



CITY COUNCIL MEETING

Minutes

Tuesday June 16, 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; Daniel VanBeuge, Deputy City Attorney; Jerimie Thorne, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – WORKSHOP

- Budget Open House

Mayor, Council, and staff discussed budget with residents who attended the open house.

7:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 7:01 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

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

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

Chief Kay reported that UFA adopted their budget today. He emphasized the dry year and the resulting fire danger and added that the fire message this year is “Safety doesn’t take a vacation.” He encouraged residents to review the fireworks restriction map that can be found on UFA’s website. He reminded everyone that under Utah State

Law fireworks may be discharged from July 2 - 5 and July 22 – 25, 11 am to 11 pm with an extension to midnight on the fourth and 24th.

The Chief went over some fireworks safety tips. Check the interactive fireworks restriction map, keep a garden hose or bucket of water nearby, keep fireworks away from dry areas, homes and vehicles. Anticipating and preparing for a busy holiday season.

Chief Kay reported that for the month of May they took a total of 355 calls resulting in 122 emergent calls. Midvale is the third busiest city UFA serves. Response times remain good with the average turnout time being 1:40.

D. Proclamation Recognizing Juneteenth National Independence Day
Mayor Gettel read the proclamation into the record.



E. Proclamation Celebrating the United States 250th Anniversary
Mayor Gettel introduced special guest, General George Washington, to give his thoughts on this historic anniversary and read the proclamation into the record.



II. PUBLIC COMMENTS

Chad Thomas said he went to his first Midvale event on Saturday. It was fun and he felt proud to be part of it and thanked everyone for all their work on the event.

Chief Jason Mazuran, UFA, said he wanted to acknowledge Chief Morse. Mental health of first responders is especially important to Chief Morse. With other she helped create a program called "Level Up," that officers attend to learn strategies to deal with mental health issues. The last day of the program was celebrated with a baseball game at the Bee's Stadium between Fire and Police, Fire won. This program has been coming for a long time and has benefited first responders all over the county.

Bruno Viera, Midvale resident, thanked the Council for opening the doors for him, he's incredibly happy to be in Midvale. He was invited to participate in the council meeting by his neighbor, and he feels it's important for people to see what the city does for the community. He asked the council to continue to work hard for the community because they need to have the transparency.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — also recognized Chief Morse for her efforts. She recognized Midvale City staff for the Los Muros event Saturday. It was crowded, with lots of dancing in the street, and people thanked the council for the event. She is proud to be part of that. The Council had a booth that was well attended. It was fun to connect with residents in that way.

B. Council Member Paul Glover — Agreed with Council Member Billings. He enjoyed the festival. He thinks this event was the most attended event ever.

C. Council Member Heidi Robinson — said she too echoed appreciation for Chief Morse. Also echoed everything said about Los Muros fest. She expressed appreciation for staff and their efforts. She is grateful for the love for the city that comes through on these events.

D. Council Member Bryant Brown — said he echoed everything that has been said about Chief Morse. A lot of people turned out, vendor booths are better each year, the musical group was amazing, the mural festival has matured. He said he is proud of the city and expressed appreciation to the staff.

E. Council Member Denece Mikolash — said she would like Chief Morse to share the stats of mental health at one of the meetings. She also expressed her appreciation to the Chief for her efforts. The mural festival was amazing. The vision of Midvale being an arts and culture district was a success. People loved what they saw and wanted to come back.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said he has expressed his gratitude to Chief Morse and for what she does for the first responders. He said he recalls from previous trainings that the average life expectancy for first responders is 58 years. He thanked staff at the city for all of their work for the mural festival. Midvale now has 50 murals. He thanked everyone that stepped in for him while he was ill last week. He reported that the Recreation Bond Advisory Board has been formulated, and he was elected chair of that board. This is significant for Midvale, there were 19 projects submitted to the board, 14 of those were rejected by the county for one reason or another. Of the 5 remaining two are for rec centers, there are two cities eligible for a rec center, Midvale and West Jordan. On July 10th they will make a presentation to the board.

V. CITY MANAGER REPORT

A. Matt Dahl said staff has been working with UDOT on repairs to 7200 South, which are temporary patches. Saturday will be the day that permanent patches will be put in. He said to be aware that there will be lane closures that day. A reminder that there will be a closure of Main Street and Wasatch from June 22nd to July 1st. Access to this area will be maintained but expect congestion in the area. Street parking will also be affected. Noland and Son Construction will be the contact for residents. He spoke about a recent, difficult conversation with an unhappy person that had come into City Hall. He reminded staff to appreciate the public's interest in what we are doing here in the city and to think about how people that aren't always engaged in what goes on at City Hall understand what we're saying and how we communicate it. He also appreciates all of the residents who have participated in this year's budget process and discussions. He expressed his appreciation to the staff for the years of work they have put into the events that make Midvale a great place to be.

Mayor Gettel also spoke about the incident Matt spoke of, and he wants staff to know that they do not have to stand for any beratement at any time from any resident for any issue.

VI. PUBLIC HEARING

A. CONSIDER A MIDVALE CITY INITIATED REZONE FOR THE MIDVALE CITY PUBLIC WORKS COMPLEX LOCATED IN THE VICINITY OF 8196 S MAIN STREET BETWEEN IVY DR AND THE SOUTHERN TERMINUS OF THE MIDVALE CITY PUBLIC WORKS COMPLEX TO BE UNIFORMLY ZONED CLEAN INDUSTRIAL AND PUBLIC FACILITIES OVERLAY; INCLUDING REMOVAL OF THE JORDAN BLUFFS 1-3 ZONE AND THE CLEAN INDUSTRIAL JORDAN BLUFFS OVERLAY ZONE

Adam Olsen said this rezone is unique because the Public Facilities Overlay Zone (PFO) not only changes the zoning designation but also requires a site plan approval.

The request is driven by the need to expand and reconfigure the Midvale City Public Works Complex to be able to provide ongoing and expanding services to the community.

The first phase of the Public Works Complex Expansion Project will add an employee

parking lot to the newly acquired expansion area.

The site plan proposal is as follows:

- A. The site will be redeveloped with an employee parking lot which constitutes Phase 1 of the Public Works Expansion.



The zoning changes are as follows:

- A. Remove Clean Industrial Jordan Bluffs Overlay (CIJBO) from current Public Works Complex:
 - a. The existing Public Works Complex is zoned PFO, CIJBO, and Clean Industrial (CI)
 - b. The PFO and CI zones will remain while the CIJBO zone will be removed. The Public Works Complex predates the CIJBO zone and has operated as a nonconforming use within the zoning designation. Carrying on under the requirements of the CIJBO zone is not possible with a redesigned and expanded Public Works Complex because uses that are integral to Public Works operations such as vehicle repair and materials storage are not allowed by the zone.
- B. Remove CIJBO and Jordan Bluffs Zone Subarea 1-3 (JB 1-3) from new Public Works Complex Expansion Area and add PFO and CI
 - a. The Public Works Complex Expansion Area was recently purchased from two adjacent property owners, and this rezone unifies its zoning provisions with the remainder of the Public Works Complex.

Review Criteria

1. Public Facilities Zone, Criteria—Required findings, MMC 17-7-16.4

The planning commission may recommend, and the city council may grant approval of a public facilities overlay zoning designation only if it determines, in written findings, the application has demonstrated the following:

A. There is a demonstrated need for the public facility within the community at large and it is not contrary to the public interest.

Staff Response: The parking lot is an integral part of the Public Works Complex Expansion Plan and is necessary to free up space in the current public works yard. Midvale City has grown and the Public Works Complex needs to grow as well so that existing service levels can be maintained and expanded where necessary.

B. The public facility is consistent with the goals and policies of the general plan, and applicable ordinances of the city where feasible.

Staff Response: The expansion of the Public Works Complex with a parking lot is consistent with the goals and policies of the general plan, it is located in the Jordan Bluffs Opportunity Area, which means change is anticipated, and the facility itself is a large part of the system that implements the General Plan.

C. The public facility is located, planned, and developed in such a manner that it is not inconsistent with the health, safety or general welfare of persons residing or working in the city. This includes, but is not limited to, the following:

1. The generation of noise, noxious or offensive emissions, or other nuisances which may be injurious or detrimental to the surrounding area.

Staff Response: The use as an employee parking lot does not generate noise, noxious and offensive emissions, or other nuisances. Its characteristics are similar to other large parking lots in the immediate vicinity. Landscaping and fencing effectively buffer the parking lot from the view of surrounding properties.

2. The availability of public services to support the public facility, including utilities; vehicular, pedestrian, and public transit systems; police; fire; education; and social and health services.

Staff Response: All public services needed to support the employee parking lot are available.

3. The adequacy of landscaping, screening, and buffering, building setbacks, parking, open space, or other development characteristics necessary to mitigate the impact of the public facility on neighboring properties.

Staff Response: Landscaping, screening, and buffering of the parking lot comply with the provisions of the underlying CI zone and add extra buffering by incorporating a sight obscuring fence

4. Proposed public facilities which exceed the bulk, height, density, or other use standards in the underlying zone must demonstrate such variances are essential to the function or operation of such facility. The development standards of the underlying zone and adjacent development shall be utilized where feasible.

Staff Response: The parking lot complies with the bulk, height, density, and development standards of the underlying zone.

D. The public facility complies with the specific review criteria for the use contained herein. (Ord. 2012-18 § 1 (Att. A))

Staff Response: There are no specific review criteria in the PFO zone that apply to parking lots.

2. Zoning Map Amendment Criteria, MMC 17-3-1€

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 [Renumbered to 10-20-101] and demonstrates one or more of the following:

✓ 1. Proposed rezoning promotes objectives of the general plan;

Staff Response: This criterion has been fulfilled. The expansion of the Public Works Complex with a parking lot promotes the objectives of the general plan, it is in the Jordan Bluffs Opportunity Area, which means change is expected, and the facility itself is an integral part 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

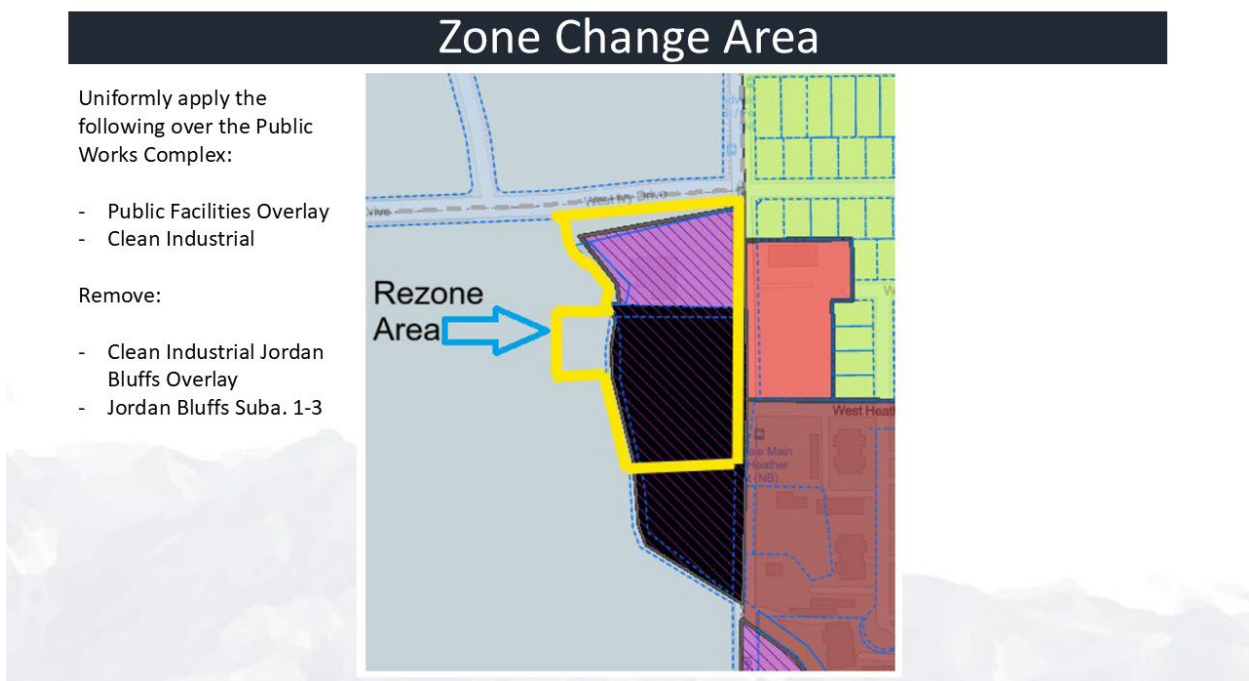
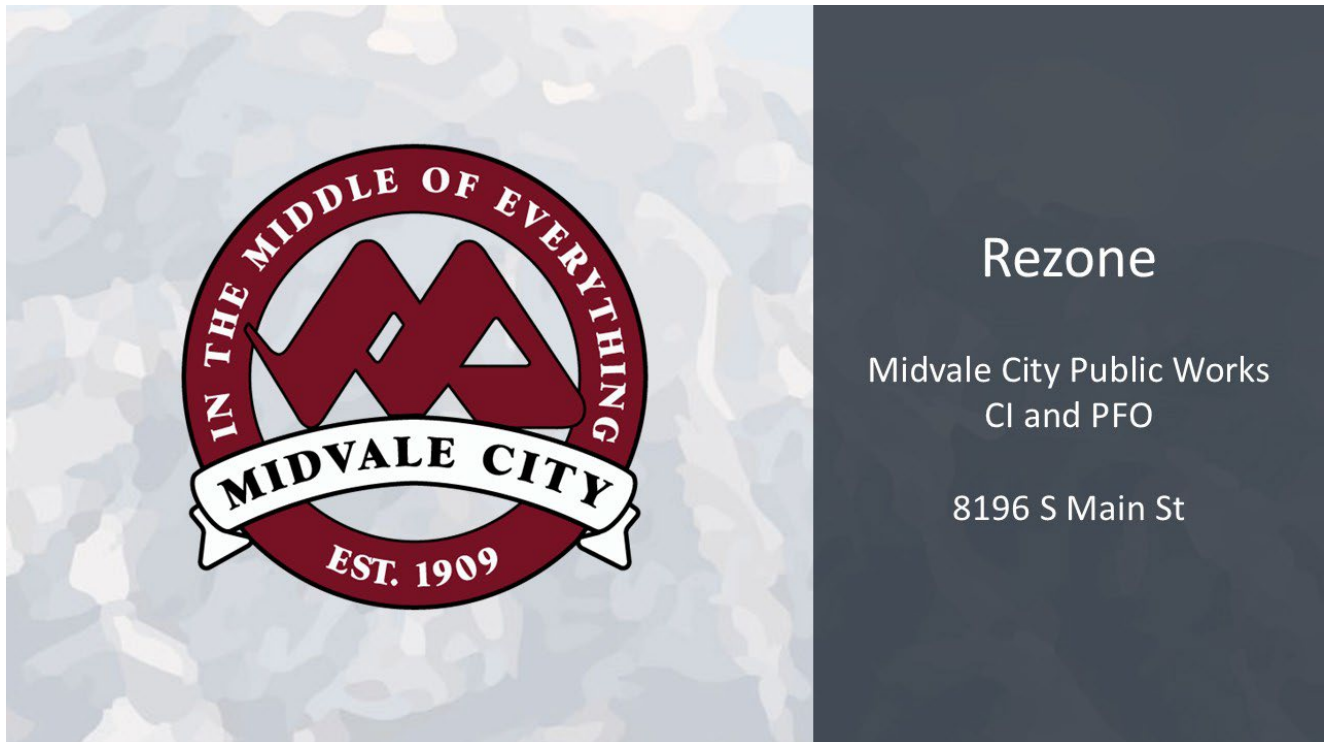
Staff Response: This criterion has been fulfilled. The past application of the CIJBO zone to the Public Works Complex may have occurred due to a misconception regarding the necessary operations that occur at a public works facility.

✓ 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.

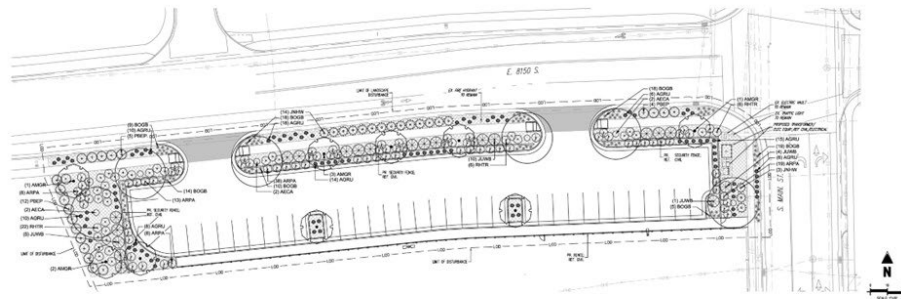
Staff Response: This criterion may be in play indirectly because the need to expand the

Public Works Facility is driven by changes in Midvale at large.

Additionally, the proposed rezoning promotes the purposes outlined in Utah Code Annotated 10-20-101, such as to provide for the health, safety, and welfare, and to promote the prosperity of Midvale.

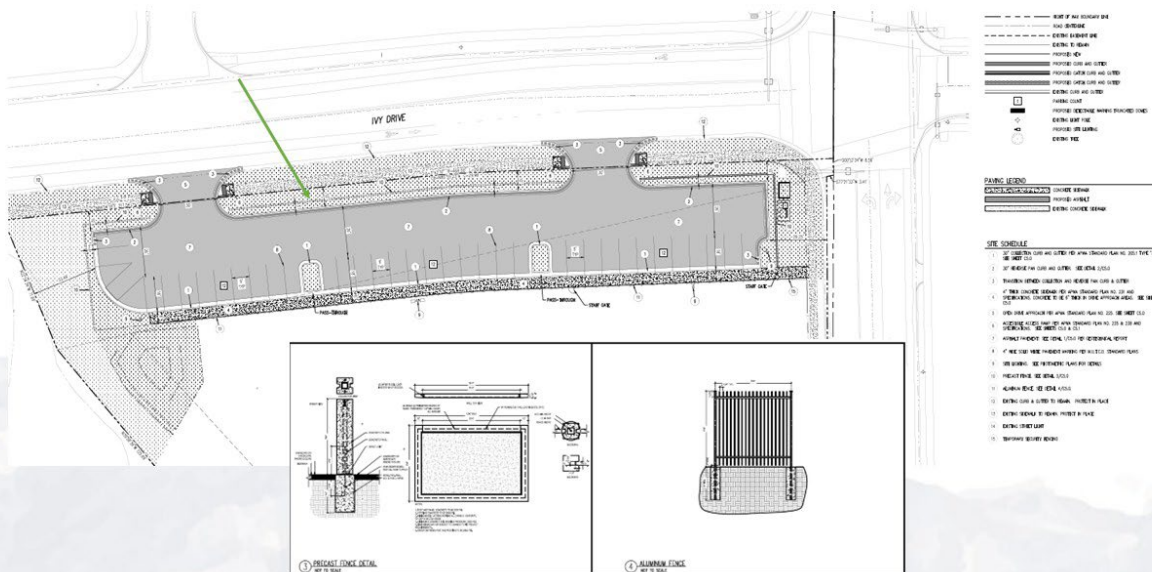


Parking Lot-Landscaping

[illegible]

LANDSCAPE REQUIREMENTS			LAND-USE'S						
CODE	SECTION	FORMULA	LF	SP	GPZ	REQUIRED	OTHER	NEEDS	PROPOSED
			LF	SP	GPZ	REQUIRED	OTHER	NEEDS	PROPOSED
SETBACKS (RIGHT OF WAY)									
17-03-0.0-A	0.0 SIDE Y	1.7 TRACED / 20 LF	308			12		12	
17-03-0.0-A	0.0 MAIN Y	1.7 TRACED / 20 LF	67			2		1	
LANDSCAPE AREA									
17-03-0.0-A	DRAWN LITE	SPITE AREA / 10%				5,405		5,410.75	1,500
17-03-0.0-A	PARKING LOT INTERIOR	INTERIOR AREA / 10%				13,581		13,581	1,000
MOVABILITY									
17-03-0.0-A	DRAWN LITE	20% GREENHOUSE				(SEE TOTAL PLANTED)		24 PLANTS / 10%	11 PLANTS
MOBILE TRIP MARKING CODE (PAGE 17)									
REQUIREMENTS NOTES									

Parking Lot-Fencing



Rezone Criteria Fulfilled

✓ 1. Proposed rezoning promotes objectives of the general plan;

Staff Response: This criterion has been fulfilled. The expansion of the Public Works Complex with a parking lot promotes the objectives of the general plan, it is in the Jordan Bluffs Opportunity Area, which means change is expected, and the facility itself is an integral part 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

Staff Response: This criterion has been fulfilled. The past application of the CIJBO zone to the Public Works Complex may have occurred due to a misconception regarding the necessary operations that occur at a public works facility.

✓ 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.

Staff Response: This criterion may be in play indirectly because the need to expand the Public Works Facility is driven by changes in Midvale at large.

Additionally, the proposed rezoning promotes the purposes outlined in Utah Code Annotated 10-20-101, such as to provide for the health, safety, and welfare, and to promote the prosperity of Midvale.

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.

Chad Thomas asked where the city vehicles were washed before?

Jerimie Thorne said they currently have a wash bay, but some vehicles do not fit. It's 30 years old and they wash everything they can in it. The new wash bay will have a mezzanine with a spray hose to assist with washing large vehicles quicker and more efficiently. The new wash bay will also keep the city within environmental compliance.

Mayor Gettel said thoroughly washing the expensive vehicles is something that will extend their life cycle.

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-20** Authorizing a Rezone for the Midvale City Public Works Complex located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public

Works Complex to be uniformly zoned Clean Industrial and Public Facilities Overlay; including removal of the Jordan Bluffs 1-3 zone and the Clean Industrial Jordan Bluffs Overlay zone.

MOTION: Council Member Heidi Robinson MOVED to Approve ORDINANCE NO. 2026-O-20 authorizing the Midvale City initiated Rezone for the Midvale City Public Works Complex located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public Works Complex to be uniformly zoned Clean Industrial and Public Facilities Overlay with the findings identified in the staff report. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.

The voting was as follows:

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

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF June 2, 2026.

MOTION: Council Member Paul Glover MOVED to Approve the Consent Agenda. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.

The voting was as follows:

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

The motion passed unanimously.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-R-32 APPROVING THE 2022-2027 MIDVALE CITY PAVEMENT RESTORATION PROJECT COST ADJUSTMENT FOR FY2027

Adam Olsen said as part of Midvale City's ongoing efforts to maintain and preserve its pavement assets, the City performs annual roadway overlay projects. Streets are evaluated and prioritized based on factors such as structural condition (stress and

fatigue), ride quality (smoothness and rutting), and the time elapsed since the last surface treatment.

Contract unit prices are adjusted annually in accordance with the terms of the agreement. These adjustments are reviewed by City staff and submitted to the City Council for approval.

The table below outlines the proposed price adjustments. Staff has reviewed the changes and finds them to be acceptable, as they are primarily driven by increases in material, equipment, and labor costs.

Item	Description	Unit	2023 Unit cost	2024 Unit Cost	2025 Unit cost	2026 Unit cost	Adjusted price %
1	Mobilization	LS	\$ 204,000.00	\$ 163,800.00	\$ 141,000.00	\$ 104,000.00	74%
2	2" Mill and tailings disposal	SF	\$ 0.26	\$ 0.28	\$ 0.28	\$ 0.30	107%
3	4" Mill and tailings disposal	SF	\$ 0.54	\$ 0.59			
4	Shallow excavation tee patch	SF	\$ 5.45	\$ 5.88			
5	Additional base course	Ton	\$ 44.65	\$ 48.22			
6	Striping	LF	\$ 0.29	\$ 0.32			
7	Misc pavement markings	EA	\$ 39.20	\$ 42.34			
8	Stop bars/croisswalks	SF	\$ 1.52	\$ 1.65			
9	2" Thick asphalt overlay	SF	\$ 0.89	\$ 0.96	\$ 0.98	\$ 1.02	104%
10	4" Thick asphalt overlay	EA	\$ 1.79	\$ 1.93			
11	Reset manholes and collars	EA	\$ 947.43	\$ 1,020.00	\$ 1,020.00	\$ 1,120.00	110%
12	Reset valve boxes and collars	EA	\$ 729.63	\$ 785.00	\$ 800.00	\$ 870.00	109%
13	Structural fill material	CY	\$ 66.43	\$ 71.74			
14	Saw cutting	LF	\$ 3.27	\$ 3.53			
15	Excavate and remove existing sub-base	CY	\$ 70.69	\$ 76.45			
16	Adjust Survey Monuments	EA				\$ 1,000.00	

Staff recommended the City Council approval of the contract amendment with Kilgore Contracting (which for information has been bought by Quickcrete). The legal review is complete, and given the project timeline to start, a suspension of the rules is requested.

FISCAL IMPACT

For your information, the total contract amount for the roadway overlay portion is \$383,359.48, which falls within this year's approved Pavement Management budget.



Findings of Impracticability

- In 2022, City entered into a pavement restoration contract with Kilgore Contracting.
- Unit prices adjusted annually per agreement.
- Cost adjustments reviewed by City Engineer and found acceptable.
- Cost adjustment of \$383,359.48 falls within approved Pavement Management budget.

MOTION: Council Member Bonnie Billings **MOVED** to suspend the rules and approve Resolution No. 2026-R-32, approving the fourth contract amendment with Kilgore Contracting. for execution of the 2022-2027 Pavement Restoration Services 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 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.

B. CONSIDER RESOLUTION NO. 2026-R-34 ADOPTING CERTIFIED TAX RATE FOR MIDVALE CITY

Mariah Hill said as part of the annual budget approval process, the City must either propose a new property tax rate or adopt the Certified Tax Rate calculated by the Salt Lake County Auditor. This rate is based on updated 2026 assessed property values in Midvale and is designed to generate the same amount of revenue as the previous year, with adjustments for new growth.

For 2026, Midvale City's Certified Tax Rate for general operations is 0.000908. If the City chooses to adopt this rate, it must do so by June 22.

City staff recommends that the City Council adopt the 2026 Certified Tax Rate, as calculated by the County Auditor, for general operations.

In addition, staff is proposing a modest increase to the separate Midvale public safety property tax, which will be considered independently. Because of this proposed increase, the City will be required to complete the truth-in-taxation process, which affects the budget adoption timeline. Rather than adopting the budget concurrently with the Certified Tax Rate, the final budget will be adopted by September 1 and submitted to the State Auditor within 30 days.

In the meantime, the City will adopt an interim budget, which will restrict the use of revenue generated by the public safety property tax increase but will allow the City to utilize existing funding and maintain operations until the final budget is approved. The final budget, along with the proposed public safety property tax increase, is anticipated to be adopted following the truth-in-taxation hearing scheduled for August 11, 2026.

FISCAL IMPACT:

The certified tax rate will generate \$3,499,172, which includes \$30,527 in new growth.



FY2026-2027 Interim Budget & Property Tax Rates

FY2027 Budget Timeline



General Fund - Revenues

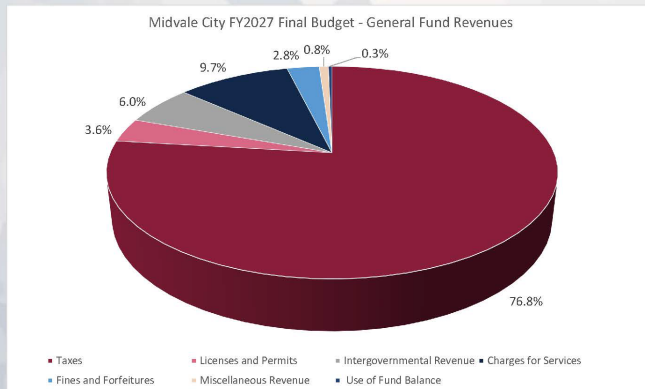
Midvale City FY2027 Changes Since Tentative Budget					
Fund 10 - General Fund					
Account Description	FY2026 Amended	FY2027 Tentative	FY2027 Interim	Difference	Percent Change
Revenues:					
Property Taxes	\$ 3,445,094	\$ 3,504,944	\$ 3,549,172	\$ 44,228	1.26%
Sales Tax	11,281,321	11,627,600	11,655,341	27,741	0.24%
Building Permits	454,490	494,374	495,938	1,564	0.32%
B&C Road Funds	1,117,140	1,268,175	1,263,726	(4,449)	-0.35%
Liquor Funds Allocation	72,000	72,000	78,964	6,964	9.67%
Fines and Forfeitures	763,000	600,000	620,000	20,000	3.33%
Use of Fund Balance	2,670,576	74,300	201,575	127,275	171.30%
Total Revenue Changes	\$ 19,803,621	\$ 17,641,393	\$ 17,864,716	\$ 223,323	1.27%
TOTAL Interim REVENUES	\$ 29,607,609	\$ 23,955,772	\$ 24,179,095	\$ 223,323	0.93%
Expenditures:					
Salaries - All Department	\$ 5,532,946	\$ 5,408,103	\$ 5,491,568	\$ 83,465	1.54%
Benefits - All Departments	2,564,907	2,427,826	2,495,776	67,950	2.80%
Community/Intergovernmental - Grant to Boys & Girls Club	40,000	40,000	85,000	45,000	112.50%
City Attorney - Professional Services	40,000	10,000	60,000	50,000	500.00%
Harvest Days - City Float	-	-	6,000	6,000	0.00%
Employee Services - Education Reimbursement	3,000	-	3,000	3,000	0.00%
Employee Services - Unemployment Insurance	1,500	1,500	5,775	4,275	285.00%
Administrative Services Admin - Education & Travel	4,500	4,500	3,000	(1,500)	-33.33%
Building Inspections - Subscriptions & Membership	200	200	750	550	275.00%
Building Inspections - Education & Travel	5,000	5,000	10,000	5,000	100.00%
Total Expenditure Changes	\$ 8,192,053	\$ 7,897,129	\$ 8,160,869	\$ 263,740	3.34%
TOTAL Interim EXPENDITURES	\$ 30,056,661	\$ 23,915,355	\$ 24,179,095	\$ 263,740	1.10%

FY2027 Interim Budget Overview

General Fund - Revenues

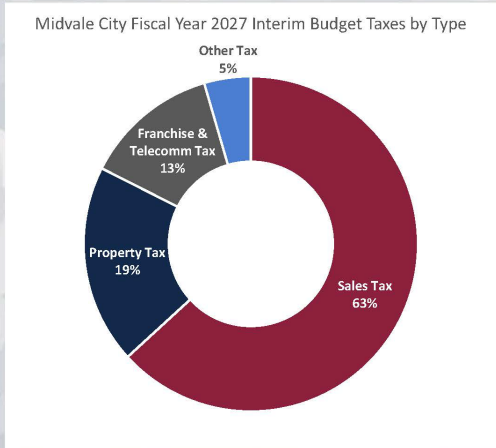
Total GF Revenues - \$24,179,095
Decrease of 18.3% from FY2026

- Taxes - \$18.4 million
- Licenses and Permits - \$871,938
- Intergovernmental Revenue - \$1.4 million
- Charges for Services - \$2.3 million
- Fines and Forfeitures - \$680,500
- Miscellaneous Revenue - \$188,935
- Use of Fund Balance - \$74,300



FY2027 Interim Budget Overview

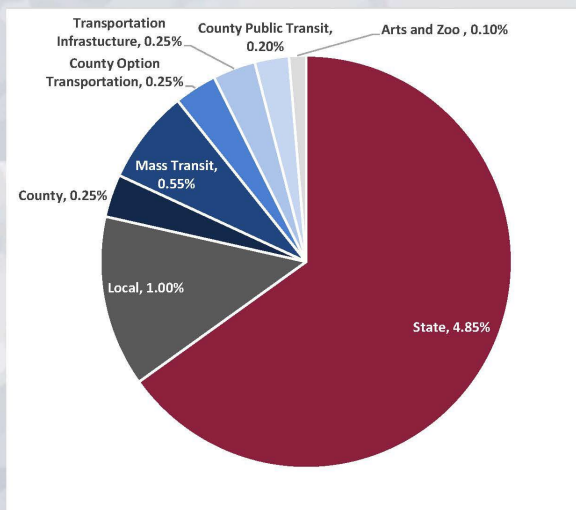
General Fund – Tax Revenues



- Sales Tax - \$11.6 million
 - \$375k Increase - FY 2025 Actuals
- Property Tax – \$3.55 million
 - \$104k Increase – New Growth/RDA Main Street
- Franchise & Telecomm Tax - \$2.4 million
 - \$286k Decrease
- Other Taxes - \$831k
 - Delinquent Property Tax
 - Transient Room Tax
 - Motor Vehicle in Lieu of Tax

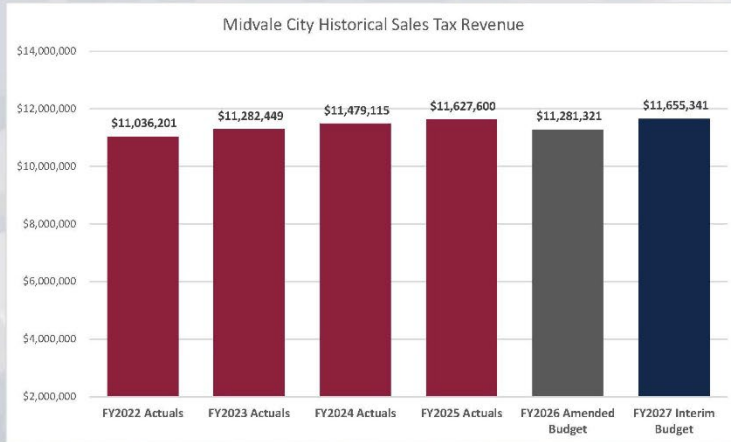
FY2027 Interim Budget Overview

Sales Tax Overview



FY2027 Interim Budget Overview

Midvale City Sales Tax - \$11,655,341



- 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
- 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.

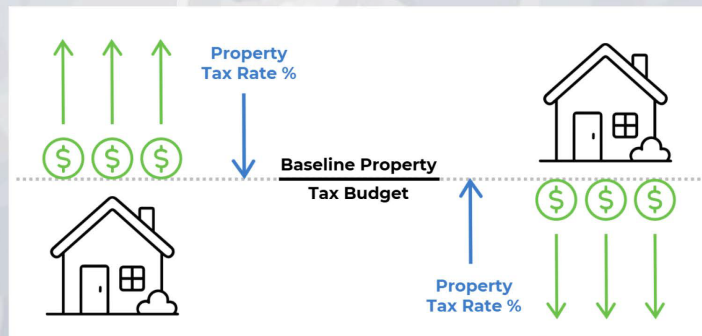
FY2027 Interim Budget Overview

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 Interim Budget Overview

2026 Tax Year Information

- Total Taxable Value - \$3,820,094,030 (1.41% Increase)
- Eligible New Growth Value - \$33,619,796
- Average Midvale Residential Value - \$503,000 (2.24% Increase)
- Average Taxable Residential Value (55%) - \$276,650

FY2027 Interim Budget Overview

2026 Certified Tax Rate

- Midvale City Property Taxes for General Operations
- Certified Tax Rate - .000908
- FY2026 Property Tax Revenue - \$3,499,172
- New Growth - \$30,527
- No change on the Average Residential Value - \$251.20 annually

FY2027 Interim Budget Overview

General Fund – Personnel (\$350K 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
- 3.5% 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

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
- Increases
 - One-Time \$201,575 – Radio Tower, Community Renewable Energy Program, Boys & Girls Club Grant, City Float, Legal Professional Services, Unemployment Claims, & Education Reimbursement
 - On-Going \$26,000 – Communication Software, Sign Replacement, Planning Commission

FY2027 Interim Budget Overview

General Fund Summary - FY2027 Interim Budget						
	Actual FY2024	Actual FY2025	Amended FY2026	Interim FY2027	Difference	Percent Change
Expenditures:						
Mayor and City Council	365,800	365,683	347,568	398,217	50,649	14.6%
Administration	940,813	1,045,239	1,148,320	989,380	(158,940)	-13.8%
Non-Departmental	155,496	120,515	150,538	147,410	(3,128)	-2.1%
Community & Intergovernmental Relations	224,479	416,950	235,826	275,187	39,361	16.7%
Public Safety	12,369,666	14,149,738	-	-	-	0.0%
City Attorney	877,903	980,097	1,055,158	1,156,507	101,349	9.6%
Communications	223,459	234,196	266,402	218,970	(47,432)	-17.8%
Harvest days	95,127	109,749	100,000	106,000	6,000	6.0%
Human Resources	150,580	150,775	156,483	325,829	169,346	108.2%
Employee services	41,592	43,149	45,800	50,750	4,950	10.8%
Grants	12,501	12,502	-	-	-	0.0%
City Recorder	410,962	352,326	409,201	306,231	(102,970)	-25.2%
Total Administration	\$ 15,868,378	\$ 17,980,919	\$ 3,915,296	\$ 3,974,481	\$ 59,185	1.5%
Administrative Services						
Administrative Services	207,309	217,089	239,469	253,744	14,275	6.0%
Finance	422,252	432,303	390,610	336,633	(53,977)	-13.8%
Justice Court	1,048,500	1,068,812	1,157,162	1,217,657	60,495	5.2%
Information Technology	794,048	806,285	903,793	827,557	(76,236)	-8.4%
Total Administrative Services	\$ 2,472,109	\$ 2,524,489	\$ 2,691,034	\$ 2,635,591	\$ (55,443)	-2.1%
Public Works						
Public Works Administration	375,767	457,851	407,181	270,682	(136,499)	-33.5%
Facilities	751,948	820,051	869,051	857,522	(11,529)	-1.3%
Streets	1,016,274	960,450	1,134,860	1,263,726	128,866	11.4%
Parks	794,745	802,340	933,903	946,366	12,463	1.3%
Total Public Works	\$ 2,938,734	\$ 3,040,692	\$ 3,344,995	\$ 3,338,296	\$ (6,699)	-0.2%
Community Development						
Community Development Admin	618,871	558,849	528,972	371,524	(157,448)	-29.8%
Engineering	179,550	198,468	189,947	159,653	(30,294)	-15.9%
Planning	415,173	437,220	471,886	482,453	10,567	2.2%
Code Enforcement	582	1,497	3,191	-	(3,191)	-100.0%
Building Inspection	161,778	430,843	741,671	714,708	(26,963)	-3.6%
Total Community Development	1,375,954	1,626,877	1,935,667	1,728,338	(207,329)	-10.7%
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	\$ 24,179,095	\$ (5,877,566)	-19.6%

Administration

↑ 1.5%

Administrative
Services

↓ 2.1%

Public Works

↓ 0.02%

Community
Development

↓ 10.7%

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 Interim 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 Interim Budget Overview

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 – Interim budget includes restricted revenue for 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 – 6.8% Increase
- Unified Police Department – 2.98% Tentative Budget Increase

FY2027 Interim Budget Overview

Public Safety Special Revenue Fund

Public Safety Service Fund						
	Actual FY2024	Actual FY2025	Amended FY2026	Interim FY2027	Difference	Percent Change
Revenues:						
Property Tax ¹	-	-	940,561	948,014	7,453	0.8%
Proposed Property Tax - Restricted ²	-	-	-	78,814	78,814	0.0%
State Homeless Initiative ³	-	-	-	3,174,596	3,174,596	0.0%
Interest Revenue ¹	-	-	-	1,000	1,000	0.0%
Motor Vehicle in Lieu Of ⁴	-	-	-	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	15,080,546	425,010	2.9%
Expenditures:						
Information Technology Equipment (Interfund)	1,488	2,113	1,837	-	(1,837)	-100.0%
Professional Services ⁴	50,618	-	56,752	60,613	3,861	6.8%
Unified Police Department Contract ⁵	11,351,484	11,951,605	14,150,127	14,571,337	421,210	3.0%
Animal Control Contract ⁶	312,197	342,578	422,820	448,596	25,776	6.1%
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	15,080,546	425,010	2.9%
TOTAL EXPENDITURES	\$ 11,790,301	\$ 12,315,636	\$ 14,655,536	\$ 15,080,546	\$ 425,010	2.9%

FY2027 Interim Budget Overview

Proposed Public Safety Property Tax Increase

Calendar/Tax Year 2026 – 8.04% Increase

Proposed New Public Safety Property Tax Revenue - \$78,814

Certified Public Safety Property Tax Rate - .000246

Proposed Public Safety Property Tax Rate - .000266

2026 Average Residential Property Value - \$503,000

- Taxable Value - \$276,650

Estimated Increase to Average Residential Property - \$5.54 per year

Estimated Increase to Commercial Property - \$10.06 per year

FY2027 Interim Budget Overview

Proposed Property Tax Impact Schedule

Midvale City is considering an increase to the Public Safety Property Tax rate from 0.000246 to 0.000266, which is projected to generate approximately \$78,814 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 2026 taxable values, including Midvale City's proposed tax rate value of \$3,853,713,826 and an average residential property value of \$503,000. These figures are based off of 2026 property valuation data from the Utah State Tax Commission and the Salt Lake County Auditor.

Midvale City Public Safety Property Certified Tax Rate TY2026	.000246
Midvale City Public Safety Property Tax Certified Tax Rate Revenue TY2026	\$948,014
Proposed Revenue with Public Safety Property Tax Change	\$1,026,828
New Public Safety Property Tax Revenue	\$78,814
Proposed Increase to Midvale Public Safety Property Tax Rate	8.13%
Estimated Increase to primary residence valued at \$503,000	\$5.54 per year, 8.13%
Estimated Increase to business valued at \$492,000	\$10.06 per year, 8.13%

Affected Department/Fund: Public Safety Fund

Proposed Budget: \$15,080,546

Budget without Tax Change: \$15,001,732

Budget Change: \$78,814

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 \$438,654, the City has absorbed all but \$78,814 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.

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Enterprise Funds - Summary

Enterprise Funds Summary

Fund	FY2027 Interim Revenue	FY2027 Interim Expenditures	Contribution To/Use of Fund Balance	Change Since Tentative
Water	\$ 8,519,391	\$ 8,374,099	\$ 145,292	\$ 5,098
Sewer	\$ 4,351,256	\$ 4,110,115	\$ 241,141	\$ (2,045)
Storm Water	\$ 2,324,490	\$ 2,529,126	\$ (204,636)	\$ (1,735)
Sanitation	\$ 1,612,625	\$ 1,605,899	\$ 6,726	\$ (117)
Street Lighting	\$ 434,263	\$ 348,052	\$ 86,211	\$ (1,493)
Telecommunications	\$ 1,039,216	\$ 1,039,216	\$ -	\$ -

FY2027 Interim Budget Overview

Enterprise Funds – Notable Changes

All Enterprise Funds

- City-Wide Personnel Changes: New Allocations, 3.5% 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

Other Funds

Debt Service Fund \$1,755,549

Capital Projects Fund \$1,487,700:

- Sidewalk Replacement & Pavement Management
- New Restrooms at Midvale city Park
- Facility Maintenance

Fleet Fund \$2,158,926:

- Salary & Benefit changes
- Vehicle & Equipment Replacement/Additions – Mechanical Lift, 2 Dump Trucks, Sr. Bus, Vac Truck, 1-Ton Truck, 4-Wheeler, Camera Truck

Information Technology Fund \$397,566:

- Salary & Benefit changes
- Scheduled annual computer replacement

FY2027 Tentative Budget Overview

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
Administrative Fees	
Return Check (NSF, etc.)	\$30
Animal Control Fees: Refer to the latest fee schedule adopted by Salt Lake County Animal Services	
Building Permit Fees	
From \$0 to \$100,000 Valuation	\$48 + \$9.30 per \$1,000 (or fraction thereof) in valuation
From \$100,001 to \$125,000 Valuation	\$978 for First \$100,000 + \$14 per Additional \$1,000 (or fraction thereof)
From \$125,001 to \$150,000 Valuation	\$1,328 for First \$125,000 + \$10.10 per Additional \$1,000 (or fraction thereof)
From \$150,001 to \$200,000 Valuation	\$1,580 for First \$150,000 + \$7 per Additional \$1,000 (or fraction thereof)
From \$200,001 to \$600,000 Valuation	\$1,930 for First \$200,000 + \$5.60 per Additional \$1,000 (or fraction thereof)
From \$600,001 to \$1,100,000 Valuation	\$4,170 for First \$600,000 + \$4.75 per Additional \$1,000 (or fraction thereof)
Over \$1,100,001 Valuation	\$6,545 for First \$1,100,000 + \$3.65 per Additional \$1,000 (or fraction thereof)
Plan Check Fee	65% of Building Fee
Electrical Fee	5% of Building Fee
Mechanical Fee	5% of Building Fee
Plumbing Fee	5% of Building Fee
Surcharge	1% of the sum of Building, Electrical, Mechanical, and Plumbing Fees
<i>Pre-Plan Check Fees (credited towards building permit fee; non-refundable after commencement of plan review)</i>	
Less than \$100,000 valuation	\$0
\$100,000 - \$300,000 valuation	\$200
\$300,000 - \$500,000 valuation	\$1,000
\$500,000 - \$1,000,000 valuation	\$2,000
\$1,000,000 - \$10,000,000 valuation	\$5,000
Greater than \$10M valuation	\$10,000
Over the Counter Permit Fees	
Furnace	\$65 mechanical fee + \$0.65 surcharge
A/C	\$65 mechanical fee + \$0.65 surcharge
Furnace and A/C	\$65 mechanical fee + \$0.65 surcharge
Water Heater	\$65 mechanical fee + \$0.65 surcharge
Service Charge	\$65 mechanical fee + \$0.65 surcharge
Demo	\$65 building permit
Window	\$65 building permit
Building Rental & Event Fees	
<i>Midvale Community Center</i>	\$200 security deposit
Half-Day Rental Fee	\$225 Resident; \$300 Non-Resident
Full-Day Rental Fee	\$435 Resident; \$580 Non-Resident
ADDITIONAL FEES MAY APPLY	See Use Agreement
<i>Bingham Junction Park Pavilion</i>	\$200 security deposit
Half Day	\$30 Resident; \$40 Non Resident
Full Day	\$38 Resident; \$50 Non-Resident
<i>Main Park Pavilion</i>	\$200 security deposit
Half Day	\$68 Resident; \$90 Non-Resident
Full Day	\$113 Resident; \$150 Non-Resident
<i>Auditorium Performing Arts Center (Arts Council)</i>	Contact Midvale Arts Council for pricing
<i>City Park Amphitheater</i>	\$300 Deposit or \$500 Deposit with Dressing Room Use
Half Day	\$195 Resident; \$260 Non Resident
Full Day	\$375 Resident; \$500 Non-Resident
<i>City Park Field</i>	\$200 Deposit
Half Day	\$50 Resident; \$65 Non Resident
Full Day	\$100 Resident; \$135 Non-Resident
Special Event Permit Application	\$100
Film Permit Application	\$320
Business License Fees	
Home Occupation Base Fee	\$94
Commercial Business Base Fee	\$137
Commercial, Home Occupation and Rental Renewal	\$19
Non-Rental Renewal	\$19
Rental Base Fee	\$143

**MIDVALE CITY COMPENSATION PAY PLAN
FISCAL YEAR 2027**

ELECTED OFFICIALS

POSITION	SALARY
MAYOR	\$72,155.74
COUNCIL	\$22,130.60

EMPLOYEE PAY PLAN

	Hourly Pay Rates				Per Pay Period			Annual Pay Rates					
		Pay Range			Pay Range				Pay Range				
Positions	GR	Min	Mid	Max	Min	Mid	Max	GR	Min	Mid	Max	Rng	Positions
City Manager	72	75.69	98.47	121.25	6,055.13	7,877.46	9,699.78	72	157,433.49	204,813.92	252,194.36	0.60	City Manager
City Attorney	71	72.78	94.69	116.61	5,822.24	7,575.50	9,328.75	71	151,378.35	196,962.97	242,547.59	0.60	City Attorney
Assistant City Manager	69	66.97	87.22	107.48	5,357.62	6,977.83	8,598.04	69	139,298.13	181,423.64	223,549.15	0.60	Assistant City Manager
Public Works Director	67	61.61	80.18	98.76	4,928.61	6,414.55	7,900.48	67	128,143.85	166,778.21	205,412.57	0.60	Public Works Director
Administrative Services Director	67	61.61	80.18	98.76	4,928.61	6,414.55	7,900.48	67	128,143.85	166,778.21	205,412.57	0.60	Administrative Services Director
Community Development Director	66	58.86	76.65	94.43	4,708.55	6,131.67	7,554.78	66	122,422.43	159,423.34	196,424.26	0.60	Community Development Director
Deputy City Attorney	66	58.86	76.65	94.43	4,708.55	6,131.67	7,554.78	66	122,422.43	159,423.34	196,424.26	0.60	Deputy City Attorney
HR Director/City Recorder	65	56.59	73.70	90.80	4,527.46	5,895.83	7,264.21	65	117,713.85	153,291.68	188,869.50	0.60	HR Director/City Recorder
City Engineer	65	56.59	73.70	90.80	4,527.46	5,895.83	7,264.21	65	117,713.85	153,291.68	188,869.50	0.60	City Engineer
IT Director	64	54.24	70.64	87.04	4,339.14	5,651.24	6,963.35	64	112,817.59	146,932.29	181,047.00	0.60	IT Director
Deputy Director of Public Works	62	50.06	65.06	80.06	4,004.84	5,204.96	6,405.07	62	104,125.94	135,328.94	166,531.95	0.60	Deputy Director of Public Works
RDA Director	60	47.54	60.54	73.54	3,803.15	4,843.36	5,883.58	60	98,881.97	125,927.47	152,972.97	0.55	RDA Director
Assistant City Attorney-Prosecution I	60	47.54	60.54	73.54	3,803.15	4,843.36	5,883.58	60	98,881.97	125,927.47	152,972.97	0.55	Assistant City Attorney-Prosecution II

MOTION: Council Member Denece Mikolash MOVED to adopt Resolution 2026-R-34 adopting the Certified Property Tax Rate of Midvale City for Calendar Year 2026 and Levying Midvale Property Taxes upon All Real and Personal Property within the Corporate Boundaries of Midvale City, Utah for General Operations. 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.

C. CONSIDER RESOLUTION NO. 2026-R-35 ADOPTING A PROPOSED PUBLIC SAFETY PROPERTY TAX

Mariah Hill said as part of the annual budget approval process, the City must either propose a new property tax rate or adopt the Certified Tax Rate calculated by the Salt Lake County Auditor. For 2026, City staff recommends that the City Council adopt the Certified Tax Rate for general operations as provided by the Auditor (Resolution 2026-R-34).

In addition, staff is proposing that the City Council increase the public safety property tax that was levied in fiscal year 2026 specifically for public safety services, as authorized under Utah State Code §10-6-133.4. The proposed Midvale City Public Safety Property Tax rate is 0.000266, which is projected to generate approximately \$78,814 in additional property tax revenue. These funds will be allocated to the public safety special revenue fund and used exclusively for public safety-related expenses.

The largest portion of the City's public safety budget is dedicated to law enforcement services provided by the Unified Police Department (UPD). For Fiscal Year 2027, the cost of these services is projected at \$14,571,337. With the proposed increase, the public safety property tax will cover approximately 7% of the cost of UPD services. The remaining public safety expenses will be funded through State Homeless Mitigation Funding (approximately \$3.2 million), motor vehicle in-lieu fees (approximately \$130,000), and a transfer from the City's General Fund (approximately \$10.7 million).

Based on the 2026 average residential home value in Midvale of \$503,000—with a taxable value of \$276,650—the proposed public safety tax would increase the average annual property tax bill by approximately \$5.53.

Adoption of the proposed Midvale City Public Safety Property Tax rate will initiate the truth-in-taxation process, which includes adoption of an interim budget and property tax impact schedule, required public notices, and a public hearing prior to adoption of the final tax rate and final budget. The public hearing is scheduled for August 11, 2026, at 6:00 p.m. at Midvale City Hall.

FISCAL IMPACT:

The proposed Midvale City Public Safety property tax will generate \$78,814 in new property tax revenue and will fund a portion of the City's public safety service costs.

MOTION: Council Member Bonnie Billings MOVED to adopt Resolution 2026-R-35 Adopting a Proposed Public Safety Property Tax Rate on All Real and Personal Property in Midvale City for Calendar Year 2026. 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.

**D. CONSIDER ORDINANCE NO. 2026-O-21 ADOPTING THE FY2027
MIDVALE CITY MUNICIPAL FEE SCHEDULE AND 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 Heidi Robinson MOVED to adopt Ordinance 2026-O-21, adopting the fiscal year 2027 Midvale City Municipal Fee Schedule and Utility Rates. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.**

The voting was as follows:

Council Member Bryant Brown	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.

**E. CONSIDER ORDINANCE NO. 2026-O-22 ADOPTING FY2027 SALARIES
FOR ELECTED AND STATUTORY/APPOINTED OFFICERS**

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 Bryant Brown MOVED to approve Ordinance 2026-O-22, adopting pay scales and setting salaries for elected and statutory/appointed officers for Midvale City. The motion was SECONDED by Council Member Denece Mikolash. 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.

F. CONSIDER RESOLUTION NO. 2026-R-38 ADOPTING INTERIM FY2027 BUDGET

Mariah Hill said the process of adopting the Fiscal Year 2027 budget requires several actions to ensure compliance with state statute. Pursuant to Utah Code §10-6-111(1), the Budget Officer prepared and presented a tentative budget for each City fund on May 5, 2026, which was adopted by the City Council at that meeting.

The City Council is also considering a proposed property tax rate increase for the Midvale City Public Safety Property Tax. Because the proposed rate exceeds the certified tax rate, the City is required to comply with the Truth-in-Taxation provisions outlined in Utah Code §§59-2-919 and 59-2-924. As part of this process, the City has prepared a Property Tax Impact Schedule, included it in the interim budget, and made it available to the public in accordance with state requirements.

State law further requires that, when a taxing entity proposes a property tax increase, the governing body adopt an interim budget to authorize expenditures beginning July 1 of the new Fiscal year and continuing until the final budget and tax rate are adopted following required notice and public hearings. The interim budget also requires that any additional ad valorem property tax revenue generated above the certified tax rate be placed in a restricted account and not expended until the final budget and tax rate are adopted.

Accordingly, adoption of the interim budget ensures continuity of City operations at the start of Fiscal Year 2027 while maintaining full compliance with statutory Truth-in-Taxation requirements.

FISCAL IMPACT:

The interim budget provides an operating budget for the City until the adoption of the final budget at the conclusion of the truth-in-taxation process.

MOTION: **Council Member Heidi Robinson MOVED to adopt Resolution 2026-R-38 Adopting the FY2027 Midvale City Interim Operating and Capital Budgets, Beginning July 1, 2026, and continuing until the adoption of the final budget 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 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.

G. CONSIDER RESOLUTION NO. 2026-R-39 APPROVING THE 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 throughout the budget process 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 City is also required to adopt the Property Tax Impact Schedule in conjunction with the interim budget. This schedule is included in the interim budget and is also presented here as a separate item for adoption by the City Council.

The Property Tax Impact Schedule provides a standardized summary of the anticipated property tax impact associated with the proposed rate increase and is intended to promote transparency and public understanding prior to final budget and tax rate adoption. The schedule has been prepared in accordance with statutory requirements and will be presented at all meetings where the FY2027 budget is discussed.

Adoption of the Property Tax Impact Schedule 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.

MOTION: **Council Member Denece Mikolash MOVED to adopt Resolution 2026-R-39 Adopting the FY2027 Midvale City Interim Budget Property Tax Impact Schedule. 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.

H. CONSIDER RESOLUTION NO. 2026-R-40 ADOPTING UPDATES TO THE BOARD AND COMMITTEE ASSIGNMENTS FOR MIDVALE CITY

Matt Dahl said Midvale City actively participates in a variety of interlocal, nonprofit, and governmental organizations. Each year, the Mayor and City Council review and appoint representatives to serve on the governing boards and committees associated with these partnerships.

Due to the recent retirement of Public Works Director Glen Kennedy, a vacancy has occurred on the Trans-Jordan Landfill Board.

It is recommended that Jerimie Thorne, the new Public Works Director, be appointed to fill this vacancy. This appointment will create a vacancy for the alternate board member position, which Mr. Thorne previously held while serving as Public Works Deputy Director. It is further recommended that filling the alternate position be deferred until the Public Works Deputy Director position has been filled.

These changes are reflected in the proposed updated committee and board assignments list.

MOTION: Council Member Heidi Robinson **MOVED** to suspend the rules and approve Resolution 2026-R-40 Adopting Updates to the Board and Committee Assignments for Midvale City. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.

The voting was as follows:

Council Member Bryant Brown	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.

I. CONSIDER RESOLUTION NO. 2026-R-41 APPROVING THE EMERGENCY MANAGEMENT PLANNING SERVICES AND REIMBURSEMENT AGREEMENT

Matt Dahl said Midvale City (City) is required by Utah State law to engage in emergency planning, training, and exercising, which includes developing a written emergency plan. To meet this need, Midvale City has worked with Unified Fire Authority (UFA). In 2019

both entities entered into an agreement for UFA to provide the City emergency planning services through an Emergency Planning Specialist. Midvale City along with other UFA member municipalities did not have a need for a full-time specialist. UFA created a program that would allow one Emergency Planning Specialist to cover multiple cities. The cities share the work output on a part-time, prorated basis and reimburse UFA for the services. The Emergency Planning Specialist provides services to Midvale City for two eight-hour days per week. The City has found the services provided by this specialist meet state requirements and has benefited the City by increasing its emergency preparedness.

The agreement between the City and UFA to provide the Emergency Planning Specialist has expired. The City will need to enter into a new agreement with UFA or use another method of emergency planning. Staff has provided an updated agreement for the City Council's review. Staff recommended the City Council renew the agreement to maintain the City emergency planning services through UFA.

MOTION: Council Member Bonnie Billings MOVED to suspend the rules and approve Resolution No. 2026-R-41 approving the 2026 Emergency Management Planning Services and Reimbursement Agreement between Midvale City and Unified Fire Authority. The motion was SECONDED by Council Member Denece Mikolash. 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.

J. CONSIDER RESOLUTION NO. 2026-R-37 APPROVING A BUDGET APPROPRIATION RESOLUTION OF MIDVALE CITY, AMENDING THE BUDGETS OF THE GENERAL FUND, PUBLIC SAFETY FUND, CAPITAL PROJECTS FUND, WATER FUND, AND SEWER FUND FOR FISCAL YEAR ENDING JUNE 30, 2026

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 \$5,434,947 – Staff identified several FY2026 budget adjustments, detailed in the attached document. A summary is provided below:

- **Salary & Benefit Adjustments – \$60,750:** Adjustments for the City Council, Recorder, Finance, Facilities, and Community Development Administration Departments to align with actual expenditures and pay.
- **Unemployment Insurance Claim - \$2,000**
- **Contribution Adjustments – \$5,374,197:** 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 and UPD surveillance equipment.

Public Safety Fund

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

Capital Projects Fund

The total requested increase to the Capital Projects Fund revenue is \$1,300,000. The requested increase to expenditures is \$47,000 for new card access scanners at the Midvale UPD Precinct.

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 \$5,434,947.

Public Safety Fund – Increase in budgeted revenues and expenditures of \$33,600.

Capital Projects Fund – Increase in budgeted revenues of \$1,300,000 and budgeted expenditures of \$47,000.

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 \$62,750**
 - Salary & Benefits Update to Actuals - \$54,750
 - Unemployment Insurance Claim - \$2,000
 - Transfers to Public Safety Fund (Wildlife Contract) - \$6,000
- **Use of Fund Balance - Increase of \$5,372,197**
 - Transfer to Capital Projects - \$1.3 Million
 - Transfer to Public Safety (UPD Surveillance Equipment) - \$27,600
 - Transfer to Water Fund - \$4 Million
 - Retirement Payout - \$30,000

Other Funds

- **Public Safety - Increase of \$33,600**
 - Transfer from General Fund for Wildlife Contract & UPS Surveillance Equipment
- **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)

Midvale City FY2026 Proposed Budget Amendment 2						
General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
General Fund						
Revenues						
Sales tax	11,627,600	9,124,815	11,281,321	62,750	11,344,071	Update to Actuals
Use of Fund Balance	-	-	2,670,576	5,402,197	8,072,773	Increased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND	\$ 29,191,087	\$ 21,582,006	\$ 27,171,559	\$ 5,464,947	\$ 32,636,506	
Expenditures						
City Council						
Benefits	123,010	109,523	100,147	19,350	119,497	Update to Actuals
City Council Department Total	\$ 365,683	\$ 298,356	\$ 347,568	\$ 19,350	\$ 366,918	
Recorder						
Salaries	248,382	236,617	254,031	4,000	258,031	Update to Actuals - RHS
Recorder Department Total	\$ 365,683	\$ 298,356	\$ 347,568	\$ 4,000	\$ 351,568	
Employee Services						
Unemployment Insurance	-	2,836	1,500	2,000	3,500	Unemployment Claim
Employee Services Department Total	\$ 365,683	\$ 298,356	\$ 347,568	\$ 2,000	\$ 349,568	
Finance						
Benefits	149,061	115,124	109,814	16,000	125,814	Update to Actuals
Finance Department Total	\$ 432,303	\$ 337,803	\$ 390,610	\$ 16,000	\$ 406,610	
Facilities						
Salaries	257,251	227,850	237,850	10,000	247,850	Update to Actuals
Benefits	149,789	135,964	142,900	4,300	147,200	Update to Actuals
Facilities Department Total	\$ 432,303	\$ 337,803	\$ 390,610	\$ 14,300	\$ 404,910	
Public Works Admin						
Salaries	240,980	223,623	239,510	30,000	269,510	Retirement Payout
Public Works Department Total	\$ 457,851	\$ 364,812	\$ 407,181	\$ 30,000	\$ 437,181	
Community Development Admin						
Salaries	340,088	285,583	304,943	4,900	309,843	Update to Actuals
Benefits	148,395	127,531	135,538	2,200	137,738	Update to Actuals
Community Development Admin Department Total	\$ 432,303	\$ 337,803	\$ 390,610	\$ 7,100	\$ 397,710	
Contributions						
Transfer to Capital Projects	3,700,000	-	2,700,000	1,300,000	4,000,000	Fund Balance to Capital Projects
Transfer to Public Safety Fund	-	13,690,975	13,714,975	33,600	13,748,575	Wildlife Contract & UPD Surveillance Equipment
Transfer to Water Fund	-	-	-	4,038,597	4,038,597	Contribution for PW Building
Contributions Department Total	\$ 5,506,195	\$ 15,445,669	\$ 18,169,669	\$ 5,372,197	\$ 23,541,866	
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND	\$ 30,679,172	\$ 24,760,793	\$ 27,171,559	\$ 5,464,947	\$ 32,636,506	

Proceedings of City Council Meeting
June 16, 2026

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
Public Safety Fund						
Revenues						
Transfer from General Fund	-	13,690,975	13,714,975	33,600	13,748,575	Wildlife Contract
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND	\$ -	\$ 14,660,586	\$ 14,631,536	\$ 33,600	\$ 14,665,136	
Expenditures						
Animal Control Contract	-	428,724	422,820	6,000	428,820	Wildlife Contract
Miscellaneous supplies	-	27,600	24,000	27,600	51,600	UPD Surveillance Equipment
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND	\$ 14,149,738	\$ 13,480,357	\$ 14,631,536	\$ 33,600	\$ 14,665,136	
Capital Projects Fund						
Revenues						
Transfer from General Fund	3,700,000	-	2,700,000	1,300,000	4,000,000	GF Fund Balance to Capital Projects
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND	\$ 5,671,950	\$ 2,773,347	\$ 32,668,200	\$ 1,300,000	\$ 33,968,200	
Expenditures						
Facility maintenance	96,373	20,452	65,500	47,000	112,500	UPD Precinct Card Readers
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND	\$ 8,106,792	\$ 4,852,619	\$ 31,728,200	\$ 47,000	\$ 31,775,200	
Water Fund						
Revenues						
Proceeds from sale of bonds	-	-	-	13,500,000	13,500,000	2025 Bond Proceeds
Transfer from General Fund	-	-	-	4,038,597	4,038,597	Contribution for PW Building
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - WATER FUND	\$ 8,547,414	\$ 7,275,040	\$ 8,519,391	\$ 17,538,597	\$ 26,057,988	
Expenditures						
Bond issuance costs	-	-	-	157,705	157,705	2025 Bond Cost of Issuance
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - WATER FUND	\$ 7,368,566	\$ 6,359,309	\$ 13,240,578	\$ 157,705	\$ 13,398,283	

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
Sewer Fund						
Revenues						
Proceeds from sale of bonds	-	-	-	4,500,000	4,500,000	2025 Bond Proceeds
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - SEWER FUND	\$ 4,420,706	\$ 4,280,499	\$ 4,351,256	\$ 4,500,000	\$ 8,851,256	
Expenditures						
Bond issuance costs	-	-	-	52,567	52,567	2025 Bond Cost of Issuance
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - SEWER FUND	\$ 3,679,994	\$ 4,398,757	\$ 6,909,066	\$ 52,567	\$ 6,961,633	

MOTION: Council Member Denece Mikolash MOVED to adopt Resolution 2026-R-37 amending the fiscal year 2026 budget for the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, and Sewer Fund as presented. 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.

IX. ADJOURN

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

The meeting adjourned at 8:29 p.m.



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



Approved July 7, 2026