,482)	0.0%
Community Development						
Community Development Admin	618,871	558,849	528,972	358,734	(170,238)	-32.2%
Engineering	179,550	198,468	189,947	159,196	(30,751)	-16.2%
Planning	415,173	437,220	471,886	481,325	9,439	2.0%
Code Enforcement	582	1,497	3,191	-	(3,191)	-100.0%
Building Inspection	161,778	430,843	741,671	707,541	(34,130)	-4.6%
Total Community Development	1,375,954	1,626,877	1,935,667	1,706,796	(228,871)	-11.8%
Transfers Out	4,127,145	5,506,195	18,169,669	12,502,389	(5,667,280)	-31.2%
TOTAL EXPENDITURES	\$ 26,782,320	\$ 30,679,172	\$ 30,056,661	\$ 23,915,355	\$ (6,141,306)	-20.4%
FUND BALANCE - CONTRIBUTION/USE OF	\$ 25,248	\$ (1,488,085)	\$ (449,052)	\$ 40,417	\$ -	-109.0%

Administration

↓ 3.4%

Administrative
Services

↓ 4.2%

Public Works

0.0%

Community
Development

↓ 11.8%

General Fund – Pending Items

- Increase to 3.5% COLA
- Actual Benefit Selections
- One-Time Request from the Boys & Girls Club

FY2027 Tentative Budget Overview

Debt Service Fund

Total Budget - \$1,755,549

Revenues

- Transfer from General Fund – \$1.06M
- Developer Loan Payment - \$245K
- Transfer from RDA - \$449K

Expenditures

- 2017 Sales Tax Bonds (Road Bond) - \$778K
- Lease payment to MBA (City Hall/Parks Bond) - \$281K
- CHG Parking Structure Loan (developer paid) - \$245K
- Zions Parking Structure Loan (RDA paid) - \$449K

FY2027 Tentative Budget Overview

Capital Projects Fund

Total Budget - \$1,487,700

Sales Tax (\$1.05M)	Use of Fund Balance	Interest Earned (\$100K)	HB244 Funds (\$500K)
Sidewalk, Curb, & Gutter Replacement - \$241K	Midvale City Park Restrooms - \$400K	Facility Maintenance - \$42K	For previously budgeted projects
Pavement Management - \$805K			

FY2027 Tentative Budget Overview

Enterprise Funds - Summary

Enterprise Funds Summary				
Fund	FY2027 Tentative Revenue	FY2027 Tentative Expenditures	Contribution To/Use of Fund	
Water	\$ 8,519,391	\$ 8,369,001	\$	150,390
Sewer	\$ 4,351,256	\$ 4,112,160	\$	239,096
Storm Water	\$ 2,324,490	\$ 2,530,861	\$	(206,371)
Sanitation	\$ 1,612,625	\$ 1,607,159	\$	5,466
Street Lighting	\$ 434,263	\$ 349,545	\$	84,718
Telecommunications	\$ 1,039,216	\$ 1,039,216	\$	-

FY2027 Tentative Budget Overview

Enterprise Funds – Notable Changes

All Enterprise Funds

- City-Wide Personnel Changes: New Allocations, 3% COLA, 1% Merit, Market, Mid-Point, & Career Ladder Adjustments, Benefit Increases
- Operation Cost Updates
- No Rate Increases

Water

- 11.5% Increase from Jordan Valley Water Conservancy District - \$205K
- Funds to update Water Master Plan - \$120K

Sewer

- 3.5% Increase from South Valley Water Reclamation Facility - \$46K
- Addition of Operation & Maintenance costs for Vac Station - \$15K

Storm Water

- Addition of Camera Truck (per master plan) - \$350K
- Addition of on-going capital outlay (per master plan) - \$100K

Streetlighting

- Additional Funds for Equipment/Supplies/Maint. in anticipation of master plan - \$59K

FY2027 Tentative Budget Overview

Internal Service Funds

Fleet Fund - \$2,160,303

Notable Changes

- Operations & Capital Replacement Funded
- City-Wide Personnel Changes
- Vehicle & Equipment Replacement
 - Mechanical Lift
 - 2 Dump Trucks
 - Sr. Bus
 - Vac Truck
 - 1-Ton Truck
 - 4-Wheeler
- Vehicle Addition
 - Camera Truck

I.T. Fund - \$397,586

Notable Changes

- Operations & Capital Replacement Split
- Capital Replacement Funding Paused
- City-Wide Personnel Changes
- Annual Replacements Funded with Fund Balance
- Removal of One-Time CD Software Funding
- No Server or Switch Replacement

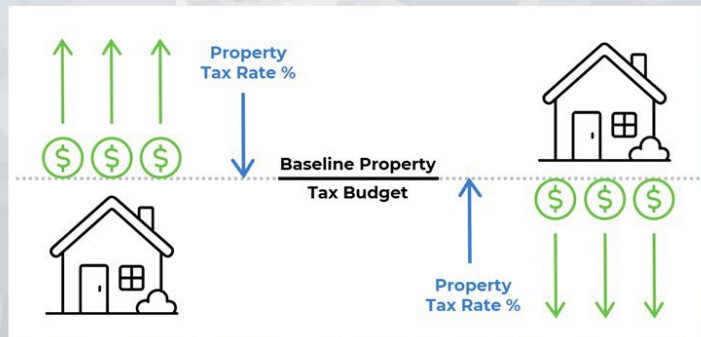
FY2027 Tentative Budget Overview

Property Tax 101

- Property tax rates in Utah are revenue-driven, not rate-driven.
- Increases in property values do not automatically result in higher taxes.
- Changes in property values typically result in a shift in the tax burden among property owners.
- Property taxes do not include an automatic inflation adjustment.
- Primary residential properties receive a 45% exemption on taxable value.
- New growth or a Truth-in-Taxation process is required for a taxing entity to generate additional property tax revenue.

TRUTH-IN-TAXATION

Holds the amount of property taxes that an entity receives constant, regardless of changes to property values



FY2027 Tentative Budget Overview

Truth-in-Taxation Process

May

- Adopt Tentative Budget & Property Tax Impact Schedule
- Budget Officer statement of Increase of property taxes
- Notify Salt Lake County & Tax Commission of proposed Increase
- Council statement of intent to increase property taxes
- Notice public hearing on tentative budget

June

- Receive 2026 tax information, including updated valuations and certified tax rate
- Conduct public hearing on tentative budget
- Adopt proposed tax rate that includes increase
- Adopt interim budget that restricts revenue generated by property tax increase

July/August

- Various noticing requirements including valuation notices (S.L. County), public hearing notices, listing county-wide increase, etc.

FY2027 Tentative Budget Overview

Truth-in-Taxation Process - Continued

August

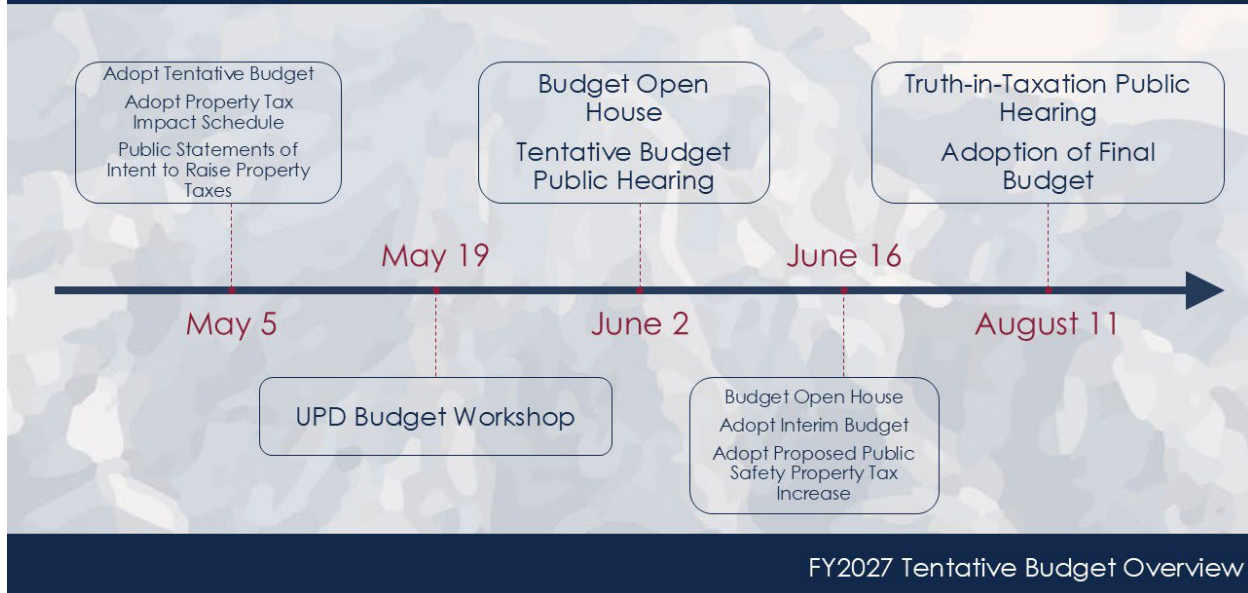
- Conduct truth-in-taxation hearing, allowing for virtual participation
- Adopt final budget
- Provide evidence of compliance to Utah State Tax Commission
- File budget with State Auditor

Other

- Property Tax Impact Statement will be included as a separate item on all agendas where the budget is discussed

FY2027 Tentative Budget Overview

Truth-in-Taxation Process - Midvale



Public Safety Special Revenue Fund

The Public Safety Special Revenue Fund was created in FY2026 to house all public safety related revenues & expenses.

FY 2027 Revenues

- Public Safety Property Tax – Tentative budget includes proposed increase
- State Homeless Mitigation Funding – Moving from GF as of FY27
- Interest Revenue – Delinquent taxes, new in FY27
- Motor Vehicle in Lieu Of – Related to property tax rate, new in FY27
- Transfer from General Fund

FY2027 Expenditures

- Animal Control Contract – Salt Lake County – 4.7% Increase
- Emergency Manager Contract – Unified Fire Authority – 5% Increase (Preliminary)
- Unified Police Department – 2.92% Tentative Budget Increase (Different from Tentative)

FY2027 Tentative Budget Overview

Public Safety Special Revenue Fund

Public Safety Service Fund						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Property Tax ¹	-	-	940,561	1,789,525	848,964	90.3%
State Homeless Initiative ²	-	-	-	2,422,320	2,422,320	0.0%
Interest Revenue ¹	-	-	-	1,000	1,000	0.0%
Motor Vehicle in Lieu Of ¹	-	-	-	130,000	130,000	0.0%
Transfer From General Fund	-	-	13,714,975	10,748,122	(2,966,853)	-21.6%
TOTAL REVENUES	-	-	14,655,536	15,090,967	435,431	3.0%
Expenditures:						
Information Technology Equipment (Interfund)	1,488	2,113	1,837	-	(1,837)	-100.0%
Professional Services ³	50,618	-	56,752	59,590	2,838	5.0%
Unified Police Department Contract ³	11,351,484	11,951,605	14,150,127	14,588,781	438,654	3.1%
Animal Control Contract ³	312,197	342,578	422,820	442,596	19,776	4.7%
Miscellaneous Supplies	-	19,340	24,000	-	(24,000)	-100.0%
Miscellaneous Services	74,514	-	-	-	-	0.0%
Total Operating	11,790,301	12,315,636	14,655,536	15,090,967	435,431	3.0%
TOTAL EXPENDITURES	\$ 11,790,301	\$ 12,315,636	\$ 14,655,536	\$ 15,090,967	\$ 435,431	3.0%

FY2027 Tentative Budget Overview

Proposed Public Safety Property Tax Increase

*Updated to include updated UPD Tentative Budget & Homeless Mitigation Funding

Information based on TY2025 Information – Tentative/Estimated

Proposed New Public Safety Property Tax Revenue - \$77,786

Public Safety Property Tax Rate TY2025 - .000249

Proposed Public Safety Property Tax Rate TY2026 - .000270

2025 Average Residential Property Value - \$492,000

- Taxable Value - \$270,600

Estimated Increase to Average Residential Property - \$5.56 per year

Estimated Increase to Commercial Property - \$10.11 per year

FY2027 Tentative Budget Overview

Council Member Bonnie Billings said she has been working with The Boys and Girls Club to make sure they remain a strong and accessible asset in the community. This year they have requested a one-time, additional, \$45,000 contribution in addition to the \$40,000 the city usually gives them. She wants to encourage the Council to include this in the tentative budget. It's important that the city invest in the club and our youth.

Council Member Bryant Brown asked what the additional funds would be used for.

Jamie Dunn, acting CEO Greater Boys & Girls Club, said they lost significant federal funding over last few years. They would be able to serve 15-20 more youth per day with the additional funds.

Council Member Bryant Brown asked what about next year? Would this be a need again?

Jamie Dunn said they have already secured additional funding to make up for part of the loss in federal funds. The total loss was \$2 million dollars; they have secured \$1 million dollars in funds to fill the gap. They also made cuts to their programs and budget. They have closed two locations due to budget cuts.

Matt Dahl asked the Council how they felt about the request.

Council Member Paul Glover asked how this would impact the budget and property tax increase.

Mariah Hill said it wouldn't impact the property tax increase because it would come from the fund balance.

The Council recommended proceeding with the request as one time money from the fund balance.

Mariah Hill continued with the power point presentation.

Council Member Bryant Brown said he appreciates the time spent putting the budget together and presenting it to the public. He said he felt the city does a good job of being transparent.

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.

F. Receive Public Comment on the Midvale City Fiscal Year 2027 Fee Schedule & Utility Rates.

Mariah Hill said as part of the budget process, staff reviews and updates the municipal fee schedule to ensure the City is collecting appropriate fees. Municipal fees are required to reflect the actual cost of services provided. No changes are proposed for the FY2027 Fee Schedule.

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 2027.

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.

G. Receive Public Comment Regarding Increased Compensation for Executive Municipal Officers.

Mariah Hill said Utah State Code 10-3-818 requires that a municipal government proposing compensation increases for executive municipal officers must hold a public hearing and provide proper public notice of that hearing. In Midvale, executive municipal officers include the City Manager, Assistant City Manager, HR Director/City Recorder, City Attorney, Deputy City Attorney, Public Works Director, Deputy Public Works Director, Community Development Director, Administrative Services Director, and Communications Director. Compensation increases for each of these positions are proposed in the FY2027 budget.

FISCAL IMPACT

This document provides percent increases for Executive Municipal Officers, all fiscal impacts of these increases are contained in the FY2027 budget.

FY2027 Compensation Increases for Executive Municipal Officers		
Position	Percent Increase	Notes
City Manager	8.5%	Standard COLA & Merit, and Market Increases
Assistant City Manager	4.5%	Standard COLA & Merit Increases
HR Director/City Recorder	4.5%	Standard COLA & Merit Increases
City Attorney	8.5%	Standard COLA & Merit, and Market Increases
Deputy City Attorney	8.5%	Standard COLA & Merit, and Market Increases
Public Works Director	4.5%	Standard COLA & Merit Increases
Deputy Public Works Director	4.5%	Standard COLA & Merit Increases
Community Development Director	8.5%	Standard COLA & Merit, and Market Increases
Administrative Services Director	8.5%	Standard COLA & Merit, and Market Increases
Communications Director	4.5%	Standard COLA & Merit Increases

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.

H. Receive Public Comment Regarding Setting Salaries for Elected and Statutory/ Appointed Officers for Midvale City.

Mariah Hill said as a part of the budget process, staff reviews the City's Pay Plan to ensure the City is staying competitive in the market and that proposed Cost of Living Adjustments (COLA) are accounted for in our pay ranges.

FISCAL IMPACT

This document only provides pay scales, all fiscal impacts of the pay plan are contained in the FY2027 budget.

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.

I. RECEIVE PUBLIC COMMENT REGARDING PROPOSED AMENDMENTS TO THE FY2026 GENERAL FUND BUDGET AND OTHER FUNDS, AS NECESSARY

Mariah Hill said staff recommended amendments to the Fiscal Year 2026 budget for the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, and Sewer Fund.

General Fund

Revenue and Expense Budget Adjustments \$5,379,947 – Staff identified several FY2026 budget adjustments, detailed in the attached document. A summary is provided below:

- **Benefit Adjustments – \$35,350:** Adjustments for the City Council and Finance Departments to align with actual expenditures.
- **Contribution Adjustments – \$5,344,597:** Transfers of fund balance for capital projects in the Capital Projects Fund and Water Fund, and a transfer to the Public Safety Fund for the wildlife animal control contract.

Public Safety Fund

The total requested increase to the Public Safety Fund is \$6,000 for the wildlife animal control contract.

Capital Projects Fund

The total requested increase to the Capital Projects Fund revenue is \$1,300,000.

Water Fund

The total requested increase to the Water Fund revenues is \$17,538,597. This includes:

- General Fund contributions for the Public Works Facility project - \$4,038,597
- Recording proceeds from the Series 2025 bonds - \$13,500,000

Additionally, \$157,705 in expenses is requested to budget for the bond issuance costs.

Sewer Fund

The total requested increase to the Sewer Fund revenues is \$4,500,000 to record the proceeds from the Series 2025 bonds. Additionally, \$52,567 in expenses is requested to budget for the bond issuance costs.

FISCAL IMPACT:

General Fund – Increase in budgeted revenues and expenditures of \$5,379,947.

Public Safety Fund – Increase in budgeted revenues and expenditures of \$6,000.

Capital Projects Fund – Increase in budgeted revenues of \$1,300,000.

Water Fund – Increase in budgeted revenues of \$17,538,597 and budgeted expenditures of \$157,705.

Sewer Fund – Increase in budgeted revenues of \$4,500,000 and budgeted expenditures of \$52,567.



Fiscal Year 2026 Budget Amendment 2

General Fund

- **Sales Tax - Increase of \$41,350**
 - Benefits Update to Actuals (City Council & Finance) - \$35,350
 - Transfers to Public Safety Fund (Wildlife Contract) - \$6,000
- **Use of Fund Balance - Increase of \$5,338,597**
 - Transfer to Capital Projects - \$1.3 Million
 - Transfer to Water Fund - \$4 Million

Other Funds

- **Public Safety - Increase of \$6,000**
 - Transfer from General Fund for Wildlife Contract
- **Capital Projects - Increase of \$1,300,000**
 - Transfer from General Fund for Fund Balance
- **Water - Increase of \$17,538,597**
 - Proceeds from Sale of Bonds - \$13.5 Million (Revenue)
 - Transfer for General Fund - \$4 Million (Revenue)
 - Bond Issuance Costs - \$157,705 (Expense)
- **Sewer - Increase of \$4,500,000**
 - Proceeds from Sale of Bonds - \$4.5 Million (Revenue)
 - Bond Issuance Costs - \$52,567 (Expense)

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.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF MAY 19, 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 ORDINANCE NO. 2026-O-17 ESTABLISHING THE
COMMUNITY CLEAN ENERGY PROGRAM IN MIDVALE.**

Dustin Gettel said Midvale City is a member of the Utah Renewable Communities (URC), a coalition of Utah municipalities and counties working in partnership with Rocky Mountain Power (RMP) to develop and implement the Community Clean Energy Program (Program). The goal of the program is to provide a net 100% renewable electricity option for participating communities within the next several years. Midvale joined the URC through an interlocal cooperation agreement in 2024, allowing the City to participate in program design and negotiations with RMP. The Program is authorized under Utah's Community Clean Energy Act, and Rocky Mountain Power filed the Program application on behalf of the URC. Following several years of development and regulatory review, the Utah Public Service Commission (PSC) approved the Program on March 4, 2026.

The Program establishes a new clean energy option (from renewable energy resources) for residents and businesses served by Rocky Mountain Power. Participation is structured as an opt-out program, meaning eligible electric customers within participating communities would be automatically enrolled, with the ability to opt out. The Program includes an initial cancellation period, during which customers may exit the Program without incurring a termination fee. After the cancellation period ends, customers may still opt out at any time; however, a termination fee would apply, as approved by the PSC and outlined in Program rules.

The PSC approved an initial residential flat rate of \$4 per month, which is made up of \$3.88 per month plus a \$0.12 per month low-income program surcharge. For all other (non-residential) customer classes, the PSC approved a volumetric rate of \$0.00609 per kilowatt-hour (kWh) and a \$0.12 per month low-income program surcharge. The low-income surcharge collected from participating residential and non-residential customers helps fund bill credits for income-qualified customers enrolled in Rocky Mountain Power's Home Electric Lifeline Program (HELP). These customers will receive a bill credit equal to the \$3.88 clean energy charge, allowing them to participate in the Program at no cost. Program rates may be adjusted periodically, but no more than annually, consistent with standard utility ratemaking practices. The PSC indicated that rates are not expected to increase significantly over time and may decline as administrative and reserve funds are established.

State law requires that each participating community adopt a local ordinance within ninety (90) days of PSC approval in order to make the Program available within its boundaries. The deadline for ordinance adoption is June 2, 2026. If Midvale City adopts the participation ordinance, the Program would be implemented locally, with customer notices anticipated in late 2026 and Program charges beginning in early 2027. If the ordinance is

not adopted, the Program would not be available in Midvale and the City would no longer participate in the URC.

Staff has prepared an ordinance establishing the Community Clean Energy Program in Midvale City for City Council consideration. The Council is being asked to suspend the rules in order to take timely action on adoption of the ordinance and formal establishment of the Program.



Council Action: Consider Ordinance No. 2026-O-17 Enacting the Community Clean Energy Program in Midvale City

June 2, 2026



About the URC program



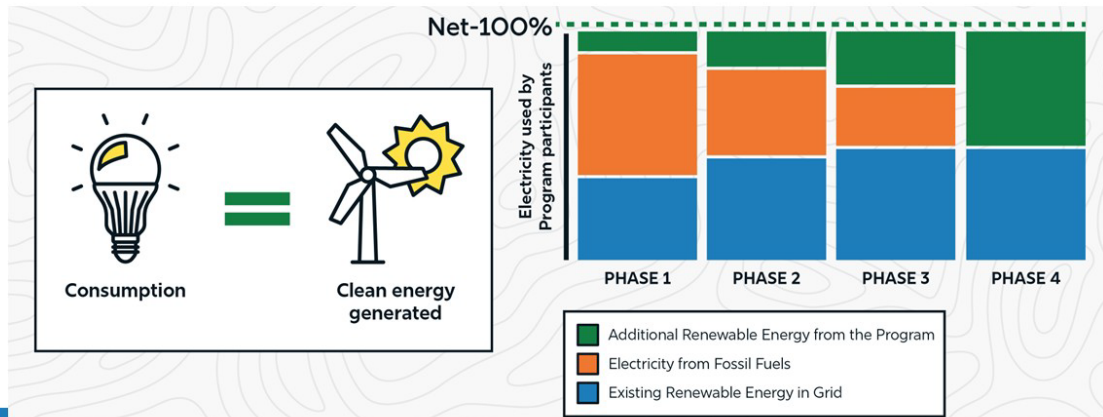
- The Community Clean Energy Program is a brand-new program giving Utahns the ability to choose clean, reliable, affordable clean energy through Rocky Mountain Power (RMP)
- The Community Clean Energy Program was designed through a partnership between RMP and the Community Renewable Energy Agency (aka the URC, of which we are a member), and in March 2026, the program was approved by the Utah Public Service Commission (PSC)
- If we adopt the program, all eligible RMP customers in our community will have a new option for choosing clean energy through their power bill
- By investing in clean energy, URC will help meet Utah's growing energy needs while keeping power reliable and air cleaner for generations

Driving clean energy development

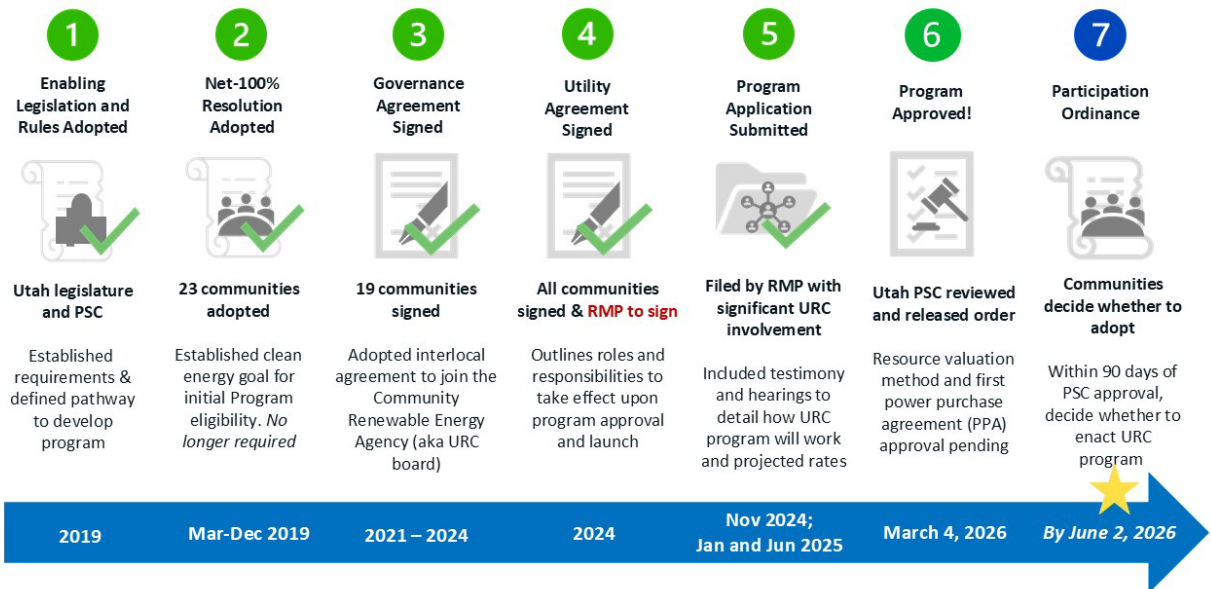


Goals

- Drive the development of clean energy while keeping the program affordable and accessible
- Build enough program resources to match the amount of electricity used annually by participants by 2030



Program development process

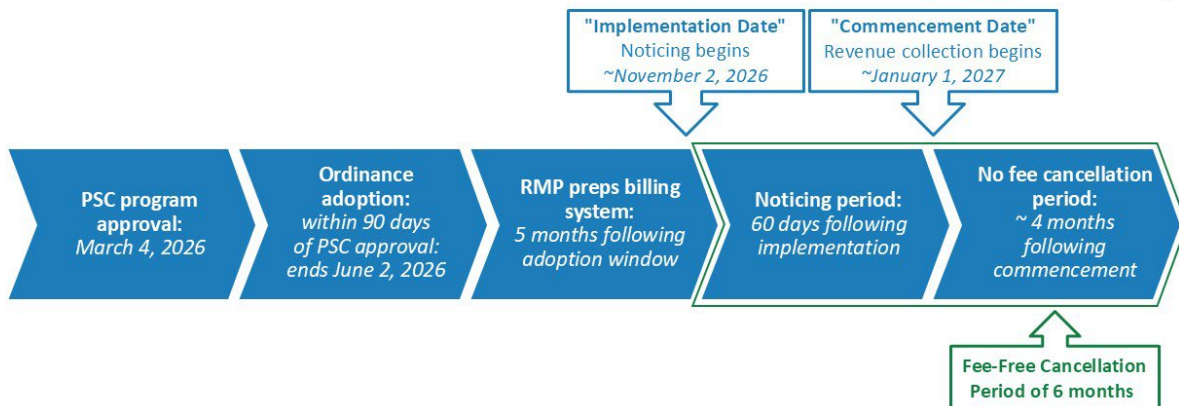


Public Service Commission (PSC) order



- On March 4th, the PSC [issued an order](#) approving the Community Clean Energy Program
- The order addressed key details like the initial program rate and customer opt out details, while leaving more complex issues (mostly regarding future program reporting methods and mechanisms) for a follow-up ruling
- What does this mean?
 - **The 90-day clock for communities to consider the ordinance has begun (until June 2)**
 - So far, 15 communities have formally adopted the program (SLC, Springdale, Emigration Canyon, Moab, Park City, Francis, Ogden, Oakley, Summit County, Grand County, Salt Lake County, Alta, Millcreek, Holladay, Castle Valley)
 - These communities account for more than 90% of the total eligible electric load, measured in kilowatt-hours (~ 94% if Midvale joins)
 - Three communities has opted out of the program after a vote of their councils (Kearns, Cottonwood Heights, and Coalville)

Anticipated timeline



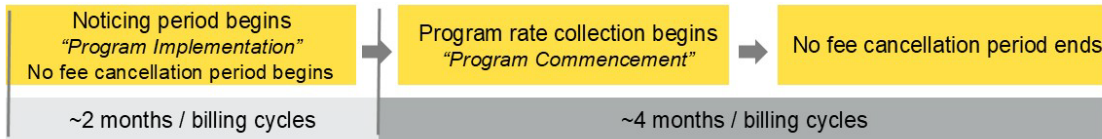
"Implementation" = when customer noticing begins. *Currently estimated in late 2026*
"Commencement" = when rate collection begins. *Currently estimated in early 2027*

Customer opt-out



Program-eligible customers can opt out at any time

There is no termination fee if a customer opts out within the six month "cancellation period"



- Customers (both residential and non-residential) can opt-out at any time
 - If during the cancellation period, there is no fee to exit
 - After the cancellation period, a \$30 termination fee for residential customers
 - The termination fee varies depending on rate Schedule for non-residential customers
- Customers moving into or annexed into a participating community will be provided with a similar noticing and cancellation period, and can also exit the program any time

Initial program rate: Residential flat fee



Eligible residential customers: \$4 per month

\$3.88 monthly program participation fee +
\$0.12 monthly surcharge for low-income program
= \$4.00 per month

Qualifying low-income residential customers: \$0 per month

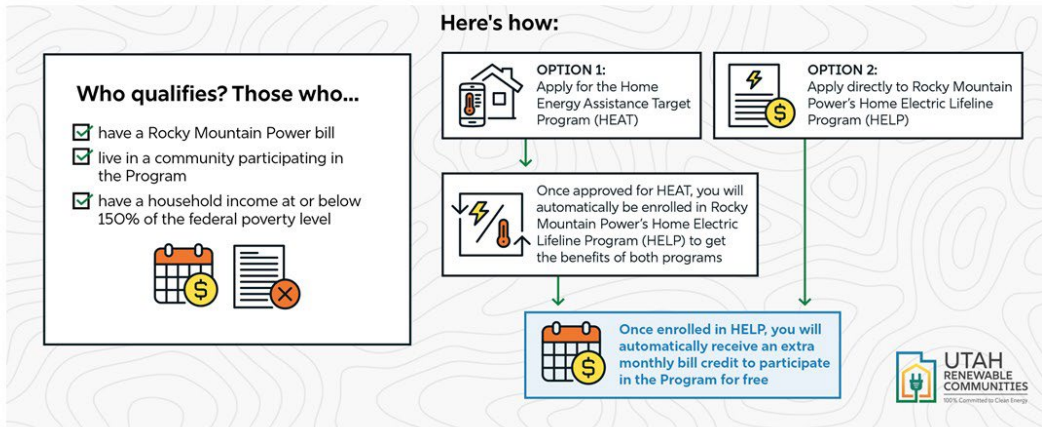
\$3.88 monthly program participation fee -
\$3.88 monthly enhanced bill credit
= \$0.00 per month



Eligibility

All residential customers in participating communities are eligible to participate *except those on Schedule 135*.
Residential customers in participating communities with rooftop solar on Schedule 136 or 137 are eligible to participate.

How do customers qualify for the low-income offerings?



Qualified low-income customers can:

- Participate for free
- Opt-out any time with no termination fee

Initial program rate: Non-residential volumetric rate



Non-residential customers: \$0.00609 per kWh used per month + \$0.12 monthly surcharge for low-income program per month.

The total monthly cost depends on the amount of electricity used.

Example scenario: a medium office building in Summit County used 6,880 kWh in May 2025.
Without the program, their total RMP bill is \$847.39 for the month
With the program, the bill is an additional \$42.02 for a total of \$889.41, a ~ 5% increase



Program rates: Long-term



- Like all utility rates, the rates for the Community Clean Energy Program will be periodically adjusted and communicated accordingly
- Adjustments will occur no more than annually per the statute
- The [PSC order](#) says the following:

"While future Program rates may diverge from those under RMP's proposal contingent on later determinations regarding Resource Valuation and changes to other underlying variables, **no evidence in the record suggests that Program rates are likely to meaningfully increase from the initial rates approved in this order. Instead, under RMP's proposal, they would decrease rather significantly after the first two years.** At the Program's inception, customers will be deciding whether to opt-out with reference to rates that are likely to be higher than rates charged later, after the reserve balances are sufficiently established."

Policy analysis



- As part of RMP's service territory, Midvale City's options for supporting clean energy are currently limited. The Community Clean Energy Program has been designed to provide a new choice for all homes and businesses to choose clean energy through RMP by supporting clean energy development at scale
- The Community Clean Energy Program is our community's best choice for making clean energy available to the entire community. If we do not adopt the ordinance, our residents and business owners will not be able to participate in the Community Clean Energy Program now or in the future
- Working to support clean energy aligns with Midvale City's mission of promoting the health, safety, and welfare of our community
- The program offers assistance to income-qualified residents along with a generous 6-month fee-free opt-out period



Recommended Motion



I move to approve Ordinance No. 2027-O-17 establishing the Community Clean Energy Program in Midvale City.



MOTION: Council Member Heidi Robinson **MOVED** to approve **ORDINANCE NO. 2026-O-17** establishing the Community Clean Energy Program in Midvale. 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.

B. CONSIDER RESOLUTION NO. 2026-R-29 APPROVING THE ARTIST AGREEMENT WITH JAYCIE BAIRD AND AUTHORIZING THE USE OF PUBLIC PROPERTY AND ROADWAY AT IDENTIFIED INTERSECTION

Vanessa Guevara said the purpose of this summary report is to (1) request City Council approval to adopt an Artist Agreement for a community street mural project, and (2) request permission and provide notification of the temporary use of public property and streets for the installation of the mural.

PROJECT OVERVIEW

Midvale City proposes to partner with local artist Jaycie Baird to design and install a community street mural at the intersection of Foxbridge Drive and Monroe Street on June 12th. The mural will be painted directly onto the public roadway and will serve as a community engagement event in coordination with the United Way and Midvale City Block Party Agreement.

The total artist cost is estimated at \$5,000, inclusive of design and installation of the street mural. The project will be funded through the United Way Block Party Grant and Uplift Midvale funds.

COMMUNITY PURPOSE AND ALIGNMENT

This initiative is designed to promote community connection, beautification, and resident participation. It directly aligns with Uplift Midvale's Risk and Protective Factors framework, including:

- Neighborhood Attachment: Strengthening community identity and pride through placemaking
- Opportunities for Prosocial Involvement: Providing residents with a collaborative, positive community activity

This event will engage residents of all ages and contribute to Midvale's broader goals of fostering safe, vibrant, and connected neighborhoods.

KEY TERMS OF ARTIST AGREEMENT

The proposed agreement includes the following provisions:

- Scope of Work: Designer will complete one street mural, including design consultation, initial concepts, one round of revisions, and final installation
- Location: Public roadway at Foxbridge Drive and Monroe Street intersection

Compensation: Total artist cost is \$5,000, with payment structured as a deposit and final payment upon completion

- Ownership: Upon completion, Midvale City will retain sole ownership of the mural and associated intellectual property rights
- Durability & Risk Acknowledgement: Both parties acknowledge increased wear due to the mural's placement within a public street and exposure to traffic and weather
- Maintenance: The City retains discretion and fiscal responsibility over maintenance, repair, removal, or replacement of the mural with Designer given first opportunity to repair within 10 days
- Insurance & Liability: The Designer must maintain required liability insurance and indemnify the City against claims arising from the project

USE OF THE PUBLIC PROPERTY

The project will require temporary use of public streets and right-of-way. Appropriate safety measures that include traffic control, signage and coordination with Public Works of Midvale City and Utah Barricade, will be implemented to ensure public safety during the event.



Street Mural Location

- Location: Foxbrige Dr. and Monroe St.
- Next to Copperview Elementary, a foundational public facility
- Enriched neighborhood, with a variety of families and community members
- Calming aesthetic that offers visual cues that increase safety for pedestrians and cyclists
- Aligns with risk and protective factors identified by Uplift Midvale



Research I

- A study completed by Sam Schwartz in 2022, shows asphalt art has a strong correlation with improved safety benefits, including:
 - 50% decrease in the rate of crashes involving pedestrians and other vulnerable road users.
 - 27% increase in frequency of drivers immediately yielding to pedestrians with the right of way.

Research II

- ‘...the qualitative data revealed positive feedback from participants who felt more connected to their peers and inspired by the project.’
 - Dong, Annie "Community Impact: Murals & Public Art", 2024.
- ‘The majority of the participants who were interviewed reported similar responses that affirmed the importance of the project in providing psychological and emotional benefits....Through social contact with each other, the participants supported and interacted with one another. The study showed that there was a positive interaction between the participants and the community mural project.’
 - Cruz, Maria Cecelia , "THE IMPACT OF MURALS ON TRAFFIC SAFETY: A BEHAVIOR AND CRASH ANALYSIS", 2022.
- ‘Encouraging the community to participate in the creation of the artwork through dialogue, satellite activities, or events can foster a sense of collective enjoyment and promote community building.’
 - Beauregard, Caroline et al., "Building communities in tense times: Fostering connectedness between cultures and generations through community arts", 2020.

Midvale City Research

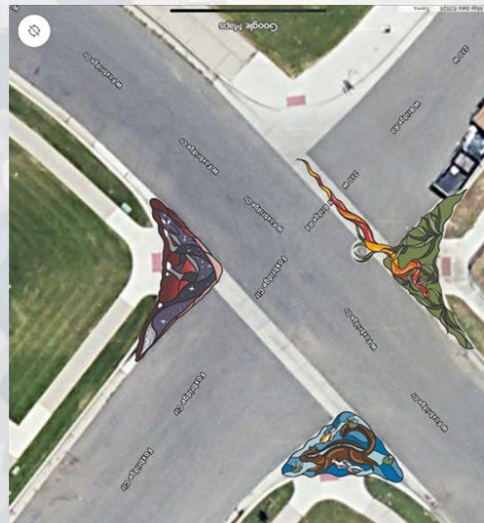
- Research Based Communities That Care Coalition Structure:
 - Risk Factors:
 - Low Commitment to School
 - Low Neighborhood Attachment
 - Gang Involvement- Antisocial Behavior
 - Protective Factors:
 - Family opportunities for prosocial involvement
 - Community rewards for prosocial involvement
 - Opportunities for prosocial involvement at school
 - Rewards for prosocial involvement at a peer/individual level

Use of Public Property

- The project will require temporary use of public streets and right-of-way.
- Appropriate safety measures have been contracted for traffic control.
- Signage and coordination has been ensured for public's safety.

Key Terms of Agreement

- Designer will complete the street mural, design, revision and final installation
- Compensation, artist fee \$5,000
- Midvale city will retain sole ownership of the mural including intellectual property rights
- Midvale City retains discretion and fiscal responsibility for maintenance repair



Jaycie Baird- Artist Examples



Citations

- Schwartz, S. (2022, April). Asphalt Art Study. Boston; Bloomberg philanthropies.
- Cruz, Maria Cecelia. "THE IMPACT OF MURALS ON TRAFFIC SAFETY: A BEHAVIOR AND CRASH ANALYSIS." (2022). https://digitalrepository.unm.edu/ce_etds/291
- 'Encouraging the community to participate in the creation of the artwork through dialogue, satellite activities, or events can foster a sense of collective enjoyment and promote community building.' -Beauregard, C., Tremblay, J., Pomerleau, J., Simard, M., Bourgeois-Guérin, E., Lyke, C., & Rousseau, C. "Building communities in tense times: Fostering connectedness between cultures and generations through community arts." American Journal of Community Psychology, 65(3-4), (2020): 439
- Dong, Annie, "Community Impact: Murals & Public Art" (2024). Theses & ETDs. 6545. https://digitalcommons.ncf.edu/theses_etds/6545

Council Member Bryant Brown likes the new location, it's also where the parade starts, it will serve as a cool intro for everyone that gathers there. There was a concern about graffiti. It will have a traffic calming effect and a moral booster for the school.

MOTION: Council Member Bryant Brown **MOVED** to suspend the rules, and approve **RESOLUTION NO. 2026-R-29**, approving the adoption of the **Artist Agreement with Jaycie Baird**, **AND** Authorizing the use of public

property and roadway at the identified intersection. 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-33 APPROVING AMENDMENT TO PROGRAM YEAR 2025 SUBRECIPIENT AGREEMENT BETWEEN SALT LAKE COUNTY AND MIDVALE CITY.

Moira Gray said on July 1st, 2025, Midvale City was awarded \$100,000 in Community Development Block Grant (CDBG) funding from Salt Lake County for the Redevelopment Agency's Home Repair Loan Program (HRLP). All of these funds have been spent, and the County has awarded Midvale City a bonus award of \$100,000 to continue to support this program until December 31, 2026. Resolution No. 2026-R-33 authorizes the Mayor to amend the Agreement with Salt Lake County to accept the additional funds and extend the period of performance until December 31st, 2026.

FISCAL IMPACT:

Midvale City was awarded a total of \$100,000 in CDBG funds to support the Home Repair Loan Program for Program Year 25-26. This amendment will add an additional \$100,000 of CDBG funds to the project and extend the deadline to expend the remaining funds to December 31, 2026.



Down Payment Assistance Program

2026:

- 7 Families
 - 11 Adults, 3 Children
- Average AMI of 70%
- 1 Single Parent Household

Since Program Inception:

- 9 Families
 - 13 adults, 5 children
- Average AMI of 51%
- 1 Single Parent Households

Project Summary: Home Repair Loan Program

The Midvale Home Repair Loan Program provides 5-year forgivable, interest-free loans of up to \$15,000 to individuals making 80% AMI (Average Median Income) and below.

Eligible Repairs:

- Health or safety hazards
- Accessibility modifications
- Code compliance
- Energy improvements
- Renovation improvements that do not become a permanent part of the real property are not eligible.

The program is administered through NeighborWorks Salt Lake.

Program Impact

PY25-26:

- 8 Families
 - 13 adults, 7 children,
- Average AMI of 50%
- 3 Single Parent Households

Since Program Inception:

- 20 Families
 - 31 adults, 21 children
- Average AMI of 51%
- 4 Single Parent Households

Project Summary: Funding

The Home Repair Loan program is supported through Community Development Block Grants (CDBG). Once CDBG funds are exhausted the program is supported through the City's affordable housing funds.

The City has been awarded a **bonus award** of **\$100,000** for PY25-26 to support the Home Repair Loan Program. This Amendment provides for the bonus award and extends our period of performance until **December 31, 2026**.

Recommended Action

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 2026-R-33.

RECOMMENDED MOTION:

"I move that we suspend the rules* and pass **Resolution No. 2026-R-33**, authorizing the Mayor to amend an agreement with Salt Lake County for Community Development Block Grant Funds to support the Redevelopment Agency's Home Repair Loan Program."

*It is necessary to suspend the rules as Salt Lake County has a strict deadline to have the Amendment signed.

MOTION: Council Member Bonnie Billings **MOVED** to suspend the rules and pass **RESOLUTION NO. 2026-R-33**, authorizing the Mayor to amend an agreement with Salt Lake County for Community Development Block Grant Funds to support the Redevelopment Agency's Home Repair Loan Program. 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.

IX. DISCUSSION ITEMS

A. **DISCUSS STATE AUDITOR'S OFFICE FRAUD RISK ASSESSMENT.**

Mariah Hill said beginning in 2020, all local governments are required to complete a Fraud Risk Assessment/Questionnaire and present it to the governing body each fiscal year.

The Assessment assigns an overall risk level of undetected fraud based upon points earned for the implementation of identified best practices. This assessment/questionnaire will also be certified by the CFO (Finance Director) and CAO (City Manager). This assessment was designed by the State Auditor's Office to identify best practices in fraud detection and prevention. It is important to note the following:

- Best practices identified in the Assessment are not required, but highly recommended.
- All of the best practices in the Assessment may be implemented at a low or no cost.
- The Assessment is not a replacement or duplication of an internal control assessment performed by an independent auditor as part of a financial statement audit.

This City has maintained its score of 375, which is in the Very Low Risk Level.

B. DISCUSSION OF FY2027 PROPERTY TAX IMPACT SCHEDULE.

Mariah Hill said during the 2026 Utah Legislative Session, HB 236 – Truth-in-Taxation Amendments was enacted, making several changes to Utah Code § 59-2-919 and 59-2-924, which govern notice, disclosure, and public hearing requirements when a tentative budget includes a proposed property tax rate increase, including municipal property tax increases. These provisions are intended to promote transparency and ensure the public is provided clear information regarding the potential impacts of a proposed tax rate prior to final budget and tax rate adoption. Accordingly, the City is required to prepare and present a Property Tax Impact Schedule that illustrates the estimated effect of the proposed tax rate on typical residential and non-residential properties and present and make it available to the public separate from other budget documents.

The Property Tax Impact Schedule is included on this agenda as a discussion item to satisfy the statutory requirement that it be presented at any meeting where the budget is discussed. Its inclusion ensures compliance with state law and provides an opportunity for the City Council and the public to review and understand the projected impacts of the proposed tax rate.

The Property Tax Impact Schedule was adopted by the Midvale City Council on May 5, 2026. This action does not finalize the property tax rate. Final consideration and adoption of the property tax rate will occur following the required public hearing and completion of all applicable notice and review periods.

FISCAL IMPACT:

Adoption of the Property Tax Impact Schedule itself does not have a direct fiscal impact. The schedule is a disclosure document that illustrates the estimated effect of a proposed property tax rate increase. Any actual fiscal impact will be determined by the final property tax rate adopted by the City Council as part of the final budget process.

**Proposed Property Tax Impact Schedule
Midvale City – FY2027 Tentative Budget
Updated June 2, 2026**

Midvale City is considering an increase to the Public Safety Property Tax rate from 0.000249 to an estimated 0.000270, which is projected to generate approximately \$77,786 in additional annual revenue. The information provided below is intended to help decision makers and members of the public understand how City operations—particularly public safety services—would be affected if the proposed property tax increase is adopted.

The estimates are based on tax year 2025 taxable values, including Midvale City's total taxable value of \$3,777,880,327 and an average residential property value of \$492,000. These figures are estimates and will be updated once tax year 2026 property valuation data becomes available from the Utah State Tax Commission and the Salt Lake County Auditor.

Midvale City Public Safety Property Tax Rate TY2025	.000249
Midvale City Public Safety Property Tax Revenue TY2025	\$940,561
Proposed Revenue with Public Safety Property Tax Change (Estimated)	\$1,018,347
New Public Safety Property Tax Revenue (Estimated)	\$77,786
Estimated Increase to Midvale Public Safety Property Tax Rate (Estimated)	8.26%

Estimated Increase to primary residence valued at \$492,000	\$5.56 per year, 8.26%
Estimated Increase to business valued at \$492,000	\$10.11 per year, 8.26%

Affected Department/Fund: Public Safety Fund

Proposed Budget: \$15,072,065

Budget without Tax Change: \$14,994,279

Budget Change: \$77,786

Impact of Tax Increase:

If the proposed tax increase is approved, the City will be able to maintain current levels of service with its contracted public safety providers, including policing services provided by the Unified Police Department, emergency management services provided by the Unified Fire Authority, and

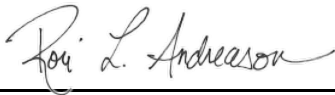
animal control services provided by Salt Lake County. Although the Unified Police Department's FY2027 Tentative Budget includes an increase of \$448,596, the City has absorbed all but \$77,786 of that increase.

If the proposed tax increase is not approved, the City would be required to reduce contractual public safety services. These reductions would include the elimination of one investigations officer within the Midvale precinct of the Unified Police Department.

X. 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 9:27 p.m.



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



Approved June 16, 2026