



CITY COUNCIL MEETING
Minutes
Tuesday, August 18, 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; Jerimie Thorne, Public Works Director; Nate
Rockwood, Assistant City Manager; Mariah Hill, Administrative Services
Director; Elizabeth Arnold; Senior Planner; Branden Anderson, City
Engineer; Kate Andrus, RDA Director; Chief April Morse, UPD; Chief
Nathan Kay, UFA; and Juan Rosario, Systems Administrator.

6:00 p.m. – WORKSHOP

• **Utah Code 10-8-2 Discussion – Midvale Arts Council**

Matt Dahl discussed Utah Code 10-8-2 and the limits on cash contributions to nonprofits. He said that, because the City values its relationships with nonprofit partners, staff has approached the issue carefully. The City has not been waiving fees for nonprofit use of parks and other facilities, which has concerned some organizations. He said the broader 10-8-2 issue needs to be addressed so the City can better determine what support it may offer its partners.

Wade Walker addressed Utah Code 10-8-2 and said he would like to return to the Legislature to seek an increased cap. He explained that quantifying the value is difficult because the Arts Council's primary objective is to provide art for the community. He noted that the estimated value of the in-kind building rent increased from \$36,000 to \$96,000, which came as a surprise.

Matt Dahl said he will look at the valuation strategy, work with different entities and approach from a service perspective. He will then come back with a term sheet for another discussion.

6:30 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the regular meeting to order at 6:39 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

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

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

Chief Nathan Kay introduced the crew on 26B, they were the first crew to the North Union Apartment fire. They had a really fast response time. They had been in the building a few months ago doing pre-plans and getting to know the building and layout.

The Chief said the Multi-Family Housing Inspection Program is part of the Community Risk Reduction Program. This program gives special attention to fire alarms, sprinkler systems, exits, fire doors, emergency access, and other critical life safety features. In 2025, through this program, UFA inspected 193 apartment complexes, and the 2026 program includes about 195 complexes with 1,592 buildings. The inspection goes beyond code compliance; it's about keeping people safe and preventing emergencies. UFA inspectors work directly with property owners and managers to identify hazards, provide safety information, and correct concerns before they lead to an emergency. This proactive approach protects families, improves firefighter safety, and reduces the risk of a small incident becoming a major tragedy.

Chief Kay showed a video with thermal imaging of the North Union Apartment fire while he summarized the emergency response during and after the fire.

The Chief went over the July statistics. There were 362 calls with 87 of those emergent, in addition to the North Union Apartment fire there were 2 fireworks related fires on July 24th.

Mayor Dustin Gettel thanked Chief Kay and the crews for their quick response and work in putting the fire out. He thanked the school district for providing gathering space and the Red Cross, the United Way, and 211 Utah for their help in relocating families to Airbnbs and other housing. He also thanked members of the community for stepping up and offering help. There will be a formal recognition on September 1st for all the first responders involved.

Chief Kay thanked the residents that supported the first responders in the Smith's parking lot with water and snacks.

Council Member Bonnie Billings lives across the street from the North Union Apartments and was watching the activity all day. She said it was incredible watching the first responders put the fire out and keep residents and nearby buildings safe.

Council Member Denece Mikolash thanked the first responders and mentioned that it was huge that there were no casualties with a building that large.

II. PUBLIC COMMENTS

There was no one that desired to speak

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — thanked everyone who responded to the fire, including residents.

B. Council Member Paul Glover — thanked all the public servants including police and fire for everything they did. It was heart wrenching to see the building go down. He said that West Nile Virus is in the area so be careful. There have been seven human cases in Utah so far. West Nile Virus is a serious illness. We have about 60-70% more West Nile positive pools this year than we have had in the past. Please wear mosquito repellant and get rid of any standing water.

C. Council Member Heidi Robinson — extended her appreciation to the first responders and the residents that immediately started to mobilize on social media in response to the North Union fire. She thanked everyone that came out for the Harvest Days parade. The rest of the Harvest Days activities will be rescheduled to Saturday on October 3rd from 4 to 7:30, this will include bingo.

D. Council Member Bryant Brown — thanked everyone that helped with the fire and thanked the city staff for all their help. It was the right move to postpone Harvest Days; he appreciates that the staff never complains and helps with everything that needs to be done. With all the development on Main Street and going towards the Transfer Station, the city needs to look at installing a left hand turn light from Center Street, going westbound, to handle the increase in traffic wanting to turn.

E. Council Member Denece Mikolash — thanked everyone that helped with the fire as well as the businesses and residents. She thanked the staff that does amazing work within the city. She thanked Branden Anderson, Code Enforcement, and the Planning Commission and how they handle issues in a timely and thoughtful manner.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said yes, we have the best staff in the entire state. Both he and Matt Dahl had a late Friday evening making sure all the displaced residents got into hotels safely. There were folks from Senator Mike Lee's office from the Main Street Alliance here today and he took them on a tour of Main Street. They were blown away with what we'd done. He told them it's Midvale's staff that has made Main Street possible. He concurrently had a meeting with legislators and Utah League of Cities and Towns to shore up motel laws in Utah. There are almost no laws that allow a city to close, even temporarily, a motel that is causing public safety issues. Representative Stoddard is working with cities to tighten up the nuisance ordinances, so cities have more control over the public safety aspect. The Red Cross has finished fire operations over the weekend. They opened about 160 cases and have been able to close 100 of them so far.

V. CITY MANAGER REPORT

A. Matt Dahl thanked everyone for the exceedingly kind words for staff. It seems like there is always a lot to do and nothing slows down it only gets faster but our crew always steps up.

Matt Dahl introduced Millie Mallatt to report on Harvest Days.

Millie Mallatt said there was a successful blood drive last week. We exceeded expectations and 116% of the goal was met, making everyone incredibly happy. The Pokémon event tonight was at the last minute and successful enough that it may appear again for a future event. Millie Mallatt thanked Matt Dahl and Kaitlin Braithwaite for their support and help canceling the original Harvest Days event. The upcoming rescheduled Harvest Days will be October 3rd from 4 to 7:30 with the core activities running from 4 to 7. Those activities include bingo, fireworks, 2 Tails and Scales shows and the reptile display trailer, all the bounce houses, battle zone, DJ Andy, and food trucks.

Council Member Bonnie Billings and Matt Dahl thanked Millie Mallatt for being able to pivot on a dime and keep the emotional level low during the cancelation.

Council Member Denece Mikolash said she spoke with the fireworks vendor, and they were grateful for the reschedule due to the heat.

VI. CONSENT

A. CONSIDER MINUTES OF JULY 21 AND AUGUST 11, 2026, MEETINGS.

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.

VII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-R-44 APPROVING THE SECOND AMENDMENT TO THE AARON BY SIGNATURE DEVELOPMENT AGREEMENT.

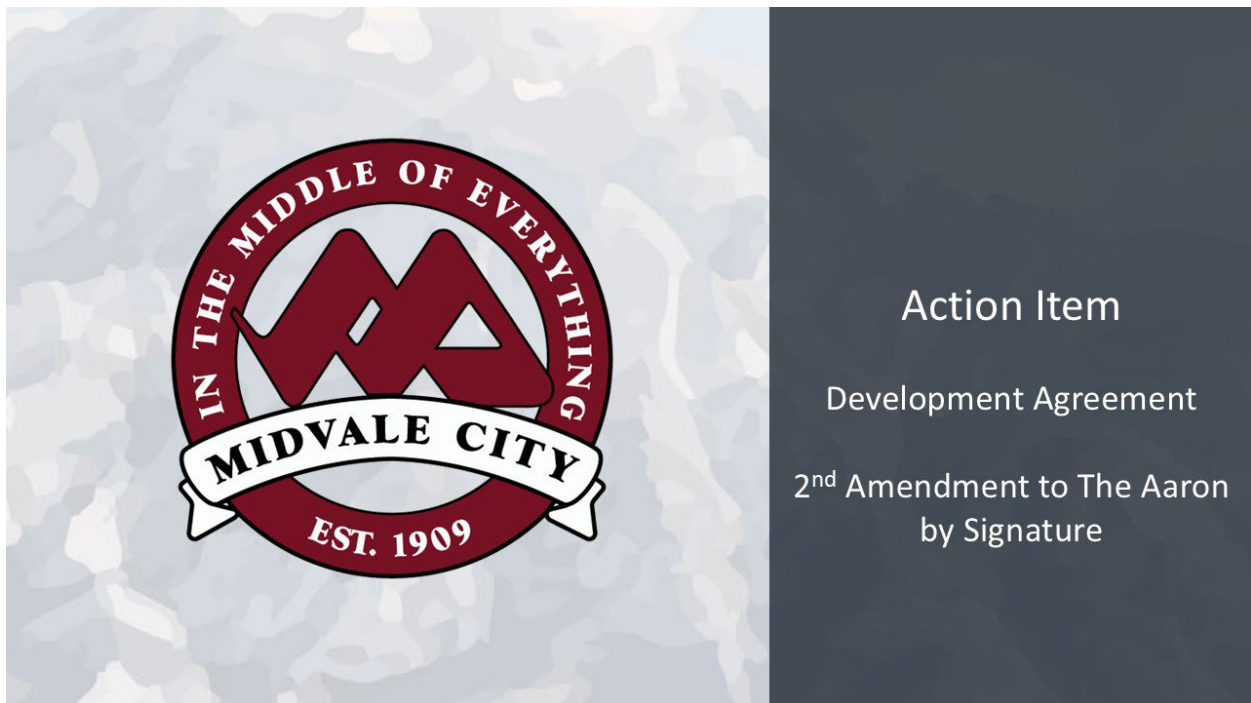
Elizabeth Arnold said this proposal was discussed during the July 7, 2026, City Council meeting at which time the City Council directed staff to negotiate revisions to The Aaron

by Signature Development Agreement regarding building height and landscape buffers. Since that discussion, the City and the developer have negotiated the proposed Second Amendment to the Development Agreement that incorporates the changes requested by the City Council.

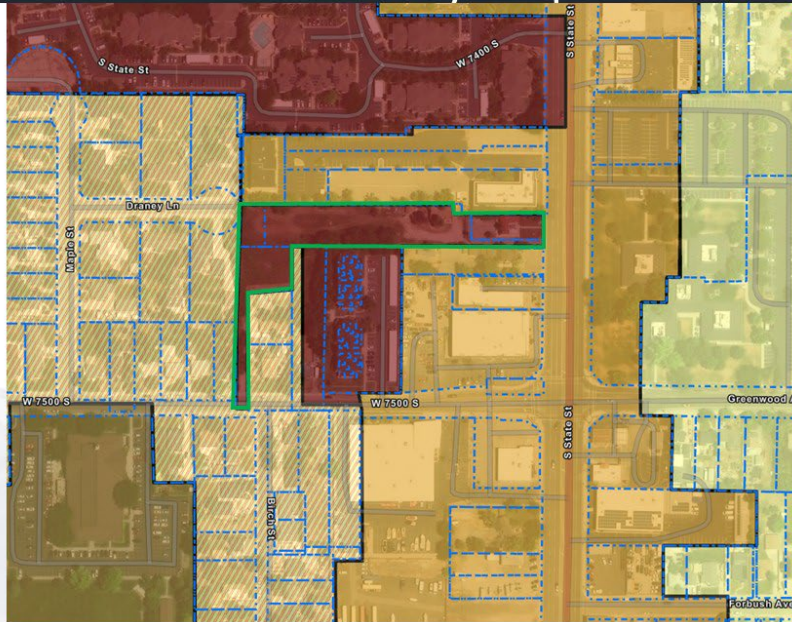
The Second Amendment, as provided in the attachments, would amend Section 1.3.6, Limited Building Height, to increase the maximum height of structures located within 60 feet of the west property line from 33 feet to 35 feet. The height would continue to be measured from the lowest existing grade point within the structure's footprint to the highest point of the structure. The amended 35-foot height limit is consistent with the maximum building height permitted under the RM-25 zone.

Section 1.3.7, Landscape Buffer, would be amended to establish specific requirements for the trees within the landscape buffer. The amendment specifies that trees must be selected from the Medium Trees list in the Midvale, Utah Street Tree Selection Guide, prohibits columnar and pyramidal tree shapes, establishes minimum spacing and a minimum 2.5-inch caliper, and limits any single tree species to no more than 50% of the trees within the landscape buffer.

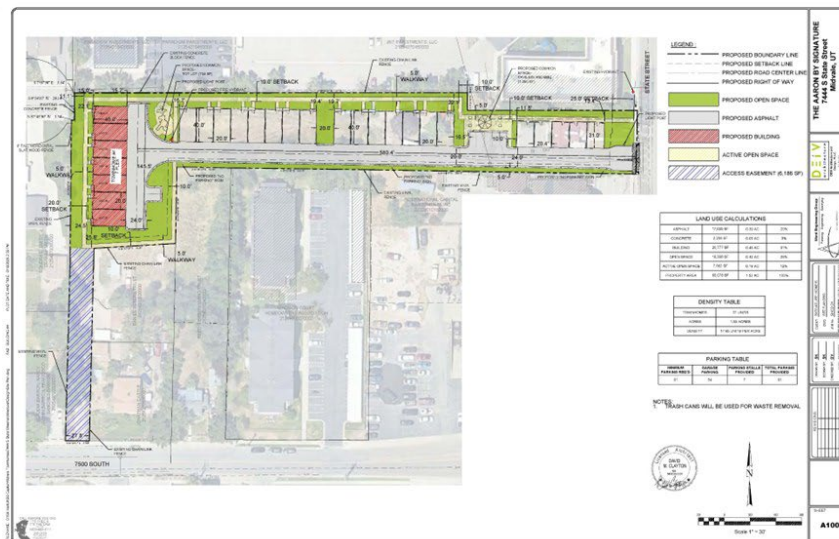
The Second Amendment also acknowledges that the existing Small Scale Master Plan (SSMP) does not fully comply with the amended Development Agreement. The developer will therefore be required to submit an amended SSMP for Planning Commission approval that incorporates the revised building height and landscape buffer requirements.



Vicinity Map



Site Plan



Proposed Changes – Building Height

- Max height of buildings within 60' of west property line increased from 33' to 35'

Proposed Changes – Landscape Buffers

- Trees must be selected from Street Tree Selection Guide
- Prohibits columnar and pyramidal tree shapes
- Establishes minimum spacing between trees
- Establishes minimum 2.5 in tree caliper
- Limits any single tree species to no more than 50% of the trees

Proposed Motion

I move that we approve Resolution No. 2026-R-44 approving the Second Amendment to The Aaron by Signature development agreement.



MOTION: Council Member Heidi Robinson **MOVED** to Approve Resolution No. 2026-R-44 approving the Second Amendment to The Aaron by Signature development agreement. 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.

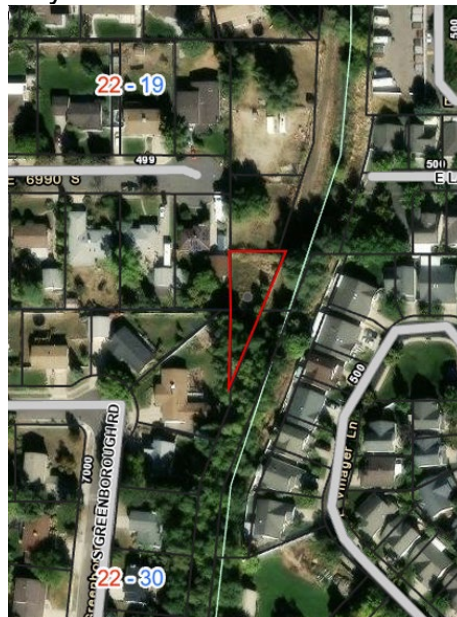
The voting was as follows:

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.

B. CONSIDER RESOLUTION 2026-R-45 AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT FOR REAL PROPERTY PURCHASE AND SALE WITH SANDY CITY.

Kate Andrus said Sandy City owns a parcel within Midvale City limits that is adjacent to the Jordan and Salt Lake City Canal. Due to its strategic location along a planned canal trail corridor, Sandy City approached Midvale City regarding a potential purchase. Acquiring the property would support Midvale City's long-term vision of developing a continuous trail system connecting Midvale with Murray and Sandy City while providing direct ownership and control of a future trail segment. Midvale City submitted a formal offer on October 19, 2023, and the offer has since been approved. Sandy City subsequently prepared an Interlocal Agreement for the sale of the property, which is now being presented to the City Council for authorization to complete the acquisition.



City staff supports authorization of this purchase because it advances several key City objectives:

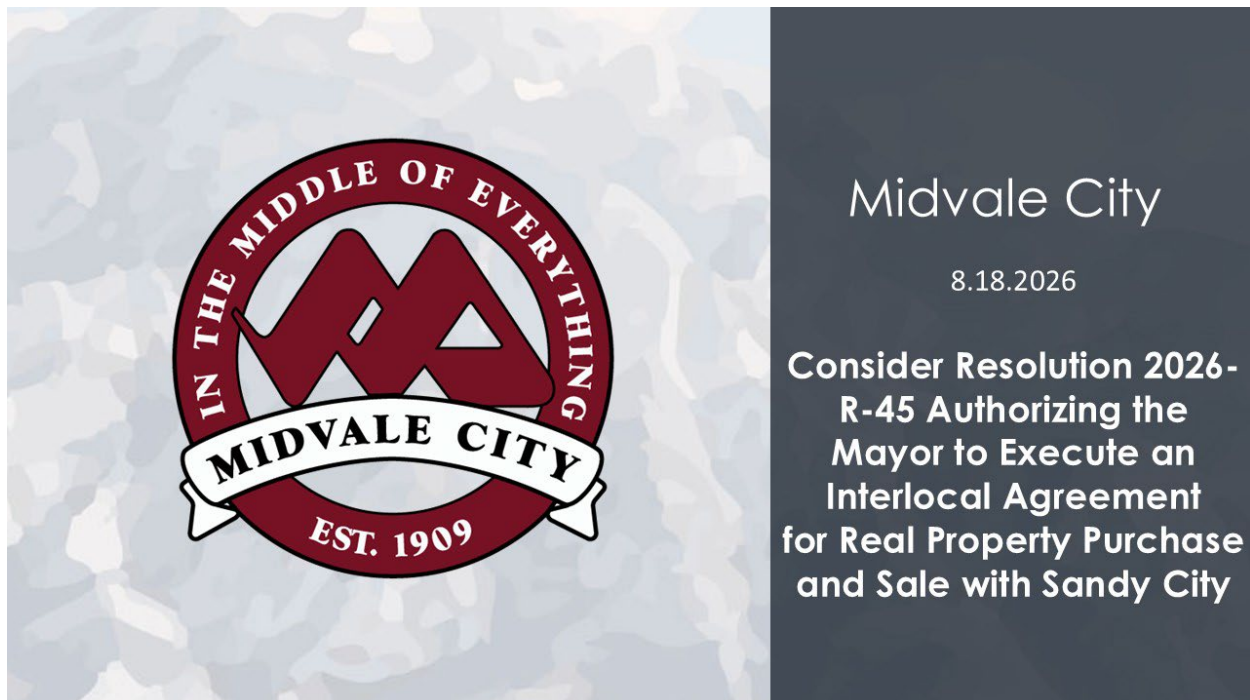
- Supports implementation of Midvale City's Canal Trail Feasibility Study.
- Advances the planned regional trail connection between Murray and Sandy.
- Secures direct ownership of a key segment of the canal corridor.
- Eliminates the need for future easements or additional property acquisition in this location.
- Provides greater long-term control over trail development and maintenance.

Key Terms of the Agreement:

- **Property:** Salt Lake County Parcel No. 22-30-205-006, located at approximately 7033 S. Greenborough Road.
- **Purchase Price:** \$15,000.
- **Conveyance:** Sandy City will convey the property to Midvale City through a Quit Claim Deed.
- **Closing:** The transaction must close within 30 days of the agreement's execution.
- **Closing Costs:** Midvale City will pay recording costs, escrow fees, and any title insurance costs if title insurance is obtained.

FISCAL IMPACT:

The proposed purchase price of \$15,000 is below the property's assessed value of \$18,400. In addition to the purchase price, City staff recommends obtaining a title insurance policy at an estimated cost of \$600 to help protect the City's interest in the property.



7033 S. Greenborough Road.

- Sandy City owns a parcel of land within Midvale City that is adjacent to the Jordan and Salt Lake City Canal.
- Sandy City approached Midvale City regarding the purchase of the property.
- Midvale City submitted a formal offer to purchase the parcel, which Sandy City accepted.
- Sandy City has prepared an Interlocal Agreement for the sale of the property.



Community Impact

Acquisition of this property would:

- Support Midvale City's long-term vision for a continuous regional trail system.
- Improve connectivity between Midvale, Murray, and Sandy City.
- Provide direct ownership and control of a future trail segment.
- Advance recreation and active transportation opportunities.

Key Terms

- **Purchase Price:** \$15,000.
- **Conveyance:** Sandy City will convey the property to Midvale City through a Quit Claim Deed.
- **Closing:** The transaction must close within 30 days of the agreement's execution.
- **Closing Costs:** Midvale City will pay recording costs, escrow fees, and any title insurance costs if title insurance is obtained.

Fiscal Impact

The purchase price is \$15,000. In addition to the purchase price, City staff recommends obtaining a title insurance policy at an estimated cost of \$600.

Recommended Action

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 2026-R-45

RECOMMENDED MOTION:

"I move that we suspend the rules and adopt Resolution No. 2026-R-45 authorizing the Mayor to Execute an Interlocal Agreement for Real Property Purchase and Sale with Sandy City."



MOTION: Council Member Denece Mikolash **MOVED** to suspend the rules and adopt Resolution No. 2026-R-45 authorizing the Mayor to Execute an Interlocal Agreement for Real Property Purchase and Sale with Sandy City. 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-46 APPROVING THE FIFTH CONTRACT AMENDMENT FOR THE 2022-2027 PAVEMENT RESTORATION SERVICES AGREEMENT PROJECT WITH KILGORE CONTRACTING.

Branden Anderson said as part of Midvale City's ongoing efforts to maintain and preserve its pavement infrastructure, the City conducts roadway improvement projects. Each year, task orders are issued to the contractor for specific work activities. These task orders are reviewed by staff and verified against the funding allocated within the roadway maintenance budget.

The current contract is approaching its authorized limit of \$2,307,315.07, as previously amended. To allow the contractor to continue performing work under future task orders, a contract amendment is required.

The table below summarizes the proposed contract price adjustment. Staff has reviewed the increase and determined it to be reasonable, as it is primarily attributable to increases in material, equipment, and labor costs.

1. Total Contract Value Adjustment of the Agreement is amended as follows:

Description	Unit	Total Contract Cost
Current Contract Value	LS	\$2,307,315.07
Adjusted Contract Value	LS	\$3,350,000.00
Difference		\$1,042,684.93

Staff recommends that the City Council approve the contract amendment with Kilgore Contracting (which for information has been bought by Quickcrete). Legal review of the amendment has been completed. Due to the project schedule and the need to continue work without interruption, staff also requests a suspension of the rules to allow immediate consideration of this item.

FISCAL IMPACT

The total contract amount increase is \$1,042,684.93, which falls within this year's approved Pavement Management budget.



Midvale City Council

2022-2027 Contract
Limit Adjustments

Recommended Motion 2026-R-46

"I move that we suspend the rules and approve Resolution No. 2026-R-46, approving the fifth contract amendment with Kilgore Contracting for execution of the 2022-2027 Pavement Restoration Services Agreement."

MOTION: Council Member Bonnie Billings **MOVED** to suspend the rules and approve Resolution No. 2026-R-46, approving the fifth 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.

D. CONSIDER RESOLUTION NO. 2026-R-47 APPROVING THE FIRST CONTRACT AMENDMENT FOR THE 2022-2027 CONCRETE REPAIRS SERVICES AGREEMENT PROJECT.

Branden Anderson said as part of Midvale City's ongoing efforts to maintain and preserve its concrete infrastructure, the City conducts annual curb, gutter, and sidewalk improvement projects. Each year, task orders are issued to the contractor for specific work activities. These task orders are reviewed by staff and verified against the funding allocated within the roadway maintenance budget.

The current contract is approaching its authorized limit of \$631,400. To allow the contractor to continue performing work under future task orders, a contract amendment is required.

The table below summarizes the proposed contract price adjustment. Staff has reviewed the increase and determined it to be reasonable, as it is primarily attributable to increases in material, equipment, and labor costs.

1. Total Contract Value Adjustment of the Agreement is amended as follows:

Description	Unit	Total Contract Cost
Original Contract Value	LS	\$631,400.00
Adjusted Contract Value	LS	\$1,100,000.00
Difference		\$468,600.00

Staff recommends that the City Council approve the contract amendment with Quicksilver Inc. Legal review of the amendment has been completed. Due to the project schedule and the need to continue work without interruption, staff also requests a suspension of the rules to allow immediate consideration of this item.

FISCAL IMPACT

For your information, the total contract amount increase is \$468,600, which falls within this year's approved Pavement Management budget.



Midvale City Council

2022-2027 Contract
Limit Adjustments

Recommended Motion 2026-R-47

"I move that we suspend the rules and adopt Resolution No. 2026-R-47, approving the first contract amendment with Quicksilver Inc. for execution of the 2022-2027 Concrete Repairs Services Agreement."

MOTION: Council Member Heidi Robinson **MOVED** to suspend the rules and adopt Resolution No. 2026-R-47, approving the first contract amendment with Quicksilver Inc. for execution of the 2022-2027 Concrete Repairs Services Agreement. The motion was **SECONDED** by Council Member Paul Glover. 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 7:29 p.m.

Rori L. Andreason

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

Approved September 1, 2026

