



7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY COUNCIL REGULAR MEETING AGENDA September 15, 2026

Public Notice Is Hereby Given that the **Midvale City Council** will hold a regular meeting on **September 15, 2026** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the City Council at Midvale.Utah.gov/PublicComment by 5:00 p.m. on September 14, 2026.**

The meeting will be broadcast on **YouTube (Midvale.Utah.gov/YouTube)**

6:00 p.m. - REGULAR MEETING

I. GENERAL BUSINESS

- A. Welcome and Pledge of Allegiance
- B. Roll Call
- C. Unified Fire Authority Report — *[Chief Nathan Kay]*

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving their name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the City Council.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on issues not scheduled for public hearing. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

III. COUNCIL REPORTS

- A. Council Member Bonnie Billings
- B. Council Member Paul Glover
- C. Council Member Heidi Robinson
- D. Council Member Bryant Brown
- E. Council Member Denece Mikolash

IV. MAYOR REPORT

- A. Mayor Dustin Gettel

V. CITY MANAGER REPORT

- A. Matt Dahl

VI. PUBLIC HEARINGS

- A. Receive Public Comment Regarding Amendments to Section 17-7-10.12.5(E) of the Midvale Municipal Code to Modify Private Street Standards — ***[Wendelin Knobloch, Planning Director]***

ACTION: Consider Ordinance No. 2026-O-29 which Amends Section 17-7-10.12.5(E) of the Midvale Municipal Code to Modify Private Street Standards

- B. Receive Public Comment Regarding Amendments to Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to Eliminate Rights-of-Way Adjacent to POD I — ***[Wendelin Knobloch, Planning Director]***

ACTION: Consider Ordinance No. 2026-O-30 Amending Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to Eliminate Rights-of-Way Adjacent to POD I

VII. CONSENT

- A. Consider Minutes of September 1, 2026 — ***[Rori Andreason, H.R. Director/City Recorder]***

VIII. ACTION ITEMS

- A. Consider **Resolution No. 2026-R-51** Adopting Amendments to the Midvale City Policies and Procedures Manual — ***[Rori Andreason, H.R. Director/City Recorder]***
- B. Consider **Resolution No. 2026-R-52** Adopting Updates to the Board and Committee Assignments for Midvale City — ***[Matt Dahl, City Manager]***

IX. DISCUSSION ITEMS

- A. Discuss the Second Amendment to the Development Agreement for The Midvale Mills Project. — ***[Elizabeth Arnold, Senior Planner]***
- B. Discuss the Second Amendment to Interlocal Agreement with the Salt Lake County Health Department for Uplift Midvale Coalition Funding — ***[Matt Dahl, City Manager]***

X. POSSIBLE CLOSED SESSION

The City Council may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigative proceedings regarding allegations of criminal misconduct.

XI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

The agenda was posted in the City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice Website at pmn.utah.gov. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

Date Posted: September 10, 2026

**Rori L. Andreason, MMC
H.R. Director/City Recorder**



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MIDVALE CITY COUNCIL STAFF REPORT 09/15/2026

SUBJECT

Consider Ordinance No. 2026-O-29 which Amends Section 17-7-10.12.5(E) of the Midvale Municipal Code to Modify Private Street Standards.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The Gardner Group proposes the following language to eliminate sidewalks from private streets within the Jordan Bluffs zone; words that are struck out are proposed to be removed and words that are underlined are proposed to be added:

The following provision is found in the **Midvale City Code 17-7-10.12.5(E)**

E. *Private Road Improvements*. Projects may have interior private roads. The minimum right-of-way width must accommodate the pavement width required by the fire code. Sidewalks are required only when the residential units front the private road. ~~and curb, gutter and five-foot-wide sidewalks on both sides.~~ Additional right-of-way width is required for on-street parking or bike lanes. This standard supersedes the standards set forth in Title 16 of the Midvale City Code, including, without limitation, the requirements of Section 16.02.050(E).

This amendment proposes to eliminate sidewalks and to supersede standards in Title 16, which is Midvale's subdivision ordinance.

The City Council amended Title 16 earlier this year and approved Ordinance No. 2026-O-08, which requires sidewalks on both sides of private streets.

Sidewalks fulfill an important purpose in separating and protecting pedestrians from automobiles and are an integral part of a walkable urban environment. Missing sidewalks are safety hazards that do not belong in a high-quality urban environment.

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

Zoning Code Text Amendment Criteria, MMC 17-3-1(F)

To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates one or more of the following:

- ✗ **1. The proposed amendment promotes the objectives of the general plan and purposes of this title;**

Staff Response: This amendment proposes to reduce safety, walkability, and connectivity which does not advance the objectives of the general plan to provide for (1) “high-quality mixed-use office/commercial and residential development” and (2) “connectivity to the Main Street neighborhood, either physically (crosswalks) or by urban design”.

- ✗ **2. The proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 [Renumbered 10-20-101];**

Staff Response: The proposed amendment does not promote the health, safety, welfare, comfort, convenience and orderly growth purposes of UCA 10-9a-102 [Renumbered 10-20-101] due to its reduction in safety, walkability, and connectivity.

- ✗ **3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or**

Staff Response: The amendment proposes changes but does not explain the original intent more clearly or simplify interpretation; on the contrary, this amendment complicates the code because it proposes to “supersede” the provisions of Title 16 Subdivisions.

- ✗ **4. Existing zoning code was the result of a clerical error or a mistake of fact.**

Staff Response: The existing zoning code was not established due to clerical or factual errors, rather it reflects the intent of the Midvale City Council.

Staff finds that this proposal fails to meet the standard the ordinance sets for zoning code text amendments to receive a positive recommendation.

STAFF RECOMMENDATION

Staff advises that the City Council deny this code text amendment based on the following finding:

- The amendment does not comply with Midvale Municipal Code Section 17-3-1(F).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission tabled this item on 8/12/2026 but was not able to act on it within the required 30-day time period. This circumstance invokes MMC 17-3-1(C) which reads:

“If the planning commission fails to take action within thirty days of the close of the public hearing, the city council shall consider the matter forwarded from the planning commission with a negative recommendation.”

RECOMMENDED MOTION

I move that we deny Ordinance No. 2026-O-29 which Amends Section 17-7-10.12.5 of the Midvale Municipal Code to Modify Private Street Standards based on the finding noted in the staff report.

ATTACHMENTS

1. Ordinance No. 2026-O-29

**MIDVALE, UTAH
ORDINANCE NO. 2026-O-29**

**AN ORDINANCE WHICH AMENDS SECTION 17-7-10.12.5(E) OF THE MIDVALE
MUNICIPAL CODE TO MODIFY PRIVATE STREET STANDARDS.**

WHEREAS, pursuant to Utah Code Annotated Sections 10-8-84 and 10-20-501 through 10-20-503, Midvale City (“the City”) has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

WHEREAS, on January 2, 2002, the Midvale City Zoning Ordinance, Title 17 of the Midvale Municipal Code (the “Code”), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 of the Code; and

WHEREAS, pursuant to Section 17-1-1 of the Code, the City desires to promote coordinated development, redevelopment, effective use of land, and site planning; protect and promote public safety, health, and general welfare by providing adequate light and air, water and sewage control, police, fire, and wetlands protection; and secure economy in governmental expenditures; and

WHEREAS, the City Council has considered the impact the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, the City desires to amend Section 17-7-10.12.5(E) of the Code; and

WHEREAS, the Planning Commission held public hearings on June 24 and August 12, 2026 to review the request for amendment and, after considering all the information received, made a recommendation to table the amendment request. The recommendation to table did not cycle back to the Planning Commission within the required 30-day time limit which means it is forwarded with a negative recommendation; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on September 15, 2026; and

WHEREAS, after taking into consideration citizen testimony, planning analysis, and the Planning Commission’s recommendation as part of its deliberations, the City Council finds it is appropriate and within the best interest of the City to make changes to the Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The following sections of the Midvale Municipal Code are hereby amended as included in the following attachment to this document:

- Attachment A: Section 17-7-10.12.5(E)

Section 2. This ordinance shall take effect upon the date of first publication.

PASSED AND APPROVED this 15th day of September, 2026.

Dustin Gettel, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council

Bonnie Billings

Paul Glover

Heidi Robinson

Bryant Brown

Denece Mikolash

“Aye”

“Nay”

Date of first publication: _____

Attachment A:

MMC 17-7-10.12.5(E)

E. *Private Road Improvements*. Projects may have interior private roads. The minimum right-of-way width must accommodate the pavement width required by the fire code. ~~Sidewalks are required only when the residential units front the private road. and curb, gutter and five-foot-wide sidewalks on both sides.~~ Additional right-of-way width is required for on-street parking or bike lanes. ~~This standard supersedes the standards set forth in Title 16 of the Midvale City Code, including, without limitation, the requirements of Section 16.02.050(E).~~



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MIDVALE CITY COUNCIL STAFF REPORT 09/15/2026

SUBJECT

Consider Ordinance No. 2026-O-30 Amending Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to Eliminate Rights-of-Way Adjacent to POD I.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

Figures 1 and 2 in the Jordan Bluffs (JB) 1-3 zone show the following:

1. A Secondary Public Road dividing Pod I from J at a distance from the public park that leaves Pod I slightly smaller than Pod J. This road breaks up the block which creates a smaller and more walkable design unit and connectivity to Bingham Junction Blvd.
2. A narrower public right-of-way on the southern edge of the park.

Eliminating these features will result in a less pedestrian-oriented design.

The applicant states that “This should help traffic congestion at the intersection just north on Ivy & Bingham Jct Blvd”. Eliminating the road between Pods I and J, however, may increase congestion because there are fewer connections to Bingham Junction Blvd.

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

Zoning Code Text Amendment Criteria, MMC 17-3-1(F)

To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates one or more of the following:

1. **The proposed amendment promotes the objectives of the general plan and purposes of this title;**

Staff Response: This amendment proposes to reduce connectivity, which does not advance the objectives of the general plan to provide for (1) “high-quality

mixed-use office/commercial and residential development” and (2) “connectivity to the Main Street neighborhood”.

2. The proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 [Renumbered 10-20-101];

Staff Response: The proposed amendment does not promote the health, welfare, and orderly growth aspects of the purposes of UCA 10-9a-102 [Renumbered 10-20-101] due to its reduction in connectivity.

3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or

Staff Response: The amendment proposes changes but does not explain the original intent more clearly or simplify interpretation.

4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff Response: The existing code was not established due to clerical or factual errors, rather it reflects the intent of the Midvale City Council.

Staff finds that this proposal does not meet the threshold the ordinance sets for zoning code text amendments to receive a positive recommendation.

STAFF RECOMMENDATION

Staff advises that the City Council deny this code text amendment based on the following finding:

- The amendment does not comply with Midvale Municipal Code 17-3-1(F).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of this code text amendment on a split vote.

RECOMMENDED MOTION

Denial

I move that we deny Ordinance No. 2026-O-30 amending Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to eliminate rights-of-way adjacent to POD I based on the finding noted in the staff report.

Approval

I move that we approve Ordinance No. 2026-O-30 amending Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to eliminate rights-of-way adjacent to POD I based on the following finding:

- ...

ATTACHMENTS

1. Ordinance No. 2026-O-30

**MIDVALE, UTAH
ORDINANCE NO. 2026-O-30**

**AN ORDINANCE AMENDING FIGURES 1 AND 2 IN CHAPTER 17-7-10.12 OF THE
MIDVALE MUNICIPAL CODE TO ELIMINATE RIGHTS-OF-WAY ADJACENT TO
POD I.**

WHEREAS, pursuant to Utah Code Annotated Sections 10-8-84 and 10-20-501 through 10-20-503, Midvale City (“the City”) has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

WHEREAS, on January 2, 2002, the Midvale City Zoning Ordinance, Title 17 of the Midvale Municipal Code (the “Code”), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 of the Code; and

WHEREAS, pursuant to Section 17-1-1 of the Code, the City desires to promote coordinated development, redevelopment, effective use of land, and site planning; protect and promote public safety, health, and general welfare by providing adequate light and air, water and sewage control, police, fire, and wetlands protection; and secure economy in governmental expenditures; and

WHEREAS, the City Council has considered the impact the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, the City desires to amend Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code; and

WHEREAS, the Planning Commission held public hearings on June 24 and August 12, 2026 to review the request for amendment and, after considering all the information received, made a recommendation to approve the amendment request; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on September 15, 2026; and

WHEREAS, after taking into consideration citizen testimony, planning analysis, and the Planning Commission’s recommendation as part of its deliberations, the City Council finds it is appropriate and within the best interest of the City to make changes to the Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The following sections of the Midvale Municipal Code are hereby amended as included in the following attachment to this document:

- Attachment A: Figures 1 and 2, Chapter 17-7-10.12.

Section 2. This ordinance shall take effect upon the date of first publication.

PASSED AND APPROVED this 15th day of September, 2026.

Dustin Gettel, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council

Bonnie Billings

Paul Glover

Heidi Robinson

Bryant Brown

Denece Mikolash

“Aye”

“Nay”

Date of first publication: _____

Attachment A:

Proposed Zoning Code Text Changes

Figure 1: Change Regarding Rights-Of-Way

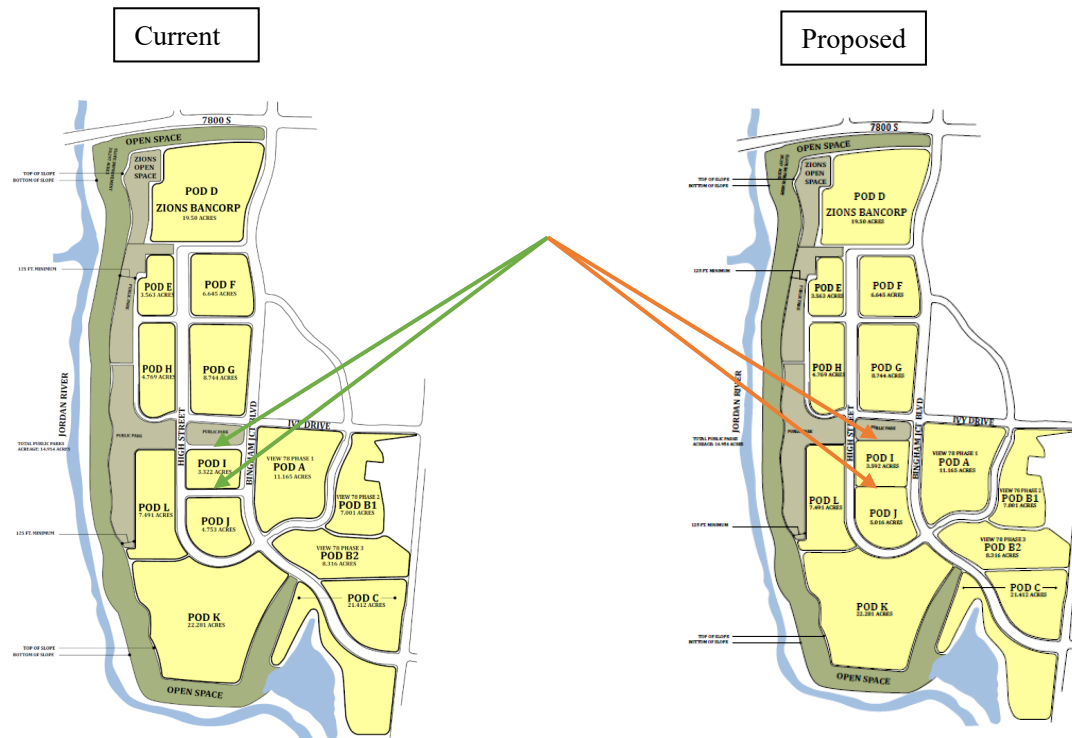
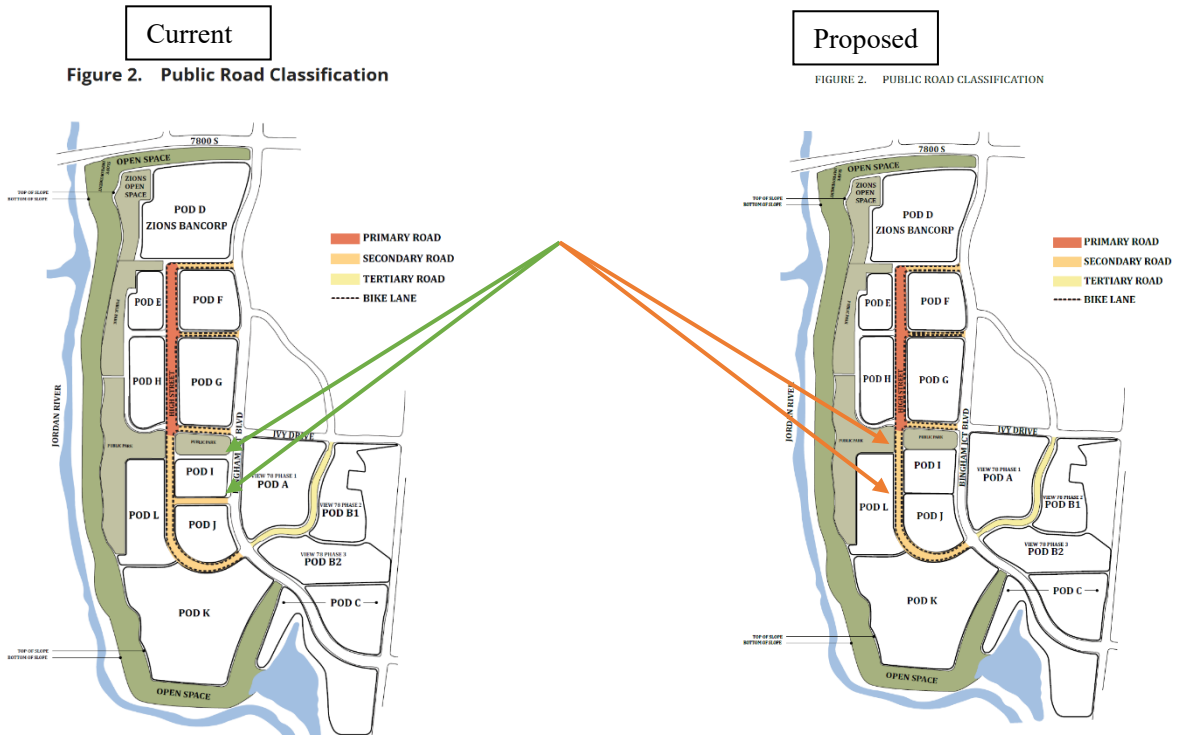


Figure 2: Change Regarding Rights-Of-Way





CITY COUNCIL MEETING
Minutes
Tuesday September 1, 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; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Kate Andrus, RDA Director; Laura Magness, Communications Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; Lt. Rich Wilson, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the regular meeting to order at 6:03 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. Recognition of Responders to the North Union Apartment Fire

Mayor Gettel talked about the North Union Apartment fire and recognized several individuals and agencies with certificates and medallions for their efforts with the North Union Apartment fire including UFA station 125 and 126, the Command Staff, Captain Patrick Costin, UPD, Salt Lake County Animal Services, Canyons School District, Red Cross of Utah, 211 Utah, Habitat for Humanity, Voluntary Organizations Active in Disaster (VOAD), Salvation Army, Ben Gustafson; Midvale's former Emergency Management Coordinator, Laura Magness; Midvale City PIO and Communications Director, James Gessel; Midvale resident, Matt Dahl; Midvale City Manager, and all other unnamed community members.

Mayor Dustin Gettel invited council members to share their thoughts about their experiences surrounding the North Union Apartment fire.

Council Member Bonnie Billings said she lives across the street from the North Union Apartments and initially thought it was her apartment building that was on fire when she heard the alarms. She thanked the first responders for their quick response and how they kept the scene calm.

D. Proclamation Declaring September 2026 Suicide Prevention Month

Council Member Bonnie Billings read the Proclamation Declaring September 2026 as Suicide Prevention Month.

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

Chief April Morse talked about the UPD response to the North Union Apartment fire and how they were able to continue with the Harvest Days parade. She thanked Hillcrest High School and Smith's grocery store for their support.

Chief Morse said the August stats look similar to what they usually are this time of year. They had 2,425 calls resulting in 808 cases, but she highlighted one case, an ambulance call with a fatality. The deceased's young son was there and since the father and the officer were both Marines, Officer Marcus Keller gave the young man his own Booney hat from when he served in the Marines. Chief Morse said she would like to recognize the officer's generosity and thoughtfulness.

II. PUBLIC COMMENTS

Ken Davis, nominee for Salt Lake County District Attorney, said he is qualified to be the Salt Lake County District Attorney because he spent 4 1/2 years in the DA's office as a prosecutor, and he currently works at Woodbury Corp. as in-house counsel and Director of Cyber Security. He said he did indigent public defense in Pima County Arizona, worked at the US Department of Justice as part of the Attorney General Honors Program, clerked for a federal judge, and left the Army after his 2nd deployment because he wanted to be a prosecutor so badly. He said he was inspired by the spirit of service he heard earlier in the meeting. He is at the meeting because the office he is seeking is a countywide office and it touches each one of these rooms. He asked the Council to tell him what Midvale City needs from the next County District Attorney; he is listening.

Ed Kimball, resident at Essex Court Condos, said he has spoken to the council before about the 7001 S 900 E project. He asked the Council to please ignore the letter he recently sent. He said he has a better understanding now of what has been going on since he sent the letter; however, he is still against this project.

David McBride, property owner at 6947 S 900 E, said he wants to publicly state how grateful that the city council and planning committee have been sensitive to the residents' concerns. It's not perfect, and the residents understand that. He acknowledges the modifications to height, but it is still a concern. They don't want to hold the developer back from doing what they want to do but it is still too large for the space. He had a shade study

conducted, and during winter solstice there will be no sunlight on the north side of his building. He said he feels like his opportunity to share his concerns is coming too late in the process. If the Ordinance is approved, it is too late for the council to make adjustments.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — expressed gratitude for everything and everyone that has shown up. She acknowledged the staff of Midvale City. She thanked Essex Court residents for their input.

B. Council Member Paul Glover — thanked Mayor Gettel for the recognition of the first responders and thanked him for what he has done.

C. Council Member Heidi Robinson — expressed gratitude to everyone that gave their time and effort during the disaster.

D. Council Member Bryant Brown — echoed what had already been said.

E. Council Member Denece Mikolash — said she had the same sentiment and is so inspired and amazed at how everything came together. She thinks the staff is amazing and she hears stories from people outside of Midvale about how great Midvale Main Street is. She also thanked Chief April Morse for helping with a resident concern.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said he met with the Library group and the Architecture group today. On October 20th they will attend the council workshop meeting to present plans for the new library.

V. CITY MANAGER REPORT

A. Matt Dahl said the library planning process is in the very early stages. The Midvale Fall Festival, the replacement event for the cancellation of Harvest Days, will be held on October 3rd from 4pm to 7:30pm. More communication will be going out soon. The Midvale Building Official has been out and is seeing some improvements being made by residents that are not up to code. We are giving notice to property owners of work that does not meet code, and he wants to let homeowners know that if they are planning improvements or any building at their home, they need to get a building permit.

Council Member Bryant Brown asked what happens if a home has unpermitted work done and then sells the home? Is the new owner on the hook for the unpermitted work?

Matt Dahl said the inspector is trying to catch these types of issues early in the process.

Kate Andrus gave an update on Midvale Main Street. She said Big Tortas had their ribbon cutting today. She mentioned that Kals Clay and Crafts has opened as well as The Needlepoint Shoppe and Blacksmith Ice Cream. New businesses coming to Midvale Main are Honeysuckle Coffee Co. with a ribbon cutting on September 19th and Greek Streak

Taverna with no ribbon cutting set yet. Kate Andrus gave a shout out to Moira Gray for her efforts on the Main Street Business Alliance. She schedules meetings and sets up quarterly trainings for about 25 businesses.

Kate Andrus said there are a number of upcoming events to look forward to on Main Street. Grill Fest will be held on September 12th, a car show will be September 26th, Trick or Treat on Main Street will be on October 24th, and Light Up Main will be held December 12th.

Kate Andrus introduced some new businesses that have opened in Midvale. LimitBreak Loot is a card trading, Pokemon/Magic the Gathering store opened on Fort Union Boulevard, Loyly Nordic Spa opened in Fort Union, Grady's Food Establishment opened in Bingham Junction, Beans and Brews on State Street, Puerto Vallarta Mexican Grill and Cantina opened on Fort Union Boulevard, and Millies Subs and Soda opened at 7235 South 900 East.

Kate Andrus talked about new businesses to watch for. We can expect to see First Watch Breakfast on Fort Union, Ye Sushi on State Street, Utah Hockey Lab on Catalpa Street, All About Dog Grooming, and Gary's Tacos.

Matt Dahl shared a story about taking his daughter to Blacksmith for ice cream last Friday and it was so busy they couldn't wait and weren't able to get ice cream.

Council Member Bryant Brown said the added outside lighting is key in getting people out at night and providing a safe environment. He said we need more outside seating.

Mayor Dustin Gettel said new outside seating was just added in front of Blacksmith Ice Cream this week.

MOTION: Council Member Bryant Brown MOVED to Move the Action Items to the Next Part of the 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 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.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-R-50 AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH BAGHOOMIAN PROPERTIES, LLC LOCATED AT 7001 S 900 E.

Wendelin Knobloch said last year this development came before the council and the council asked for a development agreement. The developer and the city worked on a development agreement. Yesterday the developer asked for more time and asked the city to postpone the agenda items.

B. CONSIDER ORDINANCE NO. 2026-O-27 AUTHORIZING A ZONE MAP AMENDMENT TO ADD THE REGIONAL COMMERCIAL RESIDENTIAL OVERLAY ZONE TO A PROPERTY LOCATED AT 7001 S 900 E.

MOTION: Council Member Bryant Brown MOVED to Table Resolution No. 2026-R- 50 and Ordinance No. 2026-O-27 until a later date on or before the end of 2026. 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 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.

VI. PUBLIC HEARINGS

A. RECEIVE PUBLIC COMMENT REGARDING A ZONING CODE TEXT AMENDMENT AMENDING UTAH STATE CODE REFERENCES IN TITLE 17 OF THE MIDVALE MUNICIPAL CODE

Jonathan Anderson said the Utah State Legislature renumbered Utah Code Annotated (UCA) Chapter 10-9a, which is part of the Utah Municipal Code, last November. Most of the provisions in UCA Chapter 10-9a were renumbered to UCA Chapter 10-20. These provisions are also referred to as the Municipal Land Use, Development, and Management Act (LUDMA).

The attachments provided amend all old references from Chapter 10-9a to 10-20 and fixes outdated references citing various other sections of Utah Code Annotated. This includes citations for healthcare related uses, medical cannabis pharmacies, special service districts, and others.

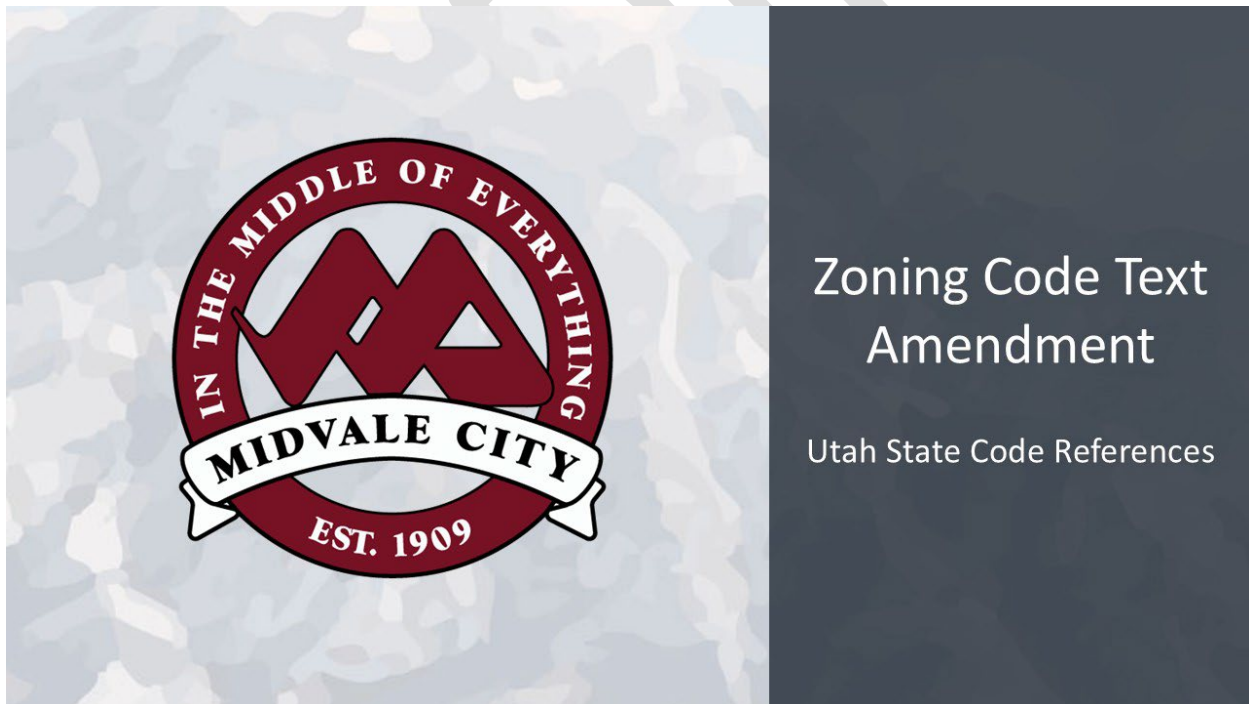
Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE AMENDMENT CRITERIA

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102 (renumbered as 10-20-101);
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the first, second, and third criterion listed above. The amendment promotes the general plan and purposes of Title 17, the purposes of Utah State Code 10-9a-102 (renumbered as 10-20-101) by containing corrected citations to align Midvale Municipal Code with the correct Utah State Code. The proposal meets the third criterion by amending incorrect citations, making interpretation of the Midvale Municipal Code more straightforward.



Title 17 Updated UCA references

- Definitions 17-2,
- Chapter 17-3,
- Administrative Conditional Use Permit Standards for Telecommunications facilities in Public Transit Service Districts in all applicable zones,
- Medical Cannabis Pharmacy Requirements in Commercial zones, and
- Healthcare related uses in specific zones

17-3-1(F)

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102 (renumbered to 10-20-101);
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

MOTION: Council Member Paul Glover **MOVED** to open the public comment section of the hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments.

MOTION: Council Member Paul Glover **MOVED** to close the public 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-26 Amending Utah State Code References in Title 17 of the Midvale Municipal Code.

MOTION: Council Member Heidi Robinson **MOVED** to approve Ordinance No. 2026-O-26 Amending Utah State Code References in Title 17 of the Midvale Municipal Code as provided in the attachment, with the finding noted in the staff report. 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 Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

B. RECEIVE PUBLIC COMMENT REGARDING PROPOSED AMENDMENTS TO THE MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE AND UTILITY RATES

Mariah Hill said as part of the budget process and periodically during the fiscal year, 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. Changes include the addition of other building permit fees including an unready re-inspection fee, expired permit reinstatement fee, and an after-hours inspection fee. The FY2027 Fee Schedule, as amended, will be posted on the Midvale City website upon approval.

FISCAL IMPACT

The proposed fees reflect the actual cost of providing specific services to Midvale City residents, businesses, and other patrons. Fees charged are sufficient to provide revenue necessary to operate the City's Enterprise Funds and cover certain costs incurred by the General Fund for Fiscal Year 2027.

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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
<i>Over the Counter Permit Fees</i>	
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
<i>Other Building Permit Fees</i>	
Unready Re-Inspection Fee	\$65
Expired Permit Reinstatement Fee	\$130
After Hours Inspection Fee	\$130
Building Rental & Event Fees	
Midvale Community Center	\$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
Bingham Junction Park Pavilion	\$200 security deposit
Half Day	\$30 Resident; \$40 Non Resident
Full Day	\$38 Resident; \$50 Non-Resident
Main Park Pavilion	\$200 security deposit
Half Day	\$68 Resident; \$90 Non-Resident
Full Day	\$113 Resident; \$150 Non-Resident
Auditorium Performing Arts Center (Arts Council)	Contact Midvale Arts Council for pricing
City Park Amphitheater	\$300 Deposit or \$500 Deposit with Dressing Room Use
Half Day	\$195 Resident; \$260 Non Resident
Full Day	\$375 Resident; \$500 Non-Resident
City Park Field	\$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

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MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
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
Rental Renewal	\$102
Good Landlord Single Family Non-participatory (per door)	\$80
Good Landlord Single Family Non-participatory - Renewal (per door)	\$80
Good Landlord Duplex Non-participatory (per door)	\$42
Good Landlord Duplex Non-participatory - Renewal (per door)	\$42
Good Landlord Apartments 3+ Non-participatory (per door)	\$33
Good Landlord Apartments 3+ Non-participatory - Renewal (per door)	\$33
Good Landlord Participating (per door, all)	\$7
Good Landlord Participating - Renewal (per door, all)	\$7
Beauty Salon Booth Rental	\$68
Mass Gathering	\$20
Itinerant Merchant Base Fee	\$100
Solicitor	\$45
SOB/Escort	\$84 each principal, escort, driver, or bodyguard - Requires background
Other Variable Fees (in addition to base)	
Alcohol Establishment	\$300
Alcohol - Single Event	\$25
Bar/Lounge	\$215
Big Box Retail	\$400
Commercial Retail	\$110
Convenience/Gas	\$100
Construction/Contractor	\$50
Education	\$500
Food Truck	\$25
Health	\$500
Hotels	\$180
Pawn Shop	\$400
Personal Services	\$50
Professional Services	\$30
Rental Units	\$83
Restaurant	\$300
Storage Units	\$330
Taxi	\$60 per vehicle
Tobacco	\$22
Penalty Fees (Based on Renewal Fees)	1st Late Notice - 50%, 2nd Late Notice 75%, Final Late Notice - 100%
Business Bonding Fees	
Christmas tree sales	\$200
Auctions and auctioneers	\$1,000
Pawn shops, secondhand dealers	\$1,000
Public recreation	\$1,000,000 bodily injury (per person and per occurrence) \$1,000,000 property damage
Fireworks	\$1,000
Sexually oriented businesses	\$2,000 (replenishable)
Cemetery Fees	
<i>Sale Price of Burial Lots (Infant & Adult):</i>	
Resident	\$650
Non-Resident	\$1,200
<i>Sale Price of Cremation Lots:</i>	
Resident	\$325
Non-Resident	\$600
Burial Rights Transfer/Consent (Reissuance)	\$30

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MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE		
DESCRIPTION	AMOUNT	
<i>Cost of Grave Opening and Closings:</i>	<i>Weekdays</i>	<i>Weekends/Holidays</i>
Adult - Resident	\$750	\$900
Adult - Non-Resident	\$900	\$1100
Infant - Resident	\$200	\$350
Infant - Non-Resident	\$400	\$600
Cremains - Resident	\$150	\$300
Cremains - Non-Resident	\$350	\$550
<i>Headstone Upright Grave Marker</i>	\$500	
<i>Reopening of Graves and Removing Caskets:</i>		
Reopening	\$600	
Removing	\$300	
Code Enforcement		
Occupancy violation	Civil Fee per Day, First Offense - \$25 per person	
	First Offense, Maximum Civil Fee - \$1,250 per person	
	Civil Fee per Day, Second Offense - \$50 per person	
	Second Offense, Maximum Civil Fee - \$2,500 per person	
Illegal accessory dwelling	Civil Fee per Day, First Offense - \$25	
	First Offense, Maximum Civil Fee - \$1,250	
	Civil Fee per Day, Second Offense - \$50	
	Second Offense, Maximum Civil Fee - \$2,500	
Junked or inoperable vehicles	Civil Fee per Day, First Offense - \$30 per vehicle	
	First Offense, Maximum Civil Fee - \$1,500 per vehicle	
	Civil Fee per Day, Second Offense - \$60 per vehicle	
	Second Offense, Maximum Civil Fee - \$3,000 per vehicle	
Trash, junk, miscellaneous used materials	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Weeds	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Landscaping	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Signs	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Fences	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Dumping	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
No Building Permit; no Business License	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	

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MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
	Second Offense, Maximum Civil Fee - \$3,000
Home Occupation	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Parking	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Nuisances, as defined	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Nonpermitted Uses	Civil Fee per Day, First Offense - \$50 First Offense, Maximum Civil Fee - \$5,000 Civil Fee per Day, Second Offense - \$100 Second Offense, Maximum Civil Fee - \$10,000
Failure to comply with board of adjustment, planning commission, or	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$3,000 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$6,000
Inspection fee for each subsequent event	\$30
Violation of Chapter 5.32, Tenant Application Fees	\$100 for initial violation \$200 for additional violations
Community Development Fees (Includes Engineering Fees)	
Preliminary Subdivision*	2 Lots \$570 3 Lots \$900 >3 Lots \$900 + \$5 per lot over 3
Final Subdivision*	2 Lots \$600 3 Lots \$1,270 >3 Lots \$1,270 + \$10 per lot over 3
*More than one plat will result in an additional per plat charge of \$250	
Preliminary Condominium	≤ 3 Units \$900 > 3 Units \$900 + \$5 per unit over 3
Final Condominium	≤ 3 Units \$1,270 > 3 Units \$1,270 + \$10 per unit over 3
Small Scale Master Plan	1-3 Acres \$850 3-5 Acres \$950
Large Scale Master Plan (5+ Acres)	\$1,050
Rezone	≤ 1 Acre \$665 1-5 Acres \$765 >5 Acres \$865
Conditional Use Permit	\$250
Administrative Conditional Use	\$250
Final Site Plan	\$1,090

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MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
Development Agreement	\$1,000
Lot Line Adjustment	\$125
Sign Permit	Based on Sign Value Per Resolution 2/26/02C
Temporary Sign Permit	\$10
Text Amendment	\$630
Property Vacation	\$1,000
Appeal	\$500
Variance	\$400
Development Review Committee	\$100
Noticing Fee	\$.50 per address
Zoning Letter	\$65
Court Fees	
Traffic School	\$20
Small Claims	As per State approved rates
Copy Charge per page	\$0.25
Certified Copy of Court Documents	\$4 plus \$0.50 per page
Criminal Background Checks	\$10
Convenience Fee for Online Payments	\$2.50 per transaction
Audio Tape	\$10
Election Fees	
Declaration of Candidacy for Mayor	\$50
Declaration of Candidacy for City Council	\$25
Executive Department	
Records Request	\$0.25 per copy + time for research + postage (including reasonable attorney's fees for
Copy Charge per page	\$0.25
Copy of Recording (CD)	\$5 per CD
Notary	\$5 for Non-City Related Business
Copies of Maps 24 X 36 Color	\$5
Copies of Maps 24 X 36 Black & White	\$3
Right-of-Way Occupancy Permits	
In-Strand Antenna (Each)	\$100
Small Wireless Facility (Each)	\$100
Utility Pole (Each)	\$250
Equipment (Per Piece)	\$100
Macrocell or Utility Pole over 50 feet in height (Each)	\$1,000
Road Cuts	
Base Fee	\$250
Excavation in new or newly rebuilt/overlaid road (<5 years old)	\$0.50/sf
Excavation in all other roads, concrete surfaces, or unpaved areas	\$0.25/sf
Boring	\$0.50/lf
Bond	\$5,000

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MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
Sewer Rates (Resolution 2021-R-31)	
Residential/Commercial/Industrial	
Single Dwelling	
Base fee	\$37.38
Usage fee per 1,000 gallons of average winter water usage	\$3.14
Multi Dwelling	
Base fee - First Unit	\$37.38
Additional Unit (Each)	\$31.07
Usage fee per 1,000 gallons of average winter water usage	\$3.14
<i>Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Sewer Connection Fees all areas	
4" Connection	
First Unit	\$500
Second Unit	\$200
6" Connection	
First Unit	\$700
Second Unit	\$200
Storm Water	
Equivalent Residential Unit (ERU) (3,000 square feet)	\$9.36 per month
<i>Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
<i>Single family residential and duplex parcels constitute one ERU. No charges apply to undeveloped parcels. Charge for all other parcels is computed by multiplying</i>	
Waste Collection Fees	
First Can	\$12.84 per month
Recycling	\$4.40 per month
<i>Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Each additional can	\$12.84 month (not subject to Circuit Breaker)
Bulky Waste Dumpster	\$242.44 (\$150 deposit may be required)
Replacement Can	\$75
Water Rates (Resolution 2021-R-31)	
Area # 1 Base Rates	
<i>Meter Size:</i>	
3/4"	\$30.00
1"	\$41.99
1.5"	\$54.01
2"	\$86.97
3"	\$329.88
4"	\$419.83
6"	\$629.78
8"	\$870.00
Area # 2 Base Rates	
<i>Meter Size:</i>	
3/4"	\$30.00
1"	\$41.99
1.5"	\$54.01
2"	\$86.97
3"	\$329.87
4"	\$419.83
6"	\$629.78
8"	\$870.00
<i>Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Fireline service	\$10.15 per month

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE							
DESCRIPTION				AMOUNT			
Area # 3 Base Rates							
Meter Size:							
3/4"				\$30.00			
1"				\$41.99			
1.5"				\$54.01			
2"				\$86.97			
3"				\$329.88			
4"				\$419.83			
6"				\$629.78			
8"				\$870.00			
Water Consumption Tiers (Per Thousand Gallons) - All Areas							
	Tier 1	Tier 2		Tier 3		Tier 4	
Meter Size	Max	Min	Max	Min	Max	Min	Max
3/4" or 5/8"	12.0	12.1	55.0	55.1	98.0	98.1	None
1"	20.0	20.1	92.0	92.1	164.0	164.1	None
1.5"	40.0	40.1	183.0	183.1	326.0	326.1	None
2"	64.0	64.1	293.0	293.1	522.0	522.1	None
3"	120.0	120.1	550.0	550.1	980.0	980.1	None
4"	240.0	240.1	1,100.0	1,100.1	1,960.0	1,960.1	None
6"	500.0	500.1	2,292.0	2,292.1	4,084.0	4,084.1	None
8"	640.0	640.1	2,933.0	2,933.1	5,226.0	5,226.1	None
Water Consumption Charge (Per Thousand Gallons) - All Areas							
Tier 1				\$1.95			
Tier 2				\$2.43			
Tier 3				\$2.80			
Tier 4				\$2.96			
Water Consumption Drought Fees (Per Thousand Gallons) - All Areas - Not Applicable to Tier 1 Usage							
Based on JVWCD Water Supply Availability Level Designation							
Effective Dates (Based on Service Dates) : Billing Cycle 1 - May 15 to October 15, Billing Cycle 2 - May 1 to September 30							
	Level 1		Level 2		Level 3		Level 4
	0%		25%		50%		75%
Tier 2	\$2.43		\$3.04		\$3.65		\$4.25
Tier 3	\$2.80		\$3.50		\$4.20		\$4.90
Tier 4	\$2.96		\$3.70		\$4.44		\$5.18
Water Connection and Meter Fees - All Areas							
Water Connection Fee							
3/4" or 1" Connection on Midvale Road				\$4,700			
3/4" or 1" Connection on UDOT Road				\$68,000			
1 1/2" and Up				Cost of Labor, Equipment, & Parts			
Meter Fee							
3/4" (Includes Meter Set)				\$1,660			
1" (Includes Meter Set)				\$1,970			
1 1/2" & Up				Cost of Meter + \$200 inspection fee			
Fire Service				\$250 inspection fee			
Construction Water Tamper Fine				\$250			
Damaged Meter Fine (Damaged meter after installation)				Equal to Meter Fee			
Water Conneceton Damage Fine				\$2,500			
Other Utility Service Charges (Includes Sewer, Storm Water, Waste Collection, and Water)							
Late fees				5% of outstanding balance per month			
Meter reset fee				\$50			
Meter tampering fee				\$50 first offense, \$100 second offense, \$50 addt'l each subsequent offense			
Account set-up or transfer fee				\$15			
Reconnect following shut-off				\$50			
Collection Agency fee				35% of outstanding balance			
Return Check (NSF, etc.)				\$30			
Telephone Payment Convenience Fee				\$3			

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
Hydrant Meter Deposit	\$1,800
User-Owned Hydrant Meter Deposit	\$550
Construction Water Use	\$3.50 per 1,000 gallons of hydrant water (\$50 minimum)
Hydrant Meter Permit Application	\$50
Hydrant Meter Billing, Tracking, and Inspection	\$50/month
Streetlighting	
Residential	\$3/month
Commercial	\$9/month

MOTION: Council Member Paul Glover MOVED to open the public comment section of the hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments.

MOTION: Council Member Paul Glover MOVED to close the public comment section of the hearing. The motion was **SECONDED** by Council Member Bonnie Billing. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Adopt Ordinance No. 2026-O-28 Amending the Fiscal Year 2027 Midvale City Municipal Fee Schedule and Utility Rates.

MOTION: Council Member Heidi Robinson MOVED to adopt Ordinance 2026-O-28, amending the fiscal year 2027 Midvale City Municipal Fee Schedule and Utility Rates. 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 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

A. CONSIDER MINUTES OF AUGUST 18, 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.

IX. DISCUSSION ITEMS:

A. DISCUSS PROPOSED AMENDMENTS TO THE MIDVALE CITY POLICIES AND PROCEDURES MANUAL

Rori Andreason said proposed amendments have been made to the current Midvale City Policies and Procedures Manual. The proposed amendments include updates to existing policies, the addition of new policies and programs, and minor administrative and formatting revisions. Key proposed amendments include:

- **Compensatory Time Upon Promotion:** Clarifying that compensatory time earned while serving in one position cannot be transferred to or carried over into a different position upon promotion or transfer.
- **Bilingual Pay Differential:** Documenting existing program providing additional compensation for Spanish-speaking employees when their bilingual skills are used on a frequent basis in the performance of their job duties.
- **Remote Work Policy:** Adding a policy establishing guidelines and expectations for employees who are approved to work remotely.
- **Holidays:** Revising the holiday observance schedule to provide that when a holiday falls on a Friday or Saturday, the holiday will be observed on the preceding Thursday.
- **Dress Code:** Updating and clarifying employee dress and appearance expectations.
- **Driver Qualification Program:** Adding requirements and procedures to help ensure employees who operate City vehicles meet appropriate driver qualification and safety standards.
- **Vehicle Tracking Devices:** Informing staff that the use of vehicle tracking devices is allowed in City-owned vehicles for purposes including fleet management, operational efficiency, safety, and accountability.
- **Minor Edits and Formatting Amendments:** Making additional non-substantive revisions to improve consistency, clarity, organization, and formatting throughout the manual.



Proposed Amendments to Midvale Policies & Procedures Manual

Purpose & Overview

- Policy clarifications
- New employee programs
- Risk management enhancements
- Administrative updates



Compensatory Time Upon Promotion – Pg 23

- Compensatory time balances shall not be carried over from one position to another when the promotion is outside the employee's career ladder.
- Must use or be paid out before move
- Ensures consistent administration



Remote Work Policy – Pg 34



- The City will allow employees to work remotely when it is deemed in the best interest of the City
- Remote work is not an employee benefit, entitlement, or condition of employment.
- Eligibility standards
 - if all of the essential job functions of the position described in the job description can be completed without the need to be at a City facility or at a specified jobsite.
 - No position is completely remote.
 - Must be in good standing with the City
- Exceptions – Specific Project, Illness, Inclement Weather, Personal Emergency, City Emergency, NO out of state remote work.

Remote Work Policy – Pg 34



- **Approval Process and Accountability**
 - Department Director prior written approval
 - May be revoked or altered for any reason.
 - Limited Approval – No longer than 12 months at a time.
 - Equipment Check-out and Return Form – returned at end of remote work
- **Prohibitions**
 - In-person job responsibility
 - Service Levels
 - Meetings and trainings
 - Dependent Care – not a substitute for child, elder, or other dependent care.
 - 10 Hours per week – NO more than 10 hours per week.
 - Vacation Destination – not permissible without prior written approval.
 - Automatic Revocation – no longer meets eligibility criteria
- **Security, records and performance expectations**

Remote Work Policy – Pg 34



- **Remote Work Standards**
 - Schedule – as assigned
 - Work Performance – maintain performance and productivity
 - Policies and Procedures – apply (confidentiality, conduct, records, use of technology)
 - Phone Coverage – make and answer calls
 - Records – Records created, received or maintained subject to GRAMA. Must be stored on City systems not personal devices.
 - Confidential Information – protect personally identifiable information (preventing any access)
 - Work Environment – maintain a safe, free from distractions.
 - Connectivity – stable, fast internet connection required, use of VPN
 - Location – identify where they will be working
 - Overtime – must be pre-approved
 - Auditing – no expectation of privacy on any city-owned device.

Remote Work Policy – Pg 34



- Revocation
 - If employee violates this section, they will be prohibited from any further remote work until the City Manager reinstates their eligibility in writing to the HR Director and employee's department director.

Bilingual Pay Differential – Pg 42

- Formalizes existing program
- 4% qualifying positions / 2% limited-use positions
- Supports customer service to Spanish-speaking residents



Holiday Observance Update – Pg 67

- Except for Juneteenth, if a holiday falls on or is observed on a Friday or Saturday, the holiday will be taken on the preceding Thursday.
- If the holiday falls on a Sunday, the holiday shall be observed on the following Monday.
- If a holiday falls on or is observed on a Monday through Thursday, City Hall and Public Works will be closed for the holiday.
- Provides consistency in operations and staffing



Dress Code Revisions – Pg 84 & 85



- Expected to maintain professional appearance for position and work environment.
- Jeans are permitted as general workplace attire for physical labor positions, fieldwork, or other applicable duties.
- Employees participating in outdoor activity or event must still wear personal protective equipment appropriate to the task and conditions.
- Shorts, athletic wear, workout clothing and similar casual attire are not permitted unless specifically authorized for a job-related activity or event; must be approved in writing by City Manager.

Driver Qualification Program – Pg 129

- All employees or volunteers operating a city owned vehicle, while conducting business on behalf of the City, must be authorized drivers.
- MVR monitoring and qualification standards reviewed monthly by ULGT
- Must maintain valid Utah Driver License within 45 calendar days of expiration or talk with HR Director/Risk Manager
- Improves safety and reduces risk exposure
- Personal use of city vehicles is prohibited
- Only authorized employees and volunteers are allowed to ride in city vehicles.
- Occasional overnight take home use due to isolated incident or lateness of hour where impractical to return to City.



Vehicle Tracking Devices – Pg 131



- GPS/AVL authorized in City vehicles
- Fleet management, employee and public safety, fuel and mileage accounting, emergency response and vehicle recovery, verification of hours worked, defense of claims against the City, and monitoring compliance with City policies and applicable law.
- No expectation of privacy in the location, movement, operation or use of City vehicle, whether during or outside scheduled work hours.
- No employee may disable, remove, obstruct, tamper with, or otherwise interfere with tracking device or can be disciplined up to and including termination.

Minor Amendments

- Formatting, clarity and organization improvements

Mayor Dustin Gettel said he hopes this doesn't impact the bad air quality days that encourage people to work from home.

Matt Dahl said this is a complicated topic, and this effort reflects where there have been instances where the service provided to the public hasn't been what it should have been. We want to clarify the policy so we can ensure that the service to the public is the best that we can provide.

B. GENERAL PLAN UPDATE

Adam Olsen said Utah Code Section 10-20-404 outlines requirements for preparation of a General Plan. Within a General Plan, certain elements must be considered; among them: a land use element, a transportation and traffic circulation element, a moderate income housing element, and a water use and preservation element. All required elements have been recently updated, apart from the land use element, which was last updated in 2016.

In Fall 2025, staff applied to the Wasatch Front Regional Council (WFRC) for technical assistance in updating the General Plan's land use element. WFRC accepted the application and opted to provide assistance through a new in-house process where WFRC staff act as consultants at no cost to Midvale. WFRC's process for plan preparation is like that of any outside consultant; ensuring community input through open houses, surveys, and presentations to the Planning Commission and City Council along the way. The resulting document will assist both the Planning Commission and City Council with future land use decisions and updates to the City's zoning code.

Part of this update will be an analysis of current economic conditions and

recommendations on economic development strategies to ensure positive economic growth. Redevelopment Agency (RDA) staff will assist in this process to ensure that future land use decisions also account for economic development opportunities, where appropriate.

City Council feedback is essential to this interactive process. Staff will provide regular updates to the City Council as the plan is developed. The anticipated time frame for preparation of the plan, including approval, is approximately one year.

Council Member Brown said he would like some help from WFRC to identify areas for adaptive reuse. He would like to see the majority of the project be adaptive reuse.

Council Member Denece Mikolash said she would like to see adaptive reuse and opportunities around open space and non-car accessibility.

Council Member Paul Glover wants to preserve and identify commercial opportunities.

MOTION: Council Member Bryant Brown **MOVED** to Temporarily Recess the City Council Meeting and Enter into the RDA 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 Council recessed at 8:11 p.m. and reconvened at 8:55 p.m.

X. CLOSED SESSION TO DISCUSS PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

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: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Wendelin Knobloch, Planning Director; and Adam Olsen, Community Development Director.

MOTION: Council Member Bryant Brown **MOVED** to Enter into a Closed Session to Discuss the Purchase, Exchange, or Lease of Real Property. 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.

The Council went into closed session at 8:56 p.m.

MOTION: Council Member Bryant Brown MOVED to Reconvene into Open Session. 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.

The Council reconvened into open session at 9:28 p.m.

XI. ADJOURN

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

The meeting adjourned at 9:28 p.m.

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

Approved September 15, 2026



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MIDVALE CITY COUNCIL STAFF REPORT September 15, 2026

SUBJECT

Consider **Resolution No. 2026-R-51** Adopting Amendments to the Midvale City Policies and Procedures Manual

SUBMITTED BY

Rori Andreason, HR Director/City Recorder

BACKGROUND AND OVERVIEW

The proposed amendments to the Midvale City Policies and Procedures Manual were presented and discussed at the September 1st Council Meeting. The proposed amendments include updates to existing policies, the addition of new policies and programs, and minor administrative and formatting revisions. Key proposed amendments include:

- **Compensatory Time Upon Promotion:** Clarifying that compensatory time earned while serving in one position cannot be transferred to or carried over into a different position upon promotion or transfer.
- **Bilingual Pay Differential:** Documenting existing program providing additional compensation for Spanish-speaking employees when their bilingual skills are used on a frequent basis in the performance of their job duties.
- **Remote Work Policy:** Adding a policy establishing guidelines and expectations for employees who are approved to work remotely.
- **Holidays:** Revising the holiday observance schedule to provide that when a holiday falls on a Friday or Saturday, the holiday will be observed on the preceding Thursday.
- **Dress Code:** Updating and clarifying employee dress and appearance expectations.
- **Driver Qualification Program:** Adding requirements and procedures to help ensure employees who operate City vehicles meet appropriate driver qualification and safety standards.
- **Vehicle Tracking Devices:** Informing staff that the use of vehicle tracking devices is allowed in City-owned vehicles for purposes including fleet management, operational efficiency, safety, and accountability.
- **Minor Edits and Formatting Amendments:** Making additional non-substantive revisions to improve consistency, clarity, organization, and formatting throughout the manual.

STAFF RECOMMENDATION:

Staff recommends adoption of the proposed amendments to the Midvale City Policies and Procedures Manual.

**RECOMMENDED MOTION: I MOVE TO APPROVE RESOLUTION NO. 2026-R-51
ADOPTING THE PROPOSED AMENDMENTS TO THE MIDVALE CITY POLICIES AND
PROCEDURES MANUAL AS PRESENTED.**

ATTACHMENTS: Resolution No. 2026-R-51
Proposed Amendments to the Midvale City Policies and Procedures Manual

MIDVALE CITY, UTAH

RESOLUTION NO. 2026-R-51

**A RESOLUTION ADOPTING AMENDMENTS TO THE MIDVALE CITY
POLICIES AND PROCEDURES MANUAL**

WHEREAS, the Midvale City Policies and Procedures Manual provides guidelines and regulations for the governance and operations of Midvale City; and

WHEREAS, it is necessary to periodically review and update the Policies and Procedures Manual to ensure that it remains current, relevant, and effective in addressing the needs of the City and its employees and to be consistent with legislative changes; and

WHEREAS, the proposed amendments have been thoroughly reviewed and discussed by the appropriate City departments and legal counsel; and

WHEREAS, the City Council has reviewed the proposed amendments to the Policies and Procedures Manual and finds them to be in the best interest of the City and its employees,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE CITY, UTAH:

Section 1. The City Council hereby desires to approve the proposed amendments to the Midvale City Policies and Procedures Manual as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 2. This Resolution shall take effect immediately upon passage and adoption by the City Council.

PASSED AND ADOPTED by the City Council of Midvale City, Utah, this 15th day of September 2026.

Dustin Gettel, Mayor

ATTEST:

Rori L. Andreason, MMC
City Recorder

Voting by the City Council	“Aye”	“Nay”
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Denece Mikolash	_____	_____



MIDVALE CITY POLICIES AND PROCEDURES MANUAL

Adopted December 2, 2025 by Resolution No. 2025-R-75



EMPLOYEE ACKNOWLEDGMENT MIDVALE POLICIES AND PROCEDURES MANUAL

I CERTIFY that I have received a copy of the Midvale City Policies and Procedures Manual.

I UNDERSTAND that this Manual supersedes any and all prior written personnel policies or manuals issued by the City.

I UNDERSTAND that receipt of this Manual constitutes a legal notification of the contents and that it is my responsibility to become familiar with and adhere to the policies and procedures that are stated herein.

I UNDERSTAND that the information in this Manual is subject to change at any time, solely at the discretion of the City, with notice to the employee. It is my responsibility to keep informed of these changes and file updated material as I receive it.

I UNDERSTAND that no verbal or written agreements, understandings, representations or statements made by my supervisor, or anyone, can change the policies outlined in this Manual, or bind the City to any course of action.

I UNDERSTAND that the policies and statements contained in this Manual and in other statements that may be issued from time to time do not create a contract or agreement, actual or implied of any kind or nature, between the City and its employees.

I UNDERSTAND that when my employment with the City ends, I have an obligation to satisfy all financial obligations related to my employment by the City. In the event I do not satisfy those financial obligations, I expressly authorize a deduction from my final paycheck to satisfy any remaining personal financial obligations.

Employee's Signature

Employee's Name (Please Print)

Date

Witness



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SECTION 1 – INTRODUCTION

1-01 WELCOME TO MIDVALE CITY

An interesting and challenging experience awaits you as an employee of the City. If you are a new employee, we welcome you to our team.

This Manual is designed to acquaint employees with the City and to provide information about working conditions, employee benefits, and policies affecting employment. It is designed to provide a general understanding of our personnel policies, as well as to describe some of the City's rules, regulations, expectations, programs, and benefits available to eligible employees. Please familiarize yourself with its contents as soon as possible as each employee must certify that they have been issued a copy of this manual.

This Manual is provided for general guidance only. It is not comprehensive, does not address all employment issues or policy exceptions, and is not intended to provide specific details in all areas. The policies and procedures expressed in this book, as well as those in any other personnel materials which may be issued from time to time, do not create a binding contract. The City disclaims any construction of this Manual as, or implication of, an employment contract.

This Manual should not be construed to limit the City's right to terminate an employee's job or to create any other obligation or liability on the City. The City reserves the right to unilaterally change or make exceptions to the policies and procedures stated in the Manual at any time for any reason.

The City has the exclusive right to add, delete, supplement, change or modify anything in this Manual or any other work rule, policy, or procedure at any time, without notice.

When a question is raised regarding the meaning or application of any employment rule, policy, or procedure, whether or not contained in this Manual, City Management has the exclusive right to make the final determination as to its meaning or application. No interpretation or clarification of any employment rule, policy or procedure is effective or binding unless it is in writing and approved by the City Manager.

The City has the sole and exclusive right to determine whether particular conduct that may be described in this Manual, or any other employment rule, policy, or procedure is not in the best interest of the City or its operations, and therefore warrants disciplinary action or termination of employment. City Management exclusively will determine whether any particular conduct violates any rules. The City has the exclusive right to determine the type, sequence, and severity of discipline, if any, for violation of rules. The City's decision or judgment on the foregoing matters is final and binding.



No employee, agent or representative of the City has any authority to enter into any agreement with you for employment for any specified period or to make any promises or commitments contrary to the foregoing. Any actual employment agreement must be in writing and signed by the Mayor.

This version of the Midvale City Policies and Procedures Manual renders all previous versions null and void.

Please read this policy manual carefully and keep it for future reference. Reviewing it from time to time will help you refresh your memory about policies and procedures that affect you on a daily basis in your job. All references in this manual are in calendar days unless otherwise noted.

We hope that your experience here will be both rewarding and productive and again we welcome you here to employment with Midvale City.

1-02 MISSION STATEMENT

“Realizing that a community is dynamic and changing, the mission of Midvale City is to assess community needs, respond to emerging conditions and to provide a quality environment that is safe, preserves neighborhood and individual health, and promotes cooperative problem solving and communication.”

1-03 MIDVALE CITY GOVERNMENT

Midvale City operates under a traditional form of government and is a city of the third class as determined by Utah law. Hence, it is governed by a six-member Council comprised of five Council Members and a Mayor. The Mayor votes only to break a tie-vote of the Council. The Mayor serves as the Chief Executive Officer, and the City Manager serves as Chief Administrative Officer overseeing the day-to-day administrative functions of the City.

1-04 EMPLOYEE PHILOSOPHY

- a. The personnel policies of Midvale City are based on the belief that the success of the City and its services are primarily dependent on you, the employee.
- b. Midvale City will provide you with as much training as possible so that you might achieve the satisfaction and happiness that comes with the knowledge of work well done. In addition, the City will strive to provide you with a work environment designed to promote your success and will also recognize the attainment of your goals. Everyone at Midvale City has the opportunity to succeed.



1-05 EMPLOYEE RELATION GOALS

1-05 (1) Management and employees work towards the same goal. That goal is to bring effective and economical municipal services to the citizens of Midvale. This goal can be effectively achieved with management and employee cooperation. It is important for the management to realize and consider the talents, abilities, and experience of employees. It is likewise important for the employees to respect the experience and judgment of management in the operation of the City. Management shall, at all times, give due consideration to all employee suggestions concerning methods by which the effectiveness and economy of municipal services can be improved.

- 1-05 (2) We have the following goals regarding our employees:
- To maintain a competitive and equitable compensation program.
 - To offer each employee the opportunity for growth.
 - To provide an open forum for employee/employer communication.

Our sincere belief is that the best and most rewarding employee-management system results from a direct relationship between management and employees.

- 1-05 (3) We encourage you to bring your problems to your supervisor or Department Director. If these individuals are unable to assist you, we encourage you to discuss your issues with the Human Resource Director, City Attorney, or the City Manager. We will listen to your concerns with respect and do our best to solve your problems. Management accepts responsibility to provide favorable working conditions and competitive pay and benefits.

SECTION 2 – EMPLOYMENT PRACTICES

2-01 CLASSIFICATIONS OF EMPLOYMENT

- 2-01 (1) **Full Time** - Employees regularly scheduled to work 40 hours or more per week with full participation in employee benefits based on full-time status.
- 2-01 (2) **At-Will** – At-will employees are employees that the City may end the employment relationship at any time, with or without cause, explanation, or advance notice. These employees, if working a minimum of 30-40 hours per week or an applicable full-time or qualified part-time work schedule, are eligible for City benefits. The City employs two categories of at-will employees: probationary employees and statutory at-will employees. Probationary employees, as defined below, are considered at-will during the term of their



probation. Employees identified in Utah Code Ann. § 10-3-1105(2), as amended, which generally includes employees appointed to their positions and Department Directors, as defined below, are at-will employees as long as they hold a position listed under Utah Code Ann. § 10-3-1105(2), as amended.

- 2-01 (3) **Part-Time** - Employees regularly scheduled to work less than 30 hours per week, and who are not categorized as seasonal or temporary. Employees working less than 30 hours per week shall not be eligible for any benefits and should be listed as a Grade 99 on the pay scale. All part-time employees are employed at will.
- 2-01 (4) **Qualified Part-Time** - Employees regularly scheduled to work an average of 30 hours per week but less than 40 hours per week, and who are not categorized as seasonal or temporary. These employees are eligible for employee benefits at $\frac{3}{4}$ time except for health benefits, which will be paid the same as full-time employees.
- 2-01 (5) **Probationary** - Employees whose performance is being evaluated and determined whether further employment or retention in a specific position with the City is appropriate. Probationary employees are employed at-will. See Section 2-04 for additional information about probationary status.
- 2-01 (6) **Temporary/Seasonal** - Employees hired through outside employment agencies to work at Midvale City to supplement the work force or to assist in the completion of a specific project and whose employment is limited in duration. Temporary employment assignments will not exceed six months in a fiscal year. Temporary employees are not eligible for City benefits. Temporary employees may be terminated at will, without cause or prior notice. All temporary/seasonal employees are employed at-will.
- 2-01 (7) **Non-Exempt** - Employees who are entitled to receive overtime pay or compensatory time for hours worked over 40 hours in a workweek as defined by the Fair Labor Standards Act. The City follows the provisions set-forth in Section 553.25 of the Department of Labor "Conditions for use of compensatory time."
- 2-01 (8) **Exempt** - Employees are those who are exempt from the overtime pay provisions of the Fair Labor Standards Act and do not receive overtime pay. Exempt employees perform work that is executive, administrative, or professional in nature and requires regular exercise of discretion and independent judgment.
- 2-01 (9) **Department Directors** - Senior management employees in an exempt status performing work that is executive, administrative, and professional in nature



and requires regular exercise of discretion and independent judgment. These employees are not entitled to overtime pay or compensatory time off.

- 2-01 (10) **Volunteer** - Any person who donates service without pay or other compensation, except community service workers. Department Directors shall provide required volunteer information to Human Resources, prior to the rendering of any volunteer services, to ensure the classification as a volunteer is appropriate and to analyze worker's compensation and liability coverage.

2-02 POSITION TITLE CHANGES

Any change to a position title must be approved by the City Manager prior to the change.

2-03 ADVANCED EDUCATION AND/OR CERTIFICATION DOCUMENTATION

Any employee obtaining advanced degrees, training, licenses, or certifications must submit copies to the Human Resource Department immediately upon completion.

2-04 PROBATIONARY EMPLOYEE

- 2-04 (1) A probationary period is a stretch of time during which a new or existing employee receives extra supervision and coaching to learn a new job. Employees who are promoted, demoted, or reassigned must complete a probationary period. During the probationary period, the employee is an at-will employee. An employee who has completed the probationary period must complete a performance evaluation prior to being released from probationary status. The Department Director must notify Human Resources and provide a completed performance evaluation prior to the employees being released from probationary status.
- 2-04 (2) Part-time (employees scheduled to work less than 30 hours per week), temporary, seasonal, and intern employees are on permanent probationary status, without limit of time.
- 2-04 (3) All new full-time employees who are hired with intention of becoming regular employees are required to serve a minimum of six months on probationary status. Any continuous absence in excess of ten working days during the probationary period will automatically extend the probationary period by the length of the absence as determined by the Department Director. At the end of your probationary period, your supervisor will conduct an employee performance evaluation. An employee does not complete probation until the Department Director has completed the evaluation, personnel action form, and



provided a written notice removing employee from probationary status from the Department Director and Human Resources.

- 2-04 (4) If the employee's performance is unsatisfactory, the employee may be notified in writing of performance deficiencies and given an opportunity to correct his/her performance problems. The probationary period may be extended up to but not exceeding an additional six months at the discretion of the Department Director and with the City Manager's approval. If the employee's job performance continues to be unsatisfactory, the employee shall be notified in writing of failure to complete the probationary period and will be terminated.
- 2-04 (5) Employees, who are promoted or transferred within the City, must complete a secondary probationary period of the same length with each reassignment to a new position. Any continuous absence in excess of ten working days will automatically extend a probationary period by the length of the absence as determined by the Department Director. Employees, who are promoted or transferred may be eligible to receive the approved COLA during the probationary period depending on the time of appointment.
- 2-04 (6) During the probationary period, including the secondary probationary period, that results from a promotion or transfer within the City, the employee may be terminated at-will, at any time, without cause, and for no reason at all. At-will employees have no right to grievance reviews or to appeal their termination.

2-05 RECRUITMENT / SELECTION POLICY

- 2-05 (1) **General Policies** - Midvale City desires to fill all positions with the most qualified applicant. Further, it is the intent of the City to consider qualified in-house applicants when appropriate.
- a. **Statutory Compliance** – Midvale City complies with Utah Code Title 53, Chapter 3 "Prohibiting Employment of Relatives" and any other applicable nepotism laws. The City prohibits any person holding any position to appoint, vote for the appointment of, directly supervise, be in the line of supervision of, or be directly supervised by their father, mother, husband, wife, son, daughter, brother, sister, uncle, aunt, nephew, niece, first cousin, father-in-law, mother-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, or grandchild or any member of their household. A member of their household means a person who resides in the same residence as the City employee. Volunteers providing services to the City are excluded from this provision.
- b. **Anti-Nepotism** - The City Manager's approval is required for any new



hire of an employee related to or residing with a current City employee. The City reserves the right not to hire or re-hire any current or former relative or household member of a current employee or elected official. "Relative," for the purposes of this restriction means, in addition to the relationships listed above, foster children, step-relationships of the preceding degrees on consanguinity, or any of their spouses. The City Manager's exceptions shall not conflict with Section 2-05(1)(a) or allow for an exception for family members related to employees in the City Attorney's Office, Human Resources, Information Technology, or Finance.

- c. **Employment of Minors** - It is the policy of Midvale City that no one under the age of 18 shall be hired for any position.

2-05 (2) **Job Postings** - In general, notices of all job openings are posted on the City's website and in City breakrooms.

- a. Jobs may be posted in-house and externally at the same time if desired by the Department Director.
- b. Generally, job openings are posted in-house for a minimum of five days and externally for seven days by the Human Resource Director.
- c. The City Manager reserves the right to limit the recruitment or to not post a particular opening.
- d. Positions may be filled with applicants from positions that had met the posting requirements within the prior six months at the discretion of the Department Director and approval of the City Manager.
- e. All internal and external candidates shall be required to submit an official City application and other supporting documents (e.g., transcripts, certifications, licenses,) as may be required.

2-05 (3) **Application Requirements** - In general, the following application process is followed for all job postings. City employees are encouraged to apply for any posted position:

- a. All applicants for employment with Midvale City shall complete a City application form and are required to comply with the specific application process for each position. The applicant must submit all applications to the Human Resource Director by the closing date of the posted position.
- b. The City accepts applications for open positions from all interested qualified parties and evaluates applicants based upon job criteria.



- c. Falsification of any information required in the application process is grounds for immediate disqualification.
- d. The Human Resource Department shall keep all applications in accordance with the State Records Retention Schedule.

2-05 (4) **Selection Procedures**

- a. **Skill-based Testing** - Job applicants may be required to take tests, which the City deems necessary for a specific position.
- b. **Veterans Preference** – In accordance with Title 71A, Chapter 2, Utah Code Annotated, the City shall grant a veteran's preference upon initial hiring to each preference eligible veteran, service member, or spouse according to the procedures and requirements of this chapter. The Human Resource Director shall add to the score of a preference eligible who receives a passing score on an examination, or any rating or ranking mechanism used in selecting an individual for any career service position with the City:
 - 5% of the total possible score, if the preference eligible is a veteran or service member;
 - 10% of the total possible score, if the preference eligible is a veteran or service member with a disability or a purple heart recipient; or
 - In the case of a preference eligible spouse, widow, or widower, the same percentage the qualifying veteran or service member is, or would have been, entitled to.

A preference eligible who applies for a position that does not require an examination, or where examination results are other than a numeric score, shall be given preference in interviewing and hiring of the position.

- c. Once the most qualified applicants have been identified, a validated process consistent with departmental needs will be used. The Department Director or designee with a representative from Human Resources will then interview the candidates and make a selection for the position. All interviews will be documented using selection criteria. All selection interview forms and applications will be returned and retained by the Human Resource Department.
- d. The City is committed to employing only United States citizens and aliens who are authorized to work in the United States but does not unlawfully discriminate on the basis of citizenship or national origin. In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the



Employment Eligibility Verification Form I-9 and present documentation establishing identity and employment eligibility. Failure to present proper or adequate documentation required within three working days from the date of hire will result in termination of employment. Former employees who are rehired must also complete an I-9 form.

- 2-05 (5) **Job Offer Requirements** - The Department Director will make the final candidate selection and consult with the Human Resource Director to determine the appropriate salary range for the position. The Department Director may offer a salary that is between the minimum and midpoint of the designated salary range dependent upon qualifications. The City Manager must approve any salary offers above the midpoint of the salary range. Once a candidate is selected and a conditional offer has been signed by the candidate and the respective Department Director or designee, the candidate will be required to submit to drug testing, a background check, and a driver's license check and any other testing required by the departments.
- a. Job offers to all external candidates will be contingent upon successfully passing the drug screen, driver's license check, and background check. Background checks that have been completed within the last 90 days will be accepted. It is the responsibility of the Department Director to personally notify internal candidates of the hiring decision.
 - b. If a current employee is hired for another position in the City, the employee's previous supervisor shall be given a minimum of two weeks' notice of the employee's acceptance of the new position. An employee may be retained in a current position for up to 30 calendar days in order to give time to recruit and train a replacement. Any deviation from this policy must be approved by the City Manager.
 - c. A Personnel Action Form must be submitted to the Human Resource Department with the successful application, drug screen, driver's license check, and background check, and any additional information immediately following the acceptance of the job offer by the candidate and prior to the candidate being entered into the payroll system.

2-06 **EMPLOYEE IDENTIFICATION CARDS**

An identification card shall be issued to each employee at the time of employment. The purpose of this card is to provide evidence of employment with Midvale City. The employee must have this card at all times during work hours. **Cards that are lost or stolen must be immediately reported to the IT Division.** After the first two cards have been replaced, the employee shall pay a \$25 fee for each additional identification card issued.



2-07 EMPLOYMENT MODIFICATIONS & ACCOMMODATIONS PROCEDURE

2-07 (1) Modified Duty Due to a Work-Related Injury/Illness

- a. The City will make reasonable efforts to provide employees with modified duty work assignments following a work-related injury for which the treating physician imposes temporary physical restrictions. As long as the assigned modified duty work does not violate the treating physician's imposed physical restrictions, the employee is expected to return to work. Refusal of a modified duty assignment may result in the termination of workers' compensation indemnity benefits.
- b. The City will determine appropriate work hours, shifts, duration, and locations of all work assignments. The City reserves the right to determine availability, appropriateness, and continuation of all transitional assignments and job offers.
- c. The modified duty assignment will be periodically reviewed by the City to determine the appropriate duration and activity.
- d. Upon receipt of release to return to work with no restrictions, the modified duty assignment will terminate.

2-07 (2) Americans with Disabilities Act (ADA) Accommodations

- a. In accordance with all applicable laws, it is the City's policy not to discriminate against qualified individuals with a disability with regard to any aspect of employment.
- b. The City recognizes that some individuals with disabilities may require reasonable accommodation. If an employee is disabled or becomes disabled (meaning he/she has a mental or physical impairment substantially limiting one or more of the major life activities or bodily functions) and requires a reasonable accommodation, the employee should contact the Human Resource Director to begin the interactive process.
 - i. The interactive process may include discussing the employee's disability, limitations, and possible reasonable accommodations that may enable the employee to perform the functions of their position, making the workplace readily accessible to and usable by the employee, or otherwise allow the employee to enjoy equal benefits and privileges of employment.



- ii. The employee may need to submit the employee request for accommodation along with the diagnosing professional's documentation.
 - iii. A temporary work adjustment (see Section 2-07(1) above) may be granted while the request for accommodation is reviewed. If it is not feasible, the employee may request a leave of absence, if available, during this review period.
- c. If an employee is unable to continue performing the essential functions of the position with or without accommodations due to a qualifying disability, the Human Resource Director will attempt to transfer the employee to a vacant position within the City.
 - i. The employee must be qualified for the position and the position must be of an equivalent or lower pay grade to the employee's current position. The pay will be commensurate with the position.
 - ii. During this time, the employee will use accrued leave or will be on leave without pay if paid leave is exhausted.
 - iii. If a position is not found within the City, and no other reasonable accommodation is available, the employee may be separated for unavailability consistent with the City's employment separation policy.
- d. Applicants for City positions are entitled to reasonable accommodation during the testing process. Applicants should be directed to contact the Human Resource Director regarding a request for such accommodations.

2-07 (3) **Government Employee Conscience Protection Accommodations**

- a. **Sincerely Held Religious Beliefs or Conscience** - An employee may request to be relieved from performing a certain task if:
 - i. Performing the task would conflict with the employee's sincerely held religious belief or conscience;
 - ii. The employee has complied with the requirements of Utah Code Ann. § 67-27-105(3 and this Section; and
 - iii. Relieving the employee from the task would not impose an undue hardship on the City.



The City must grant the employee's request unless the employee's request imposes an undue hardship on the City or is exempted under Utah Code Ann. § 67-27-105(2)(b).

- b. **Undue Hardship** - The City is not required to grant an employee's request if, after considering all the relevant factors, the employee's request would impose a substantial burden, privation, or adversity on the City. These factors include, but are not limited to, the following:
 - i. The practical impact on the City in light of the nature, size, and operating cost of the City;
 - ii. The disruption of the City's operations;
 - iii. The nature of the employee's duties;
 - iv. The number of employees the City would be required to grant a request to if the City grants the employee's request;
 - v. The type of workplace; and
 - vi. The number of requests by the employee within the preceding 12 months from the day on which the employee submitted the request.
- c. **Exemptions** - As provided by Utah Code Ann. § 67-27-105(2)(b), the City does not have to grant an employee's request to be relieved from performing a task under Utah Code Ann. § 67-27-105(2)(a) if:
 - i. The request is to be relieved from performing a task that is part of training or safety instructions directly related to the employee's employment;
 - ii. Granting the request would result in a deficit in the amount of work for which the employee is compensated;
 - iii. Granting the request would create a conflict with an existing legal obligation and the City cannot avoid the conflict if the City grants the employee's request;
 - iv. The employee is a first responder and the request by the employee is to be relieved from performing a task that involves protecting the safety of the public; or



- v. The employee's asserted religious beliefs or conscience is being asserted for an improper purpose.
- d. **Accommodation Request Process** - A requesting employee and the City must follow the following process for a request for an accommodation under Utah Code Ann. § 67-27-105(2):
 - i. An employee seeking to be relieved from performing a certain task due to the employee's sincerely held religious beliefs or conscience must submit a written request to the employee's supervisor as soon as practicable, but not more than two days after the employee was assigned the task. The written request must include:
 - 1. The employee's name;
 - 2. A description of the task or portion of the task that the employee is seeking to be relieved from performing; and
 - 3. An explanation as to why the task would conflict with the employee's sincerely held religious beliefs or conscience.
 - ii. If a task is assigned to be performed within two days from the date of assignment, the employee may ask their supervisor to immediately be relieved from performing the assigned task. The request may be verbally or in writing. If a verbal request is made to the supervisor, the employee must submit a written request that meets the requirements of Section 2-07 (4)(d)(i).
 - iii. The supervisor must immediately notify and submit the employee's written request for an accommodation to their Department Director and the Human Resources Director.
 - iv. The Department Director and Human Resources Director will review the employee's request for an accommodation in consultation with the employee's supervisor. The Department Director and Human Resources Director will consider whether the employee's request may be denied under Utah Code Ann. § 67-27-105(2)(b) and will consider all relevant factors for determining whether the employee's request imposes an undue hardship on the City.
 - v. If the employee's request may not be denied under Utah Code Ann. § 67-27-105(2)(b) and does not impose an undue hardship on the City, the employee's request must be approved. The



Department Director will provide a written approval of the requested accommodation to the employee.

- vi. If the Department Director denies the employee's request, the Department Director will notify the employee in writing of the denial. The denial must include the following in its response:
 - 1. An explanation of the City's decision to deny the employee's request including why granting the request would impose an undue hardship on the City or why the City is not required to grant the employee's request under Utah Code Ann. § 67-27-105(2)(b);
 - 2. An explanation that the employee may appeal the decision to deny the employee's request to the City Manager; and
 - 3. An explanation that the employee may seek redress in a court as described in Utah Code Ann. § 67-27-105(6) if the City Manager denies the employee's appeal.
- vii. If an employee's request for an accommodation is denied by the Department Director, the employee may appeal the denial to the City Manager. The employee must provide the City Manager a written request to appeal the Department Director's decision within 48 hours of receiving the Department Director's denial. The written appeal must include the information in Section 2-07 (4)(d)(i) and a copy of the Department Director's denial. Failure to appeal the Department Director's appeal within 48 hours constitutes an employee's waiver of the right to appeal the Department Director's decision.
- viii. The City Manager must consider the employee's appeal independent of the Department Director's decision. The City Manager will consider whether the employee's request may be denied under Utah Code Ann. § 67-27-105(2)(b) and will consider all relevant factors for determining whether the employee's request imposes an undue hardship on the City.
- ix. If the employee's request may not be denied under Utah Code Ann. § 67-27-105(2)(b) and does not impose an undue hardship on the City, the employee's request must be approved. The City Manager will provide a written approval of the requested accommodation to the employee.



- x. If the City Manager denies the employee's request, the City Manager will notify the employee in writing of the denial. The denial must include the following in its response:
 - 1. An explanation of the City's decision to deny the employee's request including why granting the request would impose an undue hardship on the City or why the City is not required to grant the employee's request under Utah Code Ann. § 67-27-105(2)(b); and
 - 2. An explanation that the employee may seek redress in a court as described in Utah Code Ann. § 67-27-105(6).
- xi. The City Manager's decision is the City's final decision regarding the employee's request for accommodation under Utah Code Ann. § 67-27-105.
- xii. The City must respond to the employee's request as soon as practicable but at least five days before the day on which the task is required to be performed. For a task that is assigned to be performed within five days of the date of assignment, the employee will provide the City with a reasonable opportunity to review the employee's request or otherwise address the employee's concerns. The City and employee may agree in writing to waive or extend this time limit.
- xiii. An employee whose request for accommodation under Utah Code Ann. § 67-27-105 has been denied by the City Manager may bring an action against the City within 180 calendar days from when the employee received the City Manager's decision.
- e. **Additional Information** - After receiving an employee's request for an accommodation under Utah Code Ann. § 67-27-105(2), the employee's supervisor, Department Director, Human Resources Director, City Attorney, and City Manager may request additional information from the employee in their respective consideration of the listed exemptions in Utah Code Ann. § 67-27-105(2)(b) and the relevant factors for determining whether the employee's request imposes an undue hardship on the City
- f. **Confidentiality** - An employee's request for an accommodation under Utah Code Ann. § 67-27-105(2) and any records created under Utah Code Ann. § 67-27-105(3) to (4) are classified as private records under the Utah Government Records Access and Management Act



- g. **Retaliation** - Midvale City may not, in retaliation for an employee submitting a meritorious request in accordance with Utah Code Ann. § 67-27-105(3), terminate an employee, reduce an employee's compensation, fail to increase an employee's compensation by an amount that the employee is otherwise entitled to or was promised, or fail to promote the employee if the employee if the employee would otherwise be promoted. The City may not threaten an employee with any of the preceding actions for an employee submitting a meritorious request in accordance with Utah Code Ann. § 67-27-105(3), as amended.
- h. **Conflict** - In the event of a conflict between this policy and Utah Code Ann. § 67-27-105, as amended, the provisions of Utah Code Ann. § 67-27-105 will control unless the City is specifically authorized to adopt a policy that details, differs, or expands upon the provisions found in state law. In instances where the City is specifically authorized to adopt a policy, this Section will control.

2-07 (4) Religious Liberty Protections and Expression Accommodations
Utah Code 34A-5-112 outlines the protections and rights related to religious liberty and expression in the workplace. For more information, please contact Human Resource

SECTION 3 – COMPENSATION

3-01 COMPENSATION

- 1-01 (1) **Payroll/Work Hours** - Employees shall be paid bi-weekly, every other Thursday. All employee paychecks will be directly deposited in each employee's specified bank account(s). When payday falls on a holiday, the payroll will be distributed the working day prior to the holiday. All time sheets must be submitted by the employee and be checked and approved by the Department Director before they are submitted to the Human Resource Department.
 - a. **Work Schedules** - The workweek begins at 12:01 p.m. on Friday and ends on Friday at 12:00 noon for employees working the 9/80 schedule. Employees working the 9/80 schedule will have every other Friday off as determined by their Department Director. Employees work 5 days a week 8 hours a day, the workweek begins at 12:01 a.m. Saturday and ends at 12 midnight on Friday. Employees working 4/10's will work four 10-hour days Monday through Thursday with the exception of on-call



employees as determined by the Department Director. Any exceptions must be approved by the City Manager.

- b. **Lunch Periods** - Employees may be eligible for an unpaid lunch break at a length of time approved by your Department Director. Supervisors should establish a lunch schedule for all employees, generally between the hours of 11:00 a.m. and 2:00 p.m. Employees are not allowed to skip their lunch period in order to arrive at work late or leave work early without prior approval from the Department Director.
- c. **Recording Work Hours** - To ensure that accurate records are kept of the hours you actually work and of the leave time you have taken, all nonexempt employees are required to record time worked and absences on your department's timekeeping records. Please ensure that your actual hours worked and leave time taken are recorded accurately. Failure to accurately record your hours may result in loss of pay for that period and possible discipline. Exempt employees should record work hours only by exception (i.e. sick, vacation). The City does not provide pay advances on wages to employees.
- d. **Current Address** - Employees are responsible for making sure the Human Resources Department has their most current home address.
- e. **Payroll Deductions** - Employees may voluntarily authorize deductions from their paychecks to cover the costs of participation in City-approved programs. Employees should promptly review any discrepancies in payroll deductions with the Human Resources Department.
- f. **Garnishments** - Upon receipt of a valid garnishment, the City shall withhold the required portion of wages from an employee's paycheck. The City shall continue to withhold the garnishment wages until a court order is received indicating satisfaction of the indebtedness or until the City is ordered to surrender the monies to the court or its agent.

3-01 (2) **Overtime Provisions** - Each position is classified as either FLSA Non-exempt or FLSA Exempt. Those employees classified as FLSA Non-Exempt are covered by the minimum wage and overtime provisions of the Fair Labor Standards Act (FLSA). Those who are FLSA Exempt are protected from improper or illegal salary deductions.

- a. **Non-Exempt** - Employees classified as non-exempt (hourly) employees will be paid one and one-half times their regular hourly rate of pay for all hours worked in excess of 40 hours within a 7-day workweek, excluding leave and holiday time. Compensatory hours in lieu of overtime pay may be accrued to a maximum of 100 hours.



Compensatory time accrued in excess of 100 hours will be paid as overtime.

- b. **Workweek** - Each workweek stands alone in computing hours worked. Averaging hours worked over two or more periods will not be allowed. Supervisors shall attempt to provide employees with reasonable notice when the need for overtime work arises. Please remember, however, that advance notice may not always be possible.
- c. **Pre-Approval for Overtime** - Employees who feel it is necessary to work overtime to complete their responsibilities must get prior approval from their Department Director. Failure to work scheduled overtime or overtime worked without prior authorization from the Department Director may result in disciplinary action up to and including possible termination of employment. Employees are responsible for ensuring that all hours worked are recorded in the correct working period.
- d. **Compensatory/Overtime Designation** - Employees are responsible to accurately report and designate overtime or compensatory time on their timecards for hours worked over 40 hours in a 7-day workweek, minus leave taken and holiday leave. Human Resources will pay the employee according to the time designated and approved on their timecard. Adjustments may only be made with Department Director approval.
- e. **Compensatory Time Upon Promotion** - Employees who are promoted to a position that is outside of their current career ladder must use all accrued compensatory time prior to the effective date of the promotion. Compensatory time balances shall not be carried over from one position to another when the promotion is outside the employee's career ladder. Employees are responsible for scheduling and using accrued compensatory time before assuming the new position, subject to department operational needs and supervisor approval. If operational requirements prevent an employee from using all accrued compensatory time before the promotion date, the City may, at its discretion and in accordance with applicable wage and hour laws, pay out any remaining compensatory time balance prior to the employee's transfer into the new position.
- f. **Exempt** – Employees classified as exempt will be paid on a salary basis. Overtime and compensatory time are not allowed.

3-01 (3) **Internships and Cooperative Education Positions** - Internships and cooperative education positions within the City are positions that allow high school or college students or recent graduates to receive on-the-job training.



Individuals holding internships or cooperative education positions within the City may be treated as part-time, temporary, or seasonal employees at the discretion of the Department Director as approved by the City Council.

- 3-01 (4) **Volunteers** - An individual who performs hours of service for Midvale City for civic, charitable, or humanitarian reasons, without promise, expectation, or receipt of compensation is considered to be a volunteer. In order to be compliant with Department of Labor regulations, employee volunteers will not perform volunteer work similar to the paid job they perform for the City. Non-employee volunteers may not perform volunteer duties that a City employee is paid to perform. All volunteer agreements will be documented in writing and reviewed by the City Attorney.



- 3-01 (5) **Disaster Emergencies** - In situations where the Mayor or designee has formally declared a "Local State of Emergency," non-exempt employees who are required to work outside of, or in addition to, their normal work schedule during the designated disaster may be paid at time and one-half for any emergency hours worked. Hours worked under those conditions must be paid hours and cannot be used as comp time. At such times, all employees will be considered disaster service workers and may be required to perform other duties outside their normal job responsibilities.
- 3-01 (6) **Call-Back Compensation** - Any FLSA non-exempt employees called back to work during their scheduled workweek shall be entitled to call back compensation for actual time worked. The minimum call-back compensation shall be two-hours call back compensation will be calculated on a workweek basis and only time worked in excess of an employees' specified workweek will be compensated at the overtime rate.
- 3-01 (7) **On-Call Compensation** - As required, an on-call schedule of non-exempt employees may be prepared in advance and maintained by the Department Director or their designee.
- a. Any position requiring on-call status shall be on a one-week rotation basis.
 - b. On-call employees must be able to respond to a City work site within 45 minutes and in compliance with the City's Drug/Alcohol Policy.
 - c. On-call employees shall be compensated at a rate determined by the Department Director and Human Resources and approved by the City Manager when they are on-call in addition to the pay for time worked. The rate shall be equal throughout the City.
 - d. An on-call employee will be responsible for performing on-call responsibilities from Tuesday to the following Tuesday. When starting an on-call week, the employees on call will work Tuesday through Friday (providing two-field staff on Fridays).
 - e. **Time Off Plans** - As allowed under applicable law, Midvale City's policy allows the supervisor of a non-exempt employee to schedule the employee to work a varying number of hours during a pay period in accordance with FLSA cycles. This generally means the employee works more hours during one portion of a pay period, and less hours during another portion of the same pay period. Time off plans are designed to control or limit the accumulation, accrual, or payment of earned overtime pay by employees. Employees benefit from reduced work periods while still earning their full-time compensation.



- f. **Travel Time** - Reasonable travel time for call-back duty, emergency response, travel between work sites, or traveling out of town on business or work trainings during the normal work schedule or working hours is compensable time and shall be payable to the employee subject to applicable law.

3-01 (8)

Midvale City Public Works Emergency Response Pay Policy

Purpose: To establish consistent guidelines for compensating employees who perform emergency response duties and to clarify how such time impacts leave usage and weekly time calculations.

Policy:

1. **Eligibility:**
Employees who are called upon to perform emergency response duties outside of their regular work schedule are eligible for emergency response pay.
2. **Compensation Rate:**
All authorized emergency response hours worked shall be compensated at a rate of one and one-half (1.5) times the employee's regular hourly rate of pay.
3. **Leave Time Adjustment:**
 - a. When an employee uses any form of paid leave (e.g., vacation, sick, or personal leave) during a workweek in which emergency response hours are also recorded, the amount of leave time used shall be reduced by the number of emergency response hours worked during that same workweek in order to meet the required forty (40) hours of time worked.
 - b. Emergency response hours used to offset leave time under this provision shall remain eligible for payment at the overtime rate of one and one-half (1.5) times the regular rate of pay.

Example: If an employee uses ten (10) hours of vacation leave during the workweek and performs seven (7) hours of emergency response work, only three (3) hours of vacation leave will be charged. However, the seven (7) hours of emergency response work will be compensated at one and one-half (1.5) times the employee's regular hourly rate.

4. **After Hours Defined:** After hours are defined as any time outside of normal operating business hours. The current business hours for PW employees not on-call are Monday through Thursday, 6:30 am to 5:00 pm. Business



hours for PW employees designated to be on-call are Tuesday through Friday, 6:30 am to 5:00 pm.

5. **Emergency Defined:** An emergency is defined as any natural disaster, weather event, or infrastructure failure that poses a risk to the health and safety of the community. This may include, but is not limited to, waterline breaks, snow clearing, flooding, blue stake requests, utility equipment failures (lift stations, wells, etc.), and PROW debris removal.
6. Scheduled events (burials, building rentals, City events, etc.) are not considered emergencies and overtime pay will follow the normal overtime accrual policy.

3-01 (9) **Reclassification** - The City assigns each position a classification code and salary range, as established by the City's compensation model. The compensation model reflects internal and external equities, based upon assigned duties and responsibilities and market comparisons. Reclassifications are appropriate when there has been a significant change or increase in job duties and responsibilities and require a change in classification and grade of an existing job. Human Resources base this change on an evaluation of the duties, responsibilities, scope, impact, and minimum qualification of the position. Any reclassification of a position must be approved by the City Manager. If the reclassification exceeds the approved budget, City Council approval is required.

3-01 (10) **Reorganization** - Reorganization is the restructuring of a department or unit within the department that results in an increase or decrease in the level of employee responsibilities and may result in the elimination of one or more employee positions. Reorganization should result in an organization that leads to increased efficiency and/or leverages the effectiveness of our human and financial assets. Any reorganization must be approved by the City Manager and comply with Title 2.

3-01 (11) **Demotion**

- a. A demotion is defined as either a voluntary or involuntary pay grade change that places the employee in a lower pay grade than his/her current pay grade status. An employee who is demoted may have his/her salary reduced by the percent of promotional increase received when he/she was promoted to the position. If the employee being demoted has not been previously promoted with the City, his/her salary will be frozen if it is above the salary range maximum of the new pay range. The employee's salary will remain frozen until the salary range maximum of the new grade is increased. The City Manager shall approve all demotion salary changes.



- b. An employee that has been demoted will be placed on a six-month probationary period. At the end of that probationary period, a performance evaluation will be conducted to determine the employee's ability to perform the job. Pursuant to probationary requirements.



- 3-01 (12) **Involuntary Transfer** - An involuntary transfer is defined as a move from one department or division to another, when the employee retains the same or lower job grade. If a transfer is made in conjunction with a demotion/disciplinary action, refer to “Demotion” above. In the case of demotion or transfer to position of lower grade, the salary shall be frozen if it is currently above the grade being demoted to until the grade catches up to the current salary. Department Directors may transfer employees within their department with City Manager approval. If a transferred employee is not successful in the position, he/she may be placed back in the previous position held immediately prior to the transfer or another position, subject to availability and the employee’s qualifications. If a full-time merit employee cannot be returned to his/her former or similar position, he/she will be placed on the reinstatement list and shall be subject to all reinstatement rights and privileges.
- 3-01 (13) **Acting Positions**
- a. An employee is eligible for extra duty pay whenever he/she is requested in writing by the Department Director to temporarily perform the duties of a position that is vacant or in which the regular worker is on a leave of absence other than vacation or compensatory time off beyond 30 calendar days and the position is of a higher classification than that in which the extra-duty employee is currently working. The employee shall receive a salary rate of the higher classification for the time spent performing the extra duties. In such cases, the employee will be paid at an appropriate salary schedule of the higher classification to ensure an increase of not less than 5% of the employee’s current salary. In no case shall the salary exceed the top salary of the higher classification. The salary increase will be commensurate with the employee’s education, experience, and scope of the new job duties. The Department Director shall submit a Personnel Action Form reflecting the salary increase. The Department Director shall also complete a new Personnel Action Form to ensure the salary increase terminates as soon as the additional job duties cease.
 - b. A person appointed in an acting capacity shall be eligible to receive merit increases in his/her regular position during the acting appointment but shall not be entitled to merit increases in the position which is held in an acting capacity. Should the merit increase occur while the employee is in the acting position, the merit increase will be delayed until the employee is returned to his/her regular pay, at which time a retroactive merit increase will be granted. If the employee successfully completes the temporary work assignment, the time in the temporary capacity will count towards any required probationary period. Extra duty pay will cease when the individual is no longer performing the extra duties.



- 3-01 (14) **Reinstatement of Prior Service** - An employee who is rehired to a position within the City may have his/her previous service reinstated subject to the following:
- a. A position must be available.
 - b. At the time of termination, the employee must have been in good standing with Midvale City including but not limited to must have given the City a minimum of two weeks written notice of termination, returned all City equipment, keys, uniforms, etc., and must not have been subject to disciplinary action at the time of resignation.
 - c. The time between termination and the rehire date is not counted toward service time.
 - d. In addition to reinstatement of their prior service for retirement vesting and vacation accrual, rehired employees may have their prior sick-leave balances reinstated, following the successful completion of the six- month probationary period, unless it has been converted to the retirement health savings plan. If the employee meets the requirements for reinstatement, the rate of pay will be determined by the Department Director with approval of the City Manager.
 - e. Employees who are reinstated by the City in a department, a field of work, or a position that is different from their former employment with the City will not be entitled to any consideration of reinstatement of sick leave balances.
- 3-01 (15) **Compensation Analysis** - Midvale City is committed to maintaining wage ranges which are competitive with other Wasatch Front communities of comparable size. Annually, the Human Resource Department conducts a wage and benefits survey of the relevant communities. Because not all City positions have matches in the established market, a classification analysis may also be done on each City position in conjunction with the market survey. This classification analysis considers such factors as education and experience requirements, supervisory and financial responsibilities, level of risk in position and the analytical requirements of the position.
- 3-01 (165) **Market Adjustments** - The City Manager may recommend appropriate changes based on the market analysis and classification analysis. Market adjustment recommendations may be made for specific job classifications or for the City as a whole. Market adjustments are considered each fiscal year and implemented July 1, if approved.



- 3-01 (17) **Pay Adjustments** - In order to remain competitive in the market, City management may consider adjusting the pay of eligible full-time employees who have worked with the City in the same position for four consecutive years to the mid-point of the pay range. To be eligible, employees must receive a score or indication of meeting or exceeding job performance expectations in their overall performance evaluations, must not be on an employee improvement plan, and have no pending disciplinary actions. Adjustments will be considered each fiscal year and implemented July 1 or December 1 based on date of hire, availability of funds, and budget approval.
- 3-01 (18) **Total Compensation** - Your total compensation at Midvale City consists not only of the salary you are paid but also includes the various benefits you are offered, such as group health and life insurance and your retirement plan, as described later in this manual. In accordance with IRS regulations, some fringe benefits such as meals, personal use of City vehicles, non-exempt work clothing, etc. may be considered taxable income and may be included on pay stubs and W-2's. Questions regarding your salary should be directed to your supervisor, Department Director, or the Human Resource Department.
- 3-01 (19) **Cost of Living Adjustments (COLA)** - Cost of living adjustments may be considered annually and is dependent on Council approval. Should an adjustment be granted, it would affect the pay scale as a whole, adjusting each grade by the percentage amount granted. COLA adjustments will be effective on July 1, as approved by the City Council.
- 3-01 (20) **Merit Increases** - Employees may receive merit increases based on performance evaluations and according to availability of funds as allocated by the City Council through the budget process. Merit increases will begin on December 1 each year, as approved by the City Council.

3-02 PERFORMANCE EVALUATIONS

To ensure employees perform their jobs to the best of their abilities, Midvale City strives to recognize good performance and to give you appropriate suggestions for improvement when necessary.

- 3-02 (1) Designated supervisors shall conduct performance evaluations of full-time, qualified part-time, and part-time employees as designated by the City Manager to assist employees in performing their job duties.
- 3-02 (2) Designated supervisors will conduct an interim performance evaluation for any of the above employees transferred, reassigned, or promoted to a subordinate to a different designated manager, within ten business days of the effective date of the transfer.



- 3-02 (3) Employees may receive merit increases based on performance evaluations and according to availability of funds allocated by the City Council through the budget process.
- 3-02 (4) Department Directors and supervisors shall conduct employee performance evaluations during the month of October - November each year to assist employees in performing their responsibilities.
- 3-02 (5) Employees at the top of the salary range will be eligible to receive a one-time incentive bonus equal to the amount of the proposed merit increase based on the employee's performance.
- 3-02 (6) Approved copies of performance evaluations are placed in the employee's personnel file kept in Human Resources. Each employee will receive a copy of his or her performance evaluation.

3-03 ABANDONMENT OF POSITION

Unauthorized absences may constitute cause for separation. An employee who fails to call his/her supervisor and/or Department Director for three consecutive working days or shifts to report his/her absence and to request that the absence be recorded as authorized may be deemed to have voluntarily abandoned his/her position and may have his/her employment with the City terminated. The Department Directors, with the consent of the City Manager, shall inform the employee of termination action in writing. Unless the employee is an at-will employee or is on probationary status, the employee has the right to appeal within ten calendar days of receipt or delivery of the termination notice.

3-04 REDUCTION IN FORCE

Due to budgetary restrictions, reduction in workload, or reorganization, the City Manager may determine that an employee reduction in force (RIF) is necessary. When it becomes necessary to reduce the workforce, regular full-time and part-time employee(s) within the positions to be eliminated shall be notified in writing of the lay-off.

PROCESS: When circumstances dictate that a reduction in the City workforce is needed, the City Manager, after conferring with the affected Department Directors, shall lay off the necessary number of employees according to the procedure outlined below:

- a. The City Manager shall determine which positions must be eliminated and have the least impact upon the City and the delivery of services to its residents.



- b. The City Manager shall then determine which employees occupying positions within the same class of positions to be eliminated shall be laid off. Employees holding emergency, temporary, and probationary positions shall be laid off first. The City Manager shall consider eliminating those employees whose most recent performance evaluation has overall “unsatisfactory” performance ratings if such ratings are current and available. Following termination of employees with “unsatisfactory” performance evaluations, the City Manager shall determine which additional employees occupying the affected positions, if any, shall be laid off. In case of the elimination of a position occupied by several employees having essentially equal skill, training, education, and performance evaluation ratings, preference will be given to the employee(s) having the most seniority (length of full-time service in the current term of employment with the City) compared to other employees occupying the position to be eliminated. The City Manager will next review performance evaluations and retain employees with a higher overall performance rating. If equal, seniority will be used to determine the employee(s) who will remain employed. When the position to be eliminated has been selected, the City Manager shall notify the affected employees in writing. The immediate supervisor and Department Director will notify the employee(s) verbally of the position elimination.
- c. Employees will not be allowed to “bump” (a re-assignment of jobs based on seniority) other employees out of their current positions.
- d. Employees laid off under the provisions of this section, who leave the City in good standing, with an overall satisfactory performance review rating and who are not subject to disciplinary actions at the time of termination, shall be reinstated if their same position or a position identical in scope of responsibility, education, experience, and training, pay grade, and job duties becomes available within one year of the employee’s termination. It is the terminated employee’s responsibility to notify the Human Resource Director when he/she is interested in being considered for an open position other than a position identical to the job he/she previously held. The terminated employee will be required to go through the established interview process for positions other than a reinstatement to a position he/she previously held.
- e. Employees assuming work positions at a lesser salary grade shall be paid according to the grade of the position assumed, regardless of the previous compensation paid to the employee. The Department Director will determine if the employee’s current salary is appropriate.



3-05 REMOTE WORK

3-05 REMOTE WORK

3-05(1) General Policies – Midvale City recognizes the mutual benefits that remote work can provide for both the City and its eligible employees. The City will allow employees to work remotely when it is deemed in the best interest of the City and subject to terms of this Section 3-05. Remote work is not an employee benefit, entitlement, or condition of employment. Remote work is a privilege and is always secondary to the City’s priorities of maintaining service levels, ensuring adequate employee training, permitting employees to use leave, and other City priorities.

3-05(2) Remote Work Eligibility

- a. Positions Eligible for Remote Work** – A position is eligible for remote work if all of the essential job functions of the position described in the job description can be completed without the need to be at a City facility or at a specified jobsite. Prior to posting a position to be filled, the City Manager, Human Resources Director, and Department Director will determine whether the position is eligible for remote work. The posted job description will identify whether the position is eligible for remote work. No position is completely remote. Every position will require an employee to work in person at a City facility or jobsite.
- b. Positions Ineligible for Remote Work** – Except as provided under Section 3-05(2)(d), a position is not eligible for remote work if one of the essential job functions described in the position’s job description must be physically completed at a City facility or at a jobsite. The following list contains examples of essential job functions that would make a position ineligible for remote work. The list is intended to be illustrative and not exhaustive.

A position is ineligible for remote work if the position is responsible on a daily basis for:

- i. Greeting visitors, assisting with an application or payment, or answering questions at a window, desk, or counter at a City facility or jobsite;
- ii. Physically completing a specific task at a City facility or jobsite (for example, construction, repairs, inspections); or
- iii. Regularly providing coverage for a position that provides any of the above services when the employee in that position is away for a break, lunch, meeting, or training.



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- c. **Employee Eligibility** – An employee is eligible for remote work if (i) they are in a position that is eligible for remote work, and (ii) they are in good standing with the City. For the purposes of this Section 3-05, an employee is considered in good standing if the employee has not been disciplined within the previous 6 months, is not on a performance improvement plan, and did not receive anything less than a “meets expectations” rating at their most recent performance evaluation.

 - d. **Exceptions** – A Department Director may authorize remote work for one of its employees that is in a position that is otherwise ineligible for remote work if there is sufficient work for the employee to complete remotely and one of the following conditions apply:
 - i. **Project** – The employee will be working on a project that would benefit from unbroken concentration, minimal interruptions, and is either subject to a tight deadline or requires a substantial amount of time to complete.
 - ii. **Illness** – The employee is sick and may risk spreading their illness to coworkers if they are at a City facility or jobsite. The employee is still capable or nearly capable of concentrating, being productive, and performing work as if they were healthy.
 - iii. **Inclement Weather** – The employee’s commute to or from a City facility or jobsite is affected or is likely to be affected by inclement weather and may significantly increase the risk to the employee’s safety during their commute. A Department Director should take into consideration the potential impact of the inclement weather on the employee’s commute, the potential increased risk to the employee’s safety, and the impact on the department’s and City’s service levels. Where authorizing remote work may be appropriate for one employee for inclement weather, it may not be appropriate for another employee. The City Manager may authorize remote work for some or all employees based on inclement weather affecting City facilities and jobsites. Generally, granting a remote work exception should be substantiated by an applicable weather alert issued by the National Weather Service.
 - iv. **Personal Emergency** – The employee has experienced a personal emergency that requires them to be physically present at another location in order to address the emergency, but are otherwise capable of concentrating, being productive, and performing work. For example, the employee’s home furnace or air conditioner has broken, and the employee needs to be home in order for a repair person to complete the necessary repair.
 - v. **City Emergency** – The Department Director or City Manager determines that it would be beneficial to the City for the employee to work remotely



while preparing for, responding to, or winding down an emergency affecting the City.

An employee that is ineligible for remote work under Section 3-05(2)(c) is not eligible for remote work under the above exceptions unless the City Manager provides prior written authorization.

- e. **Out-of-State Applicants and Employees.** Due to legal, tax, and compliance concerns, Midvale City will not accept out-of-state applicants for remote work or an employee to move out of state and work remotely.

3-05(3) Approval Standards and Process

- a. **Department Director** – An employee eligible for remote work must obtain approval from the employee's Department Director in order to work remotely. An eligible employee may not work remotely without their Department Director's prior written approval.
- b. **Prior Written Approval** – A Department Director's remote work authorization must be in writing and must be provided in advance of an employee's remote work. The Department Director may include any conditions of their employee's remote work authorization. A Department Director may revoke or alter one of their employee's remote work authorizations at any time and for any reason. The Department Director's authorization and any subsequent revocation or alteration will also be communicated to the Human Resources Director.
- c. **Limited Approval** – A Department Director may not provide an indefinite approval for one of their employees to work remotely. Any remote work approval may not be longer than 12 months at a time. A Department Director should carefully consider the needs of their department, potential changes to staffing or responsibilities, upcoming trainings, conferences, and staff leave, and identify an appropriate length of time to authorize their employee to work remotely. An employee should not expect future approvals of remote work or specific lengths of time approved for remote work based on prior approvals.
- d. **Equipment Check-out and Return Form** – If an employee is provided any City equipment in order to assist with remote work, the employee must complete an Equipment Check-out and Return Form. The employee is responsible for updating the form on a regular basis. An employee must perform remote work on provided City equipment. Upon the end of remote work, the employee must return the City equipment to the City. Employees are responsible for damage to the City equipment.
- e. **Prohibitions** – Except as provided in Section 3-05(2)(d), a Department Director is prohibited from authorizing any of their employees to work remotely under any of the following circumstances:



- i. **In-Person Job Responsibility** – A Department Director is prohibited from authorizing one of their employees from working remotely if the employee must physically be present to complete one of their job responsibilities at a specific time, and the time requested for remote work directly conflicts with the timing of the specified job responsibility. For example, a Department Director is prohibited from authorizing an employee to work remotely if the employee is scheduled to attend an in-person hearing, participate in a City event, physically sign, receive, or deliver a document, or similar activities.
- ii. **Service Levels** – A Department Director must maintain service levels within their department. A Department Director is prohibited from authorizing an employee to work remotely if the employee is needed to maintain service coverage at the City facility or jobsite where the employee works. This includes, but is not limited to, an employee being required to work at a City facility or jobsite because of an anticipated need of greater demands for service, an upcoming City event, or to cover for a coworker who is at a training, a conference, or is taking authorized leave.
- iii. **Meetings and Trainings** – A Department Director is prohibited from authorizing one of their employees to work remotely if the employee's remote work conflicts with a mandatory City meeting or training. Additionally, a Department Director should use their best judgment to determine whether an employee's physical attendance at any other meeting or training would be more beneficial for the City or the employee. If an employee's physical attendance at a meeting or training is more beneficial for the City or the employee, the Department Director should not authorize the employee to work remotely. A Department Director should deny an employee's request to work remotely when there is a training or meeting where virtual attendance is impossible or reduces the effectiveness of the training or meeting.
- iv. **Dependent Care** – Remote work is not a substitute for child, elder, or other dependent care. A Department Director is prohibited from authorizing one of their employees to work remotely when the Department Director knows or should have known that the employee will be providing child, elder, or other dependent care while working remotely. Instead, employees should use their leave time for such activities. Addressing minor needs of a child, elder, or other dependent—similar to the needs that can be quickly addressed while working at a City facility or jobsite—are not violations of this prohibition.
- v. **10 Hours Per Week** – A Department Director is prohibited from authorizing any of their employees to work remotely more than 10 hours per week. Any exception to this prohibition beyond those provided in



Section 3-05(2)(d) requires prior written authorization by the City Manager.

- vi. **Vacation Destination** – A Department Director is prohibited from authorizing any of their employees to work remotely at a vacation destination. In determining whether a location is a vacation destination, the Department Director should consider the reason the employee is at the location, whether the employee has friends or family members with them at the location, the duration of the employee's stay at the location, and the availability of recreational activities at the location. The exceptions provided in Section 3-05(2)(d) are not permissible without the City Manager's prior written permission if the employee is at a vacation destination.
- f. **Automatic Revocation** – If an employee no longer meets the eligibility criteria for remote work under Section 3-05(2)(c), any prior remote work authorization is automatically revoked. An employee is ineligible for remote work until the employee meets the eligibility criteria for remote work under Section 3-05(2)(c).

3-05(4) Remote Work Standards – Employees are required to meet the following standards while working remotely:

- a. **Schedule** – An employee is expected to work during the schedule assigned and approved by the employee's Department Director. Generally, an employee's remote work schedule should match the employee's schedule while working at a City facility or jobsite. Except under rare circumstances, the employee's schedule should prioritize coverage during the times that the City facility or jobsite where the employee works is open to the public.
- b. **Work Performance** – An employee working remotely is expected to maintain their performance and productivity. Working remotely is not an excuse for a decline in performance or productivity. If an employee cannot maintain their work performance or productivity while working remotely, the employee must inform their supervisor and cease working remotely until the employee's work performance and productivity levels can be maintained at satisfactory levels.
- c. **Policies and Procedures** – All City and departmental policies and procedures, including those governing conduct, confidentiality, records, and use of technology, apply with equal force while an employee is working remotely.
- d. **Phone Coverage** – The City's phone software allows phone calls to be made and received from an employee's computer. An employee is expected to make and answer calls while working remotely as if they were working at a City facility or jobsite.



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- e. **Records** – Records created, received, or maintained while working remotely are government records subject to the Utah Government Records Access and Management Act (GRAMA) and applicable retention schedules. Records must be stored on City systems. City data must not be stored on personal devices or personal accounts.
 - f. **Confidential Information** – Records that are confidential, classified as protected, private, or controlled under the GRAMA, or contain Personally Identifiable Information (PII) must be protected from unauthorized disclosure. Employees are responsible for taking adequate measures to protect this information including, but not limited to, locking their work device while away from their work device, not saving City information on personal devices or networks, and preventing access to any City device or network to a non-employee.
 - g. **Work Environment** – Employees are responsible for maintaining a safe, ergonomic work environment at their remote location. Employees are responsible for making their work environment free from distractions such as other people, pets, entertainment devices, and other similar distractions.
 - h. **Connectivity** – A stable, fast internet connection is required for an employee to work remotely. An employee cannot use an open public internet connection to work remotely unless they are connected to the City's virtual private network (VPN). If an employee experiences internet connectivity issues lasting more than 1 hour that interferes with the employee's ability to complete their job responsibilities and be available to their Department Director, supervisor, coworkers, or the public, the employee is required to go to the City facility or jobsite where they work and complete their work at the City facility or jobsite. An employee will be required to make up the time when they were unable to perform their job responsibilities and the time they commuted to the City facility or jobsite where they work. If available and approved by their Department Director, the employee may use vacation time or compensatory time in lieu of making up this time.
 - i. **Location** – An employee must identify the location where they will be working remotely and receive approval from their Department Director. Generally, the employee should be working from their home when working remotely. The employee may not work remotely at any unauthorized location.
 - j. **Overtime** – As required under Section 3-01(2)(c), non-exempt employees must obtain advance approval from their Department Director before working overtime remotely.
 - k. **Auditing** – As provided in this Midvale City Policies and Procedures Manual, an employee has no expectation of privacy on any City-owned device. Employees that use a City-owned device for personal use do so at their own risk. The City is authorized to review an employee's use of City-owned devices at any time and for



any reason. The City is authorized to review an employee's use of City-owned devices in evaluating the employee's compliance with this Section 3-05.

- 3-05(5) Department Director Responsibilities** – A Department Director who authorizes remote work is responsible for the following:
- a. **Compliance with Policy** – A Department Director is required to be familiar and to comply with this Section 3-05 prior to authorizing any of their employees to work remotely. A Department Director is responsible for their and their employees' ongoing compliance with this Section.
 - b. **Service Levels** – A Department Director is responsible for maintaining service levels for their department. While service levels may be affected by situations out of the Department Director's control, service levels must not be noticeably negatively impacted by their employees working remotely. A Department Director is expected to revoke previously authorized remote work for one or more employees if it is needed to maintain service levels within their department. In instances where it may be difficult to determine whether the employee's remote work may negatively impact service levels, a Department Director is encouraged to have the employee work at the City facility or jobsite rather than working remotely.
 - c. **Employee Performance and Productivity** – A Department Director is responsible for maintaining their employees' performance and productivity while working remotely. If one of their employees is not maintaining their performance or productivity levels while working remotely, a Department Director is responsible for addressing the performance and productivity issues with the employee. If the employee's performance or productivity issues continue, the Department Director is required to revoke the employee's remote work eligibility and take any other necessary steps, including the possibility of discipline, to correct the employee's performance or productivity issues.
 - d. **Employee Compliance** – A Department Director is responsible for monitoring their employees' compliance with this Section 3-05. Department Directors should take proactive steps to determine appropriate methods to monitor their employees' compliance with this Section. Possible examples include: (i) requiring remote employees to notify the Department Director when they start work, pause work, and leave work for the day, (ii) tracking employees' projects assignments and their completion, and/or (iii) occasionally auditing their employees' use of City-owned devices.
- 3-05(6) Revocation** –The City Manager or the employee's Department Director may revoke an employee's remote work authorization at any time and for any reason. The City Manager or the position's Department Director may revoke a position's remote work eligibility at any time and for any reason. The City Manager may temporarily suspend or revoke remote work for the entire City or department at any time and for any reason. Change in



remote work authorization or eligibility is not a change in working conditions. Employees should not expect ongoing authorization of remote work.

- 3-05(7) Violation** – If an employee violates this Section 3-05, the employee is prohibited from any further remote work until the City Manager has reinstated the employee’s eligibility for remote work in writing to the HR Director and the employee’s Department Director. Any previously approved remote work authorization is automatically revoked. The employee is ineligible for remote work under any of the exceptions under Section 3-05(2)(d) without the City Manager’s prior written authorization. If an employee is found to be working remotely prior to the City Manager reinstating the employee’s eligibility for remote work, both the employee and their authorizing Department Director will be subject to discipline.

~~3-05 (1) **General Policies** – It is the intent of Midvale City to allow employees to work remotely when it is deemed in the best interest of the City and whenever onsite work is not essential. No position is completely remote. Every position will require an employee to work in person at a City facility. Midvale City will not accept out-of-state applicants for remote work.~~

~~3-05 (2) **Remote Work Eligibility** – Job Descriptions will indicate if the position is eligible for remote work or not. Remote work authorization may be revoked at any time at the Department Director or City Manager’s discretion. Change in remote work status is not a change in working conditions. Employees must work their designated work schedule and must be responsive in replying to their supervisor. Employees must receive prior approval from their Department Director to work remote from anywhere other than their home.~~

~~3-05 (3) **Positions Eligible for Remote Work** – Employees working in positions deemed eligible for remote work and are able to complete all functions as described in their job description and meet expectations of their supervisor.~~

~~a. **Eligibility** – An employee is eligible to work remotely if:~~

- ~~i. The position is eligible to work remotely by the Department; and~~
- ~~ii. The employee is in good standing with the City. This means that the employee has not been subject to discipline (as outlined in Employee Policies and Procedures) within 6 months and is not on a corrective action plan, unless otherwise approved by the Department Director and approved by the City Manager or Assistant City Manager.~~



- ~~b. **Emergency** – An employee is eligible to temporarily work remotely if the Department Director, with the approval of the City Manager or Assistant City Manager, determines that the City would benefit from the position completing remote work during an emergency. Emergency eligibility for remote work will terminate with the resolution of the emergency or at the Department Director’s discretion.~~

~~3-05 (1) **Approval Standards and Process**~~

- ~~a. An eligible employee requests to work remotely by notifying the supervisor.~~
- ~~b. If the job has been designated as eligible to work remotely:
 - ~~i. Supervisor requests Human Resources to route the Remote Work application and recommends if the employee is a good candidate for remote work based on performance in his/her current position.~~
 - ~~ii. Department Director reviews the application and determines if the employee is a good candidate based on performance in his/her current position.~~~~
- ~~c. The Human Resources Director reviews the application, verifies position eligibility, and employee job performance history.~~
- ~~d. The Human Resources Director will route the Remote Work Agreement for completion and signatures to the supervisor, employee, Department Director, Human Resources Director, and City Manager.~~
- ~~e. An Equipment Check-out and Return form must be submitted with the Remote Work Agreement and updated on a regular basis.~~
- ~~f. If an employee approved for remote work is placed on a corrective action plan, the remote work approval is revoked immediately unless otherwise authorized by the City Manager.~~
- ~~g. Completed and approved Remote Work Agreements are stored in the employee’s personnel file.~~
- ~~h. Remote Work Agreements shall be reviewed and updated on an annual basis or when the employee’s schedule changes.~~

3-06 BILINGUAL DIFFERENTIAL PAY POLICY



3-06 (1) PURPOSE

Midvale City recognizes the value of employees who can communicate with residents and customers in languages other than English. Based on a department's needs and the City Manager's approval, the City offers Bilingual Differential Pay to eligible employees utilizing their non-English language skills on the job.

The purpose of this policy is to establish the criteria for eligibility, skill level, rate of pay, and procedures for administering the bilingual pay differential.

3-06 (2) RESPONSIBILITY

Responsibility for implementation and compliance of this policy rests with the City Manager, Department Directors, and Human Resources department.

3-06 (3) POLICY

1. Eligibility

- a. A Department may request bilingual pay for an employee (or applicant) when that Department demonstrates the need for bilingual skills in a specific language or languages.
 - i. Must be used, or be ready to use, in the Department daily
 - ii. Are critical to serving the community
 - iii. Are essential to the successful performance of the daily functions of the Department
 - iv. Are above the skills already required by the employee's job description.
 - v. Employee (or applicant) in position with significant resident and customer interaction.
- b. A Department may also request bilingual pay for an employee (or applicant) whose skills in a specific language or languages will not be used daily or are not in positions with significant resident and customer interaction.
 - i. A corresponding reduction in differential will be in effect (see "3. Compensation").
 - ii. Employees will be asked first to assist departments without bilingual employees.
- c. Applicants or incumbents for a bilingual pay differential must pass a bilingual proficiency test to be eligible for bilingual pay.



- i. The bilingual proficiency test required will be determined at a Department level and approved by the Human Resources department.
- d. The City Manager, Assistant City Manager, and Department Directors are not eligible to receive bilingual differential pay.

2. Procedures

- a. Requests shall be made using a Request for Bilingual Pay form. The request must include a justification of the nature and frequency of the bilingual duties required to be performed by the individual(s) designed for bilingual pay.
 - i. Requests must be approved by the appropriate Department Director, City Manager, and Human Resources Director.
 - b. Approval will be considered on a case-by-case basis.
 - c. Bilingual differential pay will be discontinued if the following occur:
 - ii. Employee is reassigned to a different position.
 - iii. The functions of the position no longer meet the requirements.
 - iv. Employee voluntarily withdraws from the program.
 - v. Multiple instances of employees not performing bilingual duties when called upon to do so.
 - vi. Employee's usage of bilingual skills no longer satisfies guidelines or is no longer recommended by the Department Director or authorized by the City Manager.
 - d. The Department Director may request a bilingual designation be removed from a position and must provide justification to the Human Resources department describing the reasons for the requested change.

3. Compensation

- a. Compensation will be contingent upon successful completion of the assigned bilingual proficiency test.
- b. Employees who are determined to qualify for bilingual differential pay as outlined above will receive a 4% pay differential added to their base pay through a separate payroll pay code specifically for the bilingual pay differential.
- i. Employees in positions without significant resident and customer interaction will receive a 2% pay differential added to their base pay through a separate payroll pay code specifically for the bilingual pay differential.
- ii. COLA, merit, and market increases will be applied to base pay independent of the pay differential.



SECTION 4 – EMPLOYEE BENEFITS

- 4-01 HEALTH INSURANCE** - The City may offer group health insurance benefits to eligible employees that meet the requirements of the City's plan.
- a. Eligible employees are enrolled when hired and may make changes to group benefit plans once each year during a specified period known as "Open Enrollment" or in the case of a major life event.
 - b. Health insurance elected by eligible new hires is effective on the first day of the month following the employee's start date. Coverage is canceled at the end of the month following the termination date.



- c. Eligible employees may only receive those health insurance benefits offered by the City at the time of hire or rehire.
- d. Eligible employees must provide proof of insurance under another plan in order to waive the City's coverage annually.
- e. Eligible employees shall not cancel City insurance without providing proof of other coverage and notifying Human Resources.
- f. Employees who meet the requirements to waive their medical insurance may receive a stipend per pay period approved by the City Council. If an employee is on leave of absence without pay, that waiver amount will be suspended until the employee returns to work.
- g. Employees should refer to applicable plan documents, which are available upon request from the Human Resources Director. Whenever a City policy is inconsistent with a plan document, the plan document shall control.

4-02 **LIFE INSURANCE** - Basic Life insurance and access to supplementary life insurance may be provided by the City for all full-time employees. The City provides a life insurance benefit of \$50,000 for the City employee, \$5,000 for a spouse and \$2,500 for dependents.

- a. All full-time and qualified part-time City employees are eligible for this life insurance benefit.
- b. Additional life insurance is available for eligible employees and their families as an option and is paid for by the employee. Additional information can be obtained from the Human Resource Department.

4-03 **FICA (SOCIAL SECURITY & MEDICARE)** - All employees are covered by the benefits of Old Age, Survivors and Disability Insurance as provided by law. Contributions from the employee and the City will be made in accordance with Federal law.

4-04 **SOCIAL SECURITY** - All employees are covered under the federal social security program. Social security is designed to provide supplemental income to workers who retire. Social security was not designed to provide retirement income, which will maintain a recipient at a lifestyle attained during working years.

4-05 **LONG- AND SHORT-TERM DISABILITY** - Subject to the terms and conditions established and controlled by the plan provider and/or other



disability plan provider(s), the City sponsors long-term and short-term disability insurance coverage for employees in eligible classifications for the purpose of providing income protection against the loss of an employee's ability to work and earn income. All full-time and qualified part-time employees are eligible.

4-06

WORKER'S COMPENSATION - Work-related injuries or illnesses may be covered under the City's worker's compensation insurance. Specific benefits are by law and the City's insurance policy. To be considered work-related, the injury or illness must arise from and occur in the course of employment.

- a. When authorized by a physician, medical expenses related to the work-related injury or illness (including doctor, hospital, surgical, physical therapy, prescription medication, medical equipment, and any out-of-pocket medical expenses) are covered.
- b. Worker's compensation also pays for wages lost as a result of an employee work-related injury or illness; however, there is a three-day waiting period. During the three-day waiting period, a regular employee may charge any absence to accumulated sick, vacation, or compensatory time.
- c. Worker's compensation pays 66 2/3% of an employee's average weekly wages and is non-taxable up to a maximum amount as defined by worker's compensation. An employee may elect to charge up to one day of sick leave, vacation, or compensatory leave for each day of absence in an amount equal to the portion of the employee's total compensation, which is not paid by worker's compensation benefits. However, in no case can the combination of sick leave and worker's compensation benefits exceed the employee's base pay. Once accrued leave has been exhausted, the employee will no longer accrue vacation, sick, or holiday leave until they return to work. Service time in Utah Retirement Systems will continue while on worker's compensation.
- d. Midvale City employees who take time off work as a result of an injury sustained at other employment are not eligible to use any accrued sick leave while receiving workers compensation disability benefits based on other employment.
- e. Under the provisions of the Americans with Disabilities Act and/or Family Medical Leave Act, and related to state law, an injured employee may have some right to a period of job protection during a worker's compensation absence. See the City's separate disability accommodation and FMLA policies for additional information.



- f. When injured while on duty, an employee must:
 - i. Immediately obtain necessary treatment. The City recommends that employees initially seek medical treatment at an approved medical facility. If emergency medical treatment is needed, the employee should seek treatment at the closest medical facility. Contact Human Resources for approved medical facilities.
 - ii. Ensure that doctors who treat their injuries complete a medical report describing how, when, and where the accident occurred. The employee is responsible for making sure a copy of the medical report is sent to the Human Resource Director.
 - iii. Report the injury to their supervisor or Department Director as soon as reasonably practical. The supervisor shall be responsible for notifying the Human Resource Director. Claims not meeting statutory notification requirements can be denied under workers compensation laws.
 - iv. The job-related injury shall be detailed on forms prescribed by the Utah Labor Commission and the City. These forms must be completed and submitted to the Human Resource Director within three days following the incident producing the injury.
 - v. An employee reporting an accident or injury while performing his or her duties on the date of the accident will be paid for that day.
 - vi. Employees injured while on duty must submit to a drug test as prescribed by drug testing policy in Section 6-03.
 - vii. Employees in safety sensitive positions returning after an extensive leave (30 days or more) must submit to a drug test prescribed by the drug testing policy in Section 6-03.
 - viii. It is the employee's responsibility to obtain a medical release form signed by a doctor. The employee is to report to work as permitted by the medical release form.
 - ix. Upon receipt of a medical release form, a supervisor will review doctor recommendations and consider available work assignments. Depending on availability, light duty work assignments may or may not be allowed.



- x. A copy of the medical release form needs to be submitted to the supervisor and a copy submitted to the Human Resource Department prior to returning to work.
- f. Upon return from a worker's compensation leave the City will accommodate an employee's return to their original or an equivalent position whenever possible. If any employee fails to report to work promptly at the end of the approved leave period, the City will assume the employee has resigned.
- g. The City reserves the right to act in accordance with its own safety and risk management policies to determine appropriate action with respect to the workforce, procedures, internal controls, and even disciplinary action, in order to enforce its own safety and risk management policies.
- h. As provided by applicable state law, the City retains the right to pursue any and all available legal actions against any third party to recover worker's compensation costs for injuries that occur during an employee's voluntary participation in any off-duty recreational, social, or athletic activity sponsored by the City.
- i. An employee on leave for workers' compensation is not allowed to work a secondary job.

4-07

COBRA - The federal Consolidated Omnibus Budget Reconciliation Act (COBRA) gives employees and their qualified beneficiaries the opportunity to continue health insurance coverage under the City's health plan when a "qualifying event" would normally result in the loss of eligibility. Some common qualifying events are resignation, termination of employment, retirement, or death of an employee, a reduction in an employee's hours, a leave of absence, an employee's divorce or legal separation, a dependent child no longer meeting eligibility requirements, or termination of FMLA leave.

- a. Subject to the terms and conditions of the group policy and applicable legal standards for extensions of insurance coverage under the law, employees, their spouses, dependents, and divorced or separated spouses may continue the group insurance plan benefits for periods of time beyond the last date of work of the employee for the City. The terms, limitations, conditions, and length of extensions of coverage are specific in each individual case. Employees, dependents, spouses and ex-spouses are encouraged to make an inquiry of the Human Resources Department. Under COBRA, the employee or beneficiary pays the full cost of coverage at the City's group rates plus a 2% administration fee.



- b. The City provides each eligible employee with a written notice describing rights granted under COBRA when the employee becomes eligible for coverage under the City's health insurance plan. The notice contains important information about the employees' rights and obligations.
- c. Retirees, who meet the conditions for retirement as determined and defined by the Utah State Retirement Board or another City-sponsored retirement plan, may elect to continue their health insurance coverage upon retirement, which they had prior to their retirement date. Retirees will be required to pay the full premium for this insurance group coverage, plus a 2% administration fee, under COBRA, for a period of up to 18 months.
- d. Continuation of health insurance coverage must be coordinated with the City under the terms and conditions established by and through the Plan Provider. Employees interested in more information about the continued health insurance coverage under this policy should contact the Human Resource Department.

4-08

UTAH RETIREMENT SYSTEM (URS) - The Public Employees' Noncontributory Retirement System is a retirement plan intended to provide a meaningful retirement benefit to City employees who have chosen a career in public service. Subject to the terms, conditions, and limitations as defined and regulated by the Utah Retirement Board, the City provides coverage for employees in eligible employment classifications in the Utah Retirement System.

- a. Consistent with Utah Code Ann. § 49-13-203, the City Manager; Assistant City Manager; City Attorney; Deputy City Attorney; Community Development Director; Public Works Director; Administrative Services Director; Human Resource Director/City Recorder; Finance Director, Judge; and any eligible Tier 1 elected official are eligible for exemption from the URS. If individuals in these positions choose to exempt themselves from URS, they will receive their retirement contribution to a 401(a)-account administered by MissionSquare in lieu of the contribution to URS.
- b. Non-benefited temporary or part-time (<30 hrs./wk.) employees are not eligible for URS benefits. Eligible employees must work a minimum of 30 hours per week and receive benefits from the City.



- c. The URS has designated two categories of employees according to enrollment date. Once you are enrolled in the URS as either a Tier 1 or a Tier 2 employee, you will keep that designation, even if you stop working for a participating employer for a period of time and then return at a later date.
- d. Employees initially enrolled in the Utah Retirement System before July 1, 2011, are classified as Tier 1 employees. The City will pay the full URS Tier 1 rate for eligible employees. All City employees are enrolled in the Noncontributory System.
- e. If you leave employment covered by Utah Retirement Systems, you are not eligible for a refund, but your retirement funds will remain in your account, and you will receive a benefit when you retire. Benefits are vested after four years of service.
- f. Employees initially enrolled in the Utah Retirement System on or after July 1, 2011, are classified as Tier 2 employees. The City will pay the required URS Tier 2 rate for eligible employees.
- g. Tier 2 employees may choose between a defined contribution or a hybrid plan (see HR for more information). Employees have one year after employment begins to make this irrevocable choice of plans.
- h. Any eligible employee that is active in the Utah Retirement System may participate in the URS 401(k) plan in accordance with federal and state law contribution limitations.
- i. To access your Utah Retirement System account, go to www.urs.org. You can login to my URS which will display your years of service and account information. You can also view account statements, update your address and beneficiaries and print forms.
- j. For additional information regarding your Utah Retirement System accounts, contact URS benefits or the Human Resource Departments.

4-09

MISSIONSQUARE RETIREMENT BENEFITS - The City also offers qualified savings plans through MissionSquare. Employees in the positions listed in Section 4-08(a) above may opt out of the Utah Retirement program and instead invest the full amount in the MissionSquare program.

If an employee is post-retired from Utah Retirement Systems, the City will contribute the same monthly amount required by URS for active members to their MissionSquare 401(a) Plan.



The City provides a supplemental retirement benefit through MissionSquare. The City provides a total of 1% match to the MissionSquare 401(a) account of any eligible employees who contribute a minimum of 1% to a MissionSquare 457 plan or URS 401(k) plan. This election can only be made during Open Enrollment each year.

Information about coverage, contributions, benefits, and programs may be obtained through the Human Resources Department.

4-10 RETIREMENT HEALTH SAVINGS PLAN (RHS) - All employees, including elected officials, are required to participate in the VantageCare Retirement Health Savings (RHS) Plan.

- a. **Contribution Sources and Amounts:**
 - i. Direct Employer Contributions: A discretionary amount to be determined each Plan Year.
 - ii. Mandatory Employee Leave Conversions: Accrued Sick Leave per City Policy
- b. Employees with more than 480 hours of sick leave are required to convert sick leave to contribute to their RHS Plan. Only sick leave in excess of 480 hours at the end of the first full pay period in January is eligible to be contributed to the RHS Plan. The contribution is equal to sick leave earned during calendar year in excess of 480 hours less sick leave used during calendar year multiplied by 50%. The converted sick hours will be deducted from the employee's sick leave balance. After the conversion of sick hours for the contribution to the RHS Plan, participants may elect to convert 25% of remaining sick leave in excess of 240 hours to vacation leave.
- c. For full-time and qualified part-time employees, the City will contribute 10% of total accrued sick leave hours at applicable hourly rate upon separation from service to the employee's RHS Plan.
- d. Contributions to the RHS plan will be vested according to the contract with the RHS Plan provider.
- e. Contact the Human Resource Department for additional information on the RHS Plan and the current vesting requirements.

4-11 EMPLOYEE RECOGNITION - It is the intent of the City to recognize those employees whose loyalty and dedication to public service are reflected



in their length of service to the City. The City expresses this recognition and attempts to show a measure of its appreciation through an Employee Service Awards Program. As part of the Employee Service Awards program, the City presents employees with awards based upon the total number of years of service in five-year increments.

<u>Years of Service</u>	<u>Gift Certificate Amount</u>
5 Years	\$100
10 Years	\$200
15 Years	\$300
20 Years	\$400
25 Years	\$500
30 Years	\$600

4-12 WELLNESS PROGRAM

- 4-12 (1) The City offers a wellness program to encourage employees to stay physically fit and maintain good health. This program is paid for by the City and administered by the Human Resource Department for your benefit. It is a voluntary program for all employees. The program has the following objectives:
- a. Enhance quality of life for employees and family members;
 - b. Improve morale, motivation, and personal development;
 - c. Strengthen interpersonal relationships;
 - d. Lower health, life, and disability insurance costs;
 - e. Decrease work-related injuries and workers' compensation costs; and
 - f. Reduce use of sick leave and absenteeism.
- 4-12 (2) The City reserves the right to modify the program at any time. Some wellness program benefits may be taxable. For more information, contact the Human Resource Department.

4-13 UNIFORMS - The City will provide employee uniforms when uniforms are required to fulfill job responsibilities, which may be taxable consistent with City-wide policies. Uniforms will be maintained and worn in accordance with City and Department policies.

4-14 AUTOMOBILE MILEAGE REIMBURSEMENT

- 4-14 (1) The City provides City-owned vehicles for employee use during normal business hours for City use. In the event that a City-owned vehicle is not available, the City, at its sole discretion, will reimburse employees for use of



their personal vehicles for City business at the rate currently allowed under Internal Revenue Service regulations. Employees must have prior approval of the Department Director to use their personal vehicle for City business. Employees using their own personal vehicle for City business must provide proof of insurance coverage to their Department Director.

- 4-14 (2) Commuting to and from work in City-provided vehicles that are not qualified non-personal use vehicles (as described in 26 CFR § 1.274-5T(k)) is considered a fringe benefit and is subject to employment taxes. This benefit will be included on the employee's W-2 and subject to all employment taxes. Department Directors, with the City Manager's approval, may require certain employees to drive these City-provided vehicles home. In which case, the City will pay the employee's share of the taxes.

4-15 CAR ALLOWANCE - The City Manager, Assistant City Manager, Department Directors, and key employees (as determined by the Department Director), except for those with a City-provided vehicle, will receive a car allowance in an amount approved by the City Council. Any mileage driven over a 50-mile radius from Midvale City Hall for anything above normal day-to-day usage (i.e. driving to attend a conference) is considered reimbursable at the current IRS rate. Employees receiving a car allowance must provide proof of valid insurance for their vehicles to their Department Director and the Human Resource Director.

4-16 CELL PHONE POLICY - Exempt and key employees are expected to be available during work hours whether in the office or at a meeting or conference and when needed outside work hours. As a result, all exempt employees and those key employees identified by the City Manager shall keep their cell phone with them while at work or at home. It is also expected that the exempt employee's phone will have a data plan to allow for additional communication of information and scheduling of meetings via email.

- a. In an effort to eliminate the need for an employee to carry two phones (personal and work) and to reduce the expense to the City, each employee that has been identified as needing to have a cell phone may choose one of the following options:

Option 1: Carry a personal cell phone that will be used for both City use and personal use with the monthly service paid for by the employee. The City will reimburse the employee an appropriate amount based on the cost of the City's plan per paid period for City use of the phone. If the phone is damaged, all replacement costs will be paid by the employee.



Option 2: Carry a City-issued cell phone (determined by the City) that can be used for both City use and personal use for which the employee reimburses the City an amount designated by the City based on the cost of the City's plan per pay period of the service cost and 100% of any overage amounts. If the phone is damaged, it will be replaced at the City's discretion. The phone is the City's property and is subject to City access and repossession under Section 4-16(2).

Option 3: Carry a City-issued cell phone (determined by the City) that will be for City business only, and the City will pay the costs. If the phone is damaged, it will be replaced at the City's discretion. Personal use is permitted in accordance with Section 4-16(2). If an employee appears to use their City-issued cell phone in violation of Section 4-16(2), the City Manager may revoke the employee's ability to choose this option. The phone is the City's property and is subject to City access and repossession under Section 4-16(2).

- b. Contributions from the City will be included in the employees' paycheck. Reimbursements to the City will be by payroll deduction with each paycheck. The reimbursed amount will be determined based on a bundled plan for minutes and text as determined by the Department Director or a bundled plan for minutes, text and data as determined by the Department Director.

4-16 (1) **Use of Cell Phones or Similar Devices at Work and While Driving**

- a. While at work, employees are expected to exercise the same discretion in using personal cell phones as when using company phones. Excessive personal calls during the workday, regardless of the phone used, can interfere with employee productivity and be distracting to others. Excessive use of cell phones during work hours for personal use may be cause for disciplinary action.
- b. As a general rule, employees should restrict the use of cell phones for personal reasons to scheduled breaks or lunch periods in non-working areas.
- c. To ensure the effectiveness of meetings, employees are also asked to turn cell phones to vibrate mode during the meeting or leave the cell phone at their desk.
- d. The City prohibits employees from using cell phones or similar devices while driving any City-owned vehicle or while conducting business for the City and driving any vehicle.



- e. This prohibition includes receiving or placing calls (unless the device has hands-free capability), text messaging, surfing the Internet, receiving or responding to email, watching videos, checking for phone messages, or any similar activity in which the driver has to interact with or physically manipulate the cell phone.
- f. If the employee must respond to a text message, email, or other type of communication in a non-hands-free mode, he/she must stop the vehicle in a safe location and remain in that location until the communication is completed.
- g. Employees violating this policy are subject to disciplinary action up to and including termination.

4-16 (2) **Personal Use of City-Owned Cell Phones and Equipment**

- a. The City may issue business cell phones to employees for work-related communications. Personal use of a City-owned cell phone is subject to the provisions of Section 6-01 (8).
- b. The City reserves the right to review City-owned cell phone usage and may, at its sole discretion, monitor the activity of all of its equipment including City-owned cell phones. Employees have no expected right to privacy as it relates to any City-owned equipment. If the City finds the employee is abusing the use of the City-owned cell phone for personal use, the City-owned cell phone will be confiscated, and the employee will be required to choose a different option under Section 4-16(a).
- c. Employees in possession of City equipment (including cell phones) are expected to protect the equipment from loss, damage, or theft. Upon termination of employment, or upon request at any time, the employee may be asked to produce the equipment for return or inspection. If the employee fails to return the equipment in a timely manner or if the equipment is damaged beyond normal "wear and tear", the City reserves the right to withhold the fair market value of the equipment from the employee's paycheck.
- d. Any and all information on any City-owned equipment and any personal or City-owned cell phone in which the City pays for or reimburses the employees for use, may be considered a public record and may be obtained through a Governments Records Access and Management Act (GRAMA) request. Any City-related information collected on any device for City-related business, including a personal cell phone, may be considered a public record and may be obtained through a GRAMA request regardless of if the City pays for or reimburses the employees



for use. Employees are expected to cooperate with such GRAMA requests.

- e. Excessive usage or abuse of a City-owned cell phone or equipment may be cause for disciplinary action up to and including termination.

4-17 EMPLOYEE ASSISTANCE PROGRAM - Midvale City has elected to fund an employee assistance program to assist employees and their dependents in addressing and facilitating solutions.

All full-time and qualified part-time City employees and dependents are eligible and can utilize the employee assistance program voluntarily to receive counseling and facilitate solutions. This service is offered at no charge to the employee or dependents and is a confidential program. For more information, contact Human Resources.

4-18 TRAINING AND TRAVEL POLICY - Actual and reasonable business travel and training expenses incurred in the authorized conduct of City business, including transportation, registration fees, meals, and lodging costs, will be paid by the City. The City will not bear or reimburse any costs associated with a person(s) accompanying an employee on business travel. Business travel must be approved in advance and employees are responsible for securing reasonable and cost-effective travel arrangements.

- a. **Expenses** - All employees must obtain prior approval from their Department Director before incurring business-related travel expenses. Employees, as a condition of employment, may be required by the City to attend essential education. With the approval of the Department Director an employee may receive a cash advance prior to the anticipated travel. All travel must be related to and within the scope of an employee's work activities.
- b. **Mode of Travel** - Employees are responsible for using the most efficient, direct, and economical form of transportation available, given the circumstances. If an employee voluntarily chooses to use a more expensive form of travel, the City will compensate the employee only for the least expensive available travel option, with the employee being responsible for paying the difference in cost.
- c. **Use of Personal or City Vehicles** - Transportation by car may be required if travel time is less than one day, scheduling permits and the expense is more economical than air travel. Generally, an employee should use a City vehicle for travel. If a City vehicle is not available and the employee must use a private vehicle, the City will reimburse at the



mileage rate established by the IRS. If more than one employee is riding in the same vehicle, only the owner of the vehicle will be reimbursed for mileage. If an employee has an assigned City vehicle, they are expected to use that vehicle. If an employee chooses to use a private vehicle when a City vehicle is available, the City will compensate at half the mileage rate established by the IRS for tax purposes. If a City vehicle is used, no mileage compensation will be made, but the City will pay fuel costs and any repairs needed to the vehicle while traveling. Employees with vehicle allowances are expected to use the vehicle at no additional cost to the City for City-related travel within a 50-mile radius of City Hall. Employees using their own personal vehicle for City business must provide proof of insurance coverage to their Department Director.

- d. **Car Rentals** - Car rentals are compensated only when other less costly forms of transportation are unavailable. Employees are required to rent compact cars unless only a larger car is available, or circumstances necessitate a larger car. Employees are encouraged to use public transportation, complimentary shuttles, ride share, and/or share taxi expenses with a group whenever possible.
- e. **Lodging** - Employees are responsible for using the most efficient and economical accommodation with the best combination of location and price.
 - i. **Convention or Special Rates** - Whenever possible, employees should use hotels where a corporate or convention rate has been established. Asking for special or better rates is also advised when checking in at hotels.
 - ii. **Reimbursement** - Lodging will be reimbursed at actual cost on a single rate basis or divided rate basis if more than one employee shares the room. Employees will be reimbursed according to the rates allowable for each locality in the United States as specified in the per diem schedule issued periodically by the U. S. Government Office of Personnel Management. In some instances, actual expenses in excess of the maximum rate for lodging may be allowed, e.g., where a conference or meeting hotel has been designated and scheduling does not reasonably permit alternative lodging, or where no other rooms are available. Prior approval must be obtained from the employee's Department Director under these circumstances. When obtaining lodging, employees should notify the hotel of their tax-exempt status as a City government employee and provide tax exemption forms available from the Finance Department. All



lodging receipts must be submitted with a travel voucher. Employees that stay with relatives, friends or other means in lieu of staying in a hotel, are eligible for a \$50 per night stipend.

- f. **Meals** - The City will compensate employees for per diem consistent with the maximum rates allowable for each locality in the United States as specified in the per diem schedule issued periodically by the U. S. Government Office of Personnel Management. The schedule applies to all travel which extends more than 12 hours and requires overnight lodging. Allowances for seasonal rates may be considered.

Travel that requires less than a full day shall be compensated as follows:

- Breakfast - when necessary to depart before 7:00 a.m.
- Lunch - when necessary to return after 2:00 p.m.
- Dinner - when necessary to return after 7:00 p.m.
- No Incidentals will be included in calculation.

- g. **Frequent Flyer and Hotel Club Programs** - Employees may retain accrued frequent flyer and hotel club program credits; however, any cash rebates must be returned to the City. Employees should ensure that they continue to make the most economical travel arrangements, uninfluenced by potential airline or hotel travel awards.

- h. **City Credit Cards** - Employees who travel must use a City credit card when applicable.

- i. **For Business Travel Only** - City credit cards must be used only for actual and necessary business-related charges and not for any personal expenses.

- ii. **Inappropriate Use** - Employees are responsible for inappropriate credit card charges. Such improper use may also subject an employee to corrective action.

- i. **Entertainment Expenses** - No reimbursement will be made for entertainment expenses during a business trip unless the entertainment is business-related and pre-approved by the Department Director. The employee must pay any cost for personal magazines, movies, books, and newspapers.

- k. **Miscellaneous Travel Expenses** - The following expenses may be compensated when incurred for approved business travel:



- i. Transit fares at the travel destination site only. Transit fares to and from Salt Lake City transportation terminals are not reimbursable.
 - ii. Tolls;
 - iii. Baggage handling;
 - iv. Up to two telephone calls daily to the employee's home area code are reimbursable while in travel status, in addition to calls related to City business. The amounts of personal telephone calls are not to exceed \$7.50 in aggregate daily total. The City may supply prepaid phone cards as an alternative;
 - v. Parking fees with receipts; and
 - vi. Necessary and reasonable transit fares at the destination site, including gratuities not to exceed 15% (or 20% in major markets) are reimbursable with receipts.
- l. **Personal Travel** - Generally, employees are permitted to combine personal travel with business travel as long as annual leave is approved. Additional expenses arising from such non-business travel are the employee's responsibility.
- m. **Compensation of Nonexempt Employees for Travel Time.**
 - i. **Regular Work Hours** - Nonexempt employees will be compensated for travel time during regular working hours while on approved City business.
 - ii. **Regular Work Hours on Non-Workdays** - Travel during regular working hours on non-workdays (e.g., Saturday, Sunday or holidays) is treated as "hours worked" only when the City mandates such travel.
 - iii. **Outside of Regular Work Hours** - Time spent traveling, (e.g., on a plane, bus, or in a car) outside of normal working hours, is not considered "hours worked".

4-19 EDUCATION ASSISTANCE - The City recognizes that the skills and knowledge of its employees are critical to the success of the organization. The City's Educational Financial Assistance program encourages personal



development through formal education so employees can maintain and improve job-related skills.

- a. The City may provide educational financial assistance up to 75%, but not to exceed \$1,500 of the cost of tuition, fees, (excluding late fees) and books per request to eligible employees. Employees may make two requests for reimbursement per fiscal year for maximum amount of \$3,000 per fiscal year to be granted depending upon annual budget appropriations. Only full-time employees who have successfully completed their six-month probationary period are eligible to receive financial assistance from this program.
- b. To maintain eligibility, employees must remain on active payroll and perform their job satisfactorily through completion of each course. Educational financial assistance is limited to courses required for a college degree, provided that the degree relates to the employee's career path.
- c. The City has sole discretion to determine approval for any educational financial assistance requested. Approval must occur first through the Department Director and next through the City Manager prior to enrollment in the course.
- d. Pursuant to this policy, costs of tuition, fees, or books will be disbursed upon successful completion of the approved course. Where a grade is given, the employee must successfully complete said course with a grade of "B" or better. If the course is on a pass/fail basis, the employee must pass the course to qualify for reimbursement. The employee must submit a request for reimbursement along with documentation of successful completion of the course to the City Manager within 30 calendar days of completion of any approved course.
- e. Employees may not be reimbursed for tuition paid by another financial grant or scholarship.
- f. If an employee separates from City employment within two years of completing any course for which the employee received reimbursement, the amount of educational financial assistance for that course shall be deemed a loan and will be deducted from the employee's final paycheck. Employees must agree to sign a promissory note if the final paycheck is insufficient to repay the loan in full. The terms of which will be a negotiated monthly payment, 0% interest, and full repayment of the outstanding balance within one year of the employee leaving employment with the City.



- g. The City may pay 100% of education costs when the course is necessary for an employee's current job, and the course is limited in both time of offering as well as length (e.g., one-day seminar or a one-week training and certification course). The City may also pay 100% of the education costs for certain occupations where ongoing education is necessary to maintain a certification or continuing education required by the state, City, or professional organization to which the employee belongs. Employees are not required to reimburse the City for these costs upon separation from the City.

4-20 SEPARATION OF EMPLOYMENT

- 4-20 (1) Employees who voluntarily resign may receive an exit interview administered by the Department Director, Human Resource Director, or designee. Employees who resign and desire to remain in good standing with the City should give a minimum of a two-week notice. Otherwise, they may not be considered for re-employment at a future date. Such notice should be given in writing to your supervisor and Department Director and forwarded to Human Resources. Employees are not allowed to resign and use vacation after their resignation notice, even if such vacation was previously approved. The City Manager may waive this requirement if doing so would benefit the City.
- 4-20 (2) **Vacation** - Upon separation from employment with the City, employees are entitled to receive payment for accrued and unused vacation time, provided they sign a release agreement waiving any and all legal claims against the City, its officials, officers, employees, and representatives, arising out of or related to the employment relationship and its termination. This policy applies to all regular full-time and qualified part-time employees of the City who are eligible for vacation benefits. The payment will be calculated based on the employee's regular rate of pay at the time of separation and included in the final paycheck along with any accrued unused compensatory time. The Human Resource Department will provide the employee with the necessary release agreement paperwork. The employee will have a specified period to review and sign the release agreement before receiving payment for accrued unused vacation time. In exceptional circumstances or as required by law, the city may withhold payment for accrued unused vacation time pending resolution of specific issues related to the employee's separation.
- 4-20 (3) **Sick Leave** - Upon separation of employment with the City, full-time and qualified part-time employees who have successfully completed their probationary period are entitled to convert 25% of their accrued unused sick leave in accordance with Section 5-04 after which 10% of the remaining accrued unused sick leave will be deposited into the employee's Retirement Health Savings Account (Section 4-10). Unused sick leave benefits will not be



paid as direct compensation to employees while they are employed or upon termination of employment except as otherwise stated in this policy.

4-20 (4) At the time of termination, the employee will return all Midvale City uniforms, keys, identification tags, badges, and other issued City equipment. Employees should also leave a forwarding address with the Human Resource Department in order for the mailing of the W-2 at the end of the year.

4-20 (5) **Retirement** - A full-time employee with at least ten years of service with the City or five years of service at age 60 qualifies to be a retired employee. The age that qualifies an employee for full social security benefits shall not be a traditional retirement age for employees. No employee will be required to retire or be removed from City service for reasons unrelated to work performance or elimination of position.

4-20 (6) **Retirement Gift**

a. A full-time employee qualifying as a retired employee will also qualify to receive a retirement gift from the City based on the following years of service:

<u>Years of Service</u>	<u>Gift Certificate Amount</u>
5-9 Years	\$100
10-19 Years	\$200
20+ Years	\$300

b. You are urged to provide the City with a minimum of two months' notice when you are nearing retirement. This will allow ample time for the processing of appropriate pension forms to ensure that any retirement benefits to which you may be entitled commence in a timely manner.

c. All outgoing employees are required to contact Human Resources to ensure all necessary forms are completed and to ensure all City property has been turned over to your Department Director.

4-20 (7) **Life Insurance Continuation** - The City's life insurance plan has a conversion option. When you leave employment, you may convert to an individual policy. Contact Human Resources for more information.

4-20 (8) **Disability Insurance Continuation** - The City's disability insurance also has a conversion option. When you leave employment, you may convert to an individual policy. Contact Human Resources for more information.



- 4-20 (9) **Continuation of Group Health Plans (COBRA)** - Federal law requires employers to offer a temporary continuation of group health plan coverage to qualified beneficiaries. Employees covered by an employer's group health plan and/or spouses and dependent children may qualify, including children born after the qualifying event. The continuation period is generally 18 months but can be extended. Please contact Human Resources for more information.
- 4-20 (10) **Health Insurance Portability (HIPAA)** - The Health Insurance Portability and Accountability Act is designed to help ensure portability of health coverage for individuals and families who move from one employer health benefit plan to another and to protect your health information. The act places several significant obligations on Midvale City and our group health plan providers, including a requirement to issue a Certification of Credible Group Coverage to employees and their eligible dependents when coverage under the City's health plan ends. These certifications provide documentation of prior coverage which terminating employees and their dependents may need to reduce preexisting condition limitations when enrolling in a new health plan benefit.
- 4-20 (11) **Retirement Early Withdrawal Penalties** - You may withdraw part or all of your retirement accounts upon termination. There is a 10 percent penalty on withdrawals from the State Retirement (if applicable) and Mission Square 401(a) systems. The IRS requires a 20 percent withholding of the withdrawn funds. This 20 percent does not change the penalty or taxes due. As usual, any funds withheld in excess of the taxes and penalties due are refunded after you file your taxes for the year. You may avoid the taxes and penalties by leaving your money in the plan or rolling it into another qualified plan. You may obtain all the appropriate paperwork from the Human Resources Department.

SECTION 5 – LEAVE POLICIES

5.01 ANNUAL VACATION LEAVE

Vacation time off with pay is available for eligible employees to provide opportunities for rest, relaxation, and personal pursuits. Part-time employees are not eligible for vacation leave. Qualified part-time employees receive vacation on a pro-rated basis. Vacation accrual is based on 24 pay periods. Vacation leave may not be used until the pay period following its accrual. Vacation may not be used after giving notice of resignation. Benefited full-time employees shall accrue annual vacation leave in accordance with the following, whichever is higher:



- a. **Vacation Accrual Rates:** Employees with completed years in the Utah Retirement System are eligible for the rates listed below based on those completed years.

Full-time employee (effective July 1, 2024):

Completed Years of Accrued Cumulative City Service or URS	Hours of Vacation Accrued for 24 pay periods a year
Less than 5	4.00 (96 hours annually)
5 – 9	5.00 (120 hours annually)
10 – 15	6.00 (144 hours annually)
16+	7.00 (168 hours annually)

******Vacation accrual may be negotiated based on relevant professional work experience at the discretion of the City Manager.***

- b. **Maximum Vacation Accrual Allowed:** Vacation time accrued cannot be carried forward from one calendar year to the next in excess of the following:
- A maximum of 240 hours per year shall be allowed to be carried forward from one calendar year to the next. If the amount of unused, accrued, or credited vacation time on December 31st of each year exceeds the cap of 240 hours, the excess balance will be forfeited and added to the sick leave bank.
 - Vacation leave shall be requested from and pre-approved by the employee's supervisor. Advancing vacation leave to any employee is prohibited. Vacation leave cannot be used for any unapproved absences.
 - In the event an employee is not allowed to use previously scheduled and approved vacation leave because of unforeseen needs of the City, the City Manager may in writing grant an extension up to 60 calendar days from the forfeiture date in which the employee may use his/her vacation time. All accrued or credited vacation time will be paid at the time of separation from the City.
- c. Department Directors are credited their authorized number of vacation hours annually on January 1 of each year. If the eligible employee is hired after January 1, the number of hours of vacation pay credited on the date of hire will be pro-rated based on the months remaining in the



year. The City Manager reserves the right to negotiate vacation time upon hiring of Department Directors.

- d. A holiday that falls during an employee's annual vacation leave shall be counted as a paid holiday. Annual vacation leave shall be requested and pre-approved by the employee's supervisor.
- e. Employees on an unpaid leave of absence, such as a leave of absence, FMLA, or unpaid administrative leave, will not accrue vacation or sick leave during that time.
- f. Paid vacation shall be accounted for in minimum increments of one quarter hour. Exempt employees who are off work for less than a full workday with their Department Director's approval shall not have their vacation deducted for vacation time taken.
- g. Employees who fail to notify their supervisor of their absence, regardless of the duration, are not permitted to use leave time for those hours.

5-02 HOLIDAY LEAVE

The City recognizes the following holidays for purposes of paid holiday leave:

- | | |
|--------------------------|--------------------------------------|
| • New Year's Day | January 1 st |
| • Martin Luther King Day | 3 rd Monday in January |
| • Presidents' Day | 3 rd Monday in February |
| • Memorial Day | Last Monday in May |
| • Juneteenth | June 19 th |
| • Independence Day | July 4 th |
| • Pioneer Day | July 24 th |
| • Labor Day | 1 st Monday in September |
| • Veterans Day | November 11 th |
| • Thanksgiving Day | 4 th Thursday in November |
| • Thanksgiving Holiday* | 4 th Friday in November |
| • Christmas Day | December 25 th |
| • Christmas Holiday | December 26 th |



*Thanksgiving Holiday is only available to employees working a 9/80 schedule and a traditional 5 days/40 hours per week schedule.

- a. Except for the Juneteenth, the following observance policy applies to holidays falling on days when City Hall is closed. If a holiday falls on or is observed on a Friday or Saturday, the holiday will be taken on the preceding Thursday . If a holiday falls on a Sunday, the holiday shall be observed on the following Monday . If the holiday falls on or is observed on a Monday through Thursday, City Hall will be closed for the holiday.
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- b. Full-time employees are eligible for 120 hours of holiday pay per calendar year. Qualified Part-time employees will receive holidays on a pro-rated basis. Part-time employees (working less than 30 hours per week) are not eligible for holiday pay.
- c. Public Work on-call employees required to work on an observed holiday or an actual holiday that falls on their regularly scheduled day off, are paid at a rate of one and one-half times their straight time base pay rate plus holiday pay as long as they meet the 40-hour work week including the holiday.
- d. Non-exempt Public Works employees scheduled off on an observed City holiday but required to work for snow events or other emergencies will be paid for the holiday hours in addition to receiving compensatory time or overtime.
- e. Employees do not accrue holiday pay when on an unpaid leave of absence.
- f. Public Work employees accruing holiday leave due to their on-call status may use the holiday on a floating basis as long as it is requested and pre-approved by the employee's supervisor. Any floating holidays must be used within 30 days. Unused holiday hours may not be carried from one calendar year to another.
- g. Regular Employees working a 4/10 work schedule may not accrue holiday hours or move their holiday to a different day.
- h. Exempt employees are paid on the basis of set compensation and are compensated for all holidays based on that compensation. If an exempt employee works on a holiday, they are not compensated additionally for such work.
- i. For employees working a 9/80 schedule or a traditional 5 days/40 hours per week schedule, please talk to your supervisor about when you



should observe a holiday falling on Friday or Saturday.

5-03

SICK LEAVE - Sick leave time off with pay is provided to eligible full-time and qualified part-time employees for periods of temporary absence due to illness, injury, or to obtain necessary medical care for themselves and/or their dependents at the discretion of the Department Director. Sick leave must be used for any City-approved FMLA leave use. Sick leave hours are intended primarily to provide income protection in the event of illness, injury, or approved FMLA use, and shall not be used for any other absence. An employee is prohibited from working secondary employment during the actual hours of sick leave. Sick leave may not be used until the pay period following its accrual.

- a. Sick leave is not job protection.
- b. Full-time employees shall accrue 4.00 hours of sick leave per pay period for 24 pay periods annually. Employees do not accrue sick leave while on an unpaid leave of absence.
- c. Qualified Part-time employees are eligible to receive sick leave on a pro-rated basis. Part-time employees and persons hired on an emergency, seasonal, or temporary basis are not eligible for sick leave.
- d. Paid sick leave shall be accounted for in minimum increments of one quarter hour. Exempt employees who are off work for less than a full workday shall not have their sick leave deducted for sick time taken. Otherwise, exempt employees are subject to the same conditions and limitations applicable to the qualified and proper use of sick leave for illness, injury, or bereavement.
- e. Employees who are unable to report to work due to illness or injury should notify their direct supervisor before the scheduled start of their workday, if possible. The direct supervisor must also be contacted on each additional day of absence.
- f. Employees unable to fulfill normal work assignments due to illness or injury may or may not be allowed light duty assignments depending on availability.
- i. Employees may be required to demonstrate the ability to perform essential job duties and/or provide a medical release before returning to work. Any employee admitted or outpatient to a hospital or similar healthcare facility is required to provide a medical release before returning to work. A medical release should be provided to the Human Resources Director.



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- j. Paid sick leave is a privilege and not a right of employment. Abuse of the sick leave privilege shall constitute grounds for disciplinary action. Employees who consistently utilize sick leave (accrual of less than 40 hours), may become suspected of policy abuse.
 - k. Where a pattern of sick leave use is present or a question arises as to the legitimate use of accrued sick leave, Department Directors, in coordination with the Human Resources Director, have the right to investigate use of sick leave, make inquiry of the employee as to his/her ability to perform essential functions of the job, and otherwise request medical information be provided to the supervisor.
 - l. Advancing sick leave to any employee is prohibited.
 - m. Employees, supervisors, and Department Directors are required to notify the City Manager and Human Resource Director whenever paid sick leave is used for a medical disability or serious health condition of the employee or the employee's family or household member. A serious health condition means an illness, injury, impairment, or a physical or mental condition that involves an absence of three consecutive workdays or longer under the care of a health care provider, inpatient care in a hospital, hospice, or residential medical care facility, or continuing treatment by a health care provider.
 - n. An FMLA request form is to be completed by the employee and submitted to the Human Resource Director to be approved by the City Manager. This form is used to determine the effective date of any medical disability or serious health condition of the employee or family member and the period of available leave (paid and unpaid) benefit for the employee.
 - o. If the proper form is not completed, the City Manager will determine the effective date of any serious health condition and the period of available leave (paid or unpaid) based on the first date the employee was granted leave related to, and/or in connection with, the employee's medical disability or serious health condition.
 - p. An employee should only provide medical documentation to the Human Resources Director. Medical documentation, including FMLA forms, should not be submitted or provided to a supervisor or Department Director.

5-04

SICK LEAVE CONVERSION - Full-time employees who have accrued a minimum of 240 hours of sick leave may elect to convert 25% of their additional



earned, unused sick leave benefits to vacation leave **one time** each calendar year.

5-05

LEAVE DONATIONS - Employees may voluntarily and anonymously donate accumulated unused leave (vacation, comp time, or sick leave) hours to the sick leave bank of the City to be used by an employee who has suffered an incapacitating major illness or injury or family emergency, which has exhausted the employee's regular sick leave, vacation, and comp-time accounts.

- a. Any unused vacation hours over the 240 allowed that are forfeited by employees at the end of the year shall be donated to the sick leave bank.
- b. Eligible full-time City employees must have been employed with the City for one year or more, do not have a history of sick leave abuse, are meeting or exceeding expectations based on their last performance review, are not currently on a performance improvement plan or on administrative leave, and have accumulated 40 or more hours of unused sick leave at the time of the request (or when the illness began) for extended sick leave compensation.
- c. A maximum of 160 hours of extended sick leave compensation may be requested per rolling 12-month period.

ROLLING 12 MONTH PERIOD: A rolling 12-month period is measured backward from the date an employee uses any leave from the sick leave bank. Each time an employee receives sick leave compensation from sick leave donations, the remaining leave entitlement would be any balance of the 160 hours, which has not been used during the immediately preceding 12 months.

- d. Sick leave bank hours are granted on an as-needed basis and may not be accrued. The employee must exhaust all personal leave prior to using any sick leave bank hours. No sick leave or vacation leave will be accrued while an employee is using sick leave bank hours.
- e. All requests must be approved by the employees' Department Director and the City Manager. All donations are made on a confidential basis. Each case will be considered separately based upon the merits of the situation.
- f. Advancing extended sick leave to any employee is prohibited.



5-06

BEREAVEMENT LEAVE - The City grants bereavement leave for eligible employees as specified in this policy.

a. **Eligibility.**

1. Full-time employees and qualified part-time employees working a minimum of 30 hours a week are eligible to receive bereavement leave in the event of a death to an employee's immediate family to handle matters related to death and grieving. Qualified part-time employees will receive bereavement leave on a pro-rated basis.
2. All employees, regardless of status, are eligible to receive bereavement leave who have suffered a pregnancy loss.

b. **Definitions.**

1. Immediate family includes the employee's spouse or domestic partner, parents, children, siblings, grandparents, aunts, uncles, and grandchildren. This includes adopted, foster, step, half, and in-law relationships of the same nature listed in the previous sentence. Exceptions to the immediate family members listed require City Manager or designee approval.
2. An employee, for purposes of this policy, has suffered a pregnancy loss if the employee's pregnancy is ended by way of miscarriage or stillbirth, or the employee's spouse or partner, former spouse or partner, or biological parent's pregnancy is ended by miscarriage or stillbirth. An employee intended to be an adoptive parent who has suffered a pregnancy loss may receive this benefit with documentation provided, i.e., valid gestational agreement.

- c. **Leave Time.** Bereavement leave of up to three working days of paid leave is granted in cases as described above. Additional time may be granted with City Manager or designee approval. Sick leave will be used for additional approved leave time, followed by vacation.

- d. **Notification.** An employee requiring bereavement leave should inform their supervisor as soon as possible.

- e. An employee who works less than 30 hours a week is not eligible for paid bereavement leave for the death of an immediate family member. Unpaid time off may be granted with supervisor's approval.



- f. Bereavement pay is calculated based on an employee's base rate of pay. Bereavement leave does not count as time worked for the purpose of calculating overtime.
- g. An employee may receive up to 5 hours' funeral leave with pay to attend non-immediate family funerals, at the Department Director's discretion.
- h. Bereavement leave shall be pre-approved by an employee's Department Director. Employees may be required to provide verification of the death (obituary) and their attendance at the funeral (funeral program).

5-07

MILITARY LEAVE - Military leave is paid time off granted to eligible employees for military duty.

- a. An employee on official military orders is entitled to paid military leave, which shall not exceed 80 hours per calendar year, to complete military duty. Unused paid military leave may not be carried over from one year to the next.
- b. An employee shall notify their supervisor and the Human Resource Department of their military orders, in writing, as soon as possible. The written notification will include the estimated leave date, the intended return date, and any required payroll deduction decisions.
- c. **Active Duty**
 - i. An employee ordered to active duty shall be eligible to use the paid military leave upon commencement of the active duty only if such leave has not been previously used during the calendar year.
 - ii. An employee ordered to active duty may use accrued paid leave and/or leave without pay for the remainder of the active-duty period.
 - iii. Contribution payments by both the City and employee may be required during the active-duty period in order to continue accruing years of service. The City and employee shall follow the process outlined by Utah Retirement Systems.
 - iv. Employees on active duty who elect to continue payroll deductions shall coordinate such with Human Resources.



- v. Employees on active duty will be reinstated in accordance with the Uniformed Services Employment and Reemployment Rights Act (USERRA).
- vi. Employees who meet the requirements of Utah Code Ann. § 71A-8-101 will be restored to the same position or to a position equivalent to the same position that the employee held immediately prior to the commencement of their active military service.

5-08 JURY OR WITNESS DUTY - The City recognizes the duty of every employee, as a citizen of the United States, to perform jury duty or serve as a witness in court on behalf of another party.

- a. The City pays an employee's regular salary or wage when the employee is absent during a scheduled shift. The employee is required to remit any such jury or witness fee received to the Finance Department within one week of receipt.
- b. An employee may retain mileage reimbursement paid by the court.
- c. An employee must show the jury or witness duty summons to his or her supervisor as soon after receipt as possible so the supervisor may make arrangements to accommodate their absence,

5-09 FAMILY MEDICAL LEAVE (FMLA) - The Family and Medical Leave Act (FMLA) grants eligible employees the statutory right to take up to 12 weeks of paid and/or unpaid leave per 12-month period, measured backward from the date of an employee uses any FMLA leave. The City will notify an employee of eligibility for FMLA status whenever the City has knowledge that the employee may qualify. If so designated, employees may not choose to waive the designation of FMLA.

- a. An employee is eligible under the Family and Medical Leave Act if the employee has been employed with the City for a minimum of 12 months, has worked a minimum of 1250 hours in the 12-month period immediately preceding the request, and works within a 75-mile radius of a City office with 50 or more employees.
- b. Eligible employees may request up to 12 weeks of leave for situations related to certain family, medical, and military reasons such as:
 - i. To care for the employee's child after birth, or placement for adoption or foster care;



- ii. To care for the employee's child, spouse, parent (but not in-law) who has a serious health condition. A serious health condition means an illness, injury, impairment, or physical or mental condition that involves inpatient care in a hospital, hospice, or residential medical care facility, or that requires continuing treatment by a health care provider.
 - iii. For the employee's own health condition (including any period of incapacity due to pregnancy, prenatal medical care, or childbirth) that makes the employee unable to perform one or more essential functions of the employee's job;
 - iii. For any qualifying exigency caused by a family member who belongs to the regular Armed Forces being called for deployment to a foreign country, or a member of the reserves or National Guard being called to active-duty deployment to a foreign country; or
 - iv. To care for a spouse, child, parent, or next of kin who is a service member and is injured or becomes seriously ill while on active duty or within five years of leaving the Armed Forces.
- c. Eligible employees should make requests for family and medical leave to the Human Resource Department and notify supervisors in writing at least 30 days in advance of a foreseeable event and as soon as practical for an unforeseeable event.
- i. In an emergency, the employee must contact his or her supervisor within 48 hours or as soon as practical.
 - ii. An eligible employee may take leave consecutively or intermittently for qualifying conditions. If intermittent or reduced leave is needed, employees are strongly encouraged to schedule their leave, so it does not unduly disrupt City operations.
 - iii. All employees requesting leave under this policy must complete the applicable Certification of Health Care Provider form and return it to the Human Resources Department within 15 working days.
 - iv. The Human Resource Department will process the certification and provide the employee with the Notice of Eligibility and Rights & Responsibilities form and Designation Notice.



- v. An FMLA request form is to be completed by the employee and submitted to the Human Resource Director to be approved by the City Manager. This form is used to determine the effective date of any medical disability or serious health condition of the employee and the period of available leave. If the proper form is not completed, the City Manager will determine the effective date based on the first date the employee was granted leave related to, and/or in connection with, the employee's medical disability or serious health condition.
- vi. An employee on designated FMLA leave will have all absences related to that qualifying event count toward the total eligible 12 weeks of FMLA leave.
- vii. FMLA leave will be based on a rolling 12-month period, which is measured backward from the date an employee uses any FMLA leave. Each time an employee takes FMLA leave the remaining leave entitlement would be any balance of the 12 weeks, which has not been used during the immediately preceding 12 months. FMLA leaves may be approved for a maximum of 12 weeks in a 12-month period.
- d. Eligible employees must use available paid leave (accrued vacation, compensatory leave, and sick leave) concurrent with FMLA leave. Supervisors will be responsible for submitting the employee timecard, including FMLA use to the Human Resource Department while an employee is on FMLA leave if the employee is unable to do so.
- e. Subject to the terms, conditions, and limitations of the applicable health insurance plans, the City will continue to contribute to premiums in accordance with established policy during an employee's approved FMLA leave. However, seniority and other benefits will not accrue during unpaid time off. The employee must continue to pay any portion of the premiums that the employee would typically pay if not on leave, either through payroll deduction or in person. The City has the right to recover health insurance premiums if the employee does not return from FMLA leave.
- f. If the employee is returning from leave for their own serious health condition, the City may request a fitness-for-duty report from the healthcare provider before the employee can return. Failure to provide a fitness-for-duty certification may delay your return to work.



- i. Upon return from FMLA leave, an employee will return to their original or equivalent position.
 - ii. If an employee fails to return to work after exhausting FMLA leave, the employee is responsible for reimbursing the City for any unpaid employee share of the premium costs if there is no paid leave available.
 - iii. On a basis that does not discriminate against employees on FMLA leave, the City may require an employee on FMLA leave to report periodically on the employee's status and intent to return to work.
- g. **Secondary Employment Prohibited While on FMLA Leave** - While on FMLA leave, employees shall not work secondary employment during regularly scheduled working hours when using paid sick leave. Other secondary employment must be consistent with the qualifying medical condition, or any restrictions medically imposed related to FMLA leave.
- h. An absence from work due to an on-the-job injury or illness, which qualifies as a worker's compensation absence also qualifies as an FMLA absence.
- i. Employees with domestic partners who meet the eligibility criteria of domestic partner insurance coverage with the City, may be considered eligible for leave to support their domestic partners. Employees must meet the same requirements as if they requested leave under FMLA. Any leave granted will be subject to similar requirements and restrictions as FMLA leave. However, such leave is not provided for or protected under FMLA or any other law. This policy is subject to change or revocation at any time.

5-10 PARENTAL LEAVE

- a. Full-time employees may request a maximum of 240 hours paid parental leave for the birth of a child or placement of a child for adoption or foster care.
- b. Parental leave will start on the date of the child's birth or, in the case of adoption or foster care, the date the child is placed in the employee's home.



- c. Employees will report the pending birth or adoption or placement of a child to their supervisor as soon as practicable.
- d. Parental leave will run concurrently with FMLA and Short-Term Disability (if applicable). Leave may be taken intermittently.
- e. For employees approved for Short-Term Disability insurance, parental leave will make up the difference between 100% pay and 66 2/3% pay (if applicable) for up to 160 hours.
- f. Parental leave may be taken during a probationary period. The probationary period will be extended by an amount of time equivalent to the parental leave taken to complete the probation period.
- g. The jobs of those employees on legitimate parental leave will be protected. Employees that abuse this benefit may be subject to discipline up to and including termination.
- h. If the employee requesting parental leave does not expect to return to his/her original position, the request may be denied.
- i. Employees seeking parental leave must:
 - i. Complete parental leave request form and provide applicable documentation;
 - ii. FMLA-eligible employees (refer to Section 5-09) shall complete FMLA paperwork as per the FMLA policy; and
 - iii. File a Short-Term Disability claim (if applicable).

5-11

CAREGIVER LEAVE - Full-time employees may request a maximum of six weeks (240 hours) paid caregiver leave per rolling year for situations related to certain immediate family caregiving reasons to care for the employee's immediate family who has a serious health condition. A serious health condition means an FMLA qualifying condition (refer to Section 5-09). The following additional conditions apply:

- a. Immediate family will be considered as those that meet the definition for FMLA purposes unless otherwise approved by the City Manager.
- b. Caregiver leave shall be approved by the employee's Department Director and City Manager or designee.



- c. Caregiver leave may be taken during a probationary period. The probationary period will be extended by an amount of time equivalent to the Caregiver leave taken to complete the probation period.
- d. The jobs of those employees on legitimate caregiver leave will be protected. Employees that abuse this benefit may be subject to discipline up to and including termination.
- e. If the employee requesting caregiver leave is not expected to return to his/her original position, the request may be denied.
- f. Employees seeking caregiver leave must:
 - (i) Complete Caregiver leave request form and provide applicable documentation;
 - (ii) Complete FMLA paperwork as per the FMLA policy (if applicable); and
 - (iii) File a Short-Term Disability claim (if applicable).

5-12 LEAVE WITHOUT PAY - Under special circumstances, employees may find it necessary to request leave without pay unrelated to FMLA, ADA, workers' compensation, or military leave.

- a. The following employees are eligible for unpaid leave of absence:
 - i. Previously scheduled commitments of new employees that are agreed to at the time of job offer; or
 - ii. Full-time employees who have successfully completed their probationary period are eligible.
- b. Eligible employees may be granted a period of unpaid leave up to 30 consecutive calendar days on a rolling year basis. If this initial period of absence proves insufficient, consideration will be given to an employee's written request for a single extension of no more than 30 consecutive calendar days for a total of 60 days combined.
- c. Eligible employees interested in a leave of absence must submit a written request to their Department Director detailing the nature of the leave.



- d. Requests for leave of absence will be considered based on criteria such as the nature of the request, the impact on the organization, and the benefit to the employee and the City.
- e. The City will not grant a leave of absence without pay unless the employee will return to City employment at the end of the leave.
- f. Prior written approval for an unpaid leave of absence must be obtained from the employees' Department Director and the City Manager.
- g. During an approved leave of absence, an employee is required to use any applicable and available paid leave before the commencement of any leave of absence without pay.
- h. Once the employee has exhausted all applicable leave benefits, they will no longer continue to accrue vacation, sick leave, holiday leave, and other City benefits during the approved unpaid leave of absence period, unless provided for under state or federal guidelines.
- i. During an unpaid leave of absence, all benefits will be discontinued until the employee returns to work. Insurance benefits may be continued if the full premium is paid by the employee. A waiver of medical insurance will be discontinued until the employee returns to work.
- j. At the completion of an approved leave of absence, every reasonable effort will be made to return the employee to the same position if available, to a similar available position for which the employee is qualified, or in accordance with any leave agreement. However, the City cannot guarantee reinstatement in all cases and is under no obligation to hold a specific job.
- k. Employees who exhaust all eligible leave and are unable or unwilling to work may be terminated.

5-13 ADMINISTRATIVE LEAVE

- a. Administrative leave, with or without pay, may be assigned by a Department Director, Assistant City Manager, or City Manager under the following circumstances:
 - i. Pending the outcome of an investigation to determine possible disciplinary action against the employee;
 - ii. Following a work-related incident that resulted in extreme stress; or



- iii. To protect City interests during an end-of-employment process.
- b. Written approval must be obtained from the Department Director for administrative leave with pay of up to 40 hours during a rolling year. Written approval must be obtained from the City Manager for any administrative leave with pay exceeding 40 hours during a rolling year.
- c. An employee shall not engage in secondary employment during the actual hours designated as administrative leave with pay. The City may also modify the employee's work hours or restrict secondary employment outside of hours designated as administrative leave with pay.
- d. The City may, at its discretion, additionally restrict activities of an employee on administrative leave with pay. This includes, but is not limited to, access to the City's network, buildings, records, and files.
- e. The employee must remain readily available and immediately able to respond to phone contact or return to work during City's normal working hours.
- f. After review by the City Attorney and the authorization of the City Manager, an employee charged with a felony or misdemeanor that occurred while working, may affect the employee's ability to perform their job functions, or is otherwise subject to discipline under this manual may be placed on administrative leave without pay.

5-14 JOB ABANDONMENT

- a. An employee who is absent from work for three consecutive scheduled shifts and is capable of providing proper notification to their supervisor but does not, shall be deemed to have abandoned his or her job.
- b. An employee who is absent from work the first scheduled shift after exhausting all accrued paid leave, FMLA leave, or authorized leave without pay shall be deemed to have abandoned his or her job.
- c. The City considers job abandonment as a voluntary termination.

5-15 BREASTFEEDING

- a. The City supports breastfeeding and complies with the requirements of Utah Code Annotated §34-49-204, and the federal PUMP Act, including:



- i. Providing reasonable breaks to accommodate breastfeeding and milk expression for at least one year after birth of the employee's child;
 - ii. After consulting with the employee about the frequency and duration of the breaks, the break shall, to the extent possible, run concurrent with any other break period otherwise provided to employees;
 - iii. Providing an appropriate private, non-restroom location in close proximity to the employee's work area; and
 - iv. Providing access to a clean and well-maintained refrigerator or a nonelectric insulated container for breast milk storage.
- b. Compliance will be managed by the Human Resource Director.
 - c. The City will not refuse to hire, promote, discharge, demote, or terminate a person or retaliate against, harass, or discriminate in matters of compensation or in terms, privileges, and conditions of employment against a person otherwise qualified because the person breastfeeds or expresses milk in the workplace.
 - d. Complaints alleging discrimination under this policy will be handled consistent with the Harassment, Discrimination, & Retaliation Policy Section 6-02.

5-16 PREGNANCY

- a. The City supports pregnant employees and complies with all legal requirements relating to pregnancy. If an employee becomes pregnant and has physical limitations that prohibit her from performing functions of her regularly assigned position, she shall notify Human Resources.
- b. The pregnant employee will notify Human Resources of potential eligibility for FMLA and complete the process outlined in Section 5-09.
- c. Human Resources will review the Certification of Health Provider or doctor's notes for the pregnant employee to determine FMLA eligibility. This may give cause for Human Resources to facilitate an interactive meeting with the employee and supervisor to determine if reasonable accommodation is needed and available.



- d. Employees who are pregnant or have other conditions related to pregnancy and childbirth may require accommodation at work. In accordance with applicable laws, the City provides reasonable accommodations unless doing so would cause undue hardship. Depending upon the circumstances and as allowed under applicable law, the City may require a medical certification from the employee's health care provider concerning the need for accommodation. However, the City will not require a medical certification for simple accommodations such as more frequent restroom, food, or water breaks due to pregnancy or breastfeeding. Employees who require accommodation for pregnancy or related conditions should contact Human Resources. Any employee who believes she has been discriminated against, or denied reasonable accommodations needed because of pregnancy, childbirth, breastfeeding, or related conditions should promptly report her concerns to Human Resources.

5-17 TIME OFF TO VOTE - The City encourages employees to fulfill their civic responsibilities by participating in elections. Generally, employees are able to find time to vote either before or after their regular work schedule. If employees are unable to vote in an election during their non-working hours, their Department Director may grant a reasonable amount of paid time off, up to two hours, for employees to vote. Employees should request time off to vote from their supervisor at least two working days prior to the election day. Advance notice is required so the necessary time off can be scheduled to minimize disruption of work schedules and operations.



SECTION 6 – EMPLOYEE CONDUCT

6-01 CODE OF CONDUCT

6-01 (1) **Professionalism** - Midvale is a public entity whose purpose, among others, is to provide professional services to its citizens. City employees must adhere to high standards of public service that emphasize professionalism and courtesy. City employees shall conduct themselves in a way that will bring trust and respect to themselves and the City.

- a. As an integral member of the City team, you are expected to accept certain responsibilities, adhere to acceptable business principles in matters of personal conduct, and exhibit a high degree of personal integrity at all times. This not only involves sincere respect for the rights and feelings of others, but also demands that you refrain from any behavior that might be harmful to you, your coworkers and/or the City, or that might be viewed unfavorably by current or potential customers or by the public at large.
- b. Whether you are on duty or off, your conduct reflects on the City. Consequently, you are encouraged to always observe the highest standards of professionalism. It is the responsibility of each employee to comply with these standards, department policies, and the supervisory instructions given to them for the performance of their duties.

6-01 (2) **Conflict of Interest**

- a. All employees are required to adhere to the Municipal Officers' and Employees' Ethics Act, Utah Code Ann. § 10-3-1301 et seq. Employees are prohibited from using their positions for personal benefit. Employees are also prohibited from receiving compensation for assisting in a transaction with the City, having a 10% or greater stake in a business entity regulated by the City or doing business with the City, and having a personal interest or investment with an employee's personal interests and public duties if the employee does not first disclose such interests.
- b. In order to avoid potential conflicts of interest prohibited by state law and City Code, all employees will file a Conflict-of-Interest Form with the Human Resource Department annually.
- c. An employee is required to timely file an updated Conflict of Interest Disclosure Form if the employee's interests change from their last



Conflict of Interest Disclosure Form and such interests are required to be disclosed under the Municipal Officers' and Employees' Ethics Act.

- 6-01 (3) **Honesty** - Employees shall be honest in word and conduct and never use their position to benefit themselves or another party through the disclosure of or by acting on confidential information, award of work, procurement of supplies, or use of City facilities, equipment, or resources.
- 6-01 (4) **Confidentiality** - Employees shall not disclose, or willfully allow to be disclosed, any information gained by reason of their position for any reason other than its official or authorized purpose. Employees will comply with the confidentiality requirements of state law and the City Code, including restrictions against disclosing or using private, protected, or controlled information acquired by reason of a member's official position for the employee's or another's private gain or benefit. In addition to being a violation of the City's policies, such behavior is illegal and may result in criminal consequences.
- 6-01 (5) **Gifts & Gratuities** - Midvale City employees are prohibited from knowingly receiving, accepting, taking, seeking, or soliciting, directly or indirectly any gift of substantial value or a substantial economic benefit which would tend to improperly influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties. This section does not apply to the following:
- a. an occasional non-pecuniary (not cash) gift having a value of less than \$50;
 - b. an award publicly presented;
 - c. any bona fide loan made in the ordinary course of business; or
 - d. political campaign contributions if the contribution is actually used in a political campaign.
- 6-01 (6) **Attendance** - All employees shall meet attendance and punctuality requirements in accordance with department and supervisory guidelines. Regular, reliable, and predictable attendance are essential functions of every City position.
- 6-01 (7) **Appearance** - In order to maintain a professional atmosphere and appearance, all employees, including those who wear uniforms, shall maintain the following minimum standards:



- a. Employees must maintain a high standard of personal hygiene. Employees must appear neat and clean and have no offensive odors. An employee's hair must be clean and groomed.
- b. Employees' dress and appearance must be appropriate to their employment. Appropriateness may vary, depending upon the nature of work performed, safety concerns, and the degree of public contact.
- c. Employees are expected to maintain a professional appearance appropriate for their position and work environment. Clothing must be clean, neat, in good condition, and free from excessive wear, tears, fraying, or damage. Employees should avoid clothing that is overly revealing, immodest, or otherwise inappropriate for a professional workplace.
- d. Jeans are permitted and may be worn for general workplace attire and are encouraged when employees are performing physical labor, fieldwork, or other duties where additional durability and comfort are appropriate. Employees participating in an outdoor activity or event must still wear the personal protective equipment (PPE) appropriate to the task and conditions — appropriate attire for such activities may include jeans, but wearing jeans does not relieve an employee of the obligation to wear all required PPE.
- e. Shorts, athletic wear, workout clothing, and similar casual attire are not permitted unless specifically authorized for a job-related activity or event; shorts may be worn at an event when approved in advance and in writing by the City Manager.
- f. Employees are expected to use good judgment and dress in a manner that reflects positively on themselves, their department, and the organization.

g. Tattoos/Branding

- (i) Employees are not permitted to have tattoos or branding on their face or Director, except for permanent makeup, such as eyeliner, eyebrows, or lipstick, in natural skin or hair colors. The neck is not considered part of the face or Director.
- (ii) Tattoos or branding that violate the City's harassment policy or include content offensive to modesty, decency, propriety, or professionalism must be covered while at work.

h. In addition to the above, all employees shall meet department dress and appearance policies.



6-01 (8) **Personal Use of City Equipment**

- a. An employee's personal use of City equipment is authorized under the following circumstances:
 - i. The employee is authorized to use or possess the City equipment to fulfill the employee's job responsibilities, the primary purpose of the public servant using or possessing the City equipment is to fulfill the employee's job responsibilities, and the employee's personal use of the City equipment does not interfere with or detract from the employee's job responsibilities or job performance; or
 - ii. The employee's use of City equipment for a personal matter is incidental or de minimus. This means that value of the employee's use or possession of the City equipment to the City substantially outweighs the personal benefit received by the employee from the incidental use of City property for a personal matter.
- b. Except as otherwise authorized, any further personal use of City equipment can only be authorized by an employee's Department Director and the City Manager.
- c. City equipment may only be used by the assigned employee and other authorized employees such as a supervisor, Department Director, City Manager, or an IT employee. Unless to further an authorized City purpose, City equipment may not be used or accessed by any non-employee.
- d. City equipment may not be used for any personal financial gain, or political activity.
- e. Except as necessarily required by an employee's official job responsibilities, City equipment may not be used to download, view, print, share, or store any sexually explicit content including, but not limited to, photos, emails, or texts. Inadvertent exposure must be immediately reported to the employee's supervisor and the City's IT Division.
- f. Unless otherwise authorized by the City Manager, employees may not use City equipment for entertainment purposes such online gaming, gambling, or subscription video streaming services.
- g. Employees may not download, install, or store any unlicensed media or software on any City equipment.



- h. Employees may not install non-City licensed software on networked City equipment without the approval of the IT Division. Accounts for non-network applications or software (iTunes, etc.) are required to be in the name of the employee or an approved City account authorized by a Department Director.
- i. Employees may not store, copy, or transfer unauthorized City records, electronic consent, software, or computer code.
- j. Excessive unauthorized audio and/or video streaming on the City's staff network is prohibited in order to preserve the City's bandwidth capacity.
- k. The City retains the right to monitor, deny access to, or copy both City and non-City content at any time, including communications made on a third-party serve, regardless of whether the use was authorized.



- l. The City Manager, Assistant City Manager, or the employee's Department Director may revoke an employee's personal use of City equipment at any time, with or without cause.
- m. Employees have no expectation of privacy in their personal use of City equipment. The City has the right to access and take possession of City equipment at any time. The City has the right to monitor an employee's use of City equipment. Records generated by an employee for personal use on City equipment may be subject to public access through a GRAMA request.
- n. Under no circumstances may an employee use City equipment in violation of any City policy, any manner that is illegal, or for any illegal purpose. This includes, but is not limited to, engaging in bullying, harassment, or discrimination, viewing pornography, and engaging in political activities using City equipment.
- o. Violation of this policy may result in disciplinary action up to and including possible termination of employment and criminal consequences.

6-01 (9) **Personal Electronic Devices**

- a. The use of personal electronic devices, including but not limited to radios, music players, phones, computers, and tablets, may not unreasonably interfere with the performance of the employee's duties or interfere with City business operations. Department Directors may restrict or prohibit the use and possession of personal electronic communication devices for safety or other operational reasons.
- b. Employees who are reimbursed for the use of a personal cell phone for City business are also subject to Section 4-16 (1).

6-01 (10) **Personal Social Media Participation** - An employee who participates in social media sites for personal purposes shall not:

- a. claim to represent the position of the City, including any Department or other organizational sub-unit;
- b. use any City logo or trademark;
- c. post any private, protected, or controlled information or record not obtained through GRAMA; copyrighted information, confidential information received from City clients, or any City-created or issued



documents including those documents created by the employee for City or personal use, without permission of the City; or

- d. discriminate against, harass, or otherwise threaten a City employee or any person doing business with the City.

Any employee who posts on a personal social media account regarding their employment at the City or City-related issues must explicitly state that the views expressed are the employee's alone and may not reflect the views of the City.

6-01 (11) **Outside Activities** - City employees shall not use City-owned property or work time in support of outside interests and activities, except as authorized by a Department Director.

6-01 (12) **Political Activity** - Employees must follow the requirements of Utah Code Ann. §§ 10-3-1108 and 20A-11-1205, as amended. City employees shall not use City-owned property, a City email address or social media account, work time, or influence of position over other employees while engaging in any political activity and for any political purpose. Employees may not campaign, solicit political contributions, or directly or indirectly coerce, command, or advise another employee to pay, lend, or contribute anything of value to a political party, committee, organization, agency, or person for political purposes.

6-01 (13) **Outside Employment** - Midvale City recognizes that some employees may need or want to hold additional jobs outside their employment with the City. Employees of Midvale City are permitted to engage in outside work or hold other jobs, subject to certain restrictions based on reasonable business concerns and approval by the Department Director and City Manager.

Midvale City applies this policy consistently and non-discriminatory to all employees, and in compliance with all applicable employment and labor laws and regulations. The following rules for outside employment apply to all employees:

- a. Work-related activities and conduct away from Midvale City must not compete with, conflict with, or compromise the City's interests or adversely affect job performance and the ability to fulfill all responsibilities of their position in the City. This prohibition also extends to the use of any City tools or equipment and the unauthorized use or application of any City confidential information. In addition, employees may not solicit any outside business during work time for Midvale City.



- b. Midvale City employees must carefully consider the demands that additional work activity will create before accepting outside employment. Outside employment will not be considered an excuse for poor job performance, absenteeism, tardiness, leaving early, refusal to travel, or refusal to work overtime or different hours. Employees are expected to work, and be available to work, during the hours required of the employee's position with the City. If outside work activity causes or contributes to job-related problems at Midvale City, the employee will be asked to discontinue outside employment, and the employee may be subject to the normal disciplinary procedures for dealing with the resulting job-related problem(s).
- c. In evaluating the effect that outside work may have on an employee's job performance and other job-related responsibilities, the employee's Department Director will consider whether the proposed employment:
 - i. May reduce the employees' efficiency in working in the City;
 - ii. Affects the employee's ability to respond to being on-call for the City;
 - iii. Involves working for an organization that does a significant amount of business with the City, such as major contractors, suppliers, service providers;
 - iv. May adversely affect the City's image; and
 - v. May create a conflict of interest. A conflict of interest is defined as a substantial conflict between their private interests and their public duties.
- d. An authorization form must be filled out and signed each year describing the employees outside job, the job duties, and hours worked. This form must be signed by the employee's supervisor, Department Director, and City Manager. This form must then be submitted to the Human Resource Department and placed in the employee's personnel file. Failure to submit an authorization form is cause for disciplinary action.

6-01 (14) **Whistle Blowing** - Employees have a responsibility to formally inform appropriate administrative officials if they become aware of or reasonably suspect the waste of public funds, property, manpower or a violation of law relating to your employment. Employees should give written notice to, or otherwise formally inform, the appropriate administrative official as soon as possible when suspicion or waste or violation has occurred. An appropriate



administrative official is an employee's immediate supervisor unless the employee reasonably believes the supervisor cannot or will not fairly and constructively report the problem. If that is the case, employees may report the incident to the Mayor, City Manager, Assistant City Managers, Department Director, Human Resource Director, City Attorney, or you may notify the State Auditor. The City will not retaliate against any employee who reports a concern under this whistleblower policy.

- 6-01 (15) **Improper Disclosure/ Spreading of Rumors** - You are responsible for refraining from spreading information which may have a potential negative impact to City operations or other employees which you know or have reason to know is malicious, false, frivolous, or which you have been specifically directed not to disclose by your supervisor.

6-01(16) **Unauthorized Electronic Surveillance**

- a. An employee may not make an audio or video recording of another employee by any means, unless each of the following criteria are met:
 - i. A legitimate business purpose exists for the recording;
 - ii. The recording device is in plain view; and
 - iii. The employee being recorded audibly acknowledges on the recording that they have full knowledge of and consent to the recording.
- b. The following forms of audio or video recordings of another employee are approved and authorized by the City, and the criteria of Section 6-01 (16)(a) do not apply.
 - i. Electronic surveillance equipment such as security cameras, glass break sensors, and other similar security equipment that are owned and operated by the City;
 - ii. The recording or broadcasting of a City meeting, hearing, training, or judicial proceeding in which the proceedings are recorded or broadcasted by an authorized City employee;
 - iii. Formal interviews conducted during an official investigation by a Department Director, Director of Human Resources, City Attorney, or City Manager, or their designee; or
 - iv. Any instance in which the City Manager has provided written permission for the recording and believes the recording is in the



best interest of the City. Any such recording is only approved and authorized to the extent it is within the scope of the City Manager's written permission.

- 6-01(17) **Solicitation** - The solicitation of financial contributions and gifts or soliciting for any other reason is prohibited. Consistent with Utah Code Ann. § 10-3-1304, it is inappropriate for a City employee to use or attempt to use your official position to secure special privileges for yourself or others or to solicit, directly or indirectly, any gift of substantial value or substantial economic benefit. Solicitation activities are prohibited while in a City uniform or during your scheduled work hours. Non-employees are likewise prohibited from soliciting employees on City premises at any time.
- 6-01(18) **Distribution of Literature** - In the interest of maintaining a proper business environment and preventing interference with work and the inconvenience of others, distribution of literature or printed materials of any kind and selling merchandise during work time is restricted. Do not place personal solicitations, information or announcements on the network computer system. Non-employees are likewise prohibited from distributing material.
- 6-01(19) **Possession of Pornographic Material** - The City prohibits employees from possessing, distributing, or viewing any kind of pornographic materials in the workplace or on City equipment, in City vehicles, or on City property. Pornographic materials are strictly prohibited. Employees found to have pornographic materials in their possession, within City equipment, vehicles, or on City property are subject to disciplinary action up to and including termination.

6-02 HARASSMENT, DISCRIMINATION, & RETALIATION

- 6-02 (1) **General Policy** - Midvale City is committed to providing a work environment that is free from harassment or any other type of discrimination with regard to race; color; religion; sex; pregnancy, childbirth, or pregnancy-related conditions; age (40 and over); national origin; disability; sexual orientation; gender identity; genetic information (including of a family member); ethnic background; citizenship; military service or veteran status; or any other legally protected status. The City has a zero-tolerance policy towards any form of harassment or discrimination by or to any employee or retaliation against any employee protected under this policy.

Misconduct identified in this policy is unacceptable behavior and is prohibited. The City will make reasonable efforts to prevent the conduct identified in this policy and will promptly investigate all complaints of violation of this policy. An employee's violation of this policy will result in disciplinary action up to and including termination.



- 6-02 (2) **Prohibited Conduct** - The City prohibits conduct that includes, but is not limited to:
- a. Unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when:
 - i. submission to such conduct is made either explicitly or implicitly a term of the condition of an individual's employment;
 - ii. submission to or rejection of such conduct by an individual is used as the basis for employment decisions affecting that individual; or
 - iii. such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment.
 - b. Other inappropriate conduct, such as:
 - i. derogatory comments, insults, suggestive remarks, or jokes involving sexual activity or a person's legally protected status;
 - ii. display of photographs, drawings, cartoons, written material, objects, or use of electronic communication devices that would offend a reasonable person;
 - iii. inappropriate physical contact, such as patting or pinching;
 - iv. intentionally brushing against another person's body;
 - v. stating, implying, or joking that an individual's job performance is attributable to that person's race, color, religion, sex, pregnancy, childbirth, or pregnancy-related condition, age, national origin, disability, sexual orientation, gender identity, or any other legally protected status;
 - vi. giving of unsolicited or inappropriate gifts of a personal and private nature; or
 - vii. sexual assault of any kind.
 - c. Pervasive, unwelcome, demeaning, ridiculing, derisive, or coercive conduct towards another person based on any legally protected status that:



- i. creates an intimidating, hostile, or offensive work environment;
 - ii. unreasonably interferes with a person's work performance; or
 - iii. otherwise adversely and unreasonably affects an employee's employment.
- d. Retaliation against any employee for reporting, filing a complaint, or assisting the City in its investigation of a complaint under the policy, even if such underlying complaint is determined to be unfounded. Retaliation may be deemed a separate violation of this policy and may subject the perpetrator to disciplinary action. Examples of retaliation include:
 - i. taking disciplinary action;
 - ii. unwarrantedly changing the terms of an employee's employment;
 - iii. spreading rumors about the employee;
 - iv. encouraging hostility toward that employee from a co-worker; or
 - v. escalating the harassment.
- e. Disclosing confidential information with regards to an investigation being conducted under this policy, including disclosing that there is an investigation or any details of an investigation or any details of an investigation with any City employee except those conducting the investigation.

6-02 (3) **Employee Obligations**

- a. Employees are obligated to comply with this policy and avoid any prohibited conduct.
- b. Employees are obligated to report violations of this policy.
- c. Employees are obligated to fully cooperate in any investigation of an alleged violation of this policy, including the obligation to provide truthful and complete evidence and testimony in any investigation proceeding.



- d. Employees are obligated to avoid retaliation against any person who files a complaint, or who participates in or provides evidence or testimony in any investigation or proceeding under this policy.

6-02 (4) **Reporting Violations of this Policy**

- a. All employees are required to report all incidents that they reasonably believe to be violations of the City's Harassment, Discrimination, & Retaliation Policy. These reports shall be made when the employee first believes they or someone else has been harassed, subjected to inappropriate conduct, discriminated against, or retaliated against. Employees must make such report with one of the following: supervisor, Department Director, Assistant City Manager, City Manager, City Attorney, or the Director of Human Resources.
- b. Any supervisor or manager who reasonably becomes aware of potential discrimination, harassment, or retaliation shall immediately advise the Human Resources Director and/or the City Attorney. Any supervisor who knew or should have known of a potential offense and did not report the matter shall be subject to disciplinary action.

6-02 (5) **Investigation** - The City shall investigate all complaints, regardless of whether they are written or verbal, as expeditiously and professionally as possible. Confidentiality of the complaint will be maintained to the extent it is practical but cannot be guaranteed.

- a. The Human Resources Director, City Attorney, and the involved department will coordinate the investigation.
- b. The assigned investigator(s) will ensure that the allegations, investigation, and findings are documented.
- c. The assigned investigator(s) are responsible for moving the investigation forward, ensuring adequate documentation, and making recommendations.
- d. The appropriate Department Directors are responsible for accepting, modifying, or rejecting recommendations and, when appropriate, initiating disciplinary action.
- e. Records of an investigation determined to be unfounded will not be placed in any individual's personnel file, but it will be retained as an investigative file. Access will be limited to Human Resources staff, City Attorney's Office, and the City Manager.



- f. Appeals about the conclusions of the investigation will be handled as follows:
 - 1) Disciplinary actions arising from the investigation will be handled consistent with the Employee Discipline section in this chapter and may be appealed in accordance with that section.
 - 2) An employee may appeal the conclusion of an investigation. However, the basis of an appeal is limited to the employee's concerns with the adequacy of the investigation, such as the investigators' failure to interview a key witness or consider a crucial piece of evidence. An employee cannot appeal based solely on his or her disagreement with the outcome of the investigation.
 - 3) An appeal of the investigation will begin directly at Step Three of the Employee Grievance Procedure (Appeal to the City Manager).

6-02 (6) **Equal Employment Opportunity** - Midvale City is an Equal Opportunity Employer and selects, hires, promotes, and compensates employees without regard to sex; race; color; religion; pregnancy, childbirth, or pregnancy-related conditions; age (40 and over); disability; gender identity; national origin; sexual orientation; genetic information (including of a family member); ethnic background; citizenship; or any other legally protected status. The City evaluates applicants for employment or candidates for promotion based upon their knowledge, skills, experience, education, and potential for job performance consistent with the needs of the position.

- a. The City will provide reasonable accommodation for qualified individuals with known disabilities, unless doing so would result in undue hardship on the City. This policy governs all aspects of employment including recruitment, selection, job assignment, compensation, discipline, termination, and access to benefits and training.
- b. The City adheres to applicable federal and state law regarding veterans' preference criteria when making decisions with respect to initial, new hiring. It is City policy that veterans' preference does not apply to promotional opportunities. Applicants for initial employment with the City shall be required to provide reasonable documentation and records as proof of any claimed veterans' preference.



- c. City employees found to be engaging in any type of unlawful discrimination will be subject to disciplinary action, up to and including, termination of employment.
- d. The City also will not allow mistreatment or harassment based on the protected classes identified above.

6-02 (7) **Personal Employee Relationships**

- a. Each City employee in a non-spousal romantic, dating, or sexual relationship with another City employee must promptly notify their Department Director upon beginning or ending such relationship or if the relationship results in marriage. The Department Director is responsible for notifying the Human Resources Director;
- b. Supervisors are prohibited from having a romantic, dating, or sexual relationship with a subordinate employee who they supervise in the chain-of-command.

6-03 **ALCOHOL/DRUG FREE WORKPLACE** - The City uses alcohol and drug testing of applicants selected for safety sensitive positions and for employees as specified in this section as a tool to administer its substance abuse policy. The policy is designed to eliminate employees' use of alcohol and drugs that jeopardize safety of the employee, co-workers, and the public, and that impede the efficiency of City operations and damage the reputation of the City and its employees. In some cases, testing is required by federal law.

6-03 (1) **Federal Drug-Free Workplace Requirement** - Midvale City complies with the Federal Drug-Free Workplace Act of 1988, except that the City also allows for the use of legally prescribed medical cannabis when required pursuant to Utah law.

6-03 (2) **Drug-Free Awareness Program** – During new-hire orientation, all new employees will receive training about the dangers of drug and alcohol abuse, the City's policy of maintaining a drug-free workplace, a copy of this policy, information about the City's Employee Assistance Program, and the penalties that may be imposed on employees for drug abuse violations.

6-03 (3) **Employee Responsibilities**

- a. No employee shall unlawfully manufacture, possess, use, or distribute any controlled substance or alcohol in a City workplace.



- b. Any employee convicted under any criminal drug statute shall notify his or her supervisor and Department Director within five days after the conviction.
- c. No employee shall consume alcoholic beverages during work hours, during breaks or meal periods, or for at least eight hours before coming to work.
- d. No employee shall be impaired by alcohol, medication, or illegal drugs, or have any detectable trace amount of illegal drugs or blood-alcohol level of .02 or higher in their system during work hours, or while representing the City in an official capacity. If an employee is using prescription or non-prescription medication, which may impair performance of duties, the employee shall report the use to the Human Resources Director.
- e. **Additional Responsibilities of Safety Sensitive Employees**
 - i. For purposes of this policy, the City has designated the jobs that require CDL holders or jobs that require the use of heavy equipment as safety sensitive positions.
 - ii. All employees in safety-sensitive positions will timely report the use of any medication that could reasonably be expected to impair their ability to perform their duties prior to or upon reporting for duty on a City Disclosure of Prescription Drugs form completed by their health care provider. The forms will be submitted annually to Human Resources, who will advise the employees' Department Director of any relevant medical information.
 - A. The employee must timely submit an updated form if there is a change in medication, a significant change in dosage, or if the medication is discontinued and at least on an annual basis.
 - B. Human Resources will verify the status of all active forms annually.
 - iii. Any employee in a safety-sensitive position who is cited, arrested, or charged with any criminal drug or alcohol related offense shall notify his or her Department Director within 24 hours.



6-03 (4) **Drug/Alcohol Testing Policy-** All employees and prospective employees are required to participate in drug testing as a condition of hire or continued employment. Failing or refusing to take a test or a confirmed, positive drug or alcohol test result shall be deemed a violation of this policy. The types of drugs or metabolites and cut-off levels shall be determined by the Human Resource Director, except as mandated or limited by federal regulations.

6-03 (5) **Pre-Employment Testing**

- a. All prospective employees shall be tested for drug usage.
- b. All job applicants shall be informed of the policy during conditional job offers. A copy of this policy shall be available for their review.
- c. All applicants shall be required, prior to being hired or volunteering for the City, to sign an acknowledgement form agreeing to abide by the terms of this policy.
- d. The City will exclude from employment any job or volunteer applicant who refuses to abide by the terms of this policy.
- e. An employment application from an applicant with a confirmed positive drug test will not be processed by the City for one year from the date of such result.

6-03 (6) **Reasonable Suspicion (For Cause) Testing**

- a. An employee may be required to submit to a drug and/or alcohol test when reasonable suspicion arises and the employee's supervisor, manager, Department Director, and City Manager, or their respective designees, concur that reasonable suspicion exists. Suspicion must be based upon specific contemporaneous, articulable observations concerning appearance, behavior, speech, or body odors of the employee or information provided by reliable and credible sources that is independently corroborated. Reasonable suspicion testing may include re-tests or follow-up tests as may be necessary to protect the integrity of the testing protocols, such as newly discovered evidence that the employee tampered with a previous drug test.
- b. All employees who hold a CDL license as a job requirement shall fall under the Federal Motor Carrier Safety Administration's reasonable suspicion guidelines as described in 49 CFR Part 382.
 - i. A Determination of Reasonable Suspicion form shall be submitted indicating the observations leading to an alcohol or



controlled substances reasonable suspicion test immediately but no more than 24 hours of the observed behavior or before the results of the alcohol or controlled substance tests are released, whichever is earlier. The form must be signed by the supervisor, manager, or Department Director who made the observations.

- ii. The Determination of Reasonable Suspicion form must be provided to the Human Resources Director for retention.
- c. Once the authorized supervisors have determined that reasonable suspicion exists, testing shall be done as soon as practical.
- d. If an employee is sent to an outside clinic for a reasonable suspicion test, the employee shall be driven to the facility by the supervisor or his or her designee.
- e. The employee shall then be put on paid administrative leave until the results of the test are available.
- f. The supervisor shall make arrangements or help the employee make arrangements to get home without driving him or herself.

6-03 (7) **Employee Testing**

- a. If the City returns an employee to work after he or she has enrolled in a rehabilitation program for drug or alcohol abuse and has successfully completed the rehabilitation program, such employee may be entered into a program of unannounced drug and alcohol testing for a predetermined period of time at the sole discretion of the City.
- b. Other Circumstances. Employees must be drug and/or alcohol tested if they:
 - i. Failed a previous drug and/or alcohol test and have successfully completed counseling or rehabilitation treatment, before returning to work;
 - ii. Are in safety-sensitive positions and are required to take a physical;
 - iii. Are in the employee assistance program for drug and/or alcohol problems or otherwise self-report drug and/or alcohol problems; or



- iv. Are involved in an accident involving a City vehicle or City equipment with or without injury.

6-03 (8) **Post-Incident Testing**

- a. Post-incident testing will be conducted on employees involved in on-the-job accidents where the City reasonably believes that alcohol or drugs may have caused or contributed to the accident.
- b. Such testing will occur as soon as practical after the accident. The employee may return to work after completion of the testing, unless the testing is based on reasonable suspicion.
- c. The employee's immediate supervisor and Risk Management shall be immediately notified of all such incidents.

6-03 (9) **Random Testing** - For purposes of maintaining safety and as a deterrent to drug and alcohol abuse, safety sensitive employees are subject to random drug and alcohol testing. The frequency of random testing will be determined by the Human Resources Director

6-03 (10) **Testing Protocols**

- a. All drug testing will be carried out in compliance with Utah Code Ann. § 34-41-101 et seq., as amended.
- b. Any drug or alcohol testing shall occur just before, during, or immediately after the regular work period of current employees and shall be deemed time worked for purposes of compensation and benefits for current employees.
- c. The City shall pay all costs of testing and transportation associated with a test required by the City.
- d. For both non-DOT and DOT tests, if the medical review officer (MRO) informs the City that a negative test was diluted, the result will be accepted as a negative if the creatinine concentration is 5 mg/dL or greater.
- e. For a DOT test, if the MRO directs that a re-collection must take place under direct observation (i.e. because the creatinine concentration was equal to or greater than 2 mg/dL, but less than equal to 5 mg/dL) the City will contact the donor immediately. Failure of the donor to submit for this re-collection will be classified as a refusal to test.



- f. For a non-DOT test, if the MRO directs that a re-collection must take place (i.e. because the creatinine concentration was equal or greater than 2 mg/dL, but less than or equal to 5 mg/dL) the City will contact the donor immediately. Failure of the donor to submit for this re- collection will be classified as a refusal to test.
- g. In accordance with Utah Code Ann. § 34A-5-115, an employee with a medical cannabis card is not subject to adverse action for failing a drug test due to medical cannabis used in accordance with State law without evidence that the employee was impaired, otherwise adversely affected in the employee's job performance due to the use of medical cannabis or would otherwise be similarly disciplined if they are using a prescribed controlled substance.

6-03 (11) **Drug Testing Information**

- a. The information received from drug testing shall be the property of the City. Test results information may be released to the person who has been tested upon receipt of a written request.
- b. Upon City receipt of the test results, the Human Resources Department shall timely notify the person tested, by telephone or email, of negative results. Positive tests results shall be made by personal notification.
- c. If the test results are positive, the person tested will be advised of the option to have the split sample tested, the expense to be equally divided between the donor and the City. The option must be exercised within 72 hours of the notification to the employee.

6-03 (12) **Employees Required to Hold a Commercial Driver's License (CDL) -** Those employees required by employment at the City to hold a CDL shall be tested as required by Federal and State law.

- a. Prior to requiring any drug or alcohol testing of an employee who holds a CDL, the supervisor will determine whether the testing is authorized under this policy or under the City's Drug/Alcohol Policy. CDL testing involves a different panel of drug and alcohol tests and requirements.
- b. All testing under CDL requirements will be preceded by specific notification by the supervisor to the employee that the test is being ordered as a CDL requirement.
- c. Those employees required for their employment at Midvale City to hold a CDL shall be tested as required by federal and state law and reimbursed for first time costs for obtaining and renewal of the license.



- d. CDL post-accident testing is only conducted if the employee, during the drug testing window, is cited for a contributory moving violation or if another person dies. All other post-accident testing will be done under the City's drug/alcohol testing policy.
- e. Any reasonable suspicion testing decision must be made by an officially trained supervisor or City employee.
- f. Random drug testing is conducted just before, during, or just after performance of CDL duties.
- g. If the employee being tested for reasonable suspicion is a CDL holder, the alcohol and/or drug test must be administered within two hours and, if it is not, the supervisor must prepare and provide to Human Resources a record stating the reason the test was not promptly administered.
- h. Rehabilitation testing, if offered by the City, shall meet CDL requirements.

6-03 (13) **Disciplinary Action** - Because of the serious nature of illegal use or abuse of alcohol, illegal drugs, or medication, appropriate employee disciplinary action will be taken, which may include termination. The City, at its discretion in a disciplinary action, may require an employee to participate in an employer mandated EAP at the City's expense, a rehabilitation program and mandatory drug, and/or alcohol testing at the employee's expense as a condition of continuing employment.

6-03 (14) **Voluntary Substance Abuse Counseling & Rehabilitation** - Midvale City encourages employees who have a determined need to enroll in a counseling or rehabilitation program. An employee will be required to sign a document to abide by the following conditions in order to remain fully employed:

- a. Any employee for whom treatment is recommended will be responsible for costs not covered by insurance. The employee will be required to use accrued compensatory time until all leave is expended. The City will pay the employee's benefit package during the allotted treatment time but not wage supplements. Each incident will be reviewed on a case-by-case basis.
- b. If a required treatment or rehabilitation program involves confinement, the employee's position may be held for the determined length of the treatment and the employee restored to his or her former position



upon successful completion of the substance abuse rehabilitation.
Each incident will be reviewed on a case-by-case basis.

- b. The employee shall immediately contact his or her supervisor and the Human Resource Department to coordinate leave status and benefits.

6-03 (15) **Medical Cannabis and Prescription Use.** Except as permitted by Utah Code Ann. § 34A-5-115, Midvale will not take an adverse employment action against an employee for failing a drug test for the use of medical cannabis that is obtained and used in accordance with state law or for the sole reason of the employee being a medical cannabis cardholder. Midvale will treat medical cannabis the same as any other controlled substance. Midvale may take an adverse action against an employee if permitted under Utah Code Ann. § 34A-5-115(2)-(3). An adverse employment action taken under Utah Code Ann. § 34A-5-115(2) must be treated the same as an adverse employment action taken because of the use of a prescribed controlled substance or a prescription for a controlled substance. In the event that Midvale takes an adverse action against an employee for the use of medical cannabis, the City will follow the required steps provided under Utah Code Ann. § 34A-5-115(4).

6-03 (16) **Employee Questions About This Policy** - Questions about this policy may be directed to the Human Resource Department.

6-04 TOBACCO-FREE WORKPLACE

6-04 (1) **General Policy** - Midvale City is subject to and enforces the Utah Indoor Clean Air Act and is committed to providing a safe and healthful work environment.

6-04 (2) **Employee Responsibility** - In order to maintain a safe and comfortable working environment, tobacco usage in City vehicles, offices, and facilities is prohibited.

- a. Because the City may be subject to criminal and civil penalties for violations of applicable smoking laws, the City must insist on strict adherence to this policy. Employees smoking in any non-smoking area may be subject to disciplinary action.
- b. All employees are prohibited from smoking throughout the workplace, including all City buildings, vehicles, and equipment. Smoking is prohibited within 25 feet of any entranceway, exit, open window, or air intake of City buildings.

6-04 (3) **Employee Assistant Program** - The City encourages and supports employees who want to quit smoking. Smoking cessation programs are



available through our health plan providers and through the EAP program. Contact Human Resources for more details.

6-05 VIOLENCE-FREE WORKPLACE

6-05 (1) General Policy - Midvale City is committed to maintaining a safe and efficient work environment where employees and the public are free from the threat of workplace violence.

6-05 (2) Employee Obligations

- a. Employees may not engage in violence or behavior that carries the potential for violence including, but not limited to, assault, fighting, or foul, abusive, or threatening language or gestures.
- b. Any possession of firearms or other weapons on City property, including City vehicles, or while conducting City business shall be in compliance with federal, state, and City laws.
- c. Under no circumstances will any other employee use deadly force as a function of their job with the City. If an employee who is not a police officer or fire investigator uses deadly force, he/she will not have the immunities or be entitled to the same indemnity afforded police officers and authorized fire investigators.

6-06 EMPLOYEE DISCIPLINE

- 6-06 (1)**
- a. As a matter of policy, Midvale City believes in and practices individual responsibility and accountability. The City believes in allowing employees to govern their own conduct within acceptable standards of behavior. The City relies on individual good judgment and a sense of responsibility. Midvale City expects from its employees' integrity, mutual respect, and courtesy, effective, and efficient performance, considerate customer and citizen relations, responsiveness, and loyalty. Employees are expected to conduct themselves in an appropriate manner. However, to maintain the City's desired level of performance, and to protect the citizens, other employees, City property, and City interests, the City has established certain standards of conduct. All employees are expected to adhere to the City performance standards.
 - b. These standards were established for the guidance of all employees. They are intended to provide examples of types of conduct that are not



permissible. They should not be considered an all-inclusive list. Department policies must be followed in conjunction with these policies.

- c. Employees are required to report to their Department Director and the Human Resource Director any event that prevents or interferes with their ability to complete their job duties or to be eligible for a vehicle allowance, regardless of whether the event occurred at work. For example, if an employee is required to have a professional license or certification for their position, the employee is required to report if their license or certification expires or is denied, suspended, or revoked by the licensing entity. Likewise, an employee who is required to have the ability to operate a vehicle for the City must report if their driver license expires or is denied, suspended, or revoked by the Driver License Division. Or similarly, if an employee handles money or is involved with the finances for the City, the employee must report if they have been charged with theft, embezzlement, or other similar crimes of dishonesty.

6-06 (2) **Standards of Conduct** - The following are violations of *Midvale City's Standards of Conduct* that are extremely serious and justify discipline, up to and including termination, without regard to the employee's length of service or prior record of conduct. The list should not be considered all-inclusive. They include but are not limited to:

- a. Disclosing confidential City, employee, or citizen information to anyone without prior authorization.
- b. The unauthorized removal, destruction, falsification, intentional release of, or alteration of City records or documents such as, but not limited to, the employment application, drug or alcohol testing, or any other official or confidential document.
- c. Being convicted of a felony, a class A misdemeanor, or as class B misdemeanor including DUI, theft, fraud, robbery, identify fraud, and offenses against the administration of government (i.e. false records, destroying records,) etc. or any other infraction as determined by the City.
- d. The loss of a CDL, driver license, professional license, or any other professional requirement necessary for an employee's position.
- e. Theft of any kind.
- f. The gross negligent destruction, abuse, damage of Midvale City property or the property of its employees.



- g. Conduct detrimental to the City.
- h. The distribution, possession, consumption, purchase, sale, or manufacture of intoxicants or illegal substances or reporting to work under the influence of such intoxicants or illegal substances.
- i. Being under the influence of prescription drugs that can interfere with their ability to safely perform their job, operate machinery, or City vehicles in a safe manner.
- j. Disorderly conduct while performing essential functions of my job, including, but not limited to, threatening, intimidating, fighting, coercing, sexually harassing, or physically assaulting City personnel, visitors, or citizens.
- k. Insubordination, disrespectful behavior towards a manager or supervisor, or the refusal to obey a legitimate directive from the supervisor or designated supervisor (not to be confused with the employee's inability to perform the job).
- l. Failure to report for duty or unauthorized absence.
- m. Dishonesty, deceit, or fraud.
- n. Failure to adhere to the Municipal Officers' and Employees' Ethics Act.
- o. Excessive absenteeism and/or tardiness. Failure to use proper call-in procedure for reporting absences.
- p. Any violation of any City or departmental policies or procedures including, but not limited to the Sexual Harassment, Harassment, Bullying, and Discrimination Policy, the Alcohol/Drug Free Workplace policy, the Tobacco-Free Workplace policy, and the Violence-Free Workplace policy.
- q. Disregard for safety rules.
- r. Failure to follow specified job instructions.
- s. Failure to work harmoniously with other employees.
- t. Unauthorized solicitation on City premises.
- u. Creating or contributing to unsanitary conditions.



- v. Unauthorized operation of tools, machinery, or equipment.
- w. Gambling on City premises.
- x. Failure to report an injury or accident.
- y. Unauthorized sleeping on the job during work hours or leaving work early without permission.
- z. Failure to maintain production and performance standards.
- aa. Repeated violation of rules and procedures.
- bb. Any conduct which reflects negatively on the character of the employee or the City.
- cc. Non-exempt employees working unauthorized overtime.
- dd. Knowingly or recklessly violating a law while acting as an employee of the City.
- ee. Excessive or unauthorized personal use of City-owned equipment.
- ff. Engaging in political activity during work hours or using City-owned equipment for political activity.
- gg. Failure to report any event that prohibits or interferes with the ability to complete job duties.

6-06 (3) **Disciplinary Action** - Disciplinary records are those official notices, letters, warnings, and other records provided to an employee informing the employee of disciplinary action. All disciplinary action must be reported to Human Resources. The following are not to be deemed a progressive disciplinary scheme or system. Depending upon the nature and severity of an employee's action, the City reserves the right to impose disciplinary action, up to and including termination, on a first offense depending on the nature and severity of the improper conduct. Supervisors, managers, Department Directors, and other authorized personnel may choose one or more of the following disciplinary actions:

- a. **Verbal Warning** - A verbally communicated warning to an employee by a supervisor for a work performance deficiency or a violation of a City standard or policy. A verbal warning is documented in writing in the employee's personnel file. The supervisor must provide the documentation to the Human Resource Director.



- b. **Written Warning** - A formal written notice to an employee by a supervisor for disciplinary purposes that outlines work performance deficiencies and/or violations of City standards or policies. The written warning may require corrective action indicated by a timeline for improvement. Copies of the written warning will be provided to the employee and Human Resources and will be placed in the employee's personnel file.

- b. **Performance Improvement Plan (PIP)** - Upon the failure to meet performance or behavior expectations, the employee's supervisor, in collaboration with Human Resources, will create a detailed PIP that includes specific, measurable, achievable, relevant, and time-bound (SMART) goals. The plan will also outline the support and resources available to assist the employee. The PIP will have a defined timeline during which the employee is expected to demonstrate improvement. If the employee fails to meet the objectives outlined in the PIP, further disciplinary actions, up to and including termination, may be considered. The specific consequences will be outlined in the PIP. The employee is required to sign the PIP as an acknowledgement of receipt and understanding. If the employee refuses to sign, the supervisor and a witness will document the refusal. Copies of the Performance Improvement Plan will be provided to the employee and Human Resources and will be placed in the employee's personnel file.

- c. **Final Written Warning** - A final written warning is a warning provided by a Department Director, in collaboration with Human Resources, to an employee that describes specific performance- or behavior-related conduct that will not be tolerated again. If the employee engages in any of the specified prohibited conduct again, it will result in their termination. The employee is required to sign the final written warning as an acknowledgement of receipt and understanding. If the employee refuses to sign, the Department Director and a witness will document the refusal. Copies of the final written warning will be provided to the employee and Human Resources and will be placed in the employee's personnel file.

- d. **Suspension** - An employee may be suspended from work without pay for up to 30 days (300 hours) by a Department Director. For any suspension or more than two days (20 hours), the City shall first conduct a pre-disciplinary hearing as outlined in Section 6-06 (4), except for at-will and probationary employees.

- e. **Demotion** - An employee may be demoted by a Department Director to a lower-grade position with or without a reduction in pay or with an



in-grade pay reduction. If the demotion is also an involuntary transfer to a position with less remuneration, the City shall first conduct a pre-disciplinary hearing as outlined in Section 6-06 (4), except if the employee is at-will or probationary or if the demotion is a result of a layoff, reorganization, or other non-disciplinary reason.

- f. **Transfer** - An employee may be transferred to another position within a department by a Department Director. An employee may be transferred to another position in a different department within the City with approval of the City Manager. If the transfer is an involuntary transfer to a position with less remuneration, the City shall first conduct a pre-disciplinary hearing as outlined in Section 6-06 (4), except if the employee is at-will or probationary or if the transfer is the result of a layoff, reorganization, or other non-disciplinary reason.
- g. **Termination** - A full-time employee may be terminated by a Department Director after consultation with the Human Resources Director, the City Attorney, and the City Manager or their respective designees. The City shall first conduct a pre-disciplinary hearing as outlined in Section 6-06 (4), except if the employee is at-will or probationary or if the termination is the result of a layoff or reorganization. At-will and probationary employees may be terminated at the discretion of Department Directors after consultation with Human Resources. A pre-disciplinary hearing is not required.

6-06 (4) **Pre-Disciplinary Hearing** - Whenever a full-time employee, who is not an at-will or probationary employee, is subject to possible suspension without pay for more than two days, demotion, or involuntary transfer from one position to another with less remuneration, or termination (except as a result of a layoff, reorganization, or other non-disciplinary reason), a pre-disciplinary hearing shall be held prior to imposing disciplinary action either in person or virtually at the City Manager's discretion.

- a. The employee shall be given written notice of the hearing prior to the hearing, which will include an explanation of the charges against the employee and notice that discipline, up to and including termination, will be considered.
- b. The pre-disciplinary hearing shall be conducted by the employee's Department Director or designee for the purpose of allowing the employee to respond to the charges and present information the employee believes is relevant to the decision.
- c. A decision as to the disciplinary action to be taken, if any, shall be made by the Department Director or designee, and the employee shall be



notified in writing within five working days after the hearing. This written notification shall include:

- i. The grounds for disciplinary action;
 - ii. Any disciplinary action to be imposed;
 - iii. The effective date and duration of the disciplinary action;
 - iv. Any required corrective action necessary for the employee to avoid further disciplinary action; and
 - v. Notice and a copy of the post-disciplinary hearing process outlined in Section 6-06 (5), if the imposed disciplinary action is termination, a suspension of more than two days, or demotion or involuntary transfer from one position to another with less remuneration.
- d. **Waiver of Pre-Disciplinary Hearing** - An employee may waive the right to a pre-disciplinary hearing. Such waiver must be in writing, signed by the employee, and specifically acknowledge that the employee has received a copy and read the requirements of Section 6-06 (5) accepts the proposed discipline, and acknowledges that the waiver also applies to the right to appeal to the Appeal Board.

6-06 (5) Appeal Board (pursuant to Utah Code Annotated §10-3-1106)

- a. A full-time employee who is not appointed, at-will, or probationary employee, may use the post-disciplinary hearing process. Appeals to the appeal board or hearing officer shall be taken by filing written notice of the appeal with the City Recorder within ten calendar days of receipt of the notice of the imposition of qualifying discipline (suspension of more than two days), demotion or involuntary transfer from one position to another with less remuneration, or termination, except if the action is the result of a layoff or reorganization).
- b. The appeal board shall consist of an appointed hearing officer appointed by the Mayor with the advice and consent of the City Council.
- c. **Exhaustion of Internal Grievance Procedures** - The City designates the appeal board or hearing officer as the only internal post-disciplinary appeal procedure for terminations, suspensions without pay for more than two days, demotions or an involuntarily transfer from one position to another with less remuneration.



d. **Appeal Hearing Process**

- i. The employee shall be entitled to appear in person before the appeal board or hearing officer and to be represented by counsel (at the employee's expense), to have a hearing open to the public, to confront the witnesses whose testimony is to be considered, and to examine the evidence to be considered by the Appeal Board.
- ii. The appeal board or hearing officer determines the admissibility of evidence and its use. Further, the appeal board or hearing officer is not bound by the rules of evidence and may consider any evidence it determines relevant to the matter.
- iii. The City Recorder records each session, except for the appeal board or hearing officer's deliberations.
- iv. The City Attorney or designee represents the City's interests.
- v. The standard of review for upholding the disciplinary action is substantial evidence. The City has the burden of establishing the factual basis underlying the disciplinary decision and the reasonableness of that decision. The appellant challenging a disciplinary action has the burden of demonstrating its unreasonableness.
- vi. The appeal board or hearing officer may establish hearing procedures consistent with Utah Code Annotated §10-3-1106 and may modify those procedures at the hearing as may be equitable and conducive to a determination of the issues.

e. **Decision of Appeal Board Hearing**

- i. Each decision of the appeal board or hearing officer shall be by secret ballot.
- ii. Each decision of the appeal board or hearing officer shall be certified to the City Recorder no later than 15 days after the day on which the hearing is held; however, for good cause, the Appeal Board may extend the 15-day period to a maximum of 60 calendar days, if the employee and the City both consents.
- iii. Upon reaching a decision, the Appeal Board or hearing officer shall issue the decision. A decision is issued when it is signed



and dated by the appeal board or hearing officer and certified with the City Recorder. The City Recorder shall distribute the certified decision to the employee, the City Manager, the Human Resources Director, the City Attorney, and the Department Director.

- iv. If the appeal board or hearing officer does not uphold the suspension, demotion or termination, the Board shall provide in its order:
 - 1. the employee shall receive the employee's salary for the period of time during which the employee was discharged or suspended without pay less any amounts the employee earned from other employment during this period of time; or
 - 2. the employee is paid any deficiency in salary for the period during which the employee was demoted or involuntarily transferred to a position of less remuneration.
- v. Any final action or order of the appeal board or hearing officer may be submitted for review by either the employee or the City to the Utah Court of Appeals by filing a petition for review no later than 30 days from the date of the issuance of the final action or order of the appeal board or hearing officer by filing with that court a petition for review.

6-07 EMPLOYEE GRIEVANCE PROCEDURES

- 6-07 (1) **General Policy** - A grievance is defined as a complaint made by a City employee of a decision or action taken by the City that affects an employee's working conditions, except disciplinary action. For example, a grievance may be filed regarding such decisions or actions such as performance evaluation, a job or task reassignment, or a change in schedule or a health/safety concern. All employees have the right to file a grievance.

Disciplinary action appeals shall be handled consistent with the Employee Disciplinary policy (Section 6-06).

- 6-07 (2) **Informal Grievance Process** - The grievant and the immediate supervisor shall make every effort to resolve the grievance at the lowest level of supervision. Thus, the grievant shall attempt to discuss the grievance within ten calendar days with the immediate supervisor. The immediate supervisor then has ten calendar days to present a decision before resorting to the Formal Grievance Process.



- 6-07 (3) **Formal Grievance Process** - The following process shall be followed in processing grievances made by City employees. If at any step the City fails to respond within the allotted time period, such failure shall constitute a denial, and the employee may move to the next step in the process. Failure of the grievant to meet any of the specified deadlines shall constitute a withdrawal and waiver of the grievance. Probationary employees may not initiate a grievance procedure after termination of employment during the probationary period.
- a. **Step One** - The grievant shall present the formal grievance in writing to his/her immediate supervisor within ten business days from the result of the informal grievance procedure. The written grievance should include, at a minimum, the date, description of the decision or action in question and the remedy sought. The employee's immediate supervisor shall respond to the employee's grievance in writing, detailing the decision and including a copy of this policy, within ten business days of receipt of the grievance.
 - b. **Step Two** - If the employee is not satisfied with the response of the immediate supervisor, the employee may submit a written grievance to his/her Department Director within ten business days of the immediate supervisor's response. The Department Director shall respond to the employee's grievance in writing, detailing the decision and including a copy of this policy within ten business days of receipt of the grievance.
 - c. **Step Three** - If the employee is not satisfied with the response of the immediate Department Director, the employee may submit a written request to the City Manager within ten business days of receipt of the Department Director's response. The City Manager or designee shall respond to the employee's grievance in writing, detailing the decision, within ten business days of receipt of the grievance. The decision of the City Manager is final and not appealable.
- 6-07 (4) **Representation** - An employee may not be represented at any Step One grievance discussion with the supervisor. The employee may be represented by legal counsel at any Step Two or Step Three discussion, subject to any conditions imposed by the Department Director, City Manager, or the City Manager's designee.
- 6-07 (5) **Documentation** - Copies of all grievances and responses shall be forwarded to the Human Resource Department for filing upon receipt of issuance.



- 6-07 (6) **Retaliation** - Employees who file a grievance in good faith may not be retaliated against for filing the grievance.
- 6-07 (7) **Failure to Appear** - An employee's failure to appear for any scheduled meeting without notification will constitute a withdrawal and waiver of the grievance.

SECTION 7- FINANCIAL POLICIES & PROCEDURES

7-01 PROCUREMENT POLICY

- 7-01 (1) **General Policy** - Midvale City shall comply with all applicable federal laws and regulations, state laws, and City ordinances and resolutions regarding the procurement of goods, services, and contracts. A complete copy of the City purchasing policy may be obtained from the City website at Midvale.Utah.gov, Title 3, Chapter 3.02 – Procurement. For further information, contact the Administrative Services Department.
- 7-01 (2) **Credit Cards** - City credit cards shall be used for official City business only and all use shall comply with the City's purchasing policy.

7-02 PURCHASING CARD POLICY

- 7-02 (1) **Purpose** - The purpose of the Purchasing Card Program is to establish a more efficient, cost-effective method of purchasing and paying for small-dollar transactions by using a purchasing card. The program is designed to replace a variety of processes including petty cash and small dollar check requests.
- a. This program is not intended to avoid or bypass the established procurement ordinance or payment policies. Rather, the program is intended to complement the existing processes already at work within the City.
 - b. All cards are issued at the request of your supervisor. Card usage may be audited and/or rescinded at any time. **YOU MAY ONLY USE THE CARD WHEN AUTHORIZED!**
 - c. This policy provides the guidelines under which you may utilize your purchasing card. Please read it carefully.
 - d. Record keeping will be essential to ensure the success of this program. You must submit receipts for your protection as well as the monthly reconciling requirements.



- e. Finally, remember that you are committing City funds each time you use the purchasing card. This is a responsibility that cannot be taken lightly.

7-02 (2) **General Information**

- a. Under special circumstances items may need to be purchased that are over the transaction limit, which is generally \$1,000. On those occasions, a requisition for a P.O. must be submitted and approved prior to the purchase. After the requisition is submitted and approved, the Purchasing Card Administrator will increase the card's transaction limit temporarily to allow the purchase.
- b. The purchasing card is not intended to replace the current travel and entertainment policy.
- c. The purchasing card may be used for in-store purchases as well as purchases by mail, phone, fax, or the internet. Use of the card does not relieve the cardholder from complying with Federal, State or City regulations that are applicable.
- d. You are responsible for the security of your card and the transactions made with the card. The card is issued in your name, and it will be assumed that any purchases made with the card will have been made by you.
- e. The purchasing card is to be used for business purposes only. It may NOT be used for personal transactions. If a personal transaction is made, repayment in full to the City must be made immediately. In addition, a penalty of an amount equal to 50% of the personal transaction must be paid to the City. You may appeal the penalty if you feel you have a good reason to do so. Appeals should be presented to the City Manager.
- f. Use of the card in a manner not in accordance with the guidelines established in this policy may result in revocation of the card and disciplinary action up to and including termination.

7-02 (3) **Cardholder Responsibilities** - It is the cardholder's responsibility to confirm that sufficient funds or budget amounts are available for use prior to making a purchase.

- a. The purchasing card may be revoked for any of the following reasons:



- i. Personal purchases;
 - ii. Unauthorized purchase of restricted items or from restricted vendors;
 - iii. The cardholder allows the card to be used by another individual;
 - iv. The cardholder makes a purchase for another individual;
 - v. The cardholder splits a purchase to circumvent a purchase limit;
 - vi. The cardholder accepts cash for returns, sales tax payments, credits, or disputed items;
 - vii. The cardholder fails to enter purchases and upload receipts on the Purchasing Card website in a timely manner;
 - viii. The cardholder fails to get receipts; or
 - ix. The cardholder fails to comply with the procurement ordinance or Purchasing Card Policy.
- b. The cardholder shall take reasonable precautions with the purchasing card. These include, but are not limited to the following:
 - i. Reasonable safeguarding of the card and protection against loss, theft, or unauthorized use;
 - ii. Keep the card in view when you give it to a clerk, and get it back promptly;
 - iii. Don't sign a blank receipt;
 - iv. Draw a line through blank spaces above the total when signing receipts;
 - v. Destroy all carbon copies and voided receipts;
 - vi. Never give your card number over the phone unless you are dealing with a company that you are sure is legitimate;
 - vii. Never leave your card or receipts out where anyone can copy them or pick them up; and
 - viii. Don't allow card information to be saved or stored on websites when making purchases online.

7-02 (4)

Examples of When the Purchase Card May Be Used:

- a. Subscriptions, seminars;
- b. Hotel;
- c. Car rental;
- d. Miscellaneous maintenance requirements;
- e. Office supplies;
- f. Computer supplies, software (with approval from Information Services);
- g. Computer hardware (with approval from Information Services);



- h. Automotive repair (reserved for Fleet and selected departments); and
- i. Postage.

7-02 (5) **Examples of When the Purchasing Card May Not Be Used:**

- a. Any item that requires a competitive process as specified in the City procurement ordinance;
- b. Inappropriate use of City funds;
- c. Capital expenditures; or
- d. Personal purchases.

7-02 (6) **Built-in Restriction**

- a. Each card will be assigned an individual credit limit and transaction limit based on previous purchasing activity. If you find over time that the limit is too low to accommodate your purchasing requirements, please contact the Purchasing Card Administrator to re-evaluate your limit. The Purchasing Card Administrator may seek the approval of your supervisor prior to increasing the limit.
- b. Some supplier's Merchant Category Code (MCC's) codes have been "blocked" from usage in the program. If you present your card to any of these suppliers, the transaction will be declined. It is likely that any supplier you currently utilize as a source for products will accept your card. If you are declined and feel the decline should not have occurred, call or email the Purchasing Card Administrator with the information. The Purchasing Card Administrator will contact Zions Bank Customer Service to determine if you were declined because of merchant blocking or exceeding the monthly credit limit or single-purchase limit imposed on your card.

7-02 (7) **The Purchasing Card Website**

- a. The Purchasing Card website becomes an ongoing record of information regarding transactions made on your card. You are required to keep the website updated by entering purchases and uploading receipts in a timely manner. For each purchase, you must enter an appropriate GL account, vendor name, and vendor code. Also, adequate descriptions for each purchase must be entered. Occasionally, a generic description will automatically populate the description box. This description is generally insufficient or inaccurate and will need to be updated with correct information.



- b. The website allows management to review the types of goods purchased on the card and determine where the card is being used. It also provides a record of activity enabling you to reconcile your monthly Purchasing Card Statement. In addition, the receipts retained on the website provide the documentation necessary should there be an audit.
- c. All purchases must be approved by your supervisor or Department Director. Supervisors and Department Directors have the ability to approve purchases on the website.

7-02 (8) **Always Record Each Transaction Completed By A Purchase Card** - On the website, record the date of the transaction, the vendor's name and code, the GL account charged, the merchandise purchased, the dollar value of the sale, and upload a copy of the receipt. A separate entry is required for each purchase.

7-02 (9) **Reconciliation and Payment** - The Purchasing Card Program carries corporate, not individual, liability. Invoices will be paid by the City's Accounts Payable staff. You will not be required to pay your Monthly Statement using personal funds. The program does not impact your personal credit rating in any way.

7-02 (10) **Retain All Receipts for Goods and Services Purchased**

- a. If you purchase via phone, fax, mail, e-mail, or other electronic means, ask the supplier to include an itemized receipt with the goods when the product is shipped to you. This itemized receipt is the only original documentation specifying whether or not sales tax has been paid. Also, the receipt will be used for auditing purposes.
- b. Accounts Payable will receive a statement for each cardholder identifying all transactions made with the card during the billing cycle. The statement must be reconciled with transactions entered on the Purchasing Card website along with the uploaded receipts for accuracy. You are required to ensure purchases are entered and receipts are uploaded on the website in a timely manner. This will facilitate and expedite the reconciliation process for Accounts Payable. If purchases are not entered in a timely manner, your purchasing card may be revoked.
- c. Activity on the statements may be audited at any time by the City's Accounts Payable staff or the Program Administrator.

7-02 (11) **If Your Records Don't Agree with Your Statement**



- a. There may be occasions when items on your statement do not correlate with the entries submitted to the website or your retained receipts. You may not have made the transaction, or the amount of the transaction may be incorrect, or you may have a quality or service issue. In these circumstances, contact the supplier involved to try to resolve the error. Also, inform the Purchasing Card Administrator of the transaction and that it is pending resolution.
- b. If you are not able to reach an appropriate resolution with the supplier, contact Zions Bank Customer Service to dispute the charge. Zions Bank Customer Service will inform you of the steps that must be taken to appropriately dispute the charge. It is your responsibility to ensure this is done properly and in a timely manner. If needed, contact the Purchasing Card Administrator for help to dispute a charge.

7-02 (12) **Lost or Stolen Cards**

- a. The Purchasing Card is the property of Midvale City and should be secured just as you would secure your personal credit cards. If your card is lost or stolen, notify the Purchasing Card Administrator and contact Zions Bank Customer Service immediately!
- b. Upon notification of your lost or stolen card, further use of the card will be blocked. Prompt action in these circumstances can reduce the City's liability for fraudulent charges.

7-02 (13) **Card Cancellation** - Upon termination of an employee, it is the responsibility of the supervisor to notify the Purchasing Card Administrator immediately.

7-02 (14) **Sales and Use Tax**

- a. Midvale City is a tax-exempt organization. When making purchases with your card, ensure sales tax is not charged. Some vendors may require a copy of the City's tax-exemption certificate in order to avoid sales tax. Be prepared to provide a copy if needed. We realize that occasionally sales tax cannot be avoided. However, these transactions should be infrequent and avoided if possible.
- b. Should you have additional questions regarding the payment of sales tax, please contact the Purchasing Card Administrator.

7-02 (15) **Suppliers Who Do Not Accept the Card** - Although we do not endorse Visa or any of its associated banks specifically, we encourage suppliers to become involved in the Midvale City's Purchasing Card Program so that cardholders can use the Program and the City can benefit from available rebates.



7-02 (16) **Summary**

- a. Suppliers are paid within three days of your business transaction. Please indicate to suppliers that you do not wish to be invoiced, as an invoice could result in duplicate payment. However, you should always request an itemized receipt.
- b. The Program is designed to be simple and easy to use, providing you with the materials needed to perform your job more quickly and efficiently. However, appropriate controls must also be maintained to ensure the ongoing success of the program.
- c. We ask you to exercise good judgment and act responsibly when using your purchasing card. The purchasing card is issued in your name, and all activity will be assumed to have been incurred by you. We ask you to maintain your Purchasing Card Log accurately and always retain your receipts!
- d. In addition, random audits of card activity and/or retention of receipts may be conducted. Consequences, ranging from suspension of cards to termination of employment, will be invoked for improper use of the program.
- e. Your feedback regarding this Program is important! You are testing a new concept and the procedures developed for our City. We need to know if you have issues or concerns, and we welcome suggestions for improvement.
- f. We continue to improve the way we conduct business. Your use of this Program in conducting your daily business can help us make significant changes in eliminating a variety of manual transactions. If you have any questions about the Program or need additional information, please contact the Purchasing Card Administrator.
- g. Appropriate transaction descriptions, vendor names and codes, and GL accounts must be entered on the website and transactions must be approved by your supervisor or Department Director.
- h. Do not share your purchasing card with other departments except in case of emergency.
- i. The assignee of the card is responsible for securing the card.



- j. The Purchasing Card Administrator reserves the right to require training or to revoke the card at any time.

7-03 SCRAP METAL POLICY

7-03 (1) **General Policy** - Scrap metal is an asset to Midvale City, and its disposal is subject to the same business practices that govern the disposal of all other City surplus assets. Scrap metal will be collected and recycled to the maximum practical extent. Whenever possible, revenue will be generated from the disposal of scrap metal and credited to the appropriate fund. Scrap metal is defined as any metal no longer necessary to City operations, including but not limited to: iron, steel, aluminum, brass, and copper.

7-03 (2) **Sale/Disposal Process**

- a. All City employees are responsible for depositing scrap metal in a secure location at Public Works (to be determined by the Department Director). Periodically, the Public Works Director shall determine whether or not the scrap metal has commercial value. If not, the scrap metal should be disposed of properly.
- b. The Public Works Department may utilize contractors and/or auction for the removal of scrap metal. Selection of process will be based upon what is deemed to be in the best interest of the City. When possible, quotes should be obtained, with the award being made to the vendor who provides the highest bid for the scrap.
- c. In some cases, this may also require removal from the City's site. Quotes are to be obtained from vendors who by definition are in the general business of purchasing scrap metal.
- d. Only checks from the vendor shall be accepted for the payment of scrap metal. On no occasion may cash be accepted for the sale of surplus metal. In accordance with the State's Money Management Act, checks must be deposited with the City Treasurer within three days of receipt.



SECTION 8 – SAFETY & RISK MANAGEMENT

8-01 RISK MANAGEMENT PHILOSOPHY

- 8-01 (1) **General Policy** - It is the philosophy of Midvale City to reduce the potential loss from exposures through sound risk management practices in all City, department, and individual employee activities. Within the constraints of the budget and the City's obligation to provide certain public services, City risk management and safety practices will reflect a strong consideration for the safety of employees and the public.

Midvale City will be aggressive in risk identification. All existing operations, programs, equipment, and facilities of the City shall be evaluated on a regular basis to determine potential risk. Employees shall report any identified risks to their immediate supervisor. In addition, employees shall report any potential hazards, damaged or missing signs, or other possible risks immediately to their supervisor.

- 8-01 (2) **Department Responsibility for Risk Management and Safety** - Each Department Director is responsible for implementing risk management programs required by the City insurance carriers, the City Risk Committee, and the City Manager to protect the health, safety, and welfare of the City employees and public; prevent financial losses and reduce insurance premiums; conduct the affairs of the department to reduce insurance premiums and to reduce the potential for claims and lawsuits against the City. Each Department Director will develop and maintain policies and practices designed to meet the particular risk management needs of the department.

- 8-01 (3) **Individual Responsibility for Risk Management and Safety** - Individual employees shall take responsibility for their own safety as well as the safety of other employees, citizens, and property. Employees shall abide by reasonable safety precautions and exercise due care while on the job. Adequate training, appropriate supervision, reasonable scheduling, proper equipment and other management tools should be utilized by the department and followed by each individual employee to create a safe working environment. Individual employees are responsible to immediately report to their supervisor any potential hazards likely to cause an accident and should be forthcoming in identifying and bringing to the attention of supervisors and their Department Director, safety concerns that cannot be addressed and resolved by the individual employee. Additional safety precaution are as follows:

- a. Employees must have proper training and licensing required to operate any type of power equipment.



- b. Employees must use proper protective equipment appropriate to the job, such as safety glasses, gloves, toe guards, back supports, and hard hats, if required or appropriate to the work performed.
- c. Employees will avoid wearing loose clothing and jewelry while working on or near equipment and machines. Long hair will be properly secured. Employees must also adhere to additional department policies.
- d. Defective equipment will be reported immediately.
- e. In all work situations, safeguards required by State and Federal Safety Orders will be provided and followed.
- f. Seatbelts must be worn at all times while operating a City vehicle or a personal vehicle while conducting City business. Employees found not wearing their seatbelts are subject to disciplinary action.
- g. Due to the potential risk, employees are prohibited from allowing citizens, guests, or family members in or around inherently dangerous work areas.
- h. All employees are required to comply with the City's safety standards. Current employees who pose a direct threat to the health or safety of themselves or other individuals in the workplace will be placed on leave until an organizational decision has been made in regard to the employee's immediate employment situation.

8-02 ACCIDENT/INCIDENT REPORTING - All job-related accidents or incidents, regardless of severity, personal or vehicular, shall be reported immediately to the Human Resource Director and the applicable supervisor or Department Director.

8-02 (1) Accident with Injury - When injured while on duty, **an employee must:**

- a. Call 9-1-1 and their supervisor immediately. If the immediate supervisor is unavailable, contact the Department Director even if the accident occurs after normal work hours.
- b. When safe to do so, remain at the accident scene until the police or supervisor approves your departure.
- c. Immediately obtain necessary treatment. The City recommends the employees initially seek medical treatment at an approved medical



facility if possible. Names and locations of approved medical facilities may be obtained from the Human Resource Department.

- d. Submit to a drug test if determined necessary according to the drug testing policy located in Section 6-03. Supervisor or Department Director is required to drive the employee to get a drug test.
- e. **Upon request, obtain a medical release form signed by a doctor and submit copies to the Human Resource Department and supervisor.**
- f. Report to work as permitted by the medical release form.
- g. Detail the job-related injury on forms prescribed by the Utah Labor Commission and the City. These forms must be completed within three days following the incident causing the injury and submitted to the Risk Manager.

8-02 (2) **Accident with NO Injury** - When involved in a vehicle accident, but not injured, **an employee must:**

- a. Call 9-1-1 and their supervisor immediately. If the immediate supervisor is unavailable, contact the Department Director even if the accident occurs after normal work hours.
- b. Remain at the accident until the police or supervisor approves your departure.
- c. Collect necessary contact and insurance information from any others involved in the accident.
- d. Submit to a drug test if determined necessary according to the drug testing policy located in Section 6-03. The employee's supervisor or Department Director is required to drive the employee to get a drug test.

8-02 (3) **Claims, Lawsuits, & Liability** - An employee who becomes aware of any occurrence, which may give rise to a lawsuit, who receives a notice of claim, or is sued because of an incident related to his or her employment, shall give immediate notice to his or her supervisor, the Department Director, the Risk Manager, and the City Attorney.

- a. An incident report must be completed for any alleged injury or damage to persons or property involving a City official, employee, volunteer, or equipment or any such event occurring on City property. Such report



will be submitted to the City Manager with a copy sent to the City Attorney and City Recorder.

- b. Pictures must be taken at the scene and submitted with the incident report.
- c. No official or employee shall admit or indicate in any manner that he or she or the City is at fault or has any liability in any incident that may result in a claim or lawsuit. No official or employee shall make any commitments or promises to claimant unless specifically authorized to do so by the City Manager or designee.
- d. The City Attorney will receive and coordinate the resolution of claims and lawsuits made against the City, its officers, employees, or volunteers.

8-03 OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)

- a. Midvale City will post all required OSHA notices in conspicuous places. Employees may obtain additional information regarding OSHA from their Department Director.
- b. If an OSHA inspector arrives on a job site, an employee should contact their Department Director immediately. The Department Director shall make arrangements for any required inspections.

8-04 PROPER USE OF CITY EQUIPMENT & TOOLS

- a. The use of City equipment or tools for private purposes is strictly prohibited.
- b. Employees shall be required to attend training provided by the City; including an explanation of job hazards, safety procedures, and training on all equipment, tools, etc., necessary for the accomplishment of the employee's job description. Employees may attend additional training as approved.
- c. A commercial driver's license (CDL) is required for operators of commercial motor vehicles. No individual shall be allowed to operate such vehicles unless they have a current commercial driver's license in their possession. This license is required pursuant to the Commercial Motor Vehicle Safety Act. Employees must renew their commercial



driver's license at five-year intervals.



- d. Operators and passengers in a business-use vehicle equipped with seat belts must wear them when the vehicle is in operation, and all employees operating vehicles shall observe all local traffic laws.
- e. Employees using City vehicles shall ensure they are kept clean and serviced according to fleet specifications.

8-05 BUILDING SECURITY

- 8-05 (1) Distribution of Keys** - As assigned, Department Directors are responsible for distribution of keys, keypad codes, and security access cards to building occupants. Department Directors shall maintain a record of the keys, keypad codes, and security access cards distributed to building occupants. The departments shall not loan out keys, duplicate keys, or distribute keypad codes or security access cards prior to the completion of the key requisition process.
- 8-05 (2) Employee Responsibility** - Employees shall not loan, duplicate, or transfer keys, keypad codes, or security access cards to City facilities. Such behavior may be grounds for disciplinary action up to and including termination. All keys, security access cards, and security access cards must be returned to the City immediately upon termination of employment.
- 8-05 (3) Lost Keys** - Any lost keys or security access cards shall be reported to the employee's supervisor and the Department Director immediately.

SECTION 9 – FLEET MANAGEMENT

9-01 VEHICLE USE

- 9-01(1) Vehicle Use** - City vehicles can only be utilized in connection with City business. All City vehicle and equipment operators shall have a valid Utah driver's license appropriate for the class of vehicle or equipment being driven. Smoking is prohibited in City vehicles. Safe driving practices will be enforced with the use of all City vehicles.

9-01 (2) DRIVER QUALIFICATION PROGRAM

All employees or volunteers operating City owned vehicles, or who may operate any vehicle while conducting business for or on behalf of Midvale City must be



authorized drivers. The authorization process requires an analysis by the Risk Manager of the employee's driving record to ensure compliance with the driver qualification standard as identified in this policy. Rori Andreason, 801-567-7207, randreason@midvaleut.gov is the Risk Manager.

Employees whose job duties require the operation of a motor vehicle, whether a City-owned vehicle or personal vehicle used for City business, must maintain a valid Utah Driver License appropriate for the type of vehicle being operated.

Employees are required to immediately notify the Human Resources Director/Risk Manager if their driver license expires, is suspended, revoked, restricted, or if a medical condition prevents renewal of their license. Failure to report such circumstances may result in disciplinary action.

Any employee with an expired driver license must obtain a valid Utah Driver License within forty-five (45) calendar days of expiration or provide Human Resources/Risk Management with a documented plan and timeline for renewal that is approved by management. Employees who are medically unable to renew their license within the required timeframe must provide appropriate documentation and work with Human Resources/Risk Management to determine eligibility for accommodation and continued performance of job duties.

Employees who fail to maintain a valid driver license or comply with the requirements of this policy may be subject to restrictions on driving privileges, reassignment of duties, disciplinary action, or separation from employment if maintaining a valid driver license is an essential function of the position.

As part of the driver qualification process, all drivers or potential drivers' Motor Vehicle Record (MVR) will be screened and monitored on an ongoing basis to ensure the standard is met and maintained. Drivers will be qualified as "Acceptable," "Unacceptable" or "Borderline". Drivers qualified as "Borderline" may be authorized to drive on a probationary basis as determined by the Risk Manager. Drivers whose records do not meet the driver qualification standard will not be authorized to operate any vehicle on behalf of Midvale City.

All drivers must possess a valid Driver's License. Required endorsements must also be maintained. The driver qualification evaluation will be based on the driver's MVR and will also take into account the results of skills assessments and work-related motor vehicle incidents, whether or not the incident has been recorded on the driver's MVR. All violations recorded on the MVR, whether they occurred on the job or not, are included in the driver qualification evaluation.

"Acceptable" or "Borderline" qualification will be determined using the following criteria. Any number of violations or accident in excess of the "Borderline" criteria constitutes a failure to meet the driver qualification



standard resulting in revocation of driver authorization. (Note - DUI, DWI, using a wireless communication device while operating a motor vehicle, and impaired, careless, distracted, or reckless driving are not evaluated as a standard violation)

Acceptable

- Up to 2 violations recorded on the MVR, or
- Up to 1 at fault work related accident in the prior three years, or
- A combination of 1 violation on the MVR and 1 at fault work related accident in the last three years

Borderline

- 3 violations recorded on the MVR or,
- 2 at fault work related accidents in the last three years, or
- DUI, DWI, or impaired driving within the last 5 years, or
- Any violation for Careless, Reckless or Distracted driving

Unacceptable

- No valid driver license,
- Recent DUI, DWI, or impaired driving conviction,
- Two or more violations of reckless driving in the last 5 years,
- Three or more violations of using a wireless communication device while operating a motor vehicle, careless driving, or distracted driving within the last 5 years,
- 4 or more violations recorded on the MVR

A single major violation recorded on the MVR, or resulting from a work-related incident, *may* result in revocation of the drivers' qualification and driver authorization. Major violations include, but are not limited to:

- DUI, DWI, or impaired driving in the previous 24 months
- Failure to stop/report an accident
- Making a false accident report
- Attempting to elude law enforcement
- Others as determined by the Risk Manager.

9-01 (3) Authorization to Drive - To be authorized to drive a City-owned vehicle, an employee or volunteer must possess a valid Utah driver's license for the type of vehicle he or she is operating. An employee may take an assigned vehicle home in an emergency situation upon prior approval from the Department Director.



9-01 (3) Verification of Driver's License Status - The City will ensure that the driver's license status of all employees is reviewed monthly by the Utah Local Government's Trust.

9-01 9-01 (4) Pool Vehicle Use - Pool vehicles are authorized for use by authorized employees or volunteers who do not have a City vehicle assigned to them and need transportation to conduct City business, subject to availability. All pool vehicle users must have a current valid motor vehicle record on file with Human Resources prior to vehicle use.

9-01 9-01 (5) Personal Use - Personal use of City vehicles is prohibited, except for incidental local use such as taking breaks or meal periods or completing a personal errand that does not require indirect travel.

9-01 9-01 (6) Permitted Passengers - Only authorized employees and volunteers are allowed to ride in City vehicles, except for the purpose of conducting City business or as otherwise authorized by policy. Employee's family members are allowed to ride in City vehicles in a parade as long as the City employee is driving the vehicle. Non-employees shall not be allowed to ride in a City vehicle except for the purpose of conducting City business or with Department Director approval.

9-01 9-01 (7) Occasional Approved Use - Department Directors may grant occasional overnight take home use due to an isolated incident of need because of the lateness of the hour or other circumstances where it is impractical for the user to return a City vehicle at the end of a shift.

9-01 (8) Take Home Vehicles - City employees **MUST** live within 45 miles of the City limits in order to take home a City vehicle. **Refer to Midvale City Take Home Vehicle Administrative Policy.**

9-01 (9) Vehicle Tracking Devices. The City may install, maintain, and monitor global positioning system (GPS), automatic vehicle location (AVL), telematics, or similar tracking devices on or in any vehicle or motorized equipment owned, leased, or rented by the City, at the City's sole discretion and without prior notice to any individual employee. Such devices may be used for legitimate business purposes including, but not limited to, fleet management and maintenance, route and dispatch efficiency, fuel and mileage accounting, employee and public safety, emergency response and vehicle recovery, verification of hours worked and work performed, defense of claims against the City, and monitoring compliance with City policies and applicable law.

Employees have no expectation of privacy in the location, movement, operation, or use of a City vehicle, whether during or outside of scheduled work hours. Data generated by these devices is the property of the City, may be reviewed at any



time by authorized personnel, is subject to the City's records retention schedule and applicable public records laws, and may be used as the basis for coaching, performance evaluation, or disciplinary action up to and including termination. No employee may disable, remove, obstruct, tamper with, or otherwise interfere with the operation of a tracking device, and any such act is grounds for disciplinary action up to and including termination. Employees who operate City vehicles are required to acknowledge this section in writing.

9-02 DRIVER/OPERATOR DUTIES AND RESPONSIBILITIES

- 9-02 (1) **Responsibility** - Drivers are responsible for the care and general maintenance of City vehicles under their control or assigned to them. This includes frequent checking of the oil and other fluids, lubrication levels, tire pressure, and prompt reporting of problems. Employees shall not use fuel, oil lubricant, or other liquid additives in the vehicle other than authorized by fleet division. Employees shall not make any unauthorized repairs to a City vehicle. Employees shall not add or remove auxiliary equipment to vehicles without prior authorization of the Public Works Director.



- 9-02 (2) **Cleanliness** - Employees shall keep both the exterior and interior of City vehicles clean. Employees shall not alter the body, general design, appearance, or markings of a City vehicle.
- 9-02 (3) **Mileage** - Each time a City vehicle is refueled using a gas card, the driver/operator will accurately enter odometer/hour meter readings.
- 9-02 (4) **Long Distance Travel** - When an assigned City vehicle is to be used for travel of a distance of 200 miles or more, the employee shall have the vehicle inspected by a fleet mechanic within two calendar days prior to departure to ensure the vehicle is in proper working condition.
- 9-02 (5) **Compliance with Laws** - City employees and volunteers shall drive and park in accordance with all state and local laws. Any citation received shall be the responsibility of the driver.
- 9-02(6) **Revoked License Notification** - City employees who are authorized to use a City vehicle shall immediately report to Human Resources if his or her driver's license is revoked, suspended, denied, or expires.
- 9-02 (7) **Cell Phone Use** - City employees and volunteers shall not use a cell phone for any purpose while operating a City vehicle, unless engaged in a hands-free mode.
- 9-02 (8) **Idling and Air Quality Consideration** - Drivers will not allow their vehicle to idle excessively, except as required for safety reasons or operation of auxiliary equipment. Emergency vehicles are exempt during emergency situations. Additionally, drivers will be conscientious of air quality, plan the most efficient route, and whenever possible, will limit trips and combine trips to grouping appointments and errands together.
- 9-02 (9) **Locking Vehicles** - Unattended City vehicles shall be locked at all times.
- 9-02 (10) **Abuse or Neglect of Vehicles** - Drivers will not abuse or neglect City vehicles. Abuse or neglect includes but is not limited to:
- a. misusing vehicles;
 - b. exceeding a vehicle's capacity;
 - c. operating vehicles without adequate training;
 - d. allowing others to operate vehicles without adequate training;
 - e. being reckless, careless, irresponsible, or not paying attention while operating vehicles;
 - f. operating with an overheated engine;
 - g. failure to properly observe instrument panel indicator;
 - h. operating with flat or under-inflated tires;



- i. failure to report defects and needed repairs;
- j. driving a vehicle that is in need of repairs;
- k. failure to inspect equipment properly before and after use; and
- l. failure to have a vehicle serviced after receiving notification.

9-02 (11) **Supervisor Responsibility** - Supervisors must know the condition of the vehicles under their direct responsibility. Supervisors must keep in close touch with operators to make sure all equipment is properly cared for and maintained. Supervisors are responsible for:

- a. Periodic audits of inspection reports to make sure the inspections are timely and accurate;
- b. Quarterly inspections of the conditions of vehicles under his/her supervision; and
- c. Keeping a separate inspection report documenting any vehicle problems for audit purposes. The supervisor will discuss any discrepancies with any person who completed an inconsistent report.

9-03 GENERAL LIABILITY PROVISIONS

9-03 (1) **City Vehicles**

- a. City vehicles are insured by the City.
- b. Third-party claims are handled by the City's insurer to the policy limits.
- c. Injuries to City employees and volunteers will be handled as worker's compensation claims.

9-03 (2) **Vehicle Allowance for Vehicles Operated on City Business**

- a. Employees receiving a vehicle allowance or using their own vehicle for city business must provide proof of insurance on their vehicles.
- b. Any injury to City employees and volunteers will be handled as a worker's compensation claim.

9-03 (3) **Personal Vehicles**

- a. Personal vehicles shall be insured by the owner. As part of the hiring process, all employees and volunteers will certify in writing their acknowledgement of their legal obligation to have state-mandated



minimum liability coverage on any personal vehicle they may be authorized to drive on City business.

- ii. Employees are encouraged to review the merits of additional “business use” or higher liability coverage with their insurer.
- iii. Any injury to City employees and volunteers will be handled as a worker’s compensation claim.

b. Personal Vehicle Used with City Mileage Reimbursement - The employee is responsible for all deductibles and first party- and third-party claims.

c. Incidental Use of Personal Vehicle for City Business Without City Mileage Reimbursement

- i. Third-party claims will be handled by the City’s insurer to the policy limits, except for the owner’s deductible.
- ii. Property damage to the personal vehicle is covered by the City to the limit of the City’s deductible.

9-03 (4) **Rental Vehicles** - Employees that rent vehicles for the City’s use are required to purchase the full liability insurance offered by the car rental company.

9-03 (5) **Limitation of Liability** - The City reserves the right to limit insurance coverage and/or worker’s compensation as provided by law, such as actions outside the scope of an employee’s employment.



MIDVALE CITY COUNCIL SUMMARY REPORT

September 15, 2026

SUBJECT: Consideration of Resolution No. 2026-R-52 Adopting Updates to the Board and Committee Assignments for Midvale City

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

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 appointment of Public Works Director Jerimie Thorne to the Trans-Jordan Landfill Board, there is a vacancy for the alternate position on the board. It is recommended that Levi McNeill, the new Assistant Public Works Director, be appointed to fill this vacancy.

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

RECOMMENDED MOTION:

I move that we suspend the rules and approve Resolution 2026-R-52 Adopting Updates to the Board and Committee Assignments for Midvale City.

ATTACHMENTS:

Midvale City Board-Committee Assignments List 9.15.26, Resolution No. 2026-R-52

**MIDVALE CITY, UTAH
RESOLUTION NO. 2026-R-52**

**A RESOLUTION ADOPTING UPDATES TO THE BOARD AND COMMITTEE
ASSIGNMENTS FOR MIDVALE CITY**

WHEREAS, Midvale City’s Mayor, City Council, and staff serve on various boards and committees associated with interlocal, nonprofit, and governmental organizations; and

WHEREAS, the City Council desires to ensure appropriate representation on these boards and committees; and

WHEREAS, from time to time, changes to board and committee assignments are necessary to reflect staffing and leadership updates; and

WHEREAS, the City Council has reviewed and supports the proposed updated Board and Committee Assignments List;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

1. The City Council hereby adopts the attached Board and Committee Assignments List.
2. This Resolution shall take effect immediately upon adoption.

ADOPTED this 15th day of September 2026.

Dustin Gettel, Mayor

ATTEST:	Voting by the City Council	“Aye”	“Nay”
	Bonnie Billings	_____	_____
	Paul Glover	_____	_____
	Heidi Robninson	_____	_____
_____ Rori L. Andreason, MMC City Recorder	Bryant Brown	_____	_____
	Denece Mikolash	_____	_____

Date of first publication: _____



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BOARD AND COMMITTEE ASSIGNMENTS

September 15, 2026

<u>UIA Board</u> Nate Rockwood Council Member Heidi Robinson (Alt) (Council/Manager Decision)		<u>UTOPIA Board</u> Matt Dahl Council Member Bryant Brown (Alt) (Council/Manager Decision)
<u>Unified Fire Authority Board</u> Mayor Dustin Gettel Council Member Paul Glover (Alt.) Matt Dahl (Council/Manager Decision)		<u>Unified Police Department Board</u> Mayor Dustin Gettel Council Member Paul Glover (Alt.) Matt Dahl
<u>Unified Fire Service District Board</u> Mayor Dustin Gettel Council Member Paul Glover (Alt.) Matt Dahl (Council/Manager Decision)		<u>Midvale City Audit Committee</u> Council Member Bonnie Billings Council Member Heidi Robinson Jared Zachariah (Council/Manager Decision)
<u>Community Council of Midvale City</u> Council Member Heidi Robinson Matt Dahl/Nate Rockwood (Council/Manager Decision)		<u>Midvale Arts Council</u> Council Member Bryant Brown (Council/Manager Decision)
<u>Harvest Days Committee</u> Council Member Heidi Robinson Chair Mike Williams Jeanette Heltman Olivia Sessi Kuuai Aiono Su Armitage Brett Coulam Luke Maynes		<u>South Valley Reclamation Facility</u> Branden Anderson Jerimie Thorne (Alt.)
<u>Trans-Jordan Landfill Board</u> Jerimie Thorne Levi McNeill (Alt.)		<u>Historical Society</u> Council Member Paul Glover (Council/Manager Decision)
<u>Community Building Community</u> Mayor Dustin Gettel (Council/Manager Decision)		<u>Mosquito Abatement District</u> Council Member Paul Glover (Council/Manager Decision)

<u>VECC</u> Matt Dahl (City Manager Appt.)		<u>Assoc. of Government Councils</u> Council Member Heidi Robinson (Council/Manager Decision)
<u>ULCT Legislative Policy Committee</u> Mayor Dustin Gettel Council Member Bonnie Billings Matt Dahl (Council/Manager Decision)		<u>Shelter the Homeless Board</u> Mayor Dustin Gettel (Council/Manager Decision)
<u>Council Governments (COG)</u> Mayor Dustin Gettel (Mayor Appt.)		<u>Planning Commission</u> Council Member Denece Mikolash (Council/Manager Decision)
<u>Conference of Mayors</u> Mayor Dustin Gettel (Mayor Appt.)		<u>Animal Services Advisory Committee</u> Mayor Dustin Gettel
<u>Boys and Girls Club Board</u> Mayor Dustin Gettel Council Member Bonnie Billings (Council/Manager Decision)		<u>Road Home Coordination Committee</u> Mayor Dustin Gettel
<u>Jordan River Commission</u> Mayor Dustin Gettel Wendelin Knobloch (Alt.) (Council/Manager Decision)		<u>Community Development Block Grant Policy Committee</u> Mayor Dustin Gettel
<u>Utah Homelessness Council</u> Mayor Dustin Gettel		<u>Canyons Education Foundation</u> Council Member Bonnie Billings
<u>Air Quality Policy Advisory Board</u> Branden Anderson Mayor Dustin Gettel		<u>Salt Lake County Board of Health</u> Mayor Dustin Gettel
<u>Homeland Security Grants Council</u> Nate Rockwood		<u>Utah Renewable Communities Board</u> Mayor Dustin Gettel Council Member Denece Mikolash (Alt.)
<u>Utah Community Action Board of Trustees</u> Mayor Dustin Gettel		<u>Traffic Control Committee</u> Branden Anderson (Chair)
<u>WFRC Technical Advisory Committee</u> Branden Anderson		<u>Main Street Façade Improvement Advisory Board</u> Mayor Dustin Gettel RDA Representative City Planner RDA Board Member CD Rep Main Street Business Alliance Rep

<u>Art Advisory Boards</u> RDA Rep City Planner RDA Board Member CD Rep Main Street Business Alliance Rep		<u>Bingham Junction</u> Council Member Denece Mikolash
<u>Main Street</u> Council Member Bryant Brown		<u>City Wide</u> Council Member Heidi Robinson



7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY COUNCIL STAFF REPORT 9/15/2026

SUBJECT

Discuss the Second Amendment to the Development Agreement for The Midvale Mills Project.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The Midvale Mills is an existing development project that received its initial approvals and entered into a development agreement on April 14, 2021. Additional property was subsequently acquired, and the first amendment to the development agreement was executed on May 24, 2023.

Due to current market conditions, the developer is proposing an additional housing plan for the project. Because the housing plans are incorporated into the development agreement, the proposed changes require an amendment to the development agreement.

The proposed second amendment includes the original development agreement, the first amendment, and proposed additional housing plan as exhibits for reference.

ATTACHMENTS

1. Draft Second Amendment to the Development Agreement, titled "Second Amendment to the Development Agreement (Midvale Mills Project)"

When recorded, return to:

Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

**SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT
(MIDVALE MILLS PROJECT)**

Midvale City, Utah

THIS SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT for the Midvale Mills Project (this "Second Amendment") is entered into as of this ____ day of _____, 2026 by and between Midvale Mill Investments LC, a Utah limited liability company, Midvale Mill Development, Corp., a Utah Corporation (collectively "Developer"), and Midvale City Corporation, a Utah municipal corporation ("Midvale City" or "City"). Developer and City are sometimes referred to herein individually, as a "Party," and collectively, as the "Parties."

A. Development Agreement. The Developer is owner of Property, as more fully described in Attachment C, that is subject to the Development Agreement for the Midvale Mills Project signed by Midvale Mill Investments LC and Midvale City Corporation on April 14, 2021, and the Amendment to the Development Agreement signed by the Developer and Midvale City on May 24, 2023 (collectively, the "Development Agreement"), attached as Attachment A. This Amendment adopts all defined terms contained in the Development Agreement.

B. New House Plan. Developer desires to introduce a new house plan to the catalog of houses offered for sale at Developer's Midvale Mills Project known as the Dexter Plan, attached as Attachment B. The Dexter Plan has the same elevation style as the other house plans currently approved for the Midvale Mills Project. The Dexter Plan meets the exterior material requirements of the Development Agreement. The Dexter Plan will be a complimentary addition to the house plan types offered for sale at the Midvale Mills Project. The City is willing to allow the Developer to offer the Dexter Plan as a new house plan within the Midvale Mills Project.

C. State Authority. Pursuant to Section 10-20-101 of the Utah Code, Midvale City is authorized to enter into development agreements as provided therein and desires to enter into this Second Amendment in order to obtain the benefits for the City provided herein.

NOW THEREFORE, in consideration of the above recitals, the terms of this Amendment to the Development Agreement, and the mutual benefits to be derived here from, the Parties agree as follows:

1. House Plans. The Dexter Plan, attached as Attachment B, is approved as an additional house plan type under the Development Agreement that the Developer may offer for

sale and build at the Midvale Mills Project. The Parties acknowledge that the addition of an additional house plan type is not a major modification and does not trigger an amendment of the LSMP under Subsection 1.3.2 of the Development Agreement.

2. Building Height. In accordance with Section 1.4 of the Development Agreement the limitation of the height of the Dexter Plan will be determined by the provisions of the Zoning Ordinance that was in effect as of April 14, 2021.
3. Amendment to Run with the Land. This Amendment must be recorded against the Property. The agreements contained herein run with the land and are binding on and inure to the benefit of all successors and assigns of the Developer in the ownership or development of any portion of the Property.
4. All terms and conditions of the Development Agreement not inconsistent with this Agreement remain in full force.

IN WITNESS WHEREOF, this Second Amendment to the Development Agreement for the Midvale Mills Project has been executed by Midvale City Corporation, acting by and through the Midvale City Council, and by duly authorized representatives of Developer as of the above stated date.

[signature pages follow]

CITY:

MIDVALE CITY CORPORATION

By: _____
Dustin Gettel-, Mayor

ATTEST:

Rori L. Andreason, MMC
City Recorder

APPROVED AS TO FORM:

Garrett W. Wilcox
City Attorney

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the ____ day of _____, 2026, personally appeared before me Marcus M. Stevenson, who being by me duly sworn did say he is the Mayor of Midvale City Corporation, and that the within and foregoing instrument was signed on behalf of such Corporation.

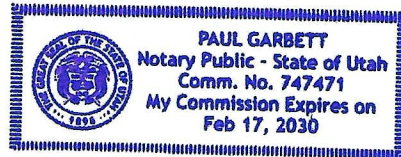
Notary Public

DEVELOPER:

MIDVALE MILL INVESTMENTS, LC,
a Utah limited liability company

By: [Signature]
Its: Manager

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)



On the 26 day of August, 2026, personally appeared before me Bryson C. Garbett, who being by me duly sworn did say he/she is the Manager of Midvale Mill Investments, LC, a Utah limited liability company, and that he/she had signed the within and foregoing instrument on behalf of such corporation.

[Signature]
Notary Public

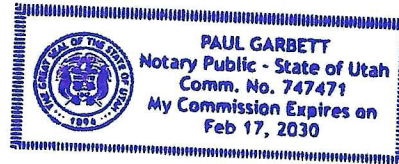
NOTARY SIGNATURE AND SEAL

DEVELOPER:

MIDVALE MILL DEVELOPMENT, CORP,
a Utah Corporation

By: [Signature]
Its: President

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)



On the 26 day of August, 2026, personally appeared before me Bryson C. Garbett, who being by me duly sworn did say he/she is the President of Midvale Mill Development, Corp, a Utah Corporation, and that he/she had signed the within and foregoing instrument on behalf of such corporation.

[Signature]
Notary Public

NOTARY SIGNATURE AND SEAL

ATTACHMENT A

Development Agreement
(Development Agreement and First Amendment)
[attachment follows]



CONTRACT APPROVAL COVER SHEET

CONTRACT NO: 2023-43
(RECORDER ONLY)

Contract Title: Amendment 1 Midvale Mills Development Agreement

Approval Signature Required:

Contract Analyst: _____ **Date:** _____

City Attorney's Office: _____ **Date:** _____

Department Head: _____ **Date:** _____

City Manager: _____ **Date:** _____

Requesting Department: Community Development

City Contact Name: Elizabeth Arnold

Project/Contract Name: Amendment 1 Midvale Mills Development Agreement

Budget Amount: N/A

Bid Information:

Bid Type: N/A

Bid Exception: _____
(i.e. Sole Source, Professional Services, etc.)

Bid/Exception Date: _____

Council Approval Date: 5/2/2023 Resolution No. 2023-R-18

Party/Vendor Information:

Name: Midvale Mill Investments, LC and Midvale Mill Development, Inc

Contact: _____

Telephone: _____

Email: _____

Contract Purpose: _____

Begin Date: 4/14/2021

Termination Date: _____

Renewal Option: _____

Other Documents _____

Required: _____ Due Date: _____

OTHER SIGNIFICANT TERMS AND ANNUAL OBLIGATIONS (Insurance Certificate, Payments, etc.): _____

RECORDER ONLY

DATE RECEIVED: 6-5-2023

DATE SCANNED TO ONBASE: 6-5-23 INDEX: Recorder/Agreements

CONTRACT APPROVAL COVER SHEET

Page 2

APPROVAL:

I certify that I have read and understand the terms of this draft agreement and have met all procurement requirements. I certify that I have appropriate authority to submit this draft agreement on behalf of my department. I further certify that the draft agreement is complete and includes all exhibits, attachments, and pages.

Signed: _____ Date: _____

Name: _____

Title: _____

RESOLUTION 2023-R-18

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AMENDMENT TO THE MIDVALE MILLS DEVELOPMENT AGREEMENT

WHEREAS, pursuant to Utah Code Annotated Sections 10-9a-102 (2) of the Utah State Code, Midvale City (the "City") is authorized as follows: "To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law"; and

WHEREAS, new land has been acquired for The Midvale Mills project; and

WHEREAS, an amendment to the existing Midvale Mills development agreement was required to include the new land; and

WHEREAS, the parties have negotiated such agreement, and, as of the date of this Resolution, agree to enter into said agreement; and

WHEREAS, the City Council has reviewed said Development Agreement and agrees that entering into such agreement will help further the goals of the Midvale City General Plan 2016 and compliance with the Overlay Zone land use regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. The Midvale City Council has reviewed the attached Development Agreement between Midvale City Corporation and Midvale Mill Investments LC, a Utah limited liability company, Midvale Mill Development, Corp., a Utah Corporation (collectively "Developer").

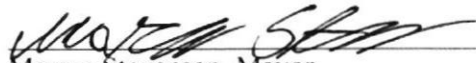
Section 2. The Midvale City Council, through its understanding of the goals of the Midvale City General Plan and the RM-12 land use regulations and the proposed Midvale Mills,

believes it is in the best interest of the Developer and the City to enter into such Development Agreement.

Section 3. The Midvale City Council on this date does hereby authorize the Mayor to enter into the attached agreement on behalf of the City.

PASSED AND APPROVED this 2nd day of May, 2022




Marcus Stevenson, Mayor

ATTEST:


Roki Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Quinn Sperry	☒	☐
Paul Glover	☒	☐
Heidi Robinson	☒	☐
Bryant Brown	☒	☐
Dustin Gettel	☐	☒

When recorded, return to:

Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

14109629 B: 11421 P: 3770 Total Pages: 75
05/24/2023 03:45 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MIDVALE CITY
ATTN: MIDVALE CITY RECORDER 7505 S. HOLDEN STREET MIDVALE, UT 840

**AMENDMENT TO THE DEVELOPMENT AGREEMENT
(MIDVALE MILLS PROJECT)
Midvale City, Utah**

THIS AMENDMENT TO THE DEVELOPMENT AGREEMENT for the Midvale Mills Project (this "Development Agreement Amendment" or "Amendment") is entered into as of this 24 day of May, 2023 by and between Midvale Mill Investments LC, a Utah limited liability company, Midvale Mill Development, Corp., a Utah Corporation (collectively "Developer"), and Midvale City Corporation, a Utah municipal corporation ("Midvale City" or "City"). Developer and City are sometimes referred to herein individually, as a "Party," and collectively, as the "Parties."

A. Amendment. This amends the Development Agreement for the Midvale Mills Project signed by Midvale Mill Investments LC and Midvale City Corporation on April 14, 2021 ("2021 Development Agreement"), attached as Exhibit A. This Amendment adopts all defined terms contained in the 2021 Development Agreement.

B. New Party. Since the signing of the 2021 Development Agreement, a new legal entity, Midvale Mill Development, Corp., has acquired ownership of some of the Property.

C. Additional Property. Developer has acquired new property ("Additional Property") adjacent to the Property. The Additional Property is more particularly defined in Exhibit B. Developer intends to integrate the Additional Property into the Midvale Mills Project described in the 2021 Development Agreement.

D. Zoning. The Property is zoned, pursuant to the City's Zoning Ordinance, as Multifamily Residential – Medium Density Zone (hereinafter referred to as "RM-12 Zone"). On May 2, 2023, the City Council rezoned the Additional Property to the RM-12 Zone. The RM-12 Zone, described in Chapter 17-7-3 of the Midvale City Municipal Code, establishes the procedural and substantive requirements for approval by the City for development on the Property and Additional Property.

E. State Authority. Pursuant to Section 10-9a-102 of the Utah Code, Midvale City is authorized to enter into development agreements as provided therein and desires to enter into this Development Agreement in order to obtain the benefits for the City provided herein.

NOW THEREFORE, in consideration of the above recitals, the terms of this Amendment to the Development Agreement, and the mutual benefits to be derived herefrom, the Parties agree as follows:

1. Integration into 2021 Development Agreement. This Amendment is integrated into the the 2021 Development Agreement and changes the terms of the 2021 Development Agreement as provided in this Agreement.
2. Additional Party. This Amendment adds Midvale Mill Development, Corp. as a Party to the 2021 Development Agreement as a Developer with the same rights, duties, obligations, benefits and terms and conditions as Midvale Mill Investments LC.
3. Legal Description of Additional Property. The Additional Property that is the subject of this Amendment is more particularly described in Exhibit B and consists of approximately 1.55 acres located on 8000 South and 300 East.
4. Description of Project. The Midvale Mills Project is amended to consist of an approximately 11.67 acre residential master planned development of 83 dwelling units constructed as single-family residential homes, private streets, common areas, and other improvements as shown within Exhibits A, C, and D ("Project"). For purposes of this Section, "dwelling unit" means the same as the term is defined in the Applicable Laws, but does not include accessory dwelling units, accessory apartments, or occupied accessory buildings unless otherwise provided in this Amendment. The Developer can voluntarily reduce the number of dwelling units without amending the Development Agreement so long as the Project meets the requirements of this Agreement and applicable law.
5. Integration into Project. The Additional Property will be integrated into the Project and will be subject to all the same terms and conditions as the Project in the 2021 Development Agreement.
 - 5.1. Large Scale Master Plan Approval. Pursuant to the provisions of the RM-12 Zone in effect as of the date of this Amendment, the Midvale City Council approved an amendment to the Large Scale Master Plan on MAY 2, 2023, that includes the Additional Property ("Amendment to the LSMP"). The findings, conditions of approval, and approved drawings for the Amendment to the LSMP have been attached as Exhibit C. The Amendment to the LSMP supplements and does not replace the Large Scale Master Plan in the 2021 Development Agreement.
 - 5.2. Small Scale Master Plan Approval. Pursuant to the provisions of the RM-12 Zone in effect as of the date of the Amendment, the Midvale City Planning Commission conditionally approved Small Scale Master Plans for Phase 2 and 3 of the Project on January 25, 2023. The conditions for final approval of the Small Scale Master Plans for Phase 2 and 3 were met upon execution of this Agreement. The Midvale City Planning Commission approved a Small Scale Master Plan for Phase 1 of the Project on [Date]. The SSMPs must comply

with the LSMP and Amendment to the LSMP, all land use regulations of the RM-12 Zone, and other applicable City ordinances. The SSMPs for each phase have been attached as Exhibit D.

- 5.3. Completion of Common Area Recreation Amenities. Developer agrees to refine the Common Area Recreation Amenities depicted in Exhibits A, C, and D and site plan reviews to ensure that the Developer improves at least 10% of the overall Project site as functional outdoor and/or indoor recreation areas for the residents of the Project.
- 5.4. Landscaping. Developer agrees to refine the landscape areas depicted in Exhibits A, C, and D and site plan reviews to ensure that the Developer improves at least 55% of the overall Project site as open space.
- 5.5. Pickleball Court. Notwithstanding the Zoning Ordinance, Developer agrees that it will not construct a pickleball court in Phase 3.
6. Amendment to Run with the Land. This Amendment must be recorded against the Additional Property and any portions of the Property not subdivided according to the LSMP prior to the signing of this Amendment. The agreements contained herein run with the land and are binding on and inure to the benefit of all successors and assigns of the Developer in the ownership or development of any portion of the Midvale Mills Project or the Property.
7. Notices. Any notice, confirmation or other communication hereunder must be given in writing by hand delivery (receipted), nationally-recognized, overnight courier service, or United States mail to the following addresses or numbers:

Midvale City:

Midvale City Manager
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Midvale City Community Development Director
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Midvale City Attorney
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Developer:

MIDVALE MILL INVESTMENTS, LC
273 N. East Capitol Street
Salt Lake City, UT 84103

MIDVALE MILL DEVELOPMENT, CORP
273 N. East Capitol Street
Salt Lake City, UT 84103

Any Party hereto may change its address by notice given to the other Parties in the manner required for other notices above.

8. All terms and conditions of the 2021 Development Agreement not inconsistent with this Agreement remain in full force.

IN WITNESS WHEREOF, this Amendment to the Development Agreement has been executed by Midvale City Corporation, acting by and through the Midvale City Council, and by duly authorized representatives of Developer as of the above stated date.

[signature pages follow]

CITY:

MIDVALE CITY CORPORATION

By: Marcus M. Stevenson
Marcus M. Stevenson, Mayor

ATTEST:
Rori L. Andreason
Rori L. Andreason, MMC
City Recorder

APPROVED AS TO FORM:
Garrett W. Wilcox
Garrett W. Wilcox
City Attorney



STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 8th day of May, 2023, personally appeared before me Marcus Stevenson, who being by me duly sworn did say he is the Mayor of Midvale City Corporation, and that the within and foregoing instrument was signed on behalf of such Corporation.

Rori L. Andreason
Notary Public
Residing at: Midvale, UT

My Commission Expires:
2/17/2025



DEVELOPER:

MIDVALE MILL INVESTMENTS, LC,
a Utah limited liability company

By: *Paul Garbett*
Its: *Manager*

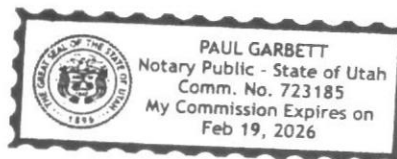
STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

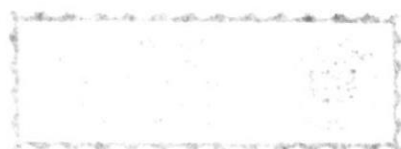
On the 24 day of May, 2023, personally appeared before me *Paul C. Garbett*, who being by me duly sworn did say he/she is the *Manager* of Midvale Mill Investments, LC, a Utah limited liability company, and that he/she had signed the within and foregoing instrument on behalf of such corporation.

Paul Garbett
Notary Public
Residing at: *Salt Lake City*

My Commission Expires:
2-19-26

NOTARY SIGNATURE AND SEAL





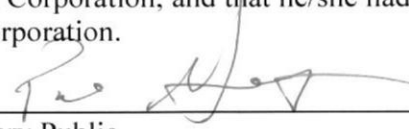
DEVELOPER:

MIDVALE MILL DEVELOPMENT, CORP,
a Utah Corporation

By: 
Its: President

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 24 day of May, 2023, personally appeared before me Paul C. Garbett, who being by me duly sworn did say he/she is the President of Midvale Mill Development, Corp, a Utah Corporation, and that he/she had signed the within and foregoing instrument on behalf of such corporation.


Notary Public
Residing at: SLC

My Commission Expires:
2-19-26

NOTARY SIGNATURE AND SEAL

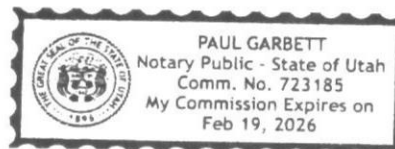




EXHIBIT A

2021 Development Agreement

[attachment follows]

When recorded, return to:

Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

15656350
05/07/2021 01:30 PM \$0.00
Book - 11170 Pg - 8261-8319
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MIDVALE CITY
7505 S HOLDEN ST
MIDVALE UT 84047
BY: BRH, DEPUTY - MA 59 P.

**DEVELOPMENT AGREEMENT
(MIDVALE MILLS PROJECT)
Midvale City, Utah**

THIS DEVELOPMENT AGREEMENT (this "Development Agreement" or "Agreement") is entered into as of this 14 day of April, 2021 by and between Midvale Mill Investments LC, a Utah limited liability company (collectively "Developer"), and Midvale City Corporation, a Utah municipal corporation ("Midvale City" or "City"). Developer and City are sometimes referred to herein individually, as a "Party," and collectively, as the "Parties."

A. Property. Developer is the owner of certain real property within Midvale City (as more particularly defined in **Exhibit A**, the "Property").

B. Midvale Mills Project. Developer intends to construct on the Property a residential master planned development project (as more particularly defined below, the "Midvale Mills Project" or "Project").

C. Zoning. The Property is zoned, pursuant to the City's Zoning Ordinance, as Multifamily Residential – Medium Density Zone (hereinafter referred to as "RM-12 Zone"). This zone, described in Chapter 17-7-3 of the Midvale City Municipal Code, establishes the procedural and substantive requirements for approval by the City for development on the Property.

D. State Authority. Pursuant to Section 10-9a-102 of the Utah Code, Midvale City is authorized to enter into development agreements as provided therein and desires to enter into this Development Agreement in order to obtain the benefits for the City provided herein.

NOW THEREFORE, in consideration of the above recitals, terms of this Development Agreement, and the mutual benefits to be derived herefrom, the Parties agree as follows:

**Article 1
The Midvale Mills Project**

1.1 Legal Description of Property. The Property that is the subject of this Agreement consists of approximately 10.12 acres of land located on 8000 South and 300 East and more particularly described on **Exhibit A**.

1.2 Description of Project. The Midvale Mills Project covered by this Development Agreement consists of an approximately 10.12 acre residential master planned development, of 72

dwelling units constructed as detached single-family residential homes, private streets, common areas, and other improvements as shown on **Exhibit B**. For the purposes of this Section, "dwelling unit" means the same as that term is defined in the Applicable Laws, but shall not include accessory dwelling units, accessory apartments, or occupied accessory buildings unless otherwise provided herein. The Developer can voluntarily reduce the number of dwelling units without amending the Development Agreement so long as the Project meets the requirements of this Agreement and applicable law.

1.3 Development of the Project.

1.3.1 Large Scale Master Plan Approval. Pursuant to the provisions of the RM-12 Zone in effect as of the date of this Agreement, the Midvale City Council approved a Large Scale Master Plan for the Project on April 6th, 2021. The findings, conditions of approval, and approved drawings for the Large Scale Master Plan are set forth in the letter from the City to the Developer attached as **Exhibit B** (the "LSMP").

1.3.2 Small Scale Master Plan Approval Required. Developer must obtain approval of a Small Scale Master Plan ("SSMP") from the City for each phase of the Project identified in the LSMP prior to commencement of any development activity. This SSMP must comply with the LSMP, all land use regulations of the RM-12 Zone, and other applicable City ordinances, but if proposed as such, approval shall be provided in accordance with applicable law. The site plan must provide more specificity as to building, parking, and landscape configurations and other development details to supplement the development layout depicted on the LSMP. An amendment to the LSMP will only be required if an SSMP proposes a major modification to the depictions of the LSMP. For purposes of this section, a major modification means a change that significantly revises the density of a particular phase, configuration of buildings, accesses, site circulation or parking areas, or changes in building massing and height, but does not mean the addition of features, building designs, improvements, or amenities, including recreational amenities, to an SSMP when compared to the LSMP. The City's Community Development Director is granted the discretion to determine whether an SSMP proposes a major modification that would require an amendment of the LSMP. Development approval for the Project must follow the applicable review processes set forth in the RM-12 Zone and Section 17-3 of the Midvale City Municipal Code.

1.3.3 Site Plan Approval. Developer must obtain a specific site plan approval for each phase the Project identified in an SSMP from the City prior to commencement of any development activity. These site plans must comply with the SSMP, all land use regulations of the RM-12 Zone, and other applicable City ordinances, but if proposed as such, approval shall be provided in accordance with applicable law. The site plan must provide more specificity as to building, parking, and landscape configurations and other development details to supplement the development layout depicted on the SSMP. An amendment of the SSMP will only be required if a site plan proposes a major modification to the depictions of the SSMP. For purposes of this section, a major modification means a change that significantly revises the configuration of buildings, accesses, site circulation or parking areas, or changes in building massing and height, but does not mean the addition of features, improvements, or amenities, including recreational amenities, to a site plan when

compared to the SSMP. The City's Community Development Director is granted the discretion to determine whether a site plan proposes a major modification that would require an amendment of the SSMP. Development approval for the Project must follow the applicable review processes set forth in the RM-12 Zone and Section 17-3 of the Midvale City Municipal Code.

1.3.4 Project Phasing. The Project may be developed in one or more phases, as determined by Developer and shown on the LSMP and SSMPs. The Developer may construct the phases in any order provided that any requirement within this Agreement associated with a specific phase shall be constructed in conjunction with the corresponding phase identified in the LSMP. Developer acknowledges that certain improvements may need to be constructed beyond phase boundary lines to ensure such improvements function properly. Unless stated otherwise, private recreation amenities and guest parking within the residential development areas shall be constructed in conjunction with the adjacent units in each phase and in a timely manner to benefit the residents living in the Project.

1.3.5 Public Improvements. Developer is responsible for financing and constructing all public improvements necessary to service the Project. Public improvements must be installed in conjunction with the corresponding phase of development.

1.3.6 Completion of Common Area Recreation Amenities. Developer must improve at least 10% of the overall site as functional outdoor and/or indoor recreation amenity areas for residents of the development (together, the "Common Area Amenities"), which are depicted on Exhibit B.

- 1.3.6.1 Developer agrees to refine the functional amenity areas depicted on **Exhibit B** to ensure this requirement is satisfied as part of the LSMP, SSMP, and site plan reviews for the Project.
- 1.3.6.2 Developer further agrees to complete the required Common Area Amenity improvements in accordance with the approved site plan(s) for the Project.
- 1.3.6.3 Developer agrees to complete all required Common Area Amenities related to each phase of the Project in accordance with the to-be-approved site plans. All Common Area Amenities for each phase shall be in place or bonded for prior to issuance of the first certificate of occupancy for each phase the Project. Only if seasonal conditions make installation of part or all of the Common Area Amenities unfeasible, Developer may defer installation of the affected Common Area Amenity by posting one or more Common Area Amenity bonds consistent with the City's bonding policies and Utah law. These bonds must provide the financial security for the uninstalled Common Area Amenities including, but not limited to, materials, labor, and other improvements. If a bond is provided, all uninstalled Common Area Amenities must be installed within six

months or by the following May 31st, whichever comes later. Bonds will be released in accordance with Utah Code Annotated § 10-9a-604.5(2)(c)(iii).

1.3.7 Landscaping. Developer must provide at least 55% of the overall site as open space.

1.3.7.1 Developer agrees to refine the landscape areas depicted on **Exhibit B** to ensure this requirement is satisfied as part of the SSMP and site plan reviews for the Project.

1.3.7.2 Developer further agrees to complete the required landscape improvements in accordance with the approved site plan(s) for the Project.

1.3.7.3 Developer agrees to complete all required landscaping related to the Project in accordance with the to-be-approved site plans. All common area landscaping for each phase of the Project must be in place prior or bonded for to issuance of the first certificate of occupancy for each phase of the Project. Landscaping associated with a specific lot must be installed or bonded for prior to issuance of a certificate of occupancy for that lot. Only if seasonal conditions make installation of part or all of the common area or a specific lot landscaping unfeasible, Developer may defer installation of the affected common area or specific lot landscaping by posting one or more landscape bonds consistent with the City's bonding policies and Utah law. These bonds must provide the financial security for the uninstalled landscape improvements including, but not limited to, fencing, pedestrian hardscapes, plant materials, irrigation components, labor, and other landscape improvements. If a bond is provided, all uninstalled landscaping must be installed within six months or by the following May 31st, whichever comes later. Bonds will be released in accordance with Utah Code Annotated § 10-9a-604.5(2)(c)(iii).

1.3.8 Thematic Elements. Developer agrees to implement a common theme and consistency with certain elements within the Project. These thematic elements have been established by the LSMP and may be refined as part of the site plan reviews.

1.3.9 Future Subdivision Required. Prior to selling any residential lot in the Project, Developer shall further subdivide the Property into individual lots or units and common area. Subdivision plats shall be reviewed pursuant to Title 16 of the Midvale City Municipal Code.

1.3.10 Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") and Homeowners' Sub-Association. The Project shall have a common homeowners' association which, among other things, shall be responsible for the short- and long-term

maintenance of private parking lots, common areas and facilities, common area landscaping, and other common area responsibilities. These maintenance obligations shall be more particularly set forth in the association's CC&Rs for the Project and shall be recorded with the first subdivision plat. Subsequent phases and subdivisions plats for the Project shall be subject to these CC&Rs and the property owners shall become part of the existing homeowners' sub-association. Appropriate documentation shall be recorded with each subsequent subdivision plat to ensure all phases and subdivision plats are subject to the same CC&Rs and part of a common homeowners' association

1.3.11 Security for Off- and On-Site Public Improvements. Developer agrees to complete all required off-site and on-site public improvements related to the Project in accordance with the to-be-approved site plans. As to each phase of the Project (and construction by phase), Developer must, for such improvements associated with the particular phase, post one or more applicable infrastructure bonds consistent with the City's infrastructure bonding policies and Utah law. These bonds must provide the financial security for the public improvements including, but not limited to, water connections and main lines, curb and gutter, public sidewalk and street improvements, surface drainage, street trees, street lighting, and other public improvements. As to each phase of the Project (and construction by phase), applicable infrastructure bonds pertaining to public improvements for a particular phase must be in place prior to any construction within that phase of the Project or a subdivision plat for residential units being recorded for that particular phase of the Project.

1.4 Vested Rights. The City acknowledges and agrees that Developer has a vested right to develop and construct the Midvale Mills Project described herein in accordance with the provisions of the Zoning Ordinance in effect on the date hereof and this Agreement; provided that Developer acknowledges and agrees that the construction and operation of the Midvale Mills Project is subject to all Applicable Laws as defined in Section 2.4.

1.5 Reserved Legislative Powers and Zoning Authority of the City. Notwithstanding the provisions of Section 1.4, Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot, as a matter of law, be limited by contract. The City further agrees that, notwithstanding the retained power of the City to enact legislation under its police powers, such legislation may only be applied to modify the vested rights of Developer under the terms of this Agreement if such legislation is based upon policies, facts, and circumstances that are sufficient to satisfy the compelling countervailing public interest exception to the vested rights doctrine of the State of Utah. The City further agrees that any such proposed legislative changes that may affect the vested rights of the Project must be of general application to all development activity within the City. The City further agrees that, unless in good faith the City declares an emergency, Developer is entitled to prior written notice and an opportunity to be heard with respect to any proposed legislative change that may modify vested rights under this Agreement under the compelling, countervailing public interest exception to the vested rights doctrine.

Article 2

General Terms and Conditions

2.1 Rights of Access. For the purpose of assuring compliance with this Development Agreement, upon reasonable advanced notice to Developer, representatives of the City have the right of access to the Property and all buildings and structures thereon without charges or fees, during the period of construction for the purposes of this Agreement. Such representatives must comply with all safety rules of Developer and its general contractor, including signing a standard construction area release. In addition, upon reasonable advanced notice to Developer, the City has the right to enter the Property or any buildings or improvements thereon at all reasonable times for the purpose of exercising the City's remedies, including cure rights contained in this Agreement and for the construction, reconstruction, maintenance, repair or service of any public improvements or public facilities located on the Property.

2.2 Construction Parking. During construction, the Developer must inform its employees, contractors, and subcontractors that they are restricted from parking on public streets during the first 80% of the construction of the Project. In the event that its employees, contractors, or subcontractors park on a public street, the City may require the Developer to correct the issue within a reasonable amount of time. During the last 20% of the construction of the Project, the Developer's employees, contractors, and subcontractors may park on public streets in accordance with applicable law.

2.3 Construction of Agreement. This Development Agreement must be constructed and interpreted to ensure that the Developer complies with the requirements and conditions of the Applicable Laws.

2.4 Applicable Laws. Where this Development Agreement refers to laws of general applicability to the Midvale Mills Project, that language refers to ordinances which apply generally to other similarly situated, subdivided properties within Midvale City and any other applicable laws, rules or regulations, which apply to the ownership, development, and use of the Property, whether or not in existence on the date hereof, including without limitation any such ordinances, rules or regulations in existence on the date hereof that are subsequently amended or deleted (individually and collectively, the "Applicable Laws"). Except as otherwise provided in Section 1.5, the Applicable Laws adopted on or after the date hereof may not apply to the Midvale Mills Project if such laws would have a materially adverse effect on the Developer's vested rights described herein.

2.5 Agreements to Run with the Land. This Development Agreement must be recorded against the Property. The agreements contained herein run with the land and are binding on and inure to the benefit of all successors and assigns of the Developer in the ownership or development of any portion of the Midvale Mills Project or the Property.

2.6 Release of Developer. In the event of a transfer of the Property, Developer must obtain an assumption by the transferee of the obligations under this Development Agreement and, in such an event, the transferee will be fully substituted as Developer under this Development Agreement. Following recording of such assumption of obligations, the Developer executing this

Development Agreement is released from any further obligations with respect to this Development Agreement.

2.7 Duration; Survival of Developer's Obligations and Rights. The term of this Development Agreement will commence on the date this Development Agreement is executed by the Parties and will continue for a period of seven years unless the Development Agreement is either terminated as provided herein or by agreement by both Parties, or the Development Agreement is extended by written agreement of both Parties or as described in the following sentence. In the event that this Agreement is set to terminate at the conclusion of the seven-year period and there are site plans that have been given final approval or there are other improvements that Developer was obligated to construct or make in connection with or as a condition of such final approval, this Development Agreement will automatically be extended with respect to the aforementioned site plans and improvements and will expire upon issuance of all Certificates of Occupancy for construction associated with such site plans and City acceptance of such improvements.

2.8 Notices. Any notice, confirmation or other communication hereunder must be given in writing by hand delivery (receipted), nationally recognized, overnight courier service, or United States mail to the following addresses or numbers:

Midvale City:

Midvale City Manager
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Midvale City Community Development Director
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Midvale City Attorney
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Developer:

MIDVALE MILL INVESTMENTS, LC
273 N. East Capitol Street
Salt Lake City, UT 84103

Any Party hereto may change its address by notice given to the other Parties in the manner required for other notices above.

2.9 Savings Clause; Severability. If any provision of this Development Agreement, or the application of such provision to any person or circumstance, is held invalid, the remaining provisions of this Development Agreement, or the application of such provision to the persons or circumstances other than those to which it is held invalid, may not be affected thereby or considered invalid. If any part or provision of this Development Agreement is determined to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision may not affect any other part or provision of this Development Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Development Agreement is deemed invalid due to its scope or breadth, such provision must be deemed valid to the extent of the scope or breadth permitted by law.

2.10 No Third-Party Rights. This Development Agreement does not create any third-party beneficiary rights. It is specifically understood by the Parties that: (a) the development of the Property under this Development Agreement is a private development, (b) the City has no interest in or responsibilities for or duty to third parties concerning any improvements on the Property, and (c) Developer has full power over and exclusive control of the Property subject to the obligations of Developer under this Development Agreement and all Applicable Laws.

2.11 Integration. Except as otherwise specified and agreed in writing, this Development Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature, and may only be modified by a subsequent writing duly executed by the Parties hereto. By this reference, the foregoing recitals and the attached exhibits are incorporated in and made a part of this Development Agreement.

2.12 Further Assurances. The Parties to this Development Agreement agree to reasonably cooperate with each other in effectuating the terms and conditions of this Development Agreement and, further, agree to execute such further agreements, conveyances, and other instruments as may be required to carry out the intent and purpose of this Development Agreement.

2.13 Waiver: Time of Essence. No failure or delay in exercising any right, power, or privilege hereunder on the part of any Party may operate as a waiver hereof. No waiver may be binding unless executed in writing by the Party making the waiver. Time is of the essence of this Development Agreement.

2.14 Obligations and Rights of Mortgage Lenders. Developer may finance the Property and may execute one or more mortgages, deeds of trust, or other security arrangements with respect to the Property and may assign this Development Agreement to a holder of any such financial instrument without prior written notice to or consent of the City. The holder of any mortgage, deed of trust, or other security arrangement with respect to the Property, or any portion thereof, may not be obligated under this Development Agreement by virtue of such assignment to construct or complete improvements or to guarantee such construction or completion, but is otherwise bound by all of the terms and conditions of this Development Agreement which pertain to the Property or such portion thereof in which it holds an interest. Any such holder who comes into possession of the Property, or any portion thereof, pursuant to a foreclosure of a mortgage or a deed of trust, or deed in lieu of such foreclosure, takes the Property, or such portion thereof, subject to all

requirements and obligations of this Development Agreement and any pro rata claims for payments or charges against the Property, or such portion thereof, deed restrictions, or other obligations which accrue prior to the time such holder comes into possession. Nothing in this Development Agreement may be deemed or construed to permit or authorize any such holder to devote the Property, or any portion thereof, to any uses, or to construct any improvements thereon, other than those uses and improvements provided for or authorized by this Development Agreement, and, as would be the case in any assignment, the purchaser of the Property from the holder is subject to all of the terms and conditions of this Development Agreement, including the obligation to complete all required amenities and improvements. Additionally, nothing herein may be so construed as to prohibit a mortgage or deed of trust holder from providing security for the standard installation of development improvements pursuant to the Applicable Laws.

2.15 Disputes. In the event that a dispute arises in the interpretation or administration of this Development Agreement, the disputing Party will provide written notice to the other Party of the dispute with reasonable specificity. The Parties agree to negotiate a resolution in good faith. If the negotiation does not resolve a default under this Development Agreement, then prior to taking any action to terminate this Development Agreement every continuing dispute, difference, and disagreement must be referred to a single mediator agreed upon by the Parties. If no single mediator can be agreed upon, a mediator or mediators must be selected from the mediation panel maintained by the United States District Court for the District of Utah in accordance with any designation process maintained by such court. The Parties must mediate such dispute, difference, or disagreement in a good faith attempt to resolve such dispute, difference, or disagreement. Such mediation is non-binding. Notwithstanding the foregoing, the Parties agree that the City retains the right to exercise enforcement of its police powers in the event Developer is in direct violation of a provision of this Development Agreement or of any Applicable Law.

2.16 Institution of Legal Action; Restriction on Remedies. In the event that the mediation does not resolve a dispute, either Party may institute legal action to cure, correct, or remedy any default or breach, to specifically enforce any covenants or agreements set forth in this Development Agreement or to enjoin any threatened or attempted violation of this Development Agreement, or to terminate this Development Agreement; provided, however, the Parties agree that in no event may either Party seek or be entitled to punitive money damages for any breach, default or violation of this Development Agreement. Legal actions must be instituted in the Third Judicial District Court of the County of Salt Lake, State of Utah.

2.17 Counterparts. This Development Agreement may be executed in one or more counterparts, each of which may be deemed an original, but all of which together constitute one and the same instrument.

2.18 Costs and Expenses; Attorneys' Fees. Except as otherwise specifically provided herein, each Party must bear its own costs and expenses (including legal and consulting fees) in connection with this Development Agreement and the negotiation of all agreements and preparation of documents contemplated by this Development Agreement. In the event of a breach or dispute arising under this Development Agreement, the non-breaching Party or the Party prevailing in such dispute may be entitled to recover from the breaching or non-prevailing Party its costs, including, without limitation, court costs, reasonable attorneys' fees, expert witness fees, fax, copy, telephone, and other incidental charges.

2.19 Temporary Land Use Regulations. The Project is excluded from any moratorium or other temporary land use regulations adopted pursuant to Utah Code Ann. § 10-9a-504, unless such a temporary land use regulation is found on the record by the City Council to be necessary to avoid jeopardizing a compelling, countervailing public interest.

IN WITNESS WHEREOF, this Development Agreement has been executed by Midvale City Corporation, acting by and through the Midvale City Council, and by a duly authorized representative of Developer as of the above stated date.

[signature pages follow]

CITY:

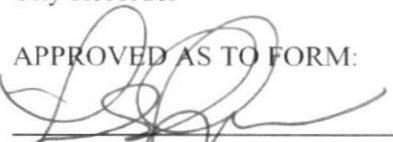
MIDVALE CITY CORPORATION

By: 
Robert M. Hale, Mayor

ATTEST:


Rori L. Andreason, MMC
City Recorder

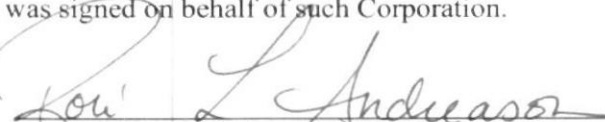
APPROVED AS TO FORM:


Lisa A. Garner
City Attorney



STATE OF UTAH)
: SS
COUNTY OF SALT LAKE)

On the 29th day of April, 2021, personally appeared before me Robert M. Hale, who being by me duly sworn did say he is the Mayor of Midvale City Corporation, and that the within and foregoing instrument was signed on behalf of such Corporation.


Notary Public
Residing at: Midvale, UT

My Commission Expires:

2-17-2025



DEVELOPER:

MIDVALE MILL INVESTMENTS, LC,
a Utah limited liability company

By: _____
Its: Manager

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On the 14th day of April, 2021, personally appeared before me
Jacob Balkstaedt, who being by me duly sworn did say he/she is the Manager of
Midvale Mill Investments, LC, a Utah limited liability company, and that he/she had signed the
within and foregoing instrument on behalf of such corporation.

Notary Public
Residing at: Salt Lake County

My Commission Expires:

August 30, 2023

NOTARY SIGNATURE AND SEAL

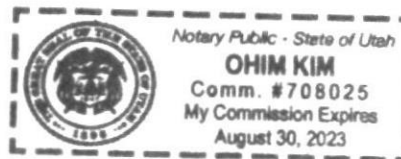


EXHIBIT A

Legal Description of the Property

That certain real property located in Salt Lake County, Utah, as more particularly described as follows:

Parcel 1: 236 E 8000 S / 22-31-176-013

Lot 3, COUNTRY SQUIRE ACRES SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Parcel 2: 248 E 8000 S / 22-31-176-014

Lot 4, COUNTRY SQUIRE ACRES SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Parcel 3: 264 E 8000 S / 22-31-176-015

Lot 5, COUNTRY SQUIRE ACRES SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Parcel 4: 272 E 8000 S / 22-31-176-078

Lot 6, COUNTRY SQUIRE ACRES SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah. LESS AND EXCEPTING that portion conveyed by that certain Warranty Deed recorded November 23, 1999, as Entry No. 7519074, in Book 8325, Page 110, of official records, being described as follows: The South 313.75 feet, more or less, of Lot 6, COUNTRY SQUIRE ACERS SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, more particularly described as follows: Beginning at a point South 1383.61 feet, East 1835.62 feet and North 89° 51'54" East 500.0 feet and South 200.0 feet from the Northwest corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 313.81 feet; thence North 89°48' East 100.0 feet; thence North 313.69 feet; thence South 89°51'54" West 100.0 feet to the point of beginning.

Parcel 5: 8052 S 300 E / 22-31-176-079

The South 313.75 feet, more or less, of Lot 6, COUNTRY SQUIRE ACRES SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, more particularly described as follows: Beginning at a point South 1383.61 feet, East 1835.62 feet and North 89° 51'54"

East 500.0 feet and South 200.0 feet from the Northwest corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 313.81 feet; thence North 89°48' East 100.0 feet; thence North 313.69 feet; thence South 89°51'54" West 100.0 feet to the point of beginning.

Parcel 6: 8052 S 300 E / 22-31-176-077

Beginning at the Southeast corner of Lot 7, COUNTRY SQUIRE ACRES SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, and running thence West 115 feet; thence North 322 feet; thence East 115 feet; running thence South 322 feet to the point of beginning.

Parcel 7: 8060 S 300 E / 22-31-176-042

Beginning at a point which is South 213.45 feet from the Northeast corner of Lot 8, COUNTRY SQUIRE ACRES SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah; and running thence South 300.00 feet; thence South 89°48'00" West 100.00 feet; thence North 300.00 feet; thence North 89°48'00" East 100.00 feet to the point of beginning.

Parcel 8: 8095 S 200 E / 22-31-176-034

Beginning 1889.49 feet South 00° 13'14" East and South 89°51'36" West 246.39 feet from the North quarter corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also 237.39 feet West from the Southeast corner of Lot 8, COUNTRY SQUIRE ACRES SUBDIVISION, as recorded in Book "T" of Plats, at Page 44, in the Salt Lake County recorder's office, and running thence South 89°51'38" West 684.83 feet along the South line of said subdivision; thence South 162.66 feet; thence South 89°42' West 521.43 feet to the Easterly line of an existing country road; thence South 10°20' East 17.45 feet along said line to an existing fence line; thence North 89°42' East 1200.5 feet along said fence line to a point on the North line of the Midwest Realty and Finance, Inc. property; thence North 177.24 feet to the point of beginning.

Parcel 9: 8082 S 300 E / 22-31-176-019

Beginning 1889.49 feet South 00°13'14" East from the North quarter corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also 9.0 feet East from the Southeast corner of Lot 8, COUNTRY SQUIRE ACRES SUBDIVISION, as recorded in Book "T" of Plats, at Page 44, in the Salt Lake County recorder's office, and running thence South 89°51'38" West 246.39 feet along the South line of said subdivision; thence South 177.24 feet to a point on the North line of the Midwest Realty and Finance, Inc. property; thence North 89°42' East 247.07 feet along said property line to the East line of the Northwest quarter of said Section 31, thence North 00°13'14" West 176.55 feet to the point of beginning.

EXHIBIT B

Large Scale Master Plan

[attachment follows]



PROPERTY OVERVIEW

TOTAL ACRES: 4.12 ACRES
TOTAL LOTS: 112
TOTAL DENSITY: 27.18 LOTS/ACRE

RESIDENTIAL PARKING

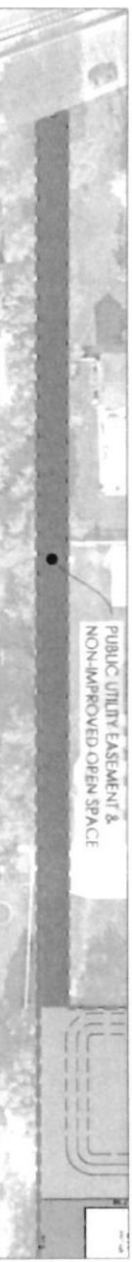
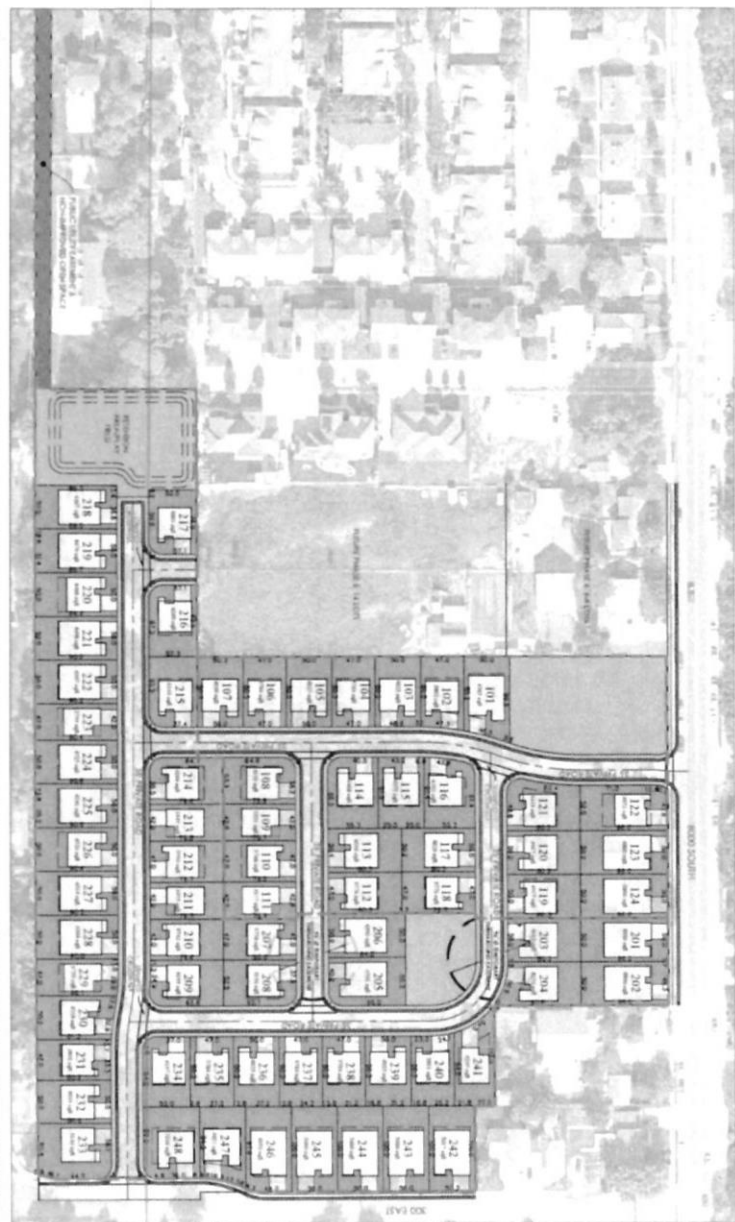
OVERALL STALLS: 144 (11 STALLS PER UNIT)
OVERALL STALLS: 144 (11 STALLS PER UNIT)
TOTAL RESIDENTIAL STALLS: 144

OPEN SPACE

PUBLIC: 1.00 ACRES
PRIVATE: 0.00 ACRES
TOTAL OPEN SPACE: 1.00 ACRES

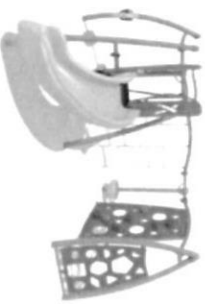
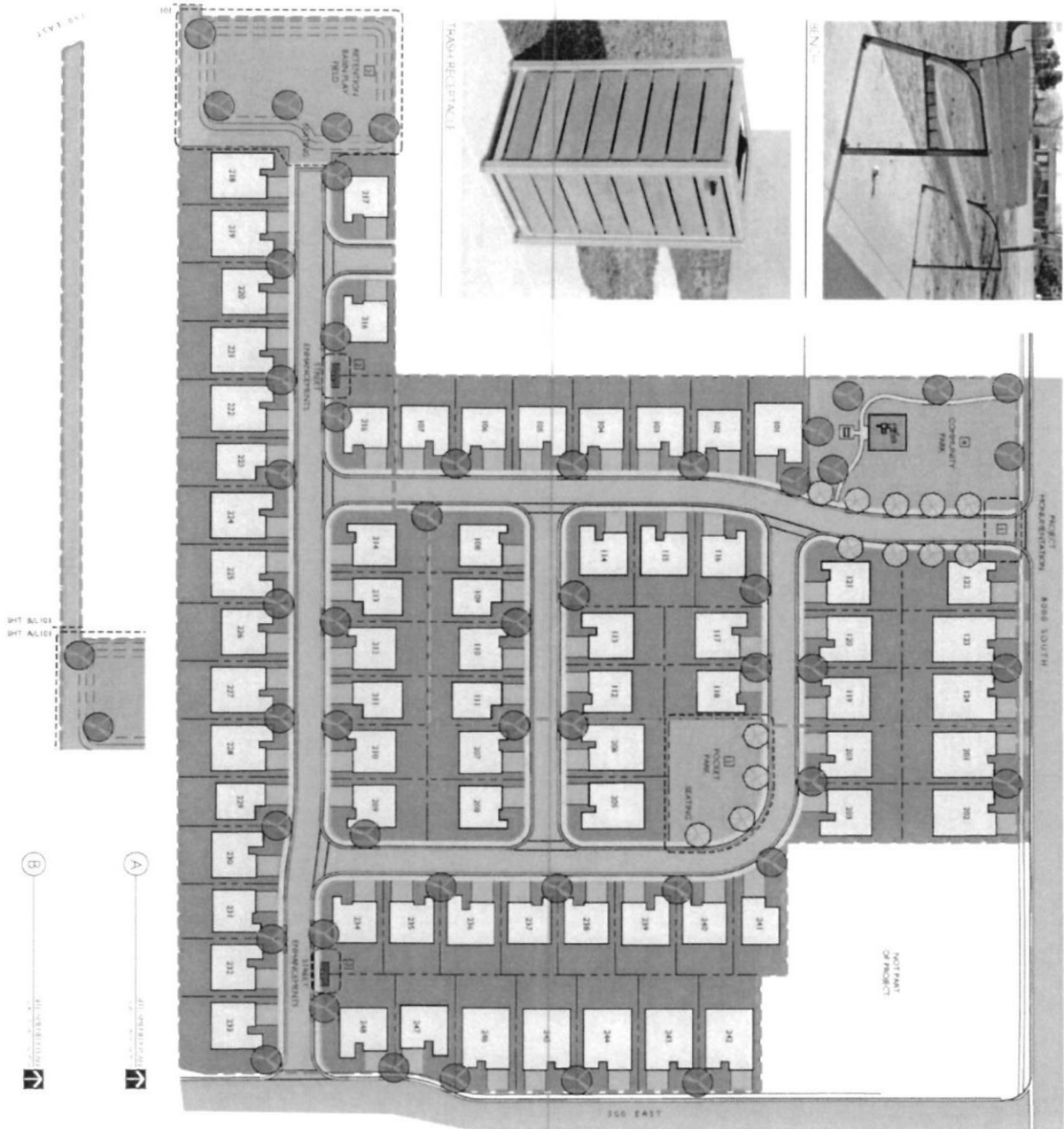
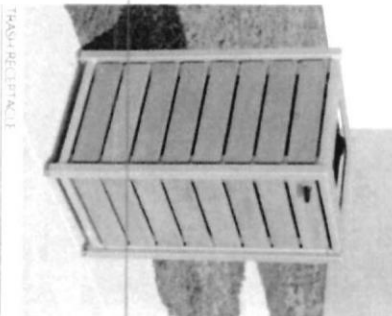
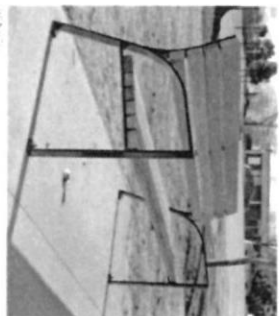
PHASE BUILDOUT

PHASE 1 AREA: 1.00 ACRES
PHASE 1 LOTS: 24
PHASE 2 AREA: 1.00 ACRES
PHASE 2 LOTS: 48



MIDVALE MILLS site plan

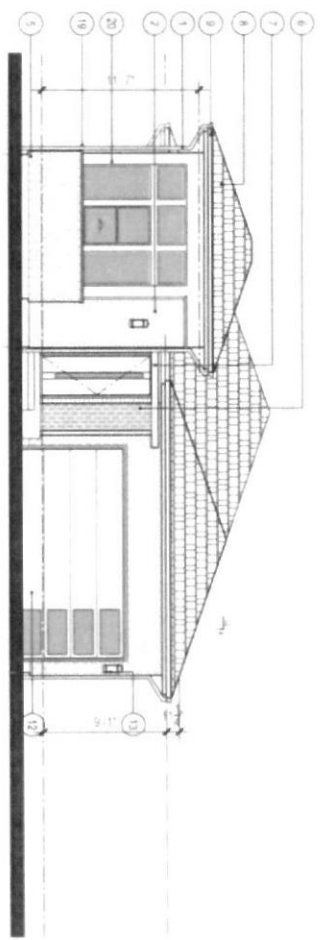
MIDVALE CITY, SALT LAKE COUNTY
3/18/2021



- 1 PROJECT IDENTIFICATION
Identify Parameters with Constraints, Objectives and Labels using
Data Mining and Logic
- 2 STREET TO ROAD/CITY MODEL
Starting Data with Streets, Walls and Landmarking
- 3 ROAD TO MAP
Path with Lane, Area, Boundary, Area, Type and Landmarking
- 4 CITY/ROAD TO MAP
Path with Lane, Area, Shape, Trees, Waypoints, Traffic, Lane
Starting Data with Address, Path, Entry, Area and Personal
Starting Data
- 5 DIRECTIONAL/TRAFFIC ANALYSIS
1 map for each urban planning (American Roads, Shape 1 and
and Group Starting Area)
- 6 TRAFFIC/ACCIDENT/CRASH/ROAD/CRASH/CRASH
Entry Address with a Landmarking
- 7 STREET/TRAFFIC ANALYSIS/ANALYSIS
Starts a Time, Time, Streets with HOV, 4-lane, 2-lane, 3-lane, 4-lane,
Starts a Time, Time, Streets with HOV, 4-lane, 2-lane, 3-lane, 4-lane,

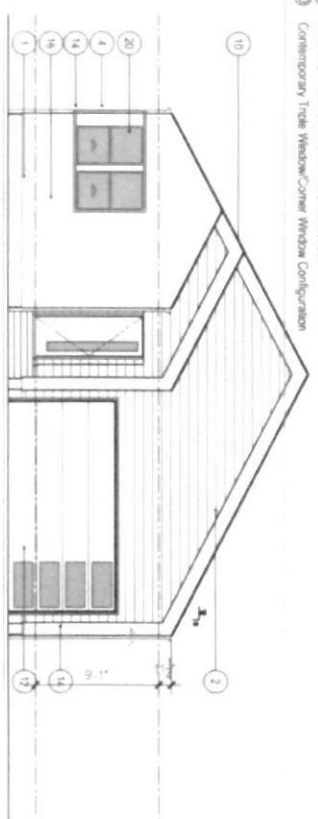
Building Materials List

- 1 Stucco - Sand Finish
- 2 Siding - Horizontal 8" Reveal V-Groove Fiber Cement, James Hardie, Alpine Series Siding, Painted w/ Cedar Varnish, Every 2nd/4th Panel Siding - Wood-look, Concrete Veneer by Coronado Stone 6" Width
- 3 Vertical Application: Roughcut WoodShave Series
- 4 Fiber Cement - Smooth Handle Panel at Window
- 5 Reveal Brick
- 6 Thin Brick - 2 1/2" "Norman" Profile Thin Brick Veneer By Balcon or Equal
- 7 Center Trim Members
- 8 Powder Coated Steel Trim Members
- 9 Composite Asphalt Shingles
- 10 Fascia - Staged Softlined Aluminum Fascia Wrap
- 11 Fascia - 12" Thick Framed FasciaBarge w/ Stucco Over - 12" Deep Rake, Tight Eave
- 12 Fascia 12" Thick, Deep Rake, Tight Eave
- 13 Fiber Cement Panel Fascia Wrap
- 14 Garage Door - Sectional Steel Roll-Up, Garage Door w/ Window Lites
- 15 Coach Light, Contemporary Light per Space
- 16 Trim Painted Fiber Cement Panel Trim
- 17 Trim EPS Foam Trim w/ Stucco Over
- 18 Reveal 1" Metal Rafter Reveals
- 19 4x4 Wood Post with Composite Trim Column Wrap
- 20 2x6 Wood FasciaBarge Board w/Aluminum Soffit Wrap
- 21 Brick Curb "Norman" Profile Thin Brick Veneer
- 22 Contemporary Trade Window/Corner Window Configuration



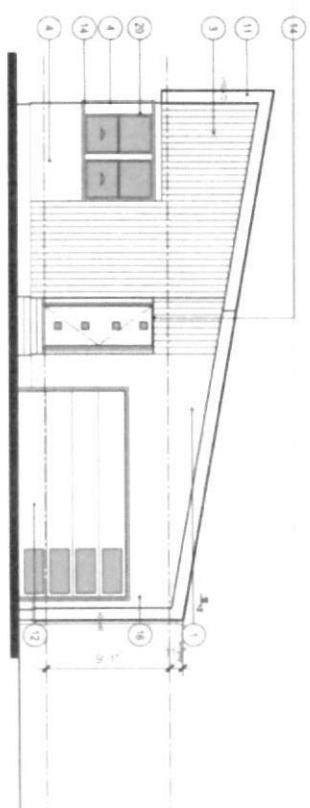
STYLE A - EASTERN CONTEMPORARY

PACKED MATERIALS PERCENTAGE		
BRICK/STONE	144 SQ. FT.	85%
FIBER CEMENT	32 SQ. FT.	14%
STUCCO	216 SQ. FT.	100%



STYLE B - CONTEMPORARY GABLE

PACKED MATERIALS PERCENTAGE		
BRICK/STONE	208 SQ. FT.	85%
FIBER CEMENT	112 SQ. FT.	40%
STUCCO	380 SQ. FT.	100%



STYLE C - CONTEMPORARY SHED

PACKED MATERIALS PERCENTAGE		
BRICK/STONE	216 SQ. FT.	85%
FIBER CEMENT	112 SQ. FT.	38%
STUCCO	380 SQ. FT.	100%

DATE: 08/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"



Architecture + Planning
 277 South First Street, Suite 100
 Denver, CO 80202
 303.621.6400
 ktgy.com



Charles Corbett
 277 South First Street, Suite 100
 Denver, CO 80202
 303.621.6400

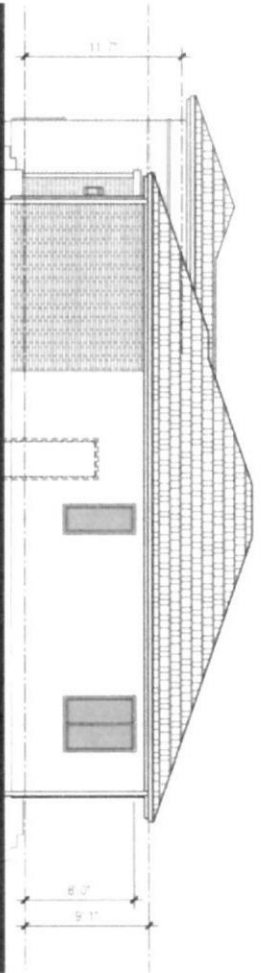
Midvale Mills
 4800 E. 17th Ave. #200-0211

CONCEPTUAL DESIGN
 July - Aug 2020

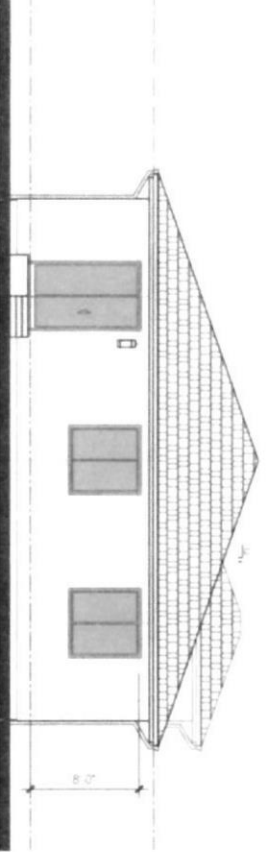
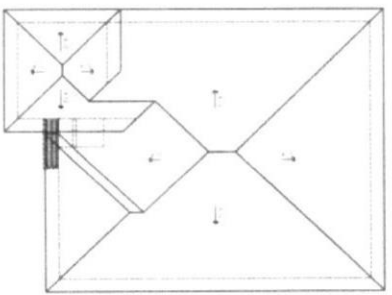


DALL - FRONT ELEVATIONS

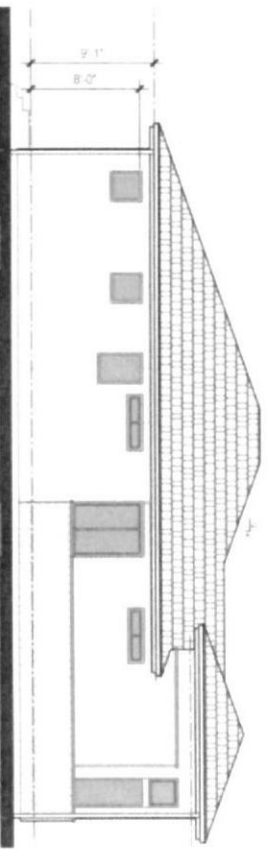
SHEET 2014 - 000000
 2014.11.11
 2014.11.11
 2014.11.11



Right
 FACED MATERIAL PRESENTATION
 BRICK & STONE 100 SQ. FT. 40%
 FIBER & CEMENT 100 SQ. FT. 40%
 STUCCO 100 SQ. FT. 40%
 TOTAL 400 SQ. FT. 100%



Left
 STUCCO 100%



Left

FACED MATERIAL PRESENTATION
 BRICK & STONE 100 SQ. FT. 40%
 FIBER & CEMENT 100 SQ. FT. 40%
 STUCCO 100 SQ. FT. 40%
 TOTAL 400 SQ. FT. 100%



Architecture & Planning
 277 South 6th Street
 Denver CO 80202
 303.873.6800
 ktgy.com



Carhart
 277 South 6th Street
 Denver CO 80202
 303.873.6800

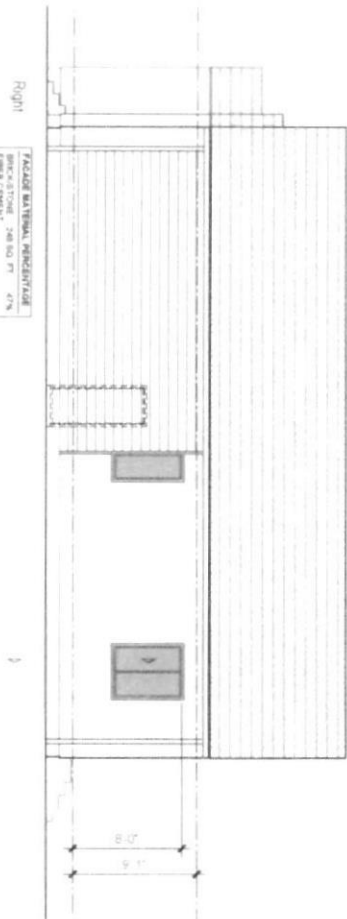
Midvale Mills
 1000 N. 11th St.
 # 1000-001

CONCEPTUAL DESIGN
 2014.11.11

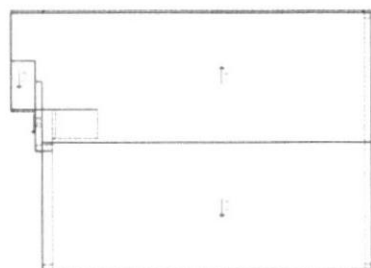
DALL - STYLE 1 - ELEVATIONS AND ROOF

A1.2

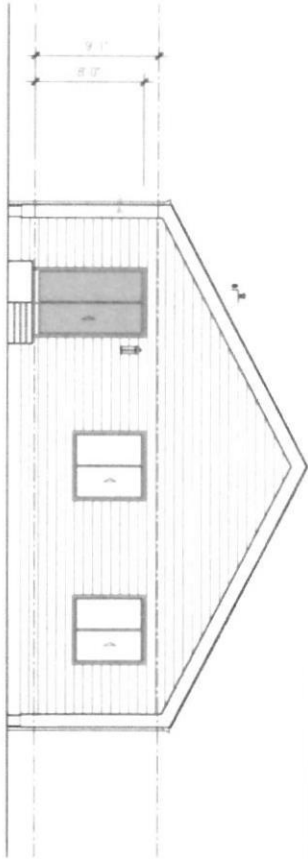
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BY	KTGV
CHECKED BY	KTGV
SCALE	AS SHOWN
PROJECT	10000
DESCRIPTION	10000



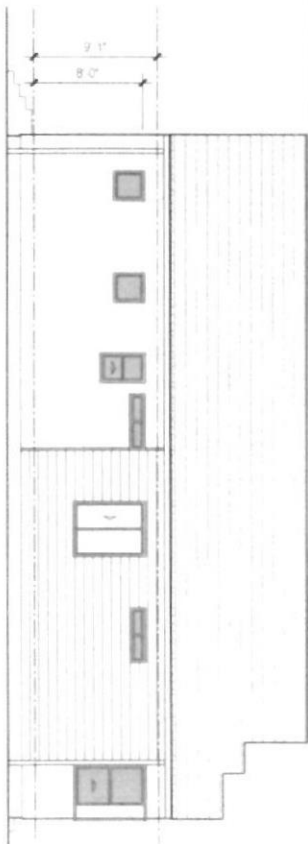
FACADE MATERIAL PERCENTAGE	
BRICK - STONE	248 SQ. FT. 47%
WOOD - SHED	248 SQ. FT. 47%
STONE	100 SQ. FT. 19%
TOTAL	516 SQ. FT. 100%



Left Side



Right



Left

FACADE MATERIAL PERCENTAGE	
BRICK - STONE	248 SQ. FT. 47%
WOOD - SHED	248 SQ. FT. 47%
STONE	100 SQ. FT. 19%
TOTAL	516 SQ. FT. 100%



Architecture & Planning
1215 10th Street, Suite 100
St. Paul, MN 55102
612.333.4400
info@ktgv.com



Concept
277 North 6th Street
St. Paul, MN 55102
612.333.4400
info@concept.com

Milwaukee Mills
10000 10th Ave. # 10000

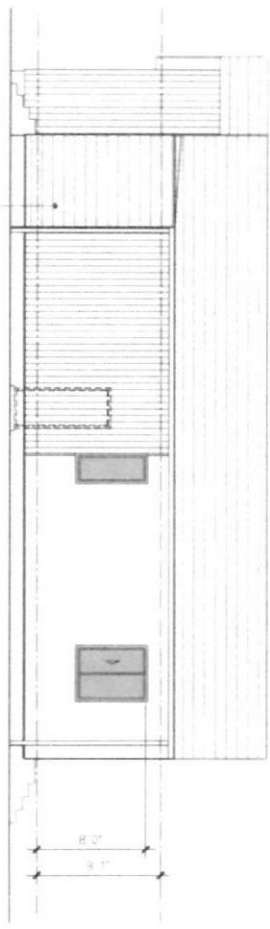
CONCEPTUAL DESIGN
10000 10th Ave. # 10000



DAI - STYLE 2 - ELEVATIONS AND ROOF

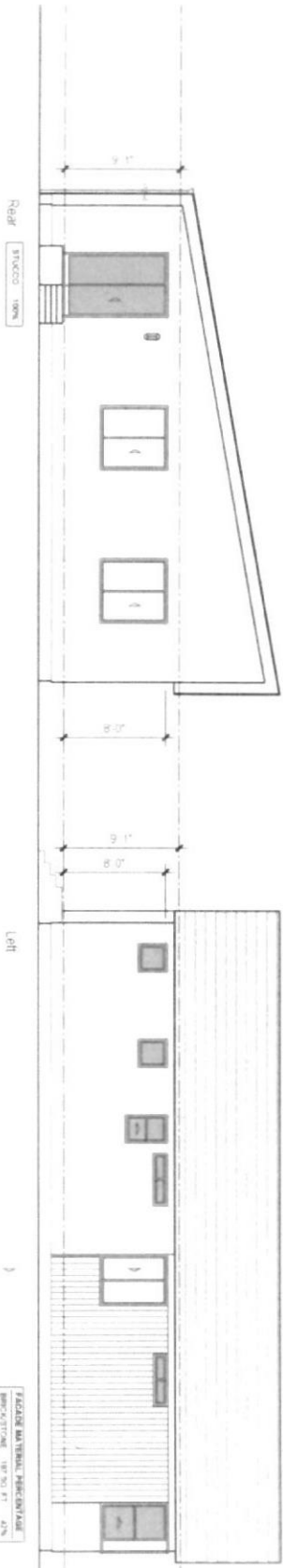
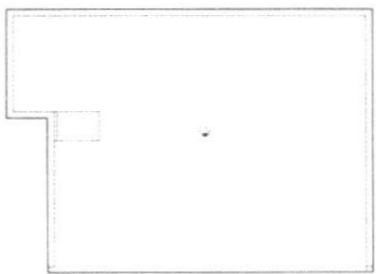
A1.3

SHEET NO. 1
 PROJECT NO. 1000000000
 DATE: 10/10/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



FACED MATERIAL PERCENTAGE

BRICK/STONE	204 SQ. FT.	41%
FINISH CEMENT	214 SQ. FT.	40%
STUCCO	214 SQ. FT.	40%
TOTAL	418 SQ. FT.	100%



FACED MATERIAL PERCENTAGE

BRICK/STONE	187 SQ. FT.	41%
FINISH CEMENT	204 SQ. FT.	45%
STUCCO	204 SQ. FT.	45%
TOTAL	400 SQ. FT.	100%



Architecture & Planning
 277 South First Street
 Denver, CO 80202
 303.521.6400
 ktpg.com



(Certified) Building
 277 South First Street
 Denver, CO 80202
 303.521.6400

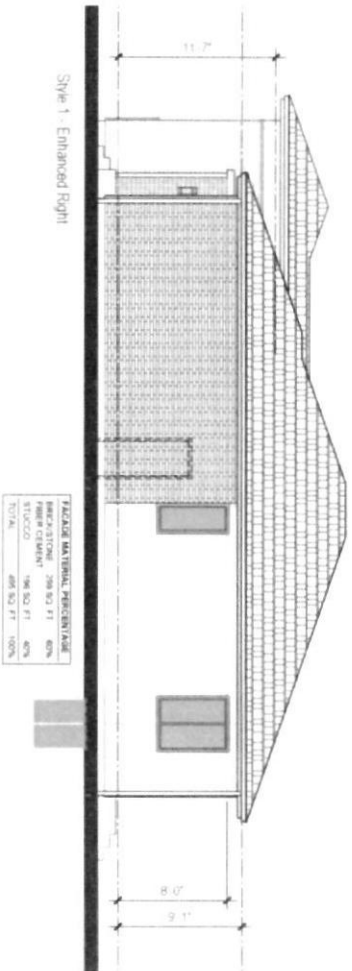
Midvale Mills
 4000 E. 17th Ave. #200-0017
 800-856-4251

CONCEPTUAL DESIGN
 1/10/2019

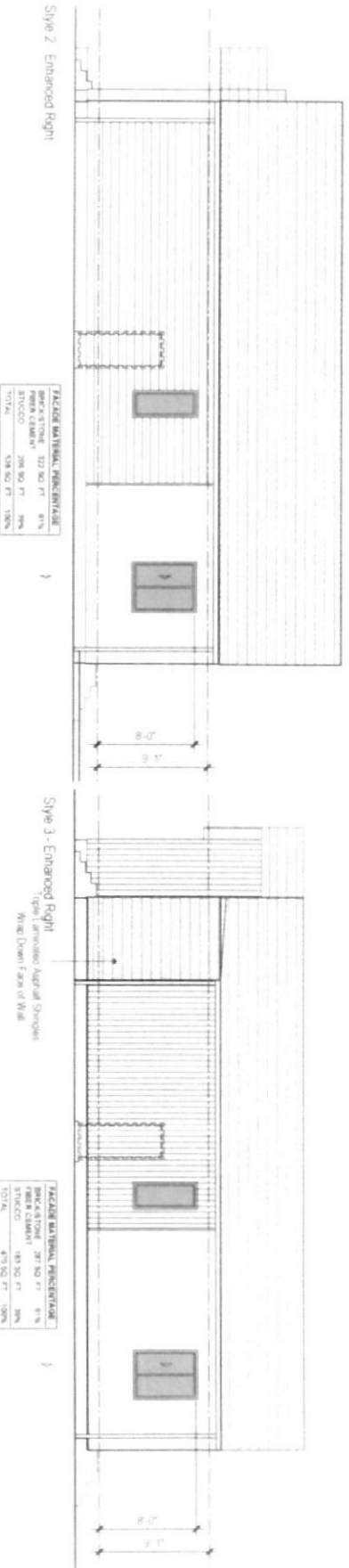


DALL - STYLE 3 - ELEVATIONS AND ROOF

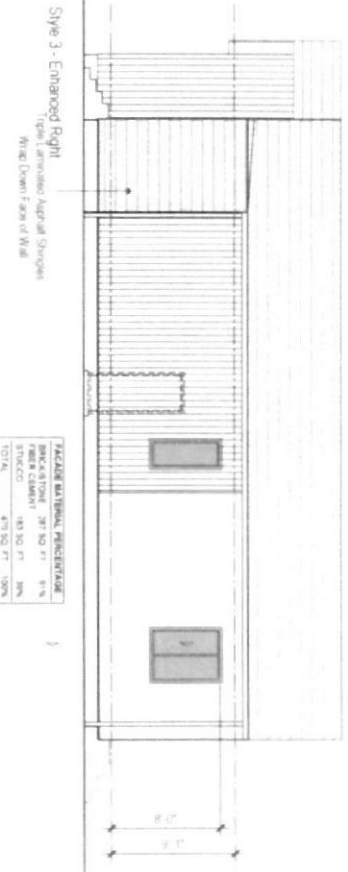
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Style 1 - Enhanced Right



Style 2 - Enhanced Right



Style 3 - Enhanced Right



Architectural & Planning
 810 10th Street Suite 100
 Denver, CO 80202
 303.733.1000
 303.733.1001

Conceptual Design
 100 10th Street
 Denver, CO 80202

Midvale Mills
 Midvale, UT 84045
 801.466.2100

[illegible]

- [illegible]



FACADE MATERIAL PERCENTAGE		
BRICK/STONE	251 SQ. FT.	82%
FIBER CEMENT		
STUCCO	23 SQ. FT.	8%
TOTAL	274 SQ. FT.	100%

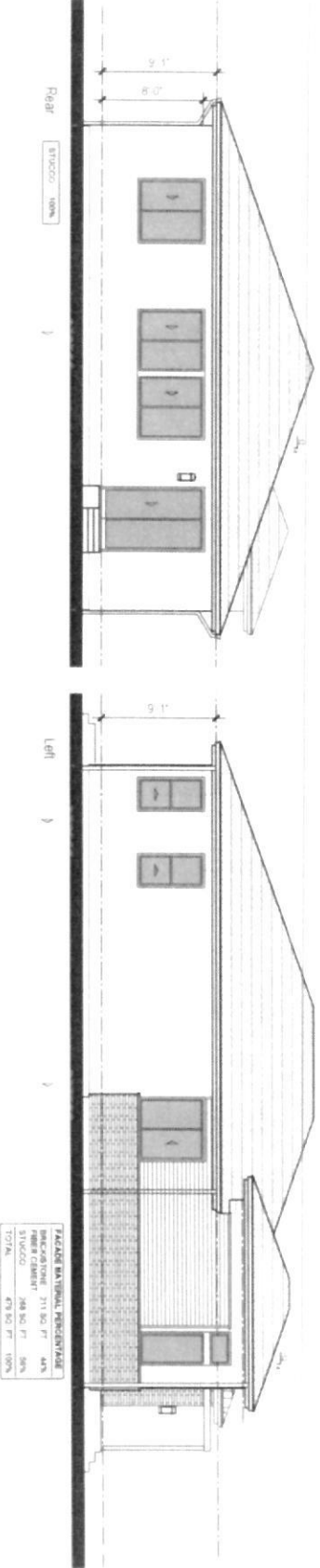
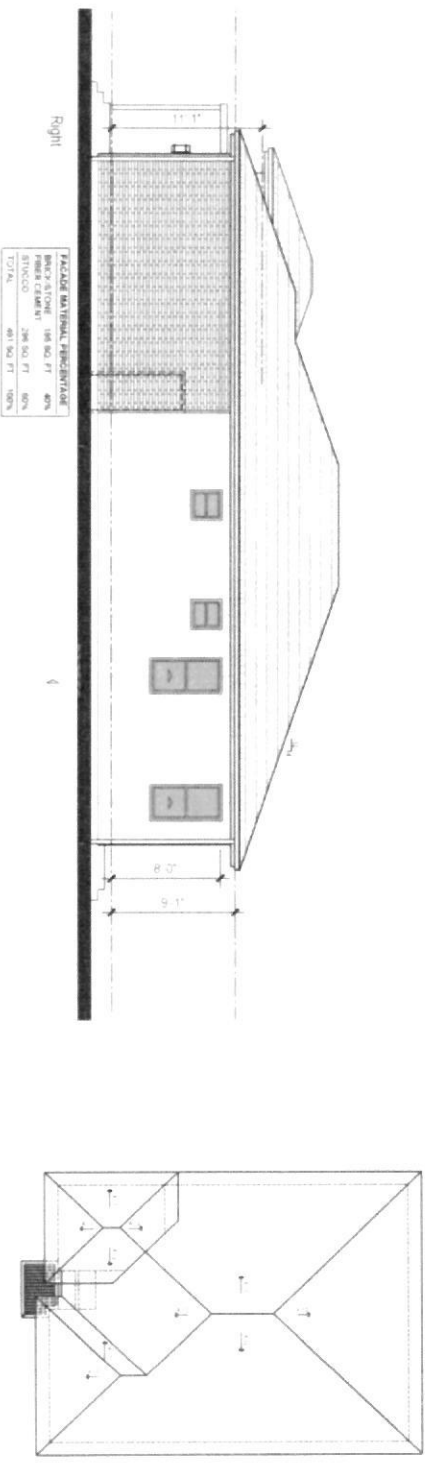


FACADE MATERIAL PERCENTAGE		
BRICK/STONE	242 SQ. FT.	90%
FLINT & CEMENT		
STUCCO	163 SQ. FT.	40%
TOTAL	405 SQ. FT.	100%



FACADE MATERIAL PERCENTAGE		
BRICK/STONE	113 SQ. FT.	45%
FLINT & CLAY MT		
STUCCO	117 SQ. FT.	46%
TOTAL	330 SQ. FT.	100%

SHEET 2 OF 2
 DATE: 11/11/2020
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: 2020-001



ktgy
 KATHLEEN T. GUY
 870 100 1000
 DALLAS, TX 75201
 214.221.8400
 ktgy.com

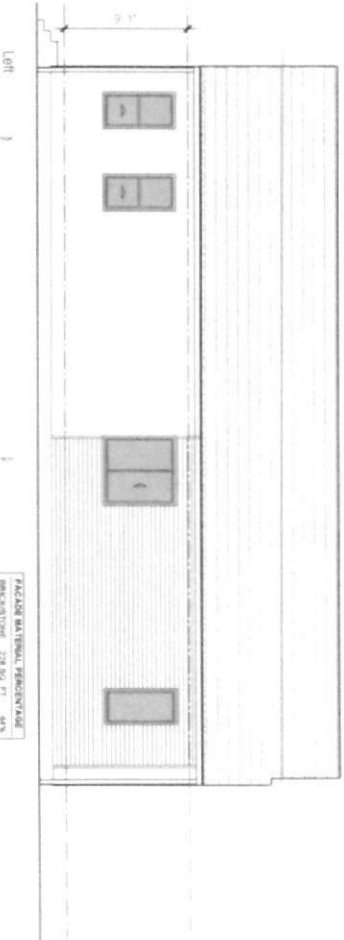
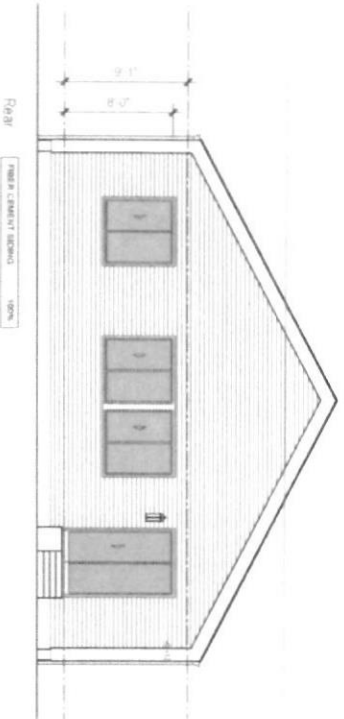
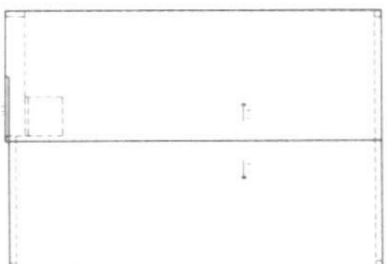
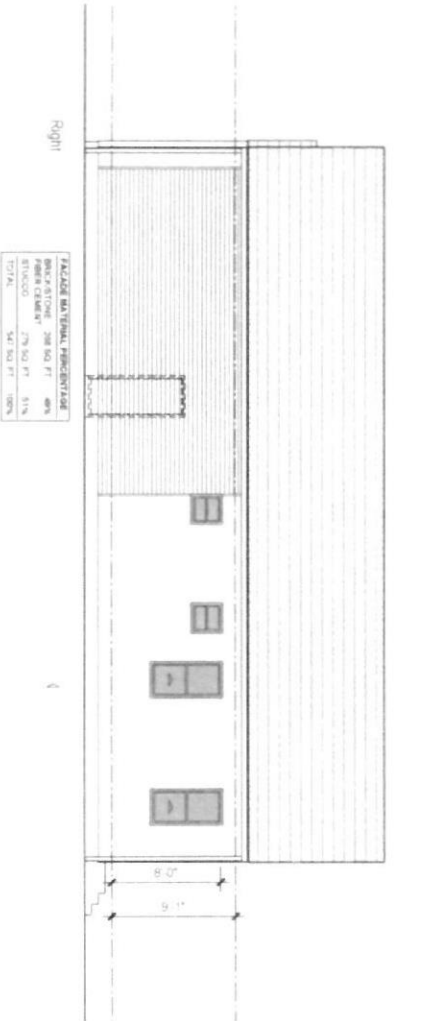
Cardinal
 277 North 1st Street
 Suite 100
 Dallas, TX 75201
 214.221.8400

Midvale Mills
 10000 Midvale Mills
 Dallas, TX 75201
 214.221.8400

CONCEPTUAL DESIGN
 APR 2020

BELLOWS - STYLE 1 - ELEVATIONS AND ROOF

A2.2



Architectural & Planning
 620 18th Street, Suite 100
 Denver, CO 80202
 303.475.1400
 www.kitgy.com



Certified Energy
 1700 17th Street, Suite 100
 Denver, CO 80202
 303.475.1400

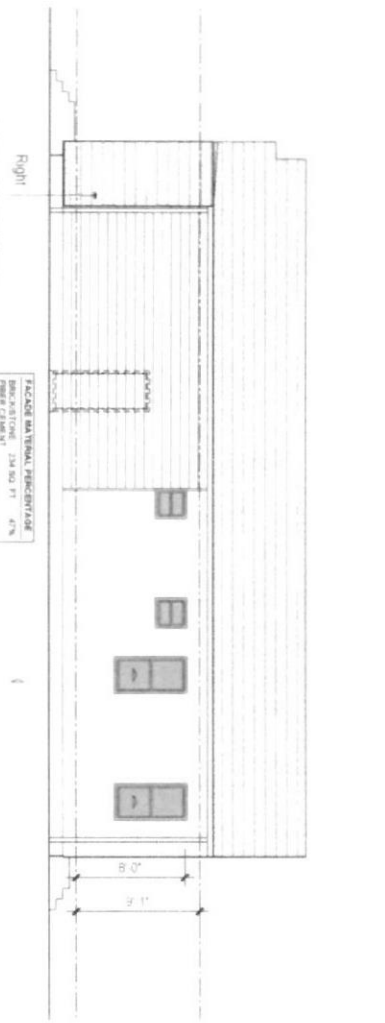
Midvale Mills
 10000 E. 17th Ave. #2000
 Denver, CO 80202

CONCEPTUAL DESIGN
 10000 E. 17th Ave. #2000
 Denver, CO 80202



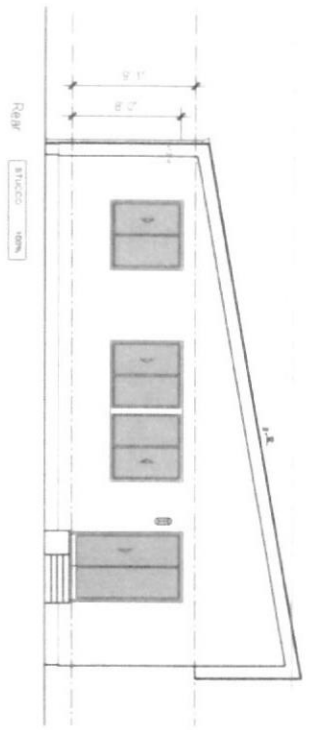
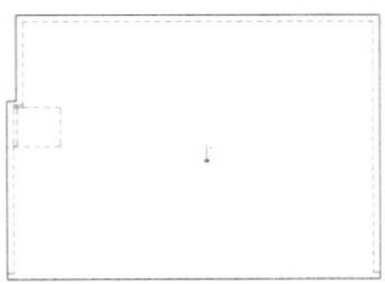
BELLOWS - STYLE 2 - ELEVATIONS AND ROOF

DATE	2/14	BY	KTBY
PROJECT	277 North Elm - Cedar Grove		
CLIENT	Midvale Mills		
LOCATION	277 North Elm - Cedar Grove		
SCALE	1/8" = 1'-0"		

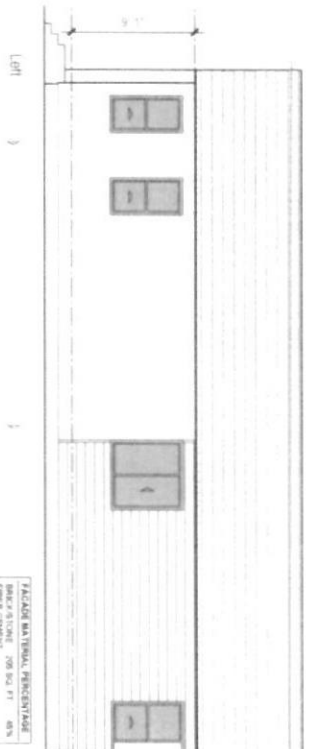


Right
Elevation, exterior Right Side
Approx. 10' x 10' of 10'

FACADE MATERIAL PERCENTAGE			
BRICK/STONE	234 SQ. FT.	45%	
STUCCO	266 SQ. FT.	50%	
TOTAL	444 SQ. FT.	100%	



Rear
Elevation, exterior Rear Side
Approx. 10' x 10' of 10'



Left
Elevation, exterior Left Side
Approx. 10' x 10' of 10'

FACADE MATERIAL PERCENTAGE			
BRICK/STONE	234 SQ. FT.	45%	
STUCCO	266 SQ. FT.	50%	
TOTAL	444 SQ. FT.	100%	



Architecture & Planning
277 North Elm - Cedar Grove
Denver, CO 80202
303.531.6400
ktby.com



(Landing Structure)
277 North Elm - Cedar Grove
Midvale, UT 84042
(801) 486-1500

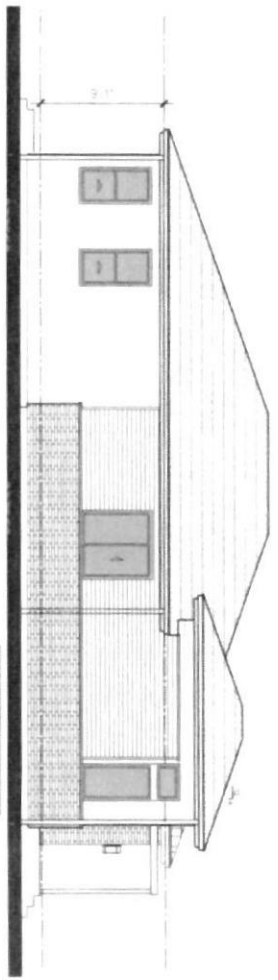
Midvale Mills
Midvale, UT 84042
#70204227

CONCEPTUAL DESIGN
July 2nd 2019

BELLOWS - STYLE 3 - ELEVATIONS AND ROOF

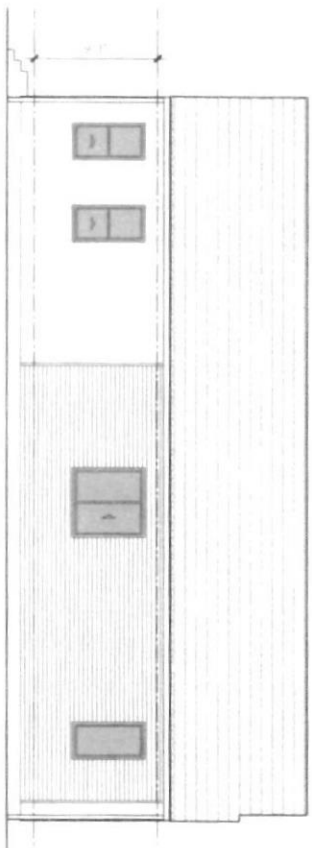
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SHEET 201-1
 11/11/14
 11/11/14
 11/11/14



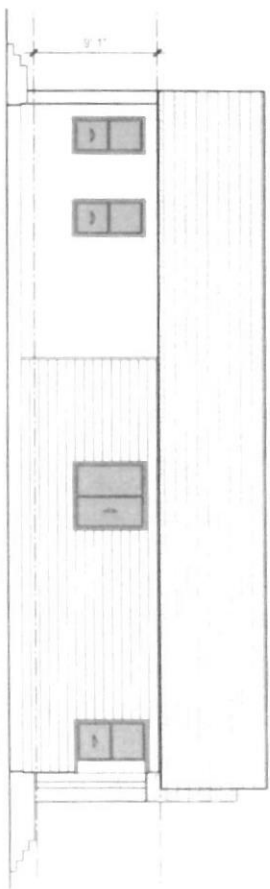
Side 1 - Enhanced Left

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	280 SQ. FT. 81%
FINISH CEMENT	480 SQ. FT. 39%
GLAZING	470 SQ. FT. 100%
TOTAL	470 SQ. FT. 100%



Side 2 - Enhanced Left

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	314 SQ. FT. 81%
FINISH CEMENT	208 SQ. FT. 39%
GLAZING	470 SQ. FT. 100%
TOTAL	814 SQ. FT. 100%



Side 3 - Enhanced Left

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	280 SQ. FT. 81%
FINISH CEMENT	480 SQ. FT. 39%
GLAZING	470 SQ. FT. 100%
TOTAL	480 SQ. FT. 100%

CONCEPTUAL DESIGN



BELLOWS - CORNER ELEVATIONS

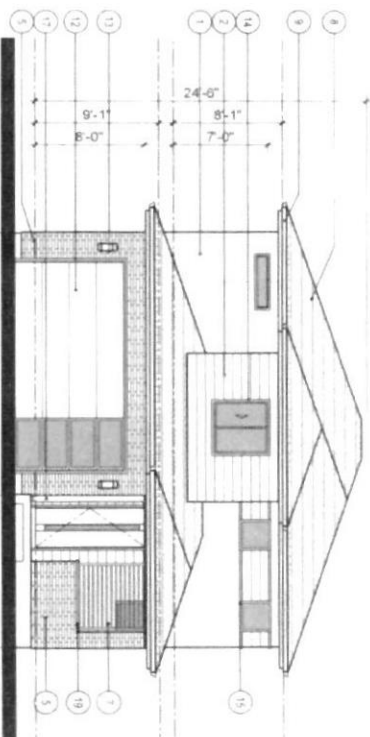
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Midvale Mills
 2700 E. 1st Avenue
 Suite 100, Denver, CO 80202
 303.733.8800

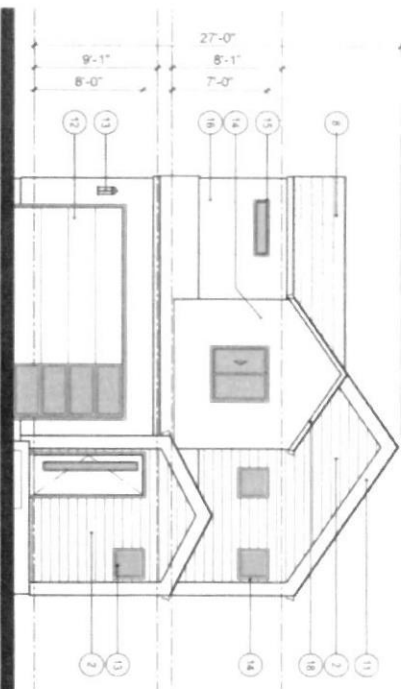
Building Materials List

- 1 Stucco - Sand Finish
- 2 Siding - Horizontal 6" Reveal V-Groove Fiber Cement, James Hardie
- 3 Acquire Siding Siding Painted w/ Color Variation, Every 2nd4th Panel
- 4 Siding - Wood Look Concrete Veneer by Corianite Stone 6" Width
- 5 Vertical Application Roughcut WoodStone Series
- 6 Fiber Cement - Smooth Marble Panel at Window
- 7 Reveal Brick
- 8 Thin Brick - 2 1/2" x 8" Mortar Profile Thin Brick
- 9 Veneer By Balcon w/ Equal
- 10 Cedar Trim Members
- 11 Powder Coated Steel Trim Members
- 12 Composite Asphalt Shingles
- 13 Fascia - Staggered Smooth Aluminum Fascia W/No
- 14 Over - 12" Deep Rake, Tight Eave
- 15 Fascia - 12" Thick, Deep Rake, Tight Eave
- 16 Fiber Cement Panel Fascia Wing
- 17 Garage Door - Sectional Steel Roll-Up Garage
- 18 Door w/ Window Lines
- 19 Coach Light - Contemporary Light per Space
- 20 Trim - Painted Fiber Cement Panel Trim
- 21 Trim - EPS Foam Trim w/ Stucco Over
- 22 Reveal - 1" Metal Reveal Material
- 23 4x4 Wood Post with Composite Trim Column Wrap
- 24 2x6 Wood Fascia/Blaze Board w/ Aluminum Soffit Wing
- 25 Brick Cap - Mortar Profile Thin Brick Veneer
- 26 Contemporary Tile Window/Corner Window Configuration



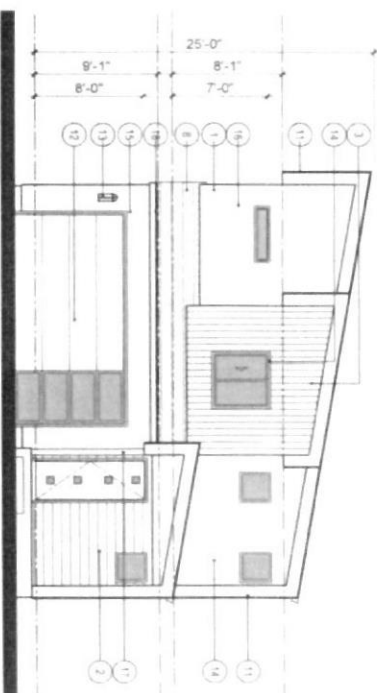
STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PRESENTATION			
BRICK & STONE	208 SQ. FT.	64%	
STUCCO	116 SQ. FT.	36%	
TOTAL	322 SQ. FT.	100%	



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PRESENTATION			
BRICK & STONE	287 SQ. FT.	70%	
STUCCO	122 SQ. FT.	30%	
TOTAL	409 SQ. FT.	100%	



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PRESENTATION			
BRICK & STONE	244 SQ. FT.	61%	
STUCCO	155 SQ. FT.	39%	
TOTAL	400 SQ. FT.	100%	



Architectural & Planning
2771 N. 1st Avenue, Suite 200
Denver, CO 80202
303.475.8400
ktgy.com



Conceptual Design
2771 N. 1st Avenue, Suite 200
Denver, CO 80202
303.475.8400

MIDVALE MILLS
MIDVALE, UTAH • 801-269-2231

CONCEPTUAL DESIGN
July 2nd 2020

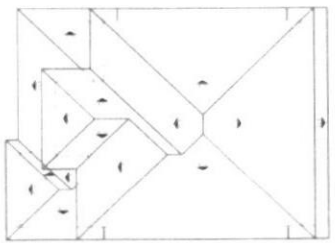
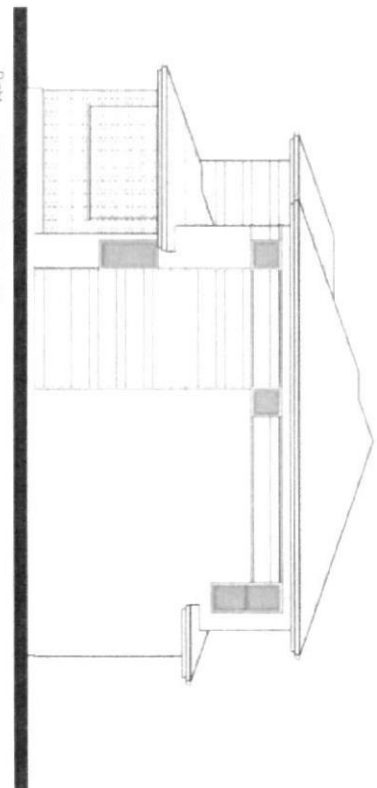


GOMEZ - FRONT ELEVATIONS

A3.1

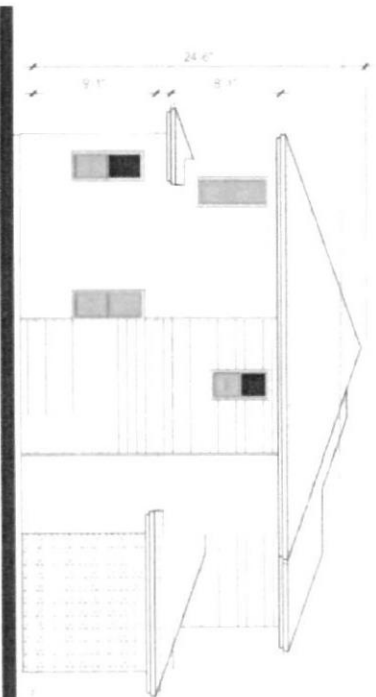
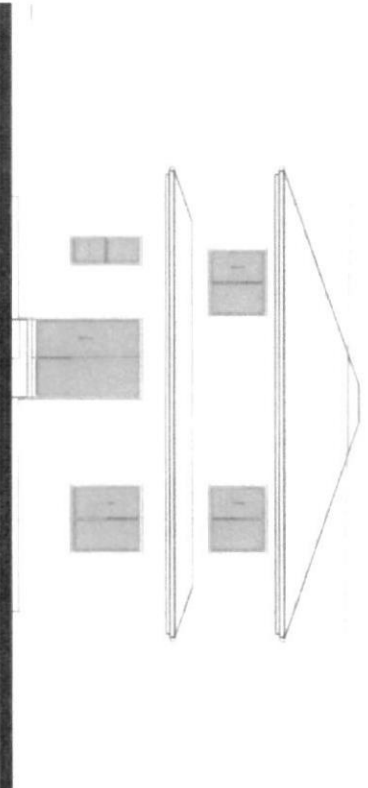
DATE:	07/20/20
DESIGNED BY:	ARCHITECT
PROJECT NO.:	20-0000
PROJECT NAME:	CONCEPT

100% 2017
 97.1% 2018
 97.1% 2019
 97.1% 2020



Right

FACADE MATERIAL PERCENTAGE			
BRICK/STONE	151 SQ. FT.	47%	
BRICK	168 SQ. FT.	51%	
STUCCO	100 SQ. FT.	32%	
TOTAL	419 SQ. FT.	100%	



FACADE MATERIAL PERCENTAGE			
BRICK/STONE	130 SQ. FT.	51%	
BRICK	168 SQ. FT.	51%	
STUCCO	100 SQ. FT.	32%	
TOTAL	419 SQ. FT.	100%	

STUCCO 100%



Architecture & Planning
 201 East 10th Street
 Denver, CO 80202
 303.533.8400
 ktgy.com



Certified Building
 1775 North 2nd Avenue
 Suite 100
 Denver, CO 80202
 303.533.8400

Midvale Mills
 Midvale, UT 84045
 801.486.4346

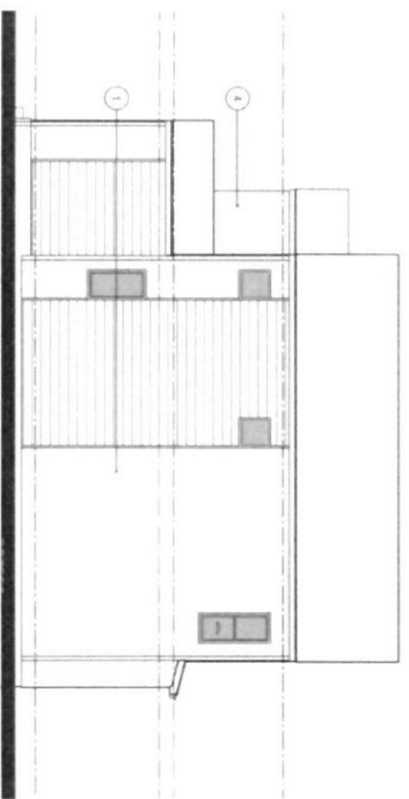
CONCEPTUAL DESIGN
 July 2020



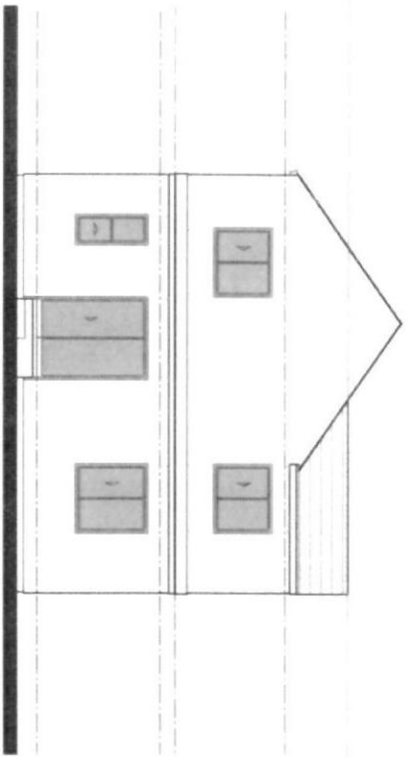
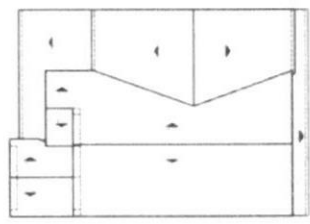
GOMEZ - STYLE 1 ELEVATIONS AND ROOF

A3.2

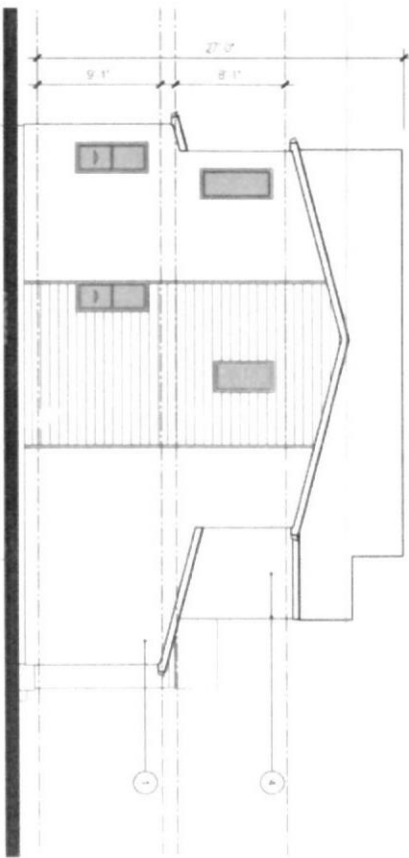
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 PROJECT NO. 2020-0237
 DATE: 08/11/2020
 DRAWN BY: J. GOMEZ
 CHECKED BY: J. GOMEZ
 APPROVED BY: J. GOMEZ



FACADE MATERIAL PERCENTAGE	
BRICK/STONE	324 SQ. FT. 44%
PAINTED CEMENT	419 SQ. FT. 56%
TOTAL	743 SQ. FT. 100%



STUCCO	100%
--------	------



FACADE MATERIAL PERCENTAGE	
BRICK/STONE	324 SQ. FT. 44%
PAINTED CEMENT	419 SQ. FT. 56%
TOTAL	743 SQ. FT. 100%



Architectural & Planning
 525 10th Street Suite 300
 St. Paul, MN 55101
 612.221.4400
 info@ktgy.com



Gertel Home
 277 North 8th Street
 St. Paul, MN 55101
 612.221.4400

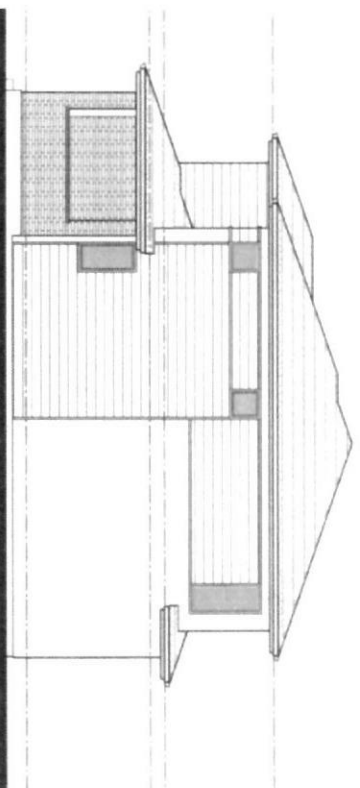
Midvale Mills
 Midvale, UT 84049
 801.221.4400

CONCEPTUAL DESIGN
 July 2nd 2020

GOMEZ - STYLE 2 ELEVATIONS AND ROOF

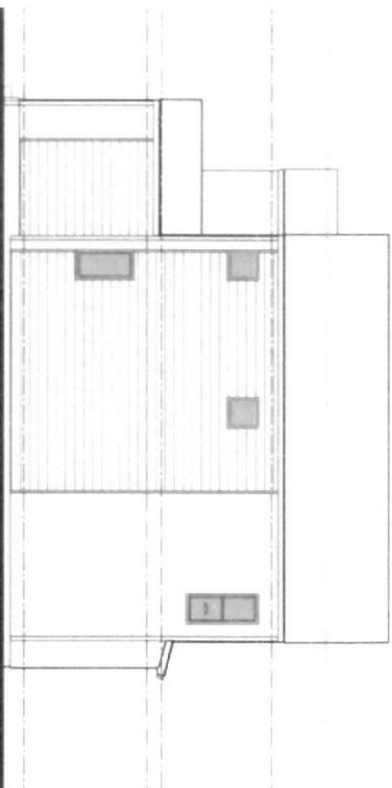
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DATE: 07/11/2023	BY: J. GOMEZ
PROJECT: 2023-001	DESIGN: 01
CLIENT: GOMEZ	ARCHITECT: GOMEZ
LOCATION: 12345	PHASE: 01



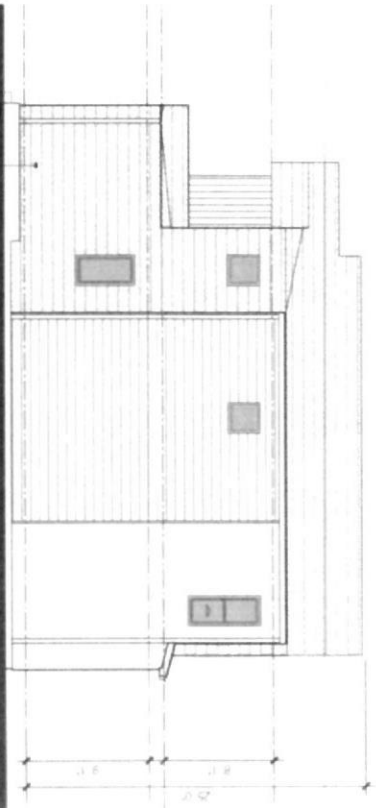
Style 1 Enhanced Right

FACADE MATERIAL PERCENTAGE	
BRICKWORK	48.50 FT 62%
SHINGLES	28.50 FT 37%
TOTAL	77.00 FT 100%



Style 2 Enhanced Right

FACADE MATERIAL PERCENTAGE	
BRICKWORK	48.50 FT 62%
SHINGLES	28.50 FT 37%
TOTAL	77.00 FT 100%



Style 3 Enhanced Right

FACADE MATERIAL PERCENTAGE	
BRICKWORK	48.50 FT 62%
SHINGLES	28.50 FT 37%
TOTAL	77.00 FT 100%



Architectural & Planning
12345 Main St.
Denver, CO 80202
303.555.5438
ktgy.com



Concept
12345 Main St.
Denver, CO 80202
303.555.5438
concept.com

Midvale Mills
12345 Main St.
Denver, CO 80202
303.555.5438
midvalmills.com

CONCEPTUAL DESIGN
July 24, 2023



GOMEZ - CORNER ELEVATIONS

Building Materials List

- ① Stucco - Sand Finish
- ② Siding - Horizontal 8" Reveal V-Groove Fiber Cement, James Hardie Aspire Series Siding, Painted w/ Color Variation, Every 2nd/4th Panel
- ③ Siding - Wood-Look Concrete Veneer by Coronado Stone, 6" Width, Vertical Application, Roughcut WoodStone Series
- ④ Fiber Cement - Smooth Hardie Panel at Window Reveal Inset
- ⑤ Thin Brick - 2 1/2"x11" "Norman" Profile Thin Brick Veneer By Belknap or Equal
- ⑥ Cedar Trellis Members
- ⑦ Powder Coated Steel Trellis Members
- ⑧ Composite Asphalt Shingles
- ⑨ Fascia - Stepped Soffitted Aluminum Fascia Wrap
- ⑩ Fascia - 12" Thick Framed Fascia/Barge w/ Stucco Over - 12" Deep Rake, Tight Eave
- ⑪ Fascia - 12" Thick, Deep Rake, Tight Eave, Fiber Cement Panel, Fascia Wrap
- ⑫ Garage Door - Sectional Steel Roll-Up Garage Door w/ Window Lites
- ⑬ Coach Light - Contemporary Light per Specs
- ⑭ Trim - Painted Fiber Cement Panel Trim
- ⑮ Trim - EPS Foam Trim w/ Stucco Over
- ⑯ Reveal - 1" Metal Reglet Reveal
- ⑰ 4x4 Wood Post with Composite Trim Column Wrap
- ⑱ 2x6 Wood Fascia/Barge Board w/ Aluminum Soffit Wrap
- ⑲ Brick Cap "Norman" Profile Thin Brick Veneer
- ⑳ Contemporary Triple Window/Corner Window Configuration



STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	254 SQ. FT. 69%
FIBER CEMENT	139 SQ. FT. 36%
STUCCO	139 SQ. FT. 36%
TOTAL	532 SQ. FT. 100%



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	283 SQ. FT. 64%
FIBER CEMENT	156 SQ. FT. 36%
STUCCO	156 SQ. FT. 36%
TOTAL	435 SQ. FT. 100%



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	357 SQ. FT. 74%
FIBER CEMENT	139 SQ. FT. 29%
STUCCO	139 SQ. FT. 29%
TOTAL	525 SQ. FT. 100%



Architecture + Planning
1251 18th Street, Suite 300
Denver, CO 80202
303.825.6400
ktgy.com



Garbett Homes
273 North East Capital Street
Salt Lake City, Utah 84103
(801) 496-2430

Midvale Mills
MIDVALE, UTAH # 2020-0237

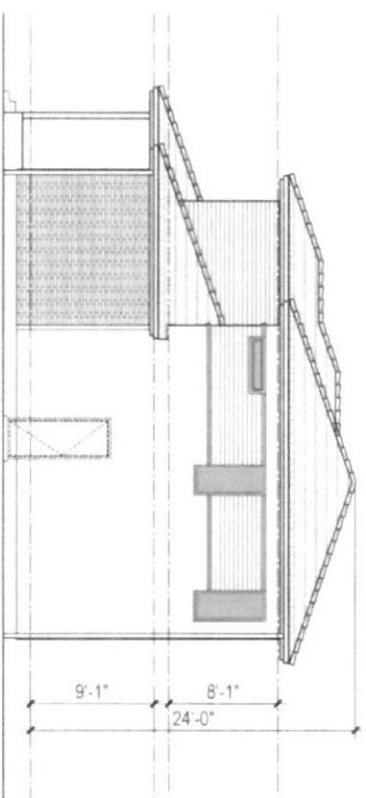
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July 3rd, 2020



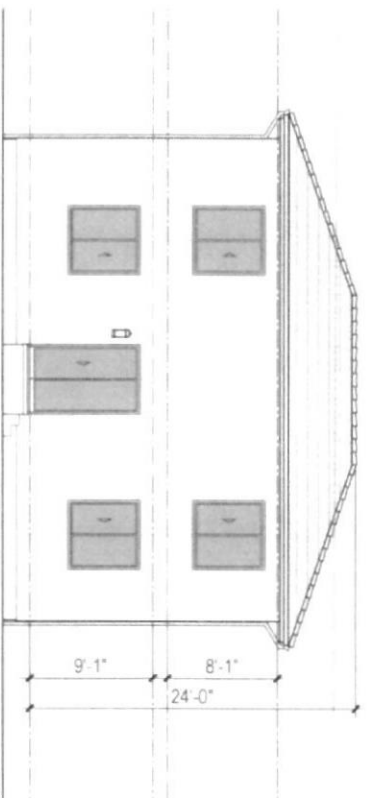
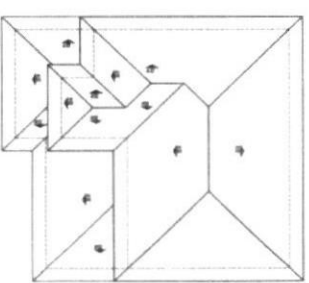
MATISSE - FRONT ELEVATIONS

A4.1

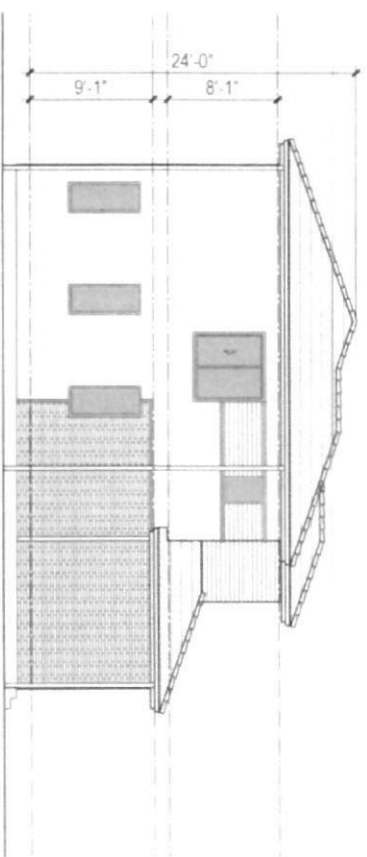
SHEET 20 OF 21
 PROJECT: 2020-0000
 DRAWING: 2020-0000
 DATE: 10/10/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]



FACADE MATERIAL PERCENTAGE			
BRICK/STONE	25.00 FT	41%	
WOOD	10.00 FT	16%	
GLASS	10.00 FT	16%	
TOTAL	45.00 FT	100%	



3'-0" 1'-0" 1'-0"



FACADE MATERIAL PERCENTAGE			
BRICK/STONE	27.00 FT	43%	
WOOD	10.00 FT	16%	
GLASS	10.00 FT	16%	
TOTAL	47.00 FT	100%	



Architecture + Planning
 277 South East Cass Street
 Suite 100
 Miami, FL 33137
 305.271.8400
 info@ktgy.com



(Building Division)
 277 South East Cass Street
 Suite 100
 Miami, FL 33137
 305.271.8400
 info@ktgy.com

Midvale Mills
 17700 NW 17th Ave
 # 200000000

CONCEPTUAL DESIGN
 July, Sep 2020

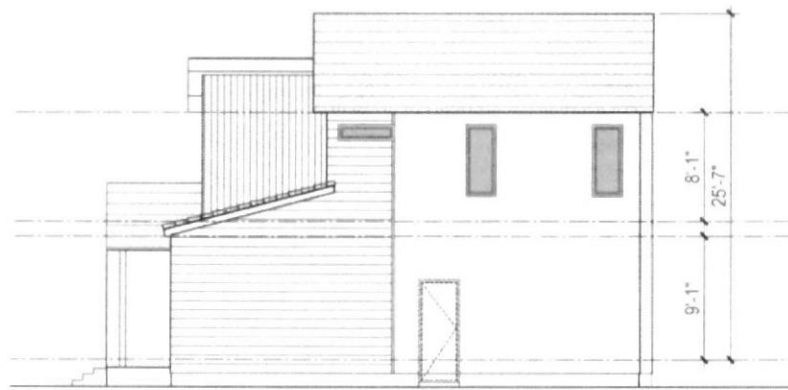


MATISSE - STYLE 1 ELEVATIONS AND ROOF

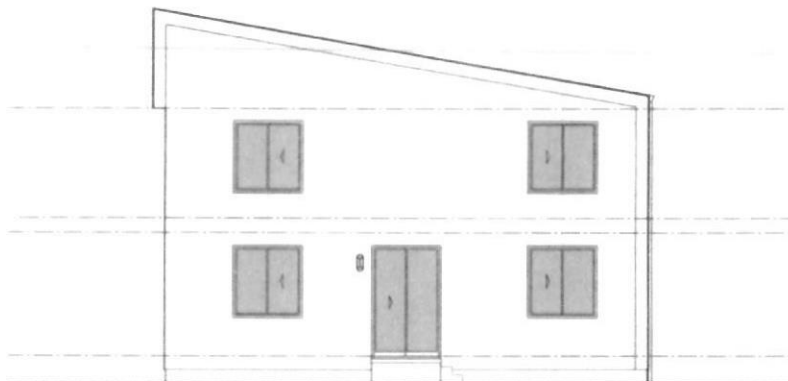
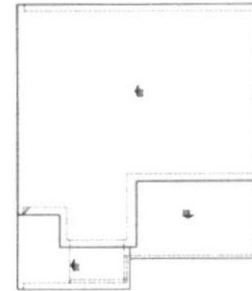
A4.2

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 1/4" = 3'-0"
 1/8" = 6'-0"
 1/16" = 12'-0"
 1/32" = 24'-0"
 1/64" = 48'-0"
 1/128" = 96'-0"
 1/256" = 192'-0"
 1/512" = 384'-0"
 1/1024" = 768'-0"
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PROJECT NO.	20-10-014
PROJECT NAME	STUDIO 3
PROJECT TYPE	RENOVATION
PROJECT LOCATION	STUDIO 3
PROJECT DATE	2020-07-01



FACADE MATERIAL PERCENTAGE		
BRICKSTONE	375 SQ. FT.	48%
FIBER CEMENT	386 SQ. FT.	54%
STUCCO	711 SQ. FT.	100%



STUCCO 100%



FACADE MATERIAL PERCENTAGE		
BRICKSTONE	248 SQ. FT.	48%
FIBER CEMENT	258 SQ. FT.	51%
STUCCO	504 SQ. FT.	100%

Triple Laminated
Asphalt Shingles
Wrap Down Face of Wall



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820 16th Street, Suite 500
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ktgy.com



Garbott Homes
273 North East Capitol Street
Salt Lake City, Utah 84103
(801) 456-2420

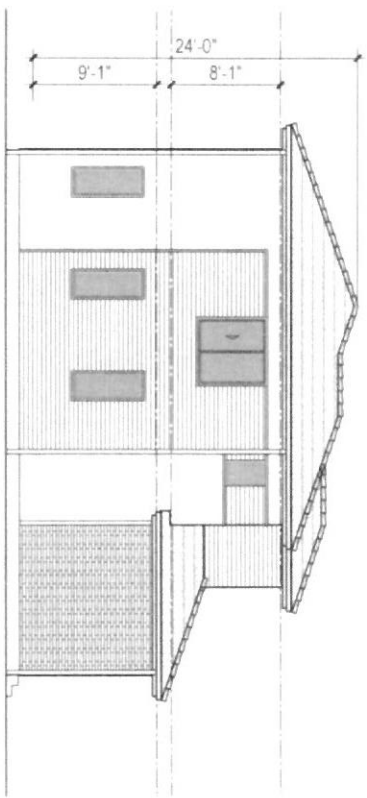
Midvale Mills
MIDVALE, UTAH # 2020-0237

CONCEPTUAL DESIGN
July 3rd, 2020



MATISSE - STYLE 3 ELEVATIONS AND ROOF

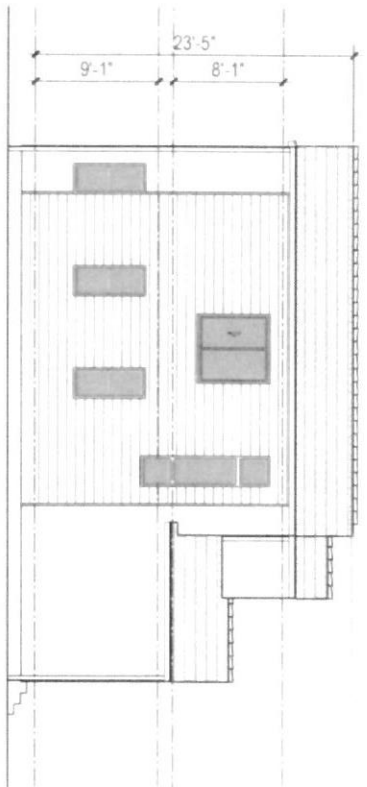
A4.4



FACADE MATERIAL PERCENTAGE

BRICK (CLAY)	40% SQ. FT.	42%
BRICK (CONCRETE)	40% SQ. FT.	42%
STUCCO	74% SQ. FT.	78%
TOTAL	84% SQ. FT.	100%

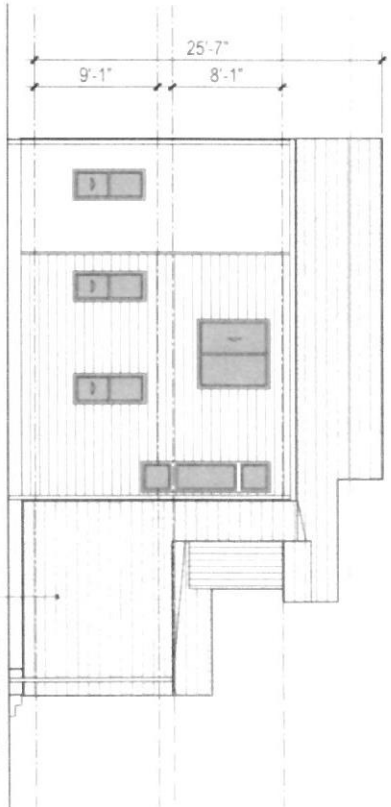
Style 1 - Enhanced Left



FACADE MATERIAL PERCENTAGE

BRICK (CLAY)	41% SQ. FT.	43%
BRICK (CONCRETE)	41% SQ. FT.	43%
STUCCO	74% SQ. FT.	77%
TOTAL	74% SQ. FT.	100%

Style 2 - Enhanced Left



FACADE MATERIAL PERCENTAGE

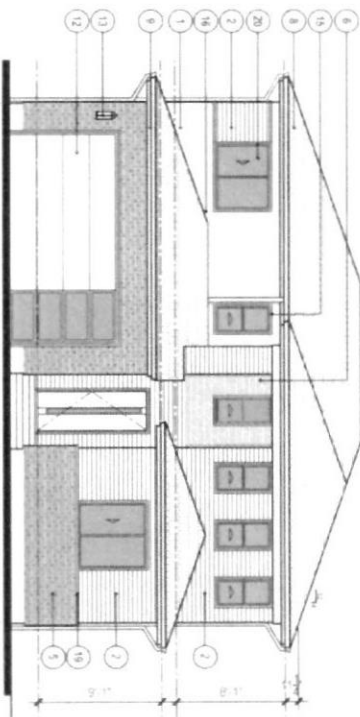
BRICK (CLAY)	41% SQ. FT.	43%
BRICK (CONCRETE)	41% SQ. FT.	43%
STUCCO	74% SQ. FT.	77%
TOTAL	74% SQ. FT.	100%

Style 3 - Enhanced Left
 Total Lamination
 Asphalt Shingles
 1/2" Drywall 5/8" or More



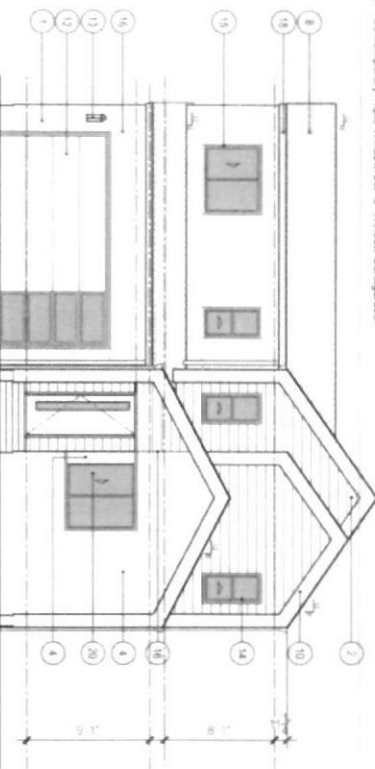
Building Materials List

- 1 Stucco - Steel Finish
- 2 Siding - Horizontal R. Renewal V-Groove Fiber Cement, James Harbison
- 3 Aztec Siding Siding, Painted w/ Cedar Varnish, Every 2nd/4th Panel
- 4 Siding - Wood-look Concrete Veneer by Concrete Stone, 6" Width
- 5 Vertical Application Roughcut WoodStone Series
- 6 Fiber Cement - Smooth Harpe Panel at Windows
- 7 Renewal Vinyl
- 8 Thin Brick - 2 1/4" "Norman" Profile Thin Brick
- 9 Veneer By Random or Equal
- 10 Cedar Trim Members
- 11 Primer Coated Steel Trim Members
- 12 Composite Asphalt Shingles
- 13 Fascia - Stained Softwood Aluminum Fascia Vinyl
- 14 Fascia - 12" Thick Frieze FasciaBarge w/ Stucco
- 15 Over - 12" Deep Ridge Tight Eave
- 16 Fascia - 12" Thick Deep Ridge Tight Eave
- 17 Fiber Cement Panel Fascia Vinyl
- 18 Garage Door Sectional Steel Roll-Up Garage
- 19 Door w/ Window Lines
- 20 Coach Light Contemporary Light per Specs
- 21 Trim Painted Fiber Cement Panel Trim
- 22 Trim EPS Foam Trim w/ Stucco Over
- 23 Renewal T. Metal Right Renewal
- 24 4x4 Wood Post with Composite Trim Column Vinyl
- 25 2x6 Wood FasciaBarge Board w/Aluminum Soffit Vinyl
- 26 Brick Cap "Norman" Profile Thin Brick Veneer
- 27 Contemporary Triple Window/Corner Window Configuration



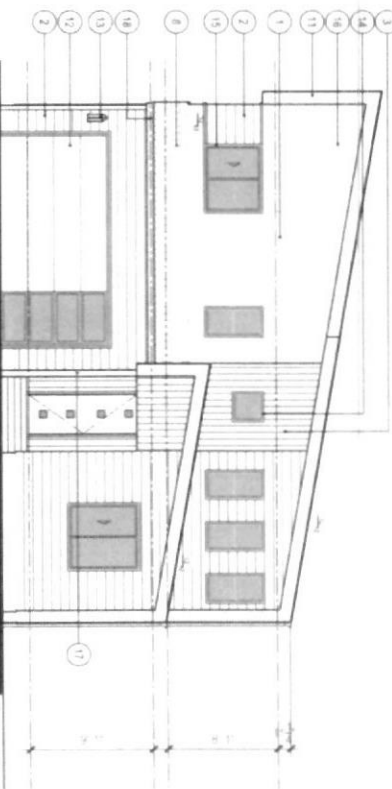
STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	35% SQ. FT. 82%
FIBER CEMENT	18% SQ. FT. 18%
STUCCO	47% SQ. FT. 100%
TOTAL	48% SQ. FT. 100%



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	28% SQ. FT. 60%
FIBER CEMENT	18% SQ. FT. 40%
STUCCO	54% SQ. FT. 100%
TOTAL	46% SQ. FT. 100%



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	40% SQ. FT. 77%
FIBER CEMENT	13% SQ. FT. 28%
STUCCO	47% SQ. FT. 100%
TOTAL	53% SQ. FT. 100%



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Midvale Mills
10000 E. 1st Avenue
Midvale, CO 80202

CONCEPTUAL DESIGN
JAN 24, 2020

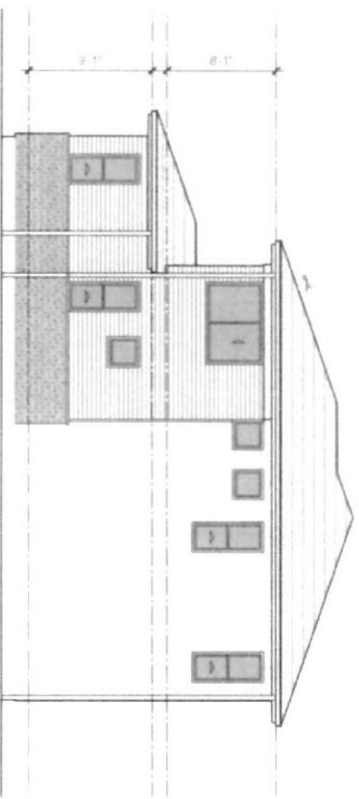


SARGENT - FRONT ELEVATIONS

A5.1

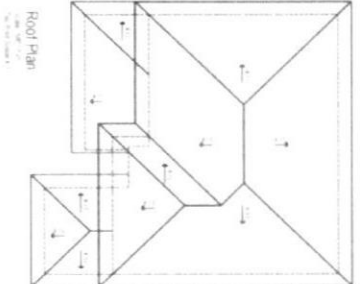
DATE: 01/24/20	01/24/20
BY: J. L. L. L.	PK: J. L. L.
BY: J. L. L. L.	NO: 0000
BY: J. L. L. L.	PROJECT: 100000
BY: J. L. L. L.	PROJECT: 100000

DATE	10/10/2020
DESIGNED BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/10/2020
PROJECT NO.	2000-0001

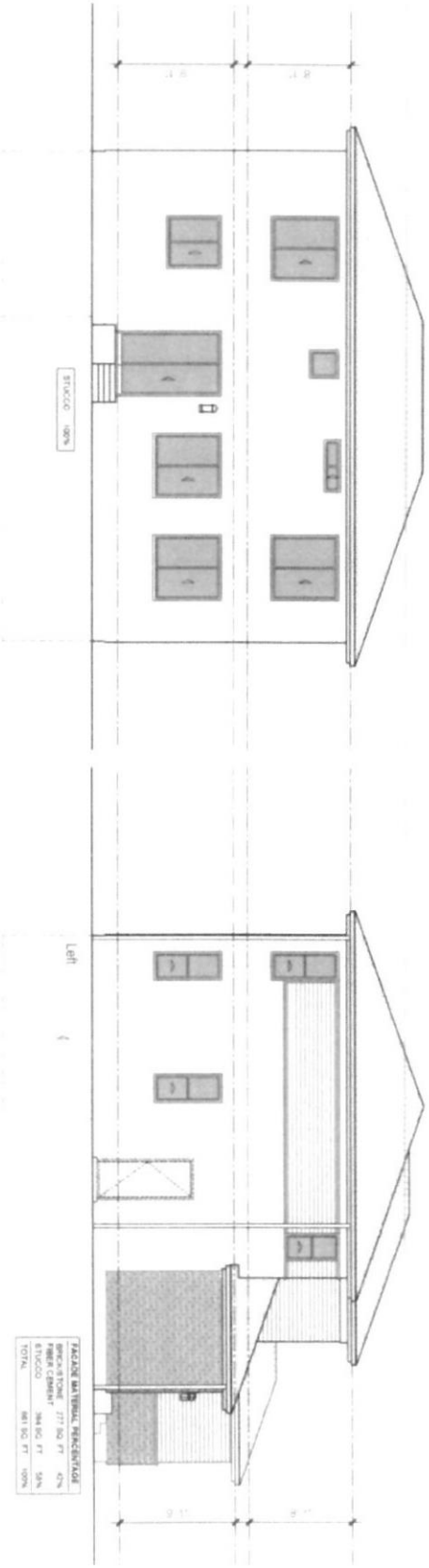


FACING MATERIAL PERCENTAGE	
BRICK & STONE	300 SQ. FT. 41%
BRICK & CEMENT	174 SQ. FT. 18%
STUCCO	474 SQ. FT. 61%
TOTAL	698 SQ. FT. 100%

Right



Roof Plan



FACING MATERIAL PERCENTAGE	
BRICK & STONE	277 SQ. FT. 42%
BRICK & CEMENT	144 SQ. FT. 21%
STUCCO	377 SQ. FT. 57%
TOTAL	698 SQ. FT. 100%

Left



Architectural & Planning
107 West Street, Suite 100
Salt Lake City, UT 84101
801.525.1400
ktgy.com



(Salt Lake County)
277 West 1st Ave, Cedar Grove
Salt Lake City, Utah 84103
801.525.1400

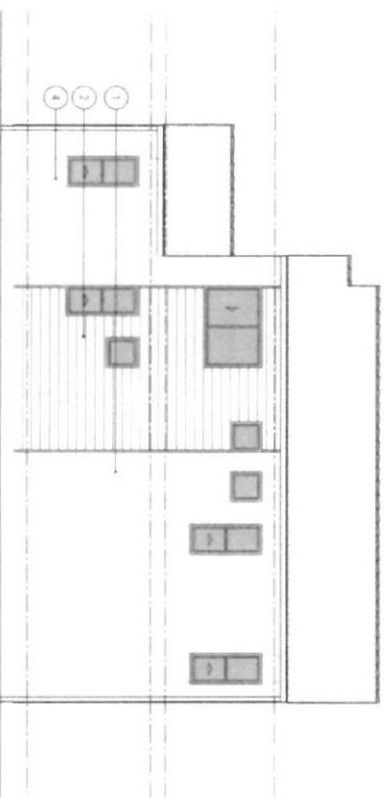
Midvale Mills
Midvale, Utah #200-0001

CONCEPTUAL DESIGN
10/10/2020

SARGENT - STYLE 1 - ELEVATIONS AND ROOF

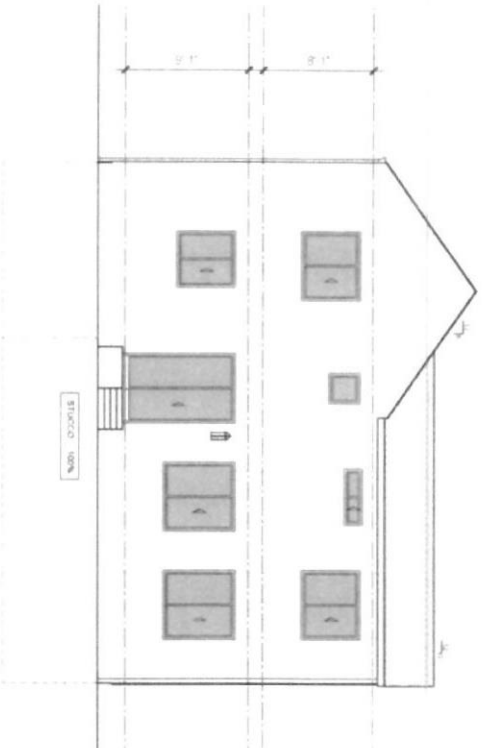
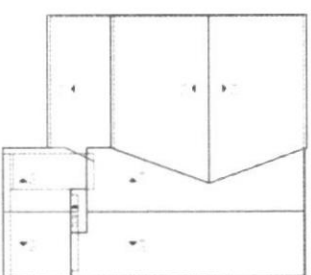
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SHEET 2 OF 3
 PROJECT: 2018-001
 DATE: 10/10/2018
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: 2018-001

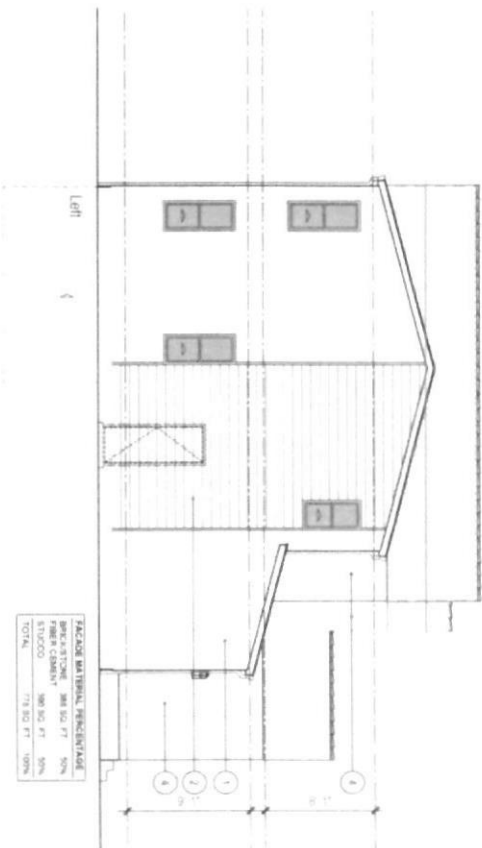


FACADE MATERIALS SUMMARY			
BRICK & STONE	300 SQ. FT.	40%	
BRICK & STONE	300 SQ. FT.	40%	
STUCCO	300 SQ. FT.	40%	
TOTAL	900 SQ. FT.	100%	

Right



STUCCO 100%



Left

FACADE MATERIALS SUMMARY			
BRICK & STONE	300 SQ. FT.	50%	
BRICK & STONE	300 SQ. FT.	50%	
STUCCO	300 SQ. FT.	50%	
TOTAL	900 SQ. FT.	100%	



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 801 10th Street, Suite 100
 Denver, CO 80202
 303.555.1400
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Garrett Homes
 2730 10th Street, Suite 100
 Denver, CO 80202
 303.555.1400

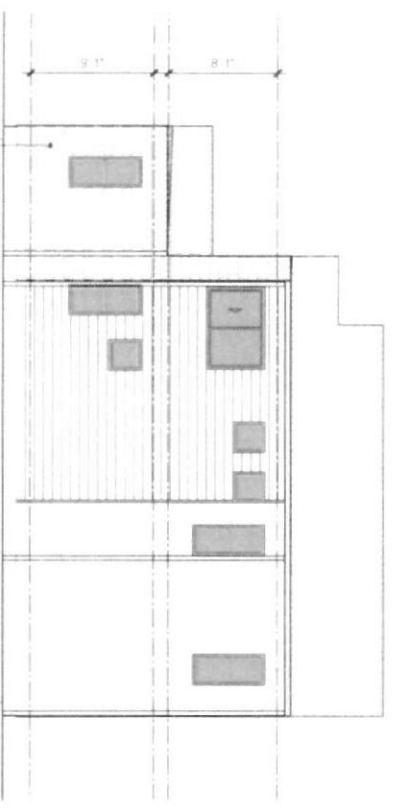
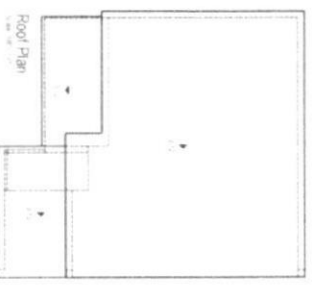
Midvale Mills
 Midvale, UT 84046
 801.456.5200

CONCEPTUAL DESIGN
 JAN 2018

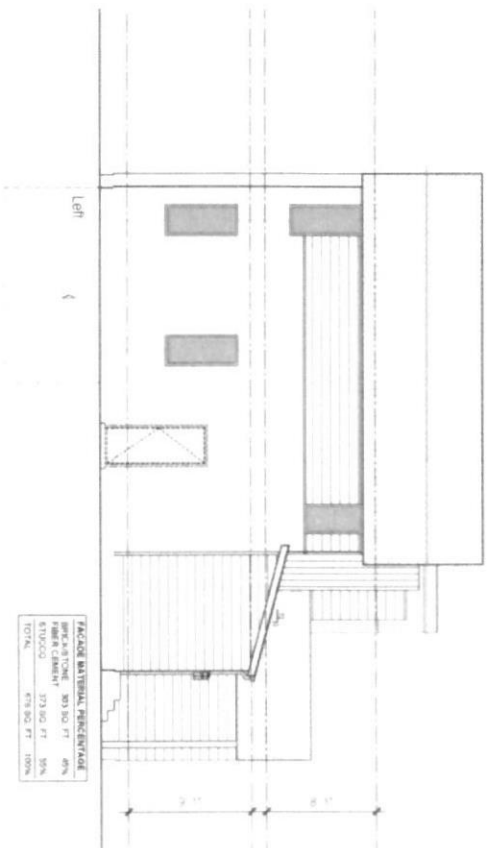
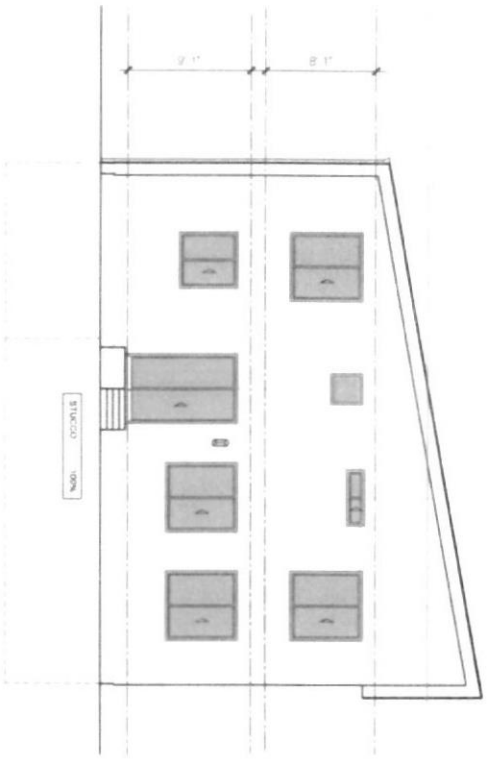
SARGENT - STYLE 2 - ELEVATIONS AND ROOF

A5.3

DATE: 06/13	BY: JCH
PROJECT: 1000	NO: 0000
CLIENT: 1000	NO: 0000
LOCATION: 1000	NO: 0000



FACADE MATERIAL PERCENTAGE			
STUCCO	200 SQ. FT.	40%	
WOOD CLAD	300 SQ. FT.	60%	
TOTAL	500 SQ. FT.	100%	



FACADE MATERIAL PERCENTAGE			
STUCCO	200 SQ. FT.	40%	
WOOD CLAD	300 SQ. FT.	60%	
TOTAL	500 SQ. FT.	100%	

CONCEPTUAL DESIGN
1000 0000

SARGENT - STYLE 3 - ELEVATIONS AND ROOF

A5.4



Architectural & Planning
400 1000 Street, Suite 100
Denver, CO 80202
303.555.1000
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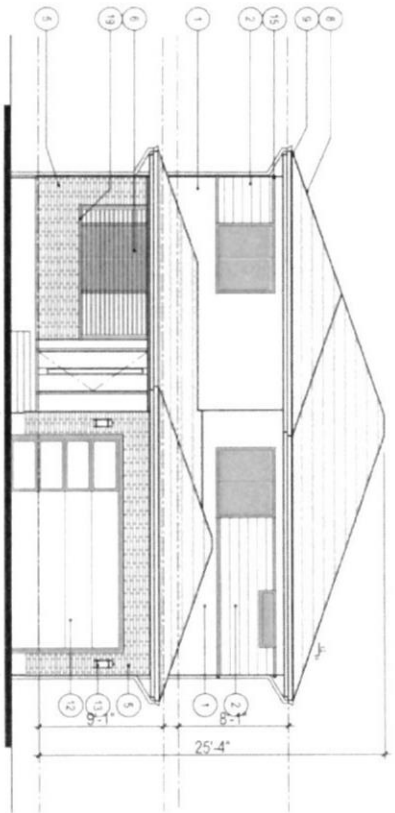
Studio Partner
Gensler Denver
300 1000 Street, Suite 1000
Denver, CO 80202
303.555.1000

Midvale Mills
Midvale Office # 20000000

Trapped Down Faces of Man

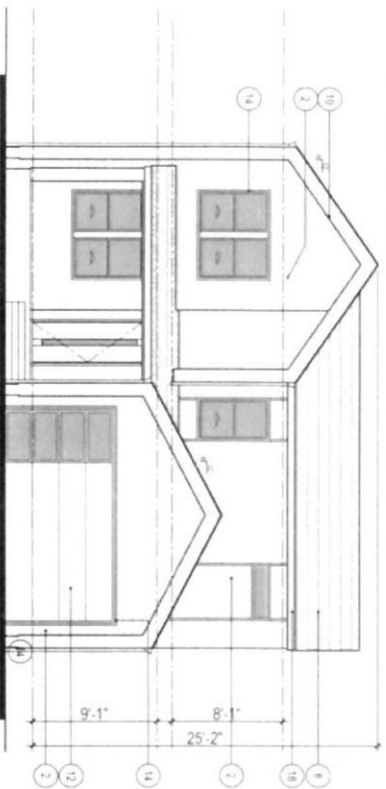
Building Materials List

1. Stucco - Sand Finish
2. Siding - Horizontal JF Renewal V-Groove Fiber Cement, James Harline Aspire Series Siding, Painted w/ Color Variation Every 2nd/4th Panel.
3. Vertical Application - Roughcut WoodStone Series
4. Fiber Cement - Smooth Handle Panel at Window
5. Thin Brick - 2 1/2" x 1 1/2" "Norman" Profile Thin Brick Veneer By Bullfinch or Equal
6. Cedar Trellis Members
7. Powder Coated Steel Trellis Members
8. Composite Asph/Flt Shingles
9. Fascia - Stepped Soffited Aluminum Fascia Wrap
10. Fascia - 12" Thick Framed Fascia/Barge w/ Stucco Over - 12" Deep Rake, Tight Eave
11. Fascia - 12" Thick, Deep Rake, Tight Eave, Fiber Cement Panel Fascia Wrap
12. Garage Door - Sectional Steel Roll-Up Garage Door w/ Window Lites
13. Coach Light - Contemporary Light per Specs
14. Trim - Painted Fiber Cement Panel Trim
15. Trim - EPS Foam Trim w/ Stucco Over
16. Renewal 1" Metal Rafter/Rivet
17. 4x4 Wood Post w/ Composite Trim Column Wrap
18. 2x6 Wood Fascia/Barge Board w/Aluminum Soffit Wrap
19. Brick Cap "Norman" Profile Thin Brick Veneer
20. Contemporary Triple Window/Corner Window Configuration



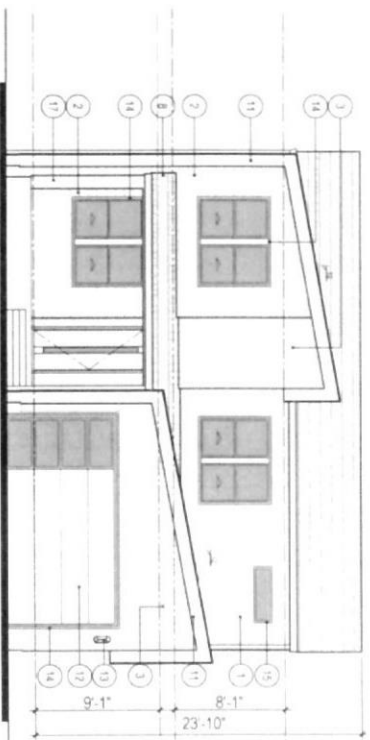
STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	231 SQ. FT. 85%
STUCCO	178 SQ. FT. 35%
TOTAL	369 SQ. FT. 100%



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	279 SQ. FT. 86%
STUCCO	143 SQ. FT. 34%
TOTAL	423 SQ. FT. 100%



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PERCENTAGE	
BRICK/STONE	204 SQ. FT. 74%
STUCCO	704 SQ. FT. 35%
TOTAL	908 SQ. FT. 100%

DATE: 08/11
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]



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 120 1/2th Street Suite 500
 San Francisco, CA 94103
 415.775.5400
 www.kitgy.com



General Manager
 271 North 1st Street
 Salt Lake City, Utah 84103
 801.496.4431

Mitvalp Mills
 MORGAN, UTAH • 2025-03-27

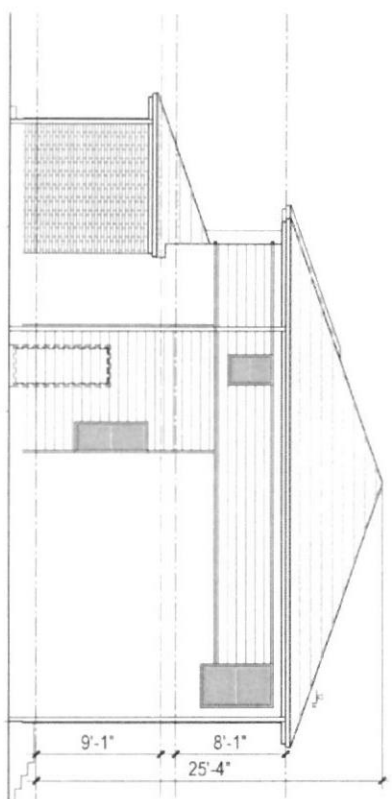
CONCEPTUAL DESIGN
 100 3rd 2020



BENTON - FRONT ELEVATIONS

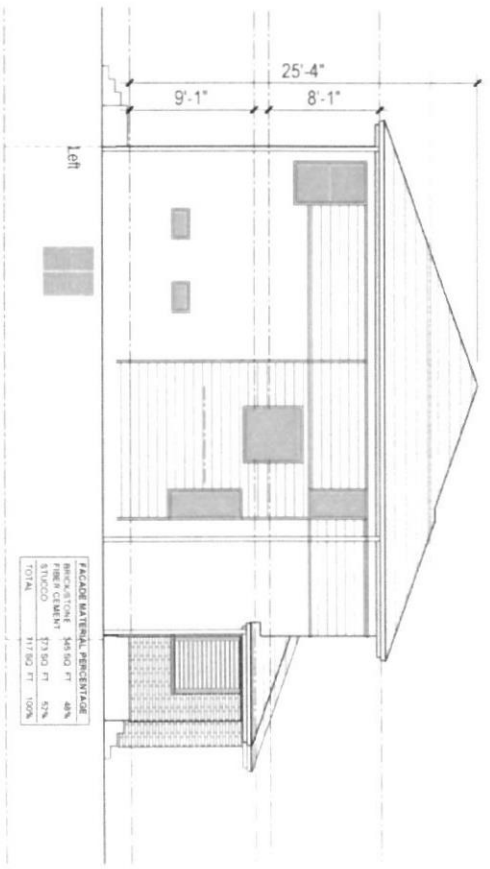
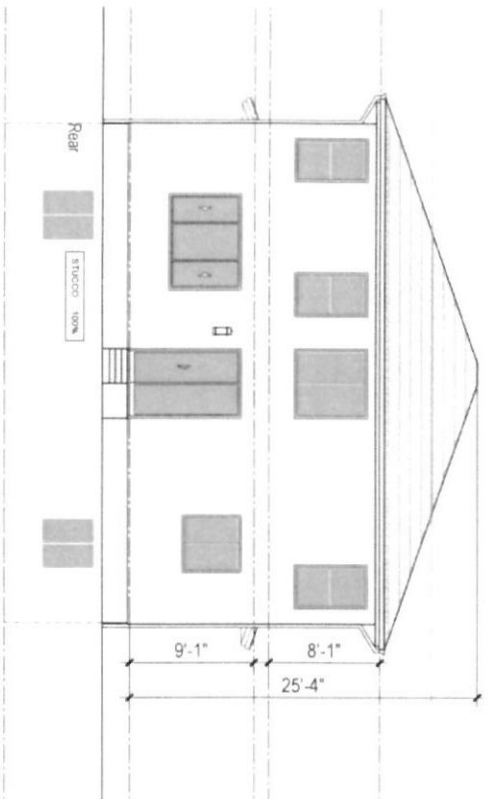
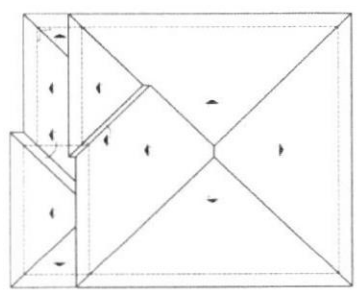
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 Date: 11/11/2020
 Project: Benton - Style 1
 Drawing: ELEVATIONS AND ROOF
 Scale: 1/8" = 1'-0"



FACADE MATERIAL PERCENTAGE

BRICK/STONE	56.50 FT	4%
STUCCO	98.50 FT	5%
TOTAL	155.00 FT	100%



FACADE MATERIAL PERCENTAGE

BRICK/STONE	56.50 FT	4%
STUCCO	117.50 FT	52%
TOTAL	174.00 FT	100%



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MIDVALE MILLS
 1000 E. 17th St. # 2000-2027
 Midvale, UT 84045

CONCEPTUAL DESIGN
 July 24, 2020

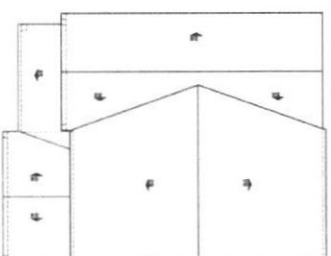
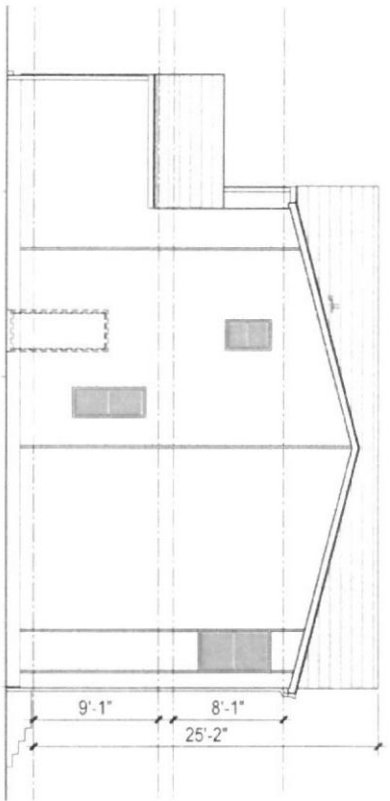


BENTON - STYLE 1 ELEVATIONS AND ROOF

Sheet: A6.3
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 Scale: 1/8" = 1'-0"
 Title: BENTON - STYLE 2 ELEVATIONS AND ROOF
 Author: J. L. Smith
 Project: 2020-037

Right

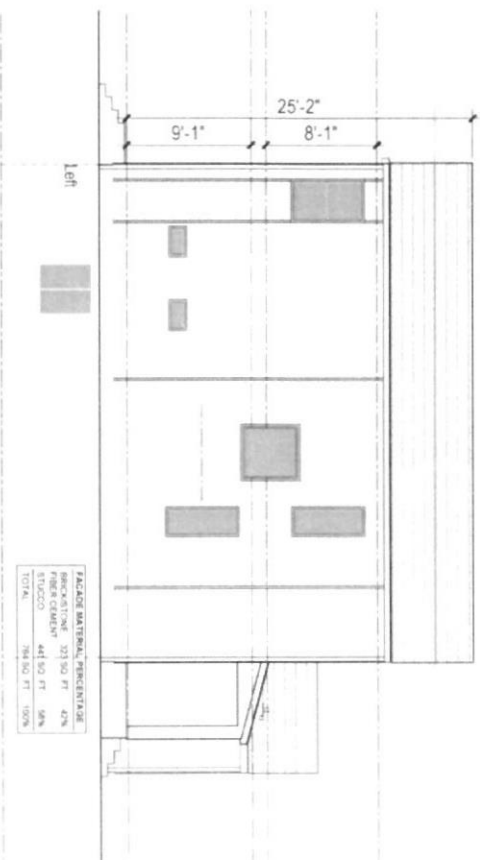
FACED MATERIAL PERCENTAGE			
BRICK (STONE)	271 SQ FT	42%	
STUCCO	488 SQ FT	77%	
TOTAL	759 SQ FT	100%	



Rear



Left



FACED MATERIAL PERCENTAGE			
BRICK (STONE)	271 SQ FT	42%	
STUCCO	488 SQ FT	77%	
TOTAL	759 SQ FT	100%	



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 Salt Lake City, Utah 84103
 801.462.5420

Middleville Mills
 MIDDLEVILLE, UTAH # 2020-037

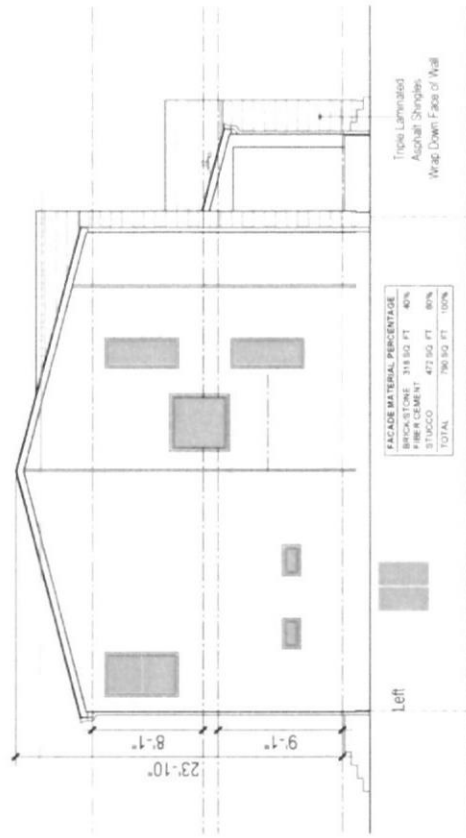
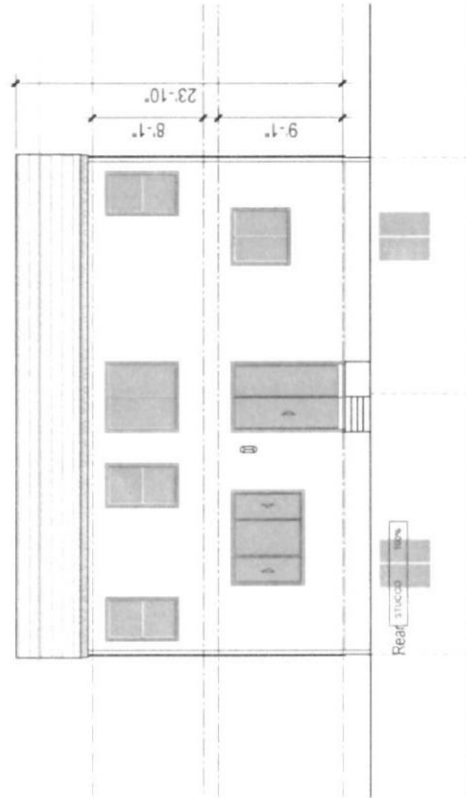
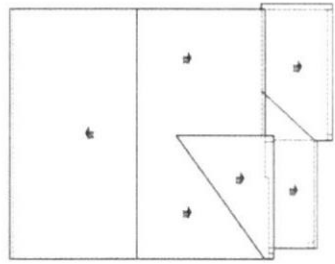
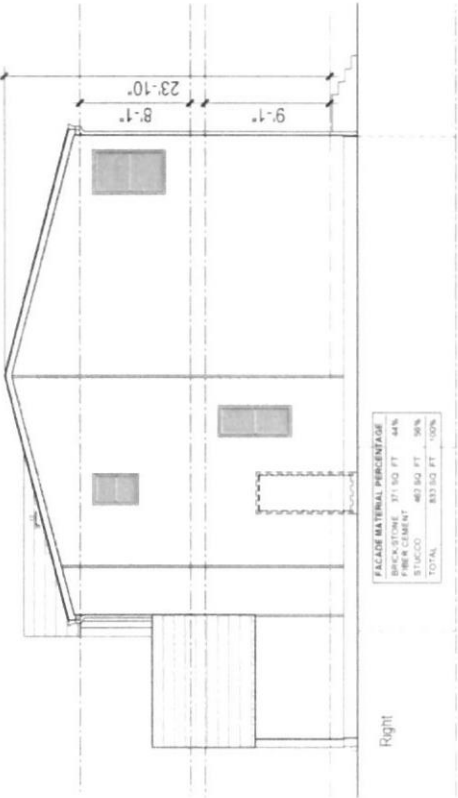
CONCEPTUAL DESIGN
 MAY 2020



BENTON - STYLE 2 ELEVATIONS AND ROOF

A6.3

PROJECT NAME	00000000
CLIENT NAME	00000000
ARCHITECT NAME	00000000
DATE	00000000



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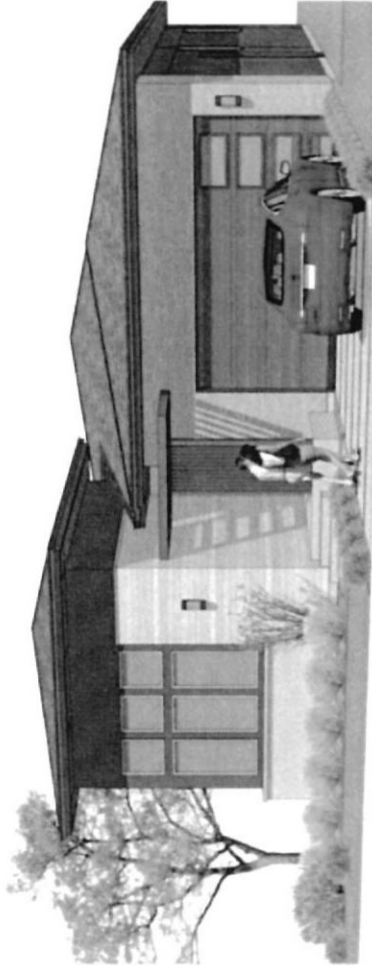
Garrett Homes
277 North East Cassin Street
Salt Lake City, Utah 84103
(801) 458-2430

Midvale Mills
Midvale, Utah • 322-0327

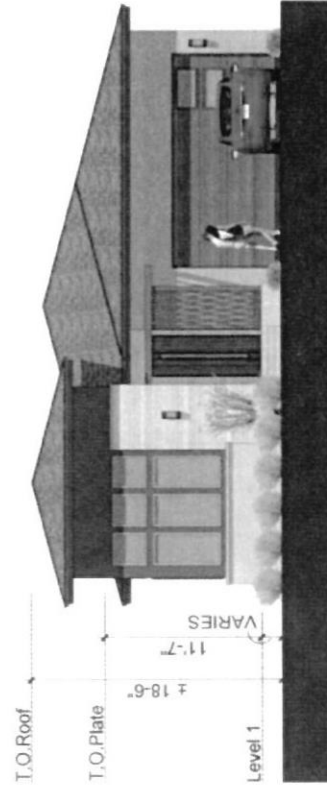
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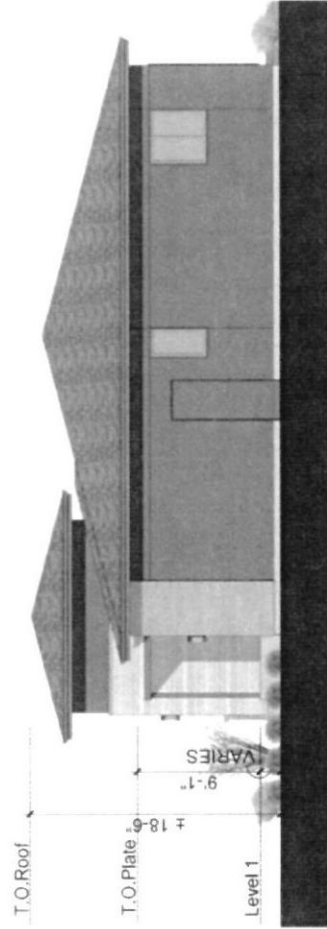
BENTON - STYLE 3 ELEVATIONS AND ROOF



FRONT PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



Kentwood • Planning
Midvale, UT 84047
801.466.1234

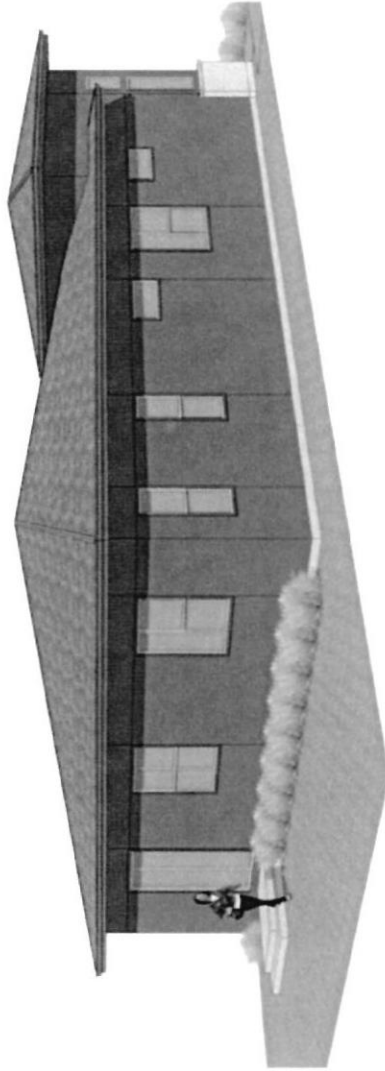
Midvale Mills
MIDVALE, UT 84047
#20240227

CONCEPTUAL DESIGN
FEBRUARY 12, 2025

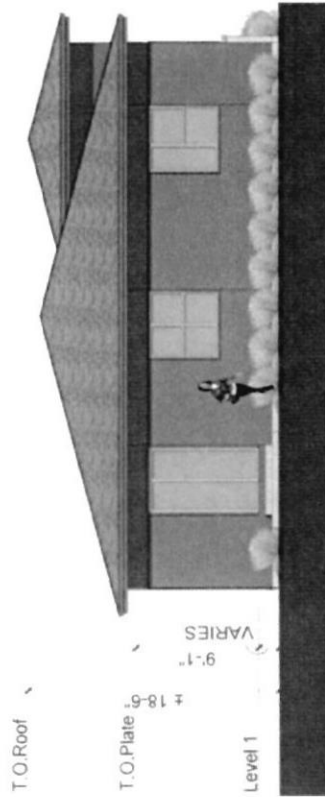


PLAN DALL-ELEVATIONS
EASTERN CONTEMPORARY STYLE

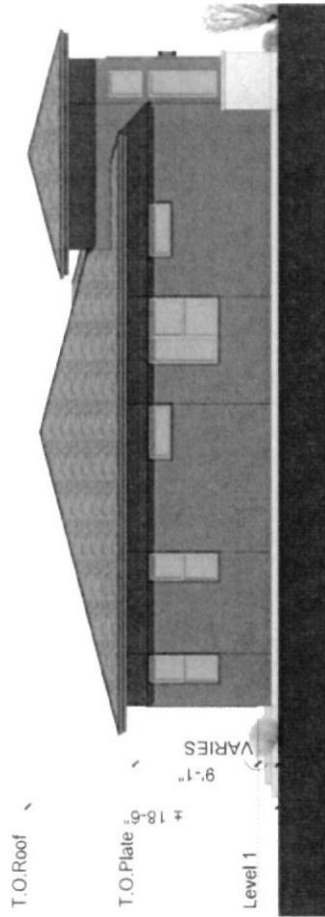
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REAR PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION



Architecture • Planning
303 605 5446
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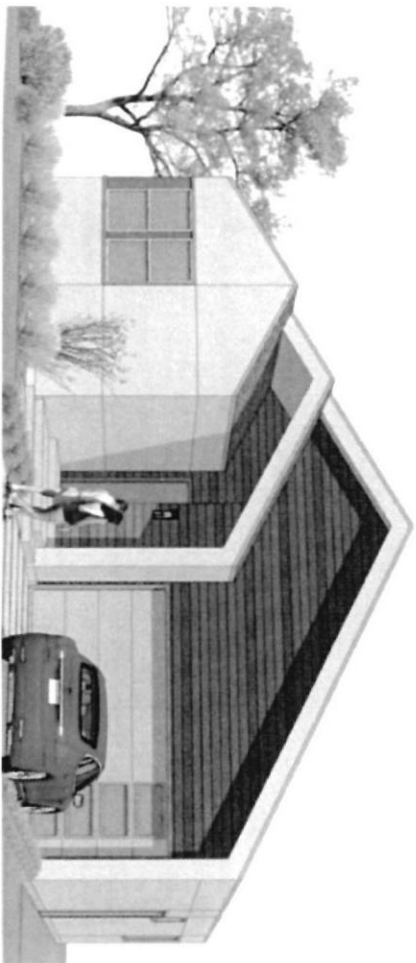
Midvale Mills
MIDVALE, UTAH • #20004217

CONCEPTUAL DESIGN
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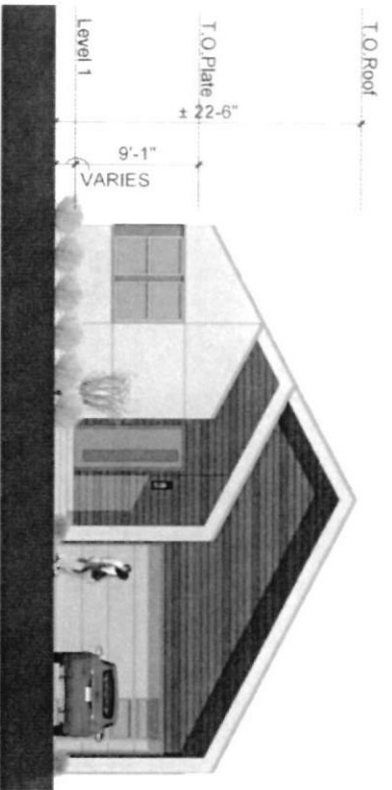


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EASTERN CONTEMPORARY STYLE

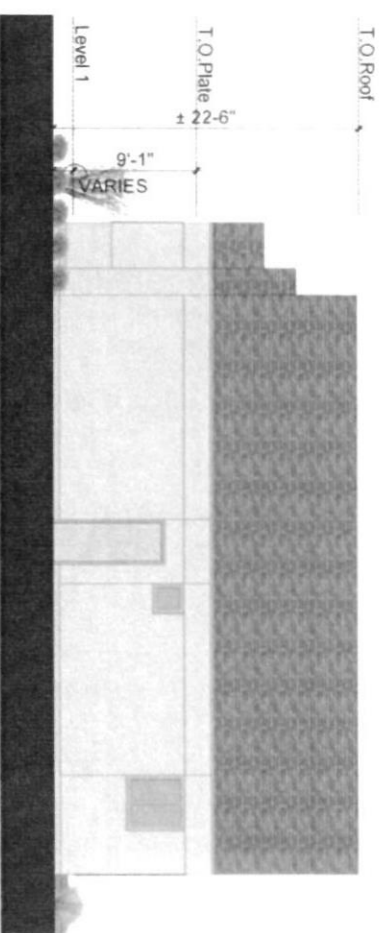
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FRONT PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



Midvale Mills

Midvale, UT 84043

#2020277

CONCEPTUAL DESIGN

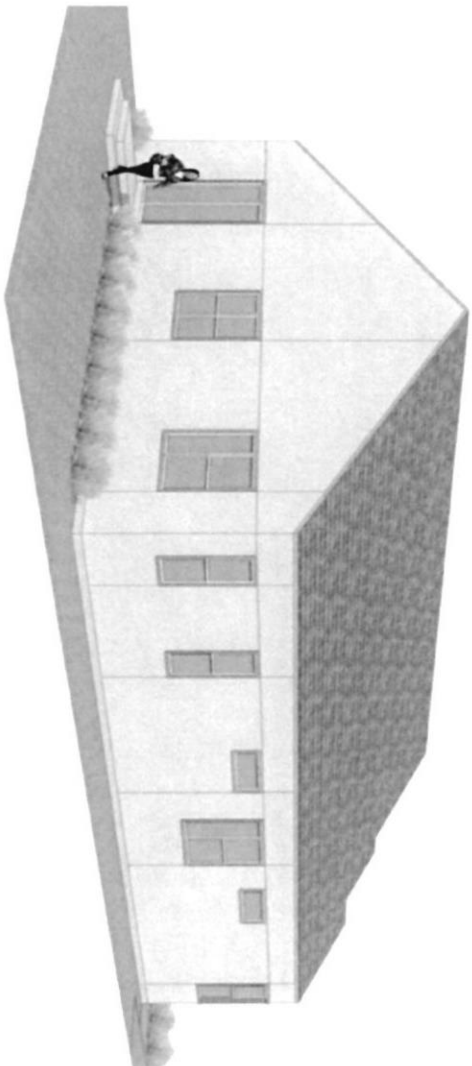
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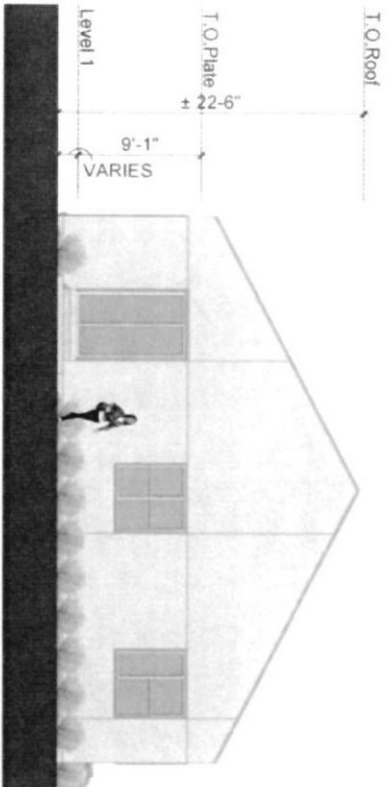
PLAN DALL ELEVATIONS

MIDVALE DALL ELEVATION

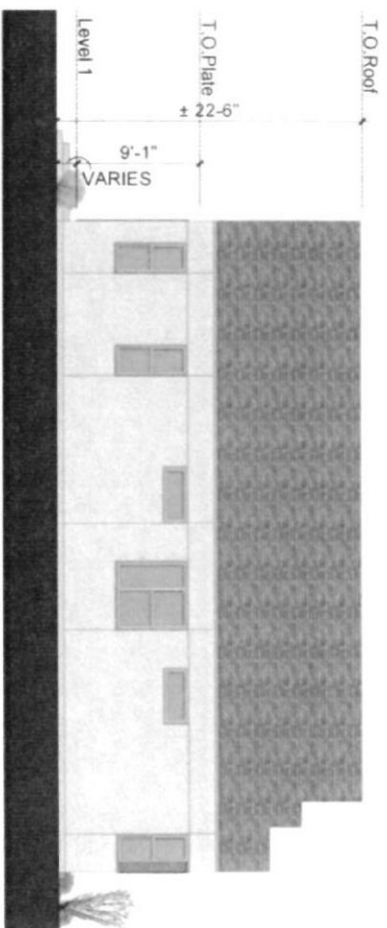
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REAR PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION



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Midvale Mills
Midvale, Utah

Midvale Mills
Midvale, Utah # 2020-0273

CONCEPTUAL DESIGN
FEBRUARY 12, 2020

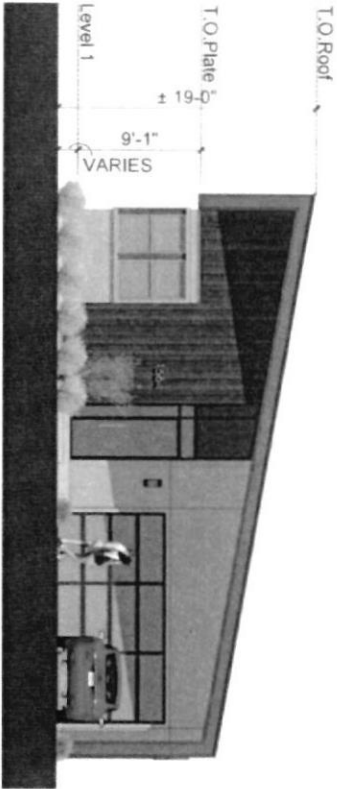


PLAN DALL ELEVATIONS
WOODEN DALL ELEVATION

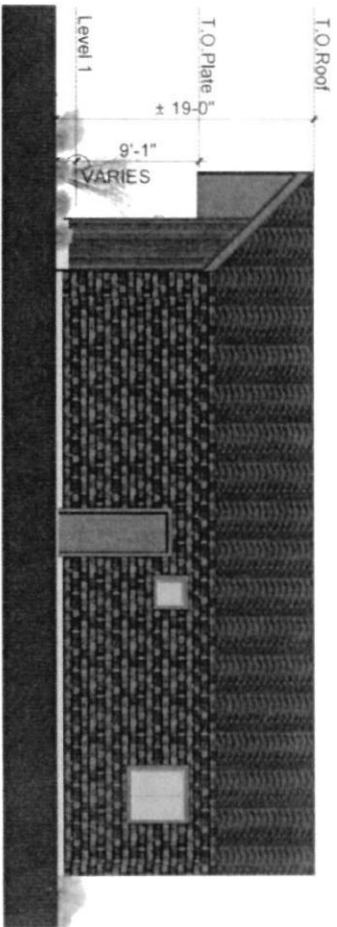
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FRONT PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



Architecture + Planning
444 W. 10th St.
Des Moines, IA 50319

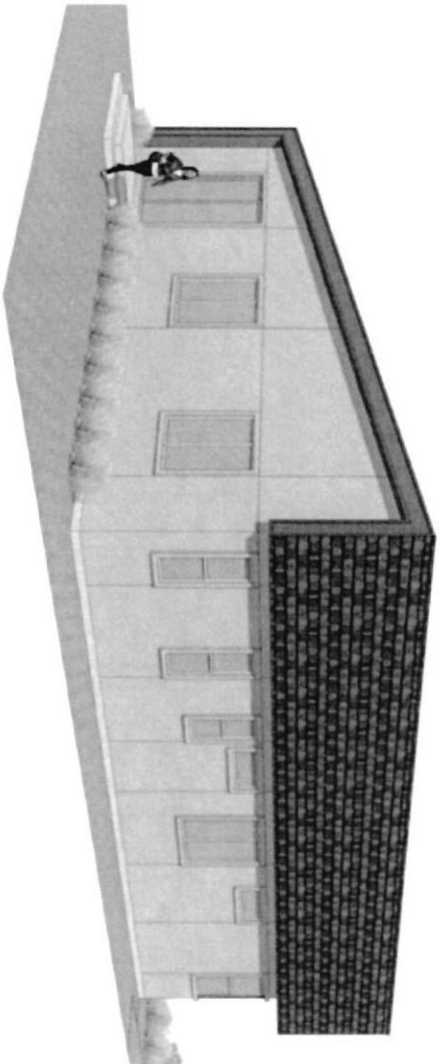
Midvale Mills
Midvale, UT 84040
8 2020-0017

CONCEPTUAL DESIGN
PRELIMINARY 12/2009

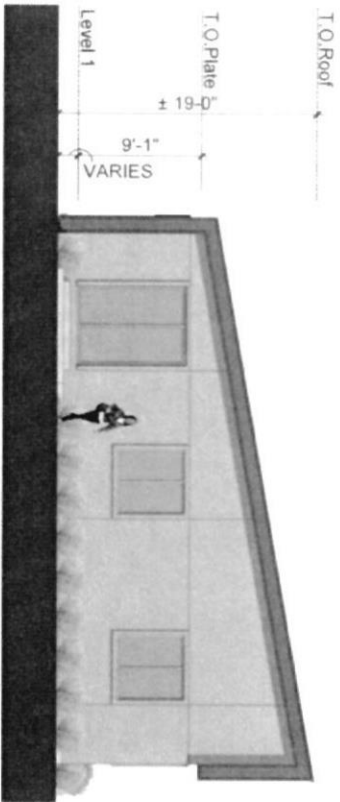


PLAN DALL ELEVATIONS
CONTINUED ON SHEET A1.3.1

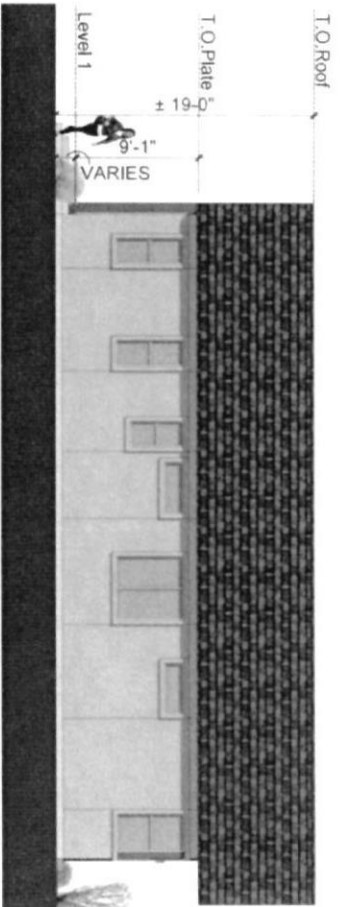
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REAR PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION



Midvale Mills
ARCHITECTURE + PLANNING
1000 S. 1000 E.
SUITE 100
SALT LAKE CITY, UT 84143

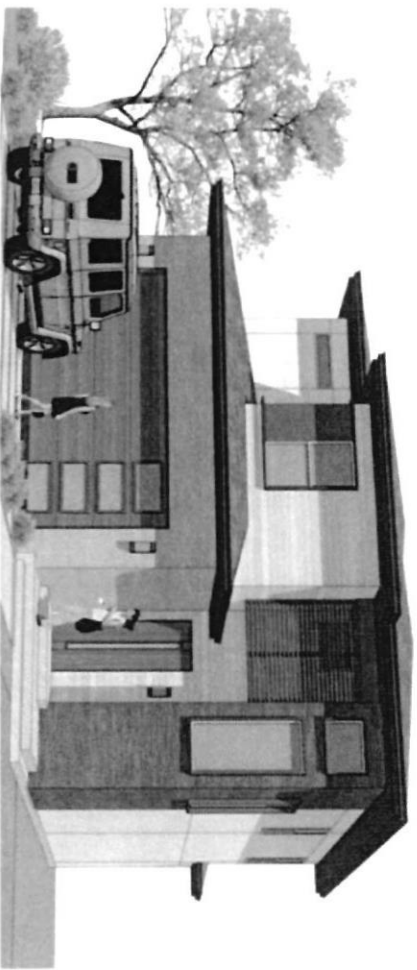
Midvale Mills
ARCHITECTURE + PLANNING
1000 S. 1000 E.
SUITE 100
SALT LAKE CITY, UT 84143

CONCEPTUAL DESIGN
PRELIMINARY 12/2020

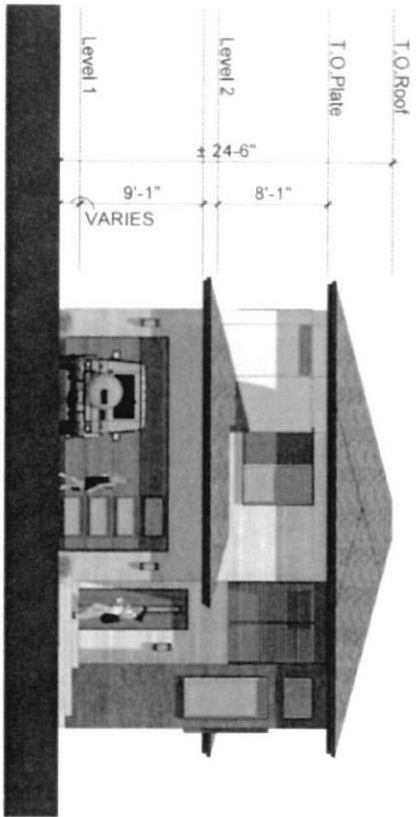


PLAN DALL ELEVATIONS
CONTEMPORARY SHED STYLE

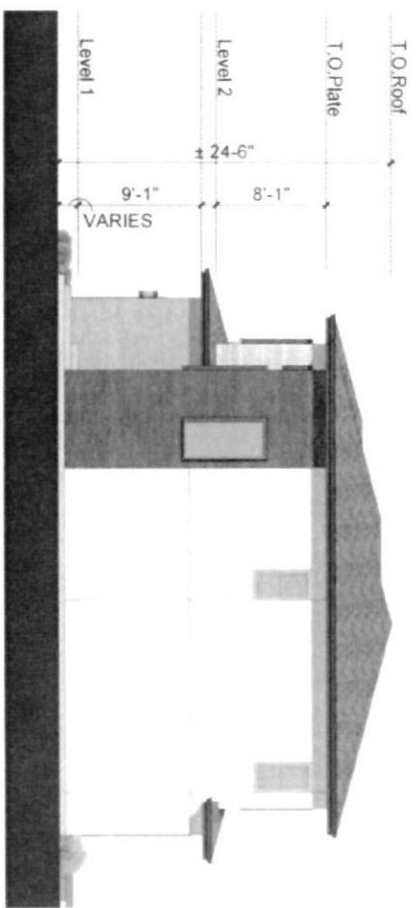
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FRONT PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



Architecture • Planning
Midvale Mills
#2008-0731

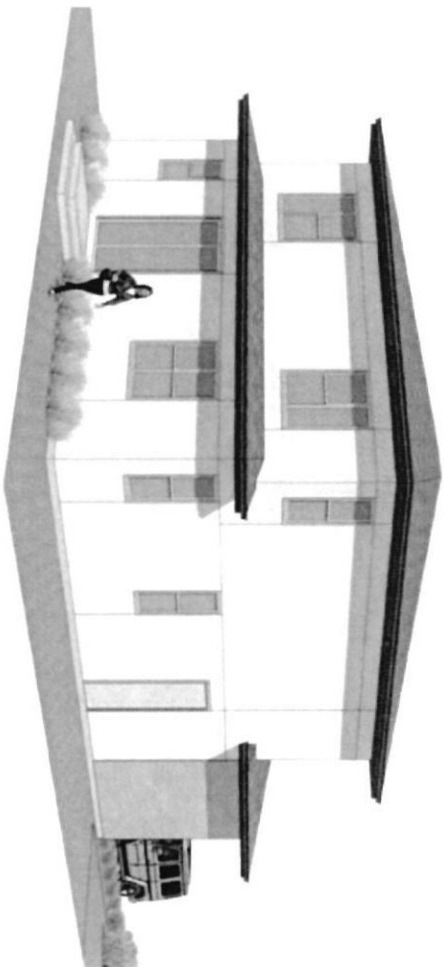
Midvale Mills
Midvale Mills
#2008-0731

CONCEPTUAL DESIGN
FEBRUARY 12, 2008

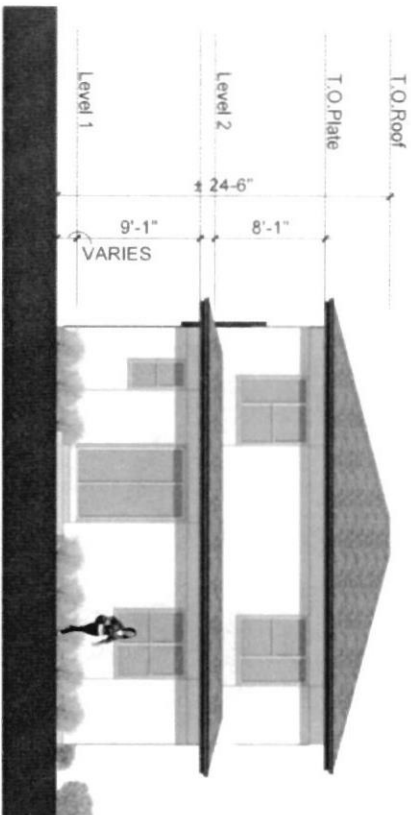


PLAN GOMEZ - ELEVATIONS
FACILITY CONSTRUCTION STAGE

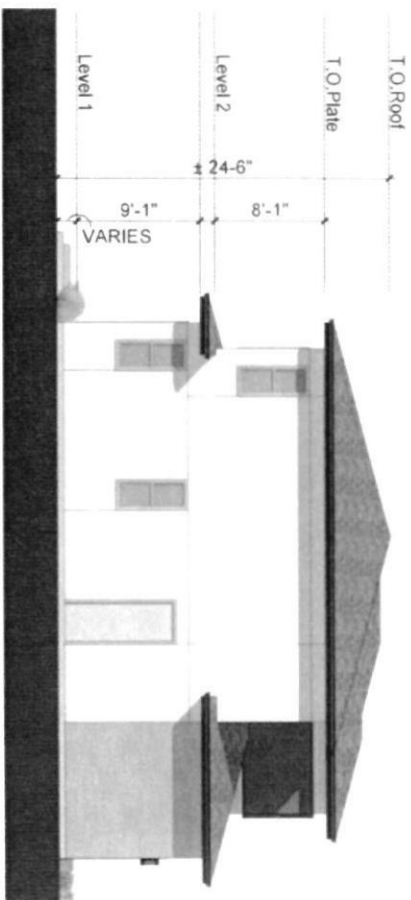
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REAR PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION



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Midvale Mills
Midvale, UT 84049
#20090077

CONCEPTUAL DESIGN
FEBRUARY 12, 2015

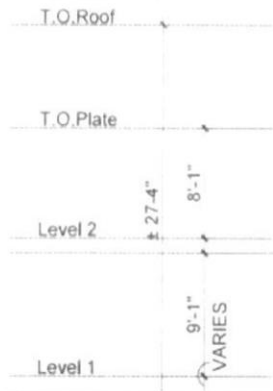


PLAN GOMEZ- ELEVATIONS
NORTHWEST CORNER ELEVATION

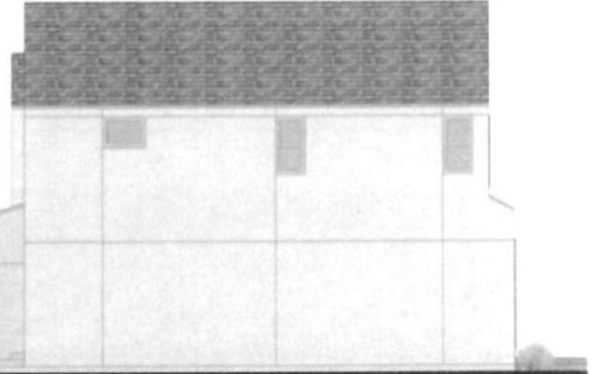
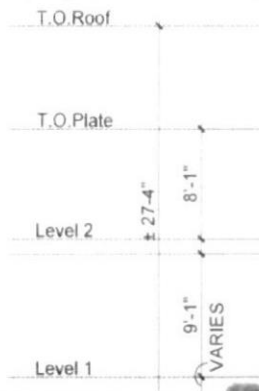
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FRONT PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



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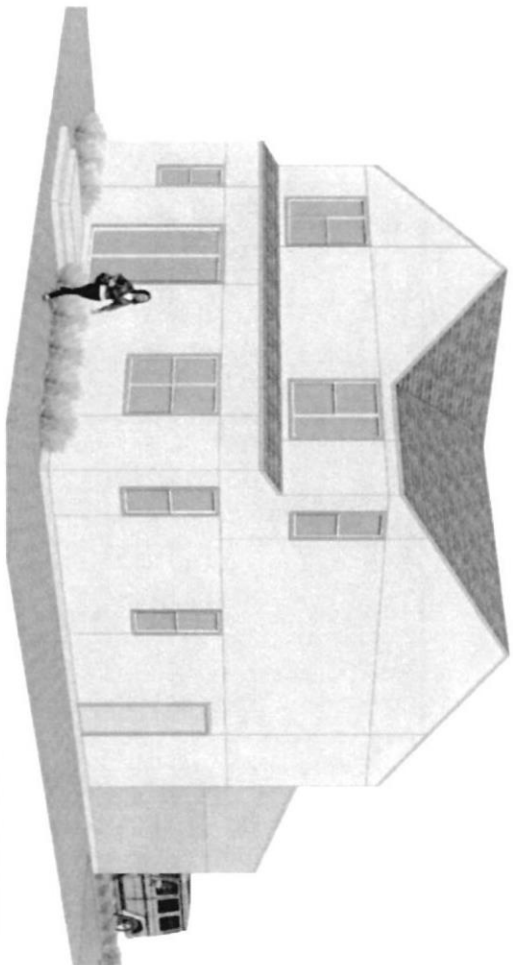
Midvale Mills
MIDVALE, UTAH ■ 2020-0237

CONCEPTUAL DESIGN
FEBRUARY 12, 2020

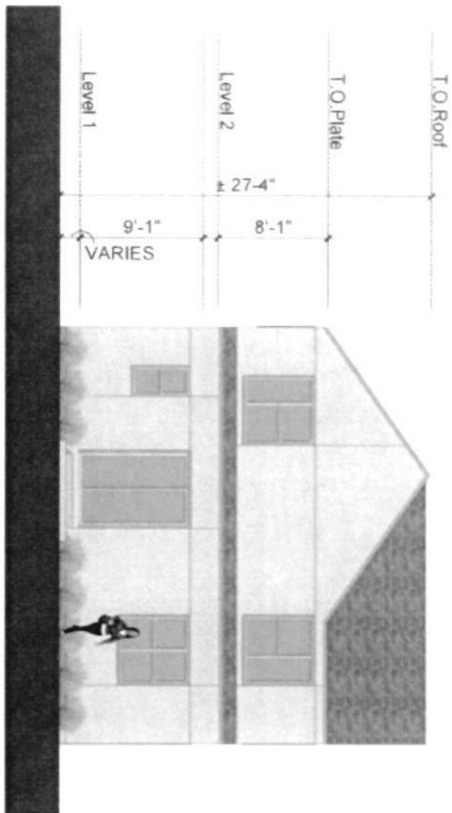


PLAN GOMEZ- ELEVATIONS
MODERN GABLE STYLE

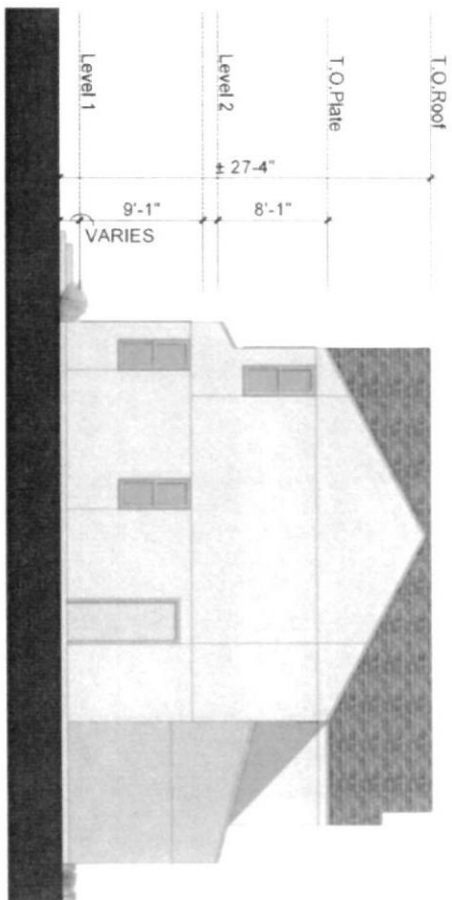
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REAR PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION



Architecture + Planning
1800 10th Ave
New York, NY 10011

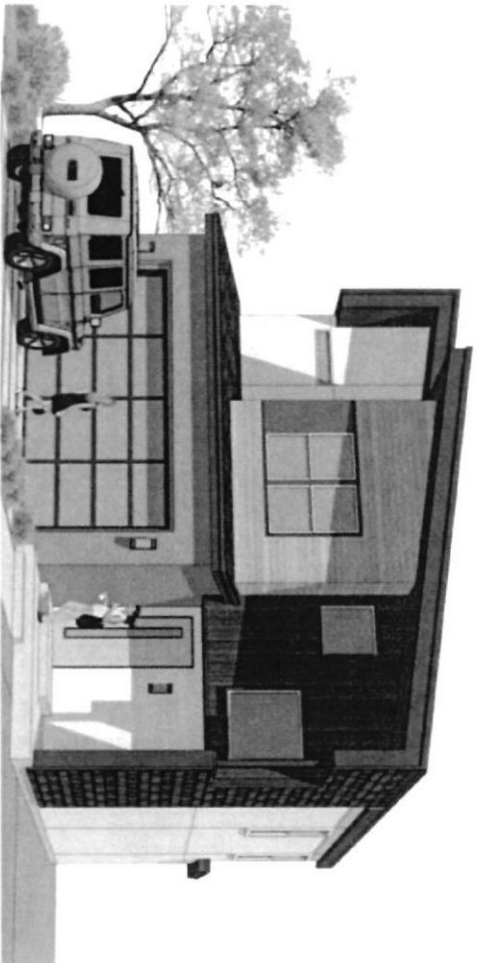
Midvale Mills
ARCHITECT: J. J. JACOBI
2020-0277

CONCEPTUAL DESIGN
PREPARED BY: J. J. JACOBI

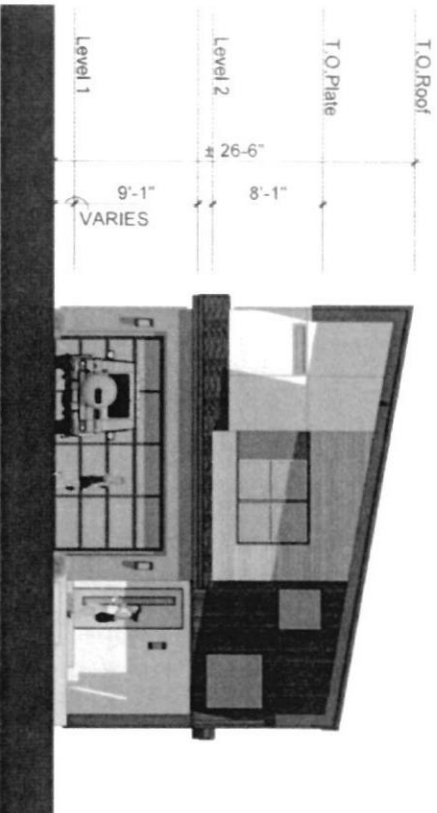


PLAN GOMEZ- ELEVATIONS
ARCHITECT: J. J. JACOBI

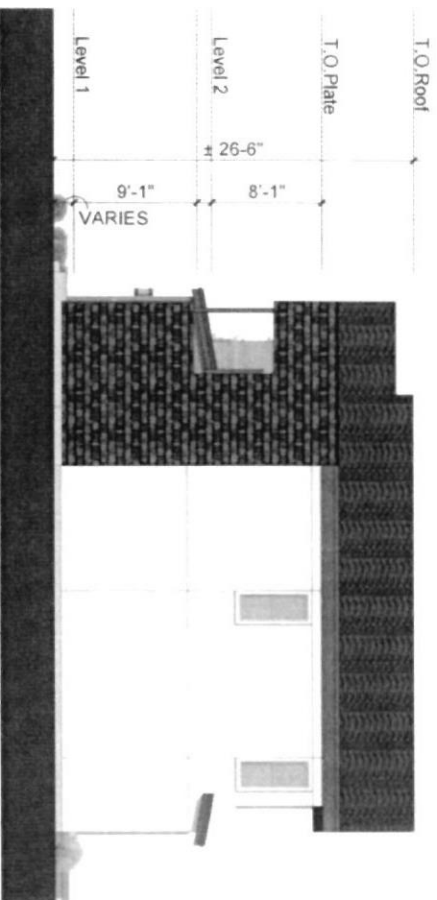
A2.2.1



FRONT PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



Architectural & Planning
444 W. 5th St.
St. Paul, MN 55101

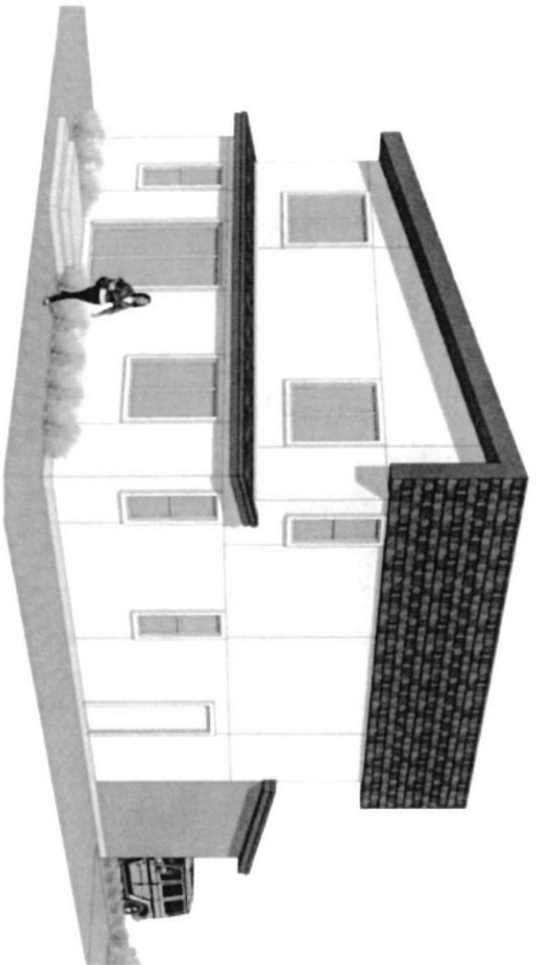
Midvale Mills
444 W. 5th St.
St. Paul, MN 55101

CONCEPTUAL DESIGN
Prepared by 12.2020

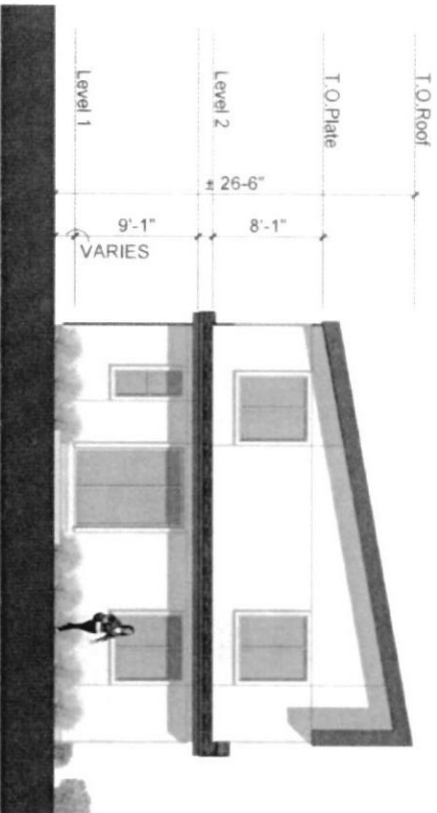


PLAN GOMEZ- ELEVATIONS
CONCEPTUAL DESIGN

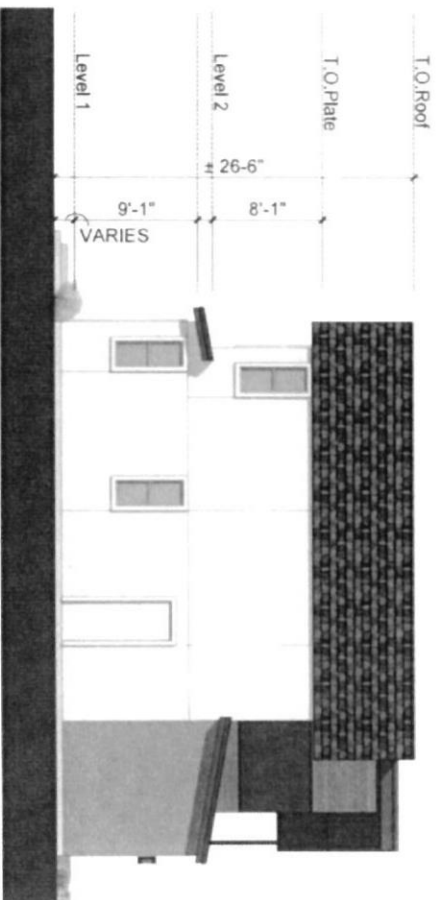
A2.3.0



REAR PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION



Architecture + Planning
400 4th Street
New York, NY 10013

Midvale Mills
Midvale, UT 84049
9 20200377

CONCEPTUAL DESIGN
FROM APRIL 12, 2020



PLAN GOMEZ- ELEVATIONS
CONTEMPORARY URBAN STYLE

A2.3.1



The following is an update to the March 2020 Midvale Mills development which includes 50 additional townhomes located to the east of 300 East. No significant changes to the access operations are identified or negative impact to 8000 South. The proposed multifamily access is located approximately 100 feet from 300 East and this is typically closer than would be preferred for an access. Ideally, this access would be located to the eastern property line or a second access to 300 East would be developed in lieu of this access.

I. Introduction and Summary

The proposed Midvale Mills residential development is located south of 8000 South east and west of 300 East in Midvale, Utah. The site is planning to include a 78 single family units and 50 multifamily units and is projected to generate 82 AM and 105 PM peak hour trips with 1102 daily trips. The single family portion of the site is planning to access 8000 South via a new connection that aligns with Cypress Pine Cove to the north and with an access to 300 East. The multifamily portion of the site is planning to access 8000 south via a new full motion access with secondary access to 300 East.

The intersection of 8000 South / State Street operates with overall LOS C in the AM and PM peak periods. This is maintained with and without the site in 2020 and 2025. The side street has high delay due to the long bandwidth along the north/south corridor. The site traffic increases the volumes at the intersection by less than 1.9%. The intersection of 8000 South / 700 East operates with overall LOS B in the AM and PM peak periods. This is maintained with the site in 2020. In 2025 the LOS in intersection operates with LOS B in the AM and LOS C in the PM peak period. The side street has high delay due to the long bandwidth along the north/south corridor. The site traffic increases the volumes at the intersection by less than 1.23%. 8000 South / 300 East operates with a stop controlled northbound left at LOS B. This is maintained with and without the site in 2020 and 2025.

The site access at 8000 South / Cypress Pine Cove operates with a stop controlled northbound left at LOS B in the AM and LOS C in the PM in 2020 and LOS C in the AM and LOS C in the PM in 2025. Site Access 2 / 8000 South operates with a stop controlled northbound left at LOS B in the AM and PM peak period in 2020 and 2025.

Based on the typical traffic volume thresholds for including recommending separate left or right turn lanes, these thresholds are NOT met and therefore no off-site recommendations made for this site.

EXHIBIT B

**LEGAL DESCRIPTION
PREPARED FOR ADAM NASH
COMPOSITE DESCRIPTION FOR MIDVALE MILL PART OF LOTS 1 & 2
MIDVALE CITY, UTAH
(May 19, 2022)
16-202**

EXISTING RECORD LEGAL DESCRIPTIONS

**QUIT-CLAIM DEED, ENTRY No. 8519279
(TAX PARCEL No: 22-31-176-011)**

EAST 100 FEET OF LOT 1 AND THE WEST 100 FEET OF EAST 200 FEET OF LOT 2, COUNTRY SQUIRE ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH

**SPECIAL WARRANTY DEED, ENTRY No. 5477648
(TAX PARCEL No: 22-31-176-012)**

East 100 feet of Lot 2 COUNTRY SQUIRE ACRES SUBDIVISION. As recorded in the office of the Salt Lake County Recorder.

PROPOSED LEGAL DESCRIPTIONS

(TAX PARCEL No: 22-31-176-011)

EAST 100 FEET OF LOT 1 AND THE WEST 100 FEET OF EAST 200 FEET OF LOT 2, COUNTRY SQUIRE ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH

LESS AND EXCEPTING THE SOUTH 340.00 FEET OF THE ABOVE DESCRIBED PARCEL

(TAX PARCEL No: 22-31-176-012)

East 100 feet of Lot 2 COUNTRY SQUIRE ACRES SUBDIVISION. As recorded in the office of the Salt Lake County Recorder.

Less and Excepting the South 340.00 feet of the above described parcel

COMPOSITE SURVEY DESCRIPTION

Situate in the NW1/4 of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, located in Midvale City, Utah, being comprised of parts of Lots 1 & 2 of COUNTRY SQUIRE ACRES SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 1639316 in Book T on Page 44, being identified as part of Salt Lake County Tax ID Numbers 22-31-176-011 and 22-31-176-012, being more particularly described as follows:

Beginning at a point on the easterly boundary line as located by survey, of TAPP SUBDIVISION (CORRECTED), according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 11146216 in Book 2011P on Page 23, said point being N89°51'54"E 1,687.63 feet along the monument line of 8000 South Street and S00°08'06"E 207.33 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 1830.03 feet and S00°08'06"E 174.37 feet from the Northwest Corner of said Section 31, and running thence parallel with and 340.00 feet north from the southerly boundary line of said COUNTRY SQUIRE ACRES SUBDIVISION, N89°48'00"E 198.50 feet to the easterly line of said Lot 2; thence along said easterly line South 340.00 feet to the southeast corner of said Lot 2 said point being on the southerly boundary line of said COUNTRY SQUIRE ACRES SUBDIVISION; thence along said southerly boundary line S89°48'00"W 197.70 feet to the extension of said easterly boundary line as located by survey, of TAPP SUBDIVISION (CORRECTED); thence to and along said easterly boundary line N00°08'06"W 340.00 feet to the point of beginning.

Contains: 67,354 square feet or 1.55 acres+/-

EXHIBIT C

Amendment to Large Scale Master Plan

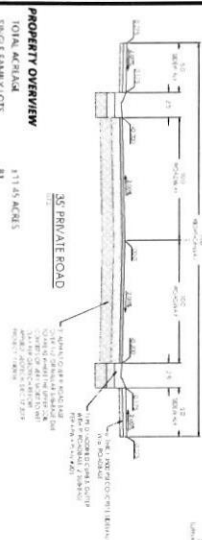
[attachment follows]

LEGEND

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GRAPHIC SCALE
1" = 200'



PROPERTY OVERVIEW

TOTAL ACRES 171.55 ACRES
SINGLE FAMILY LOTS 81
TOTAL DENSITY 7.00 UNITS/ACRE

RESIDENTIAL PARKING

GARAGE STALLS 162 (7 STALLS PER UNIT)
DRIVEWAY STALLS 162 (7 STALLS PER UNIT)
TOTAL PARKING 324

OPEN SPACE (PHASES 1 & 2)

PLANTING 102 ACRES
TOTAL OPEN SPACE 102 ACRES

OPEN SPACE (PHASE 3)

PLANTING 102 ACRES
TOTAL OPEN SPACE 102 ACRES

PHASE BUILDOUT

PHASE 1 102 ACRES
PHASE 2 102 ACRES
PHASE 3 102 ACRES

PHASE 1 AREA

PHASE 1 LOT 1 102 ACRES

PHASE 2 AREA

PHASE 2 LOT 1 102 ACRES

PHASE 3 AREA

PHASE 3 LOT 1 102 ACRES

PHASE 4 AREA

PHASE 4 LOT 1 102 ACRES

PHASE 5 AREA

PHASE 5 LOT 1 102 ACRES

PHASE 6 AREA

PHASE 6 LOT 1 102 ACRES

PHASE 7 AREA

PHASE 7 LOT 1 102 ACRES

PHASE 8 AREA

PHASE 8 LOT 1 102 ACRES

PHASE 9 AREA

PHASE 9 LOT 1 102 ACRES

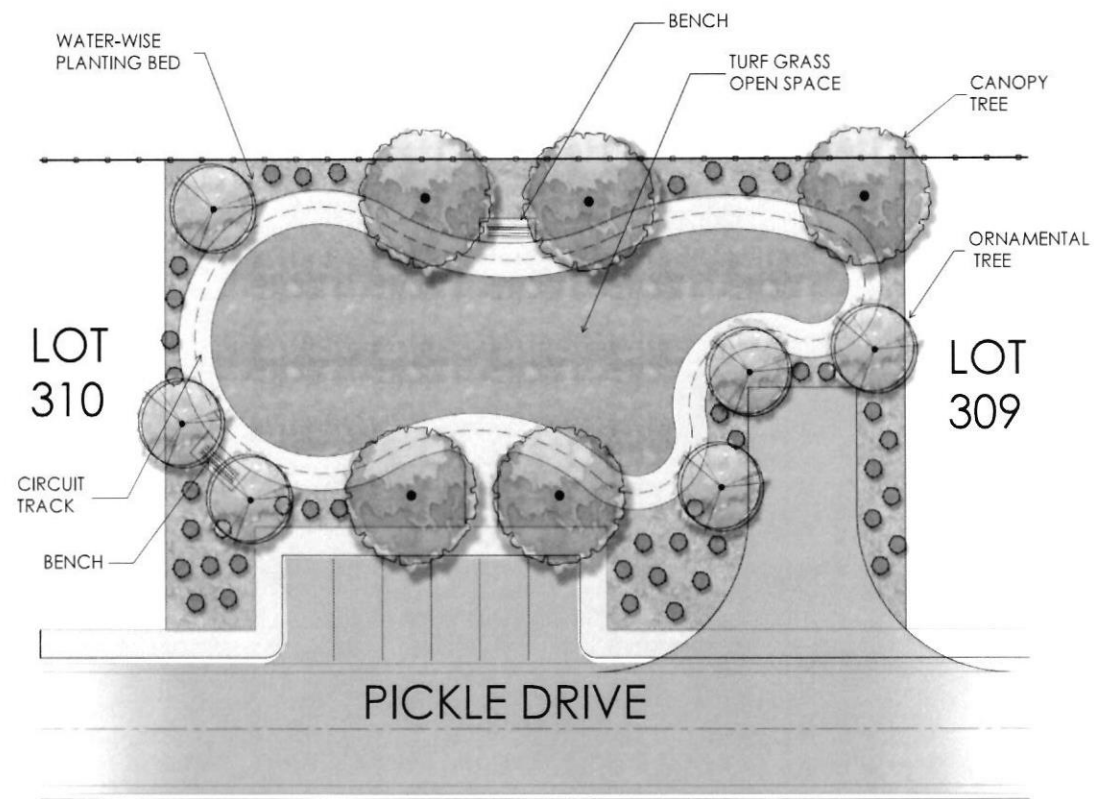
MIDVALE MILLS PHASE 2 & 3 MIDVALE, UT SITE PLAN



FOCUS
ENGINEERING AND SURVEYING, LLC
6941 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84002
www.focusutah.com

SITE PLAN

C3



MIDVALE MILLS PHASE 3. amenity concept

MIDVALE, UTAH
5/2/2023

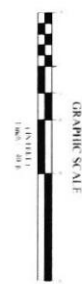


EXHIBIT D

Approved Small Scale Master Plans

[attachment follows]

NO.	NAME	ADDRESS	CITY	STATE	ZIP
1	JOHN DOE	123 MAIN ST	ANYTOWN	CA	90210
2	JANE SMITH	456 ELM ST	ANYTOWN	CA	90210
3	BOB JONES	789 PINE ST	ANYTOWN	CA	90210
4	ALICE BROWN	101 OAK ST	ANYTOWN	CA	90210
5	CHARLIE WHITE	202 BIRCH ST	ANYTOWN	CA	90210
6	DAVID GREEN	303 SAGE ST	ANYTOWN	CA	90210
7	EMILY BLACK	404 MAPLE ST	ANYTOWN	CA	90210
8	FRED GRAY	505 WALNUT ST	ANYTOWN	CA	90210
9	GEORGE HARRIS	606 CHERRY ST	ANYTOWN	CA	90210
10	HENRY KING	707 PEAR ST	ANYTOWN	CA	90210
11	IVAN LEE	808 PLUM ST	ANYTOWN	CA	90210
12	JACK MASON	909 HAZEL ST	ANYTOWN	CA	90210
13	JILL NELSON	1010 VIOLET ST	ANYTOWN	CA	90210
14	JOHN O'BRIEN	1111 CLOVER ST	ANYTOWN	CA	90210
15	JANE PETERSON	1212 DANDY ST	ANYTOWN	CA	90210
16	BOB ROBERTS	1313 EASY ST	ANYTOWN	CA	90210
17	ALICE SCOTT	1414 HAPPY ST	ANYTOWN	CA	90210
18	CHARLIE TAYLOR	1515 NICE ST	ANYTOWN	CA	90210
19	DAVID WALKER	1616 RIGHT ST	ANYTOWN	CA	90210
20	EMILY YOUNG	1717 SURE ST	ANYTOWN	CA	90210
21	FRED ZIMMERMAN	1818 WISE ST	ANYTOWN	CA	90210
22	GEORGE ADAMS	1919 WYNDHAM ST	ANYTOWN	CA	90210
23	HENRY BAKER	2020 YACHTING ST	ANYTOWN	CA	90210
24	IVAN CARTER	2121 ZEPHYRUS ST	ANYTOWN	CA	90210
25	JACK COOPER	2222 ALABAMA ST	ANYTOWN	CA	90210
26	JILL FOSTER	2323 ARIZONA ST	ANYTOWN	CA	90210
27	JOHN GARDNER	2424 CALIFORNIA ST	ANYTOWN	CA	90210
28	JANE HARRIS	2525 COLORADO ST	ANYTOWN	CA	90210
29	BOB HENRY	2626 CONNECTICUT ST	ANYTOWN	CA	90210
30	ALICE JONES	2727 DELAWARE ST	ANYTOWN	CA	90210
31	CHARLIE KING	2828 FLORIDA ST	ANYTOWN	CA	90210
32	DAVID LEE	2929 GEORGIA ST	ANYTOWN	CA	90210
33	EMILY MASON	3030 HAWAII ST	ANYTOWN	CA	90210
34	FRED NELSON	3131 ILLINOIS ST	ANYTOWN	CA	90210
35	GEORGE O'BRIEN	3232 INDIANA ST	ANYTOWN	CA	90210
36	HENRY PETERSON	3333 IOWA ST	ANYTOWN	CA	90210
37	IVAN ROBERTS	3434 KANSAS ST	ANYTOWN	CA	90210
38	JACK SCOTT	3535 KENTUCKY ST	ANYTOWN	CA	90210
39	JILL TAYLOR	3636 LOUISIANA ST	ANYTOWN	CA	90210
40	JOHN WALKER	3737 MARYLAND ST	ANYTOWN	CA	90210
41	JANE YOUNG	3838 MASSACHUSETTS ST	ANYTOWN	CA	90210
42	BOB ZIMMERMAN	3939 MICHIGAN ST	ANYTOWN	CA	90210
43	ALICE ADAMS	4040 MINNESOTA ST	ANYTOWN	CA	90210
44	CHARLIE BAKER	4141 MISSISSIPPI ST	ANYTOWN	CA	90210
45	DAVID CARTER	4242 MISSOURI ST	ANYTOWN	CA	90210
46	EMILY COOPER	4343 MONTANA ST	ANYTOWN	CA	90210
47	FRED FOSTER	4444 NEBRASKA ST	ANYTOWN	CA	90210
48	GEORGE GARDNER	4545 NEVADA ST	ANYTOWN	CA	90210
49	HENRY HARRIS	4646 NEW HAMPSHIRE ST	ANYTOWN	CA	90210
50	IVAN HENRY	4747 NEW JERSEY ST	ANYTOWN	CA	90210
51	JACK JONES	4848 NEW YORK ST	ANYTOWN	CA	90210
52	JILL KING	4949 NORTH CAROLINA ST	ANYTOWN	CA	90210
53	JOHN LEE	5050 NORTH DAKOTA ST	ANYTOWN	CA	90210
54	JANE MASON	5151 OHIO ST	ANYTOWN	CA	90210
55	BOB NELSON	5252 OKLAHOMA ST	ANYTOWN	CA	90210
56	ALICE O'BRIEN	5353 OREGON ST	ANYTOWN	CA	90210
57	CHARLIE PETERSON	5454 PENNSYLVANIA ST	ANYTOWN	CA	90210
58	DAVID ROBERTS	5555 RHODE ISLAND ST	ANYTOWN	CA	90210
59	EMILY SCOTT	5656 SOUTH CAROLINA ST	ANYTOWN	CA	90210
60	FRED TAYLOR	5757 SOUTH DAKOTA ST	ANYTOWN	CA	90210
61	GEORGE WALKER	5858 TENNESSEE ST	ANYTOWN	CA	90210



TOTAL ACREAGE	111.45 ACRES
SINGLE FAMILY LOTS	81
TOTAL DENSITY	7.07 UNITS/ACRE

RESIDENTIAL PARKING

GARAGE STALLS	162 (2 STALLS PER UNIT)
DRIVETWAY STALLS	162 (2 STALLS PER UNIT)
GUEST PARKING	10 STALLS
TOTAL DRIVETWAY STALLS	728

TOTAL RESIDENTIAL STALLS	354
OPEN SPACE (PHASES 1 & 2)	1.00 ACRE (43,560 S.F.)

STOCK MARKET INDEX (DOW JONES)	3,279.45
PRIVATE RESIDENTIAL	1.81 ACRES (17.9%)
TOTAL OPEN SPACE	5.65 ACRES (55.8%)

OPEN SPACE (PHASE 3)

PUBLIC IMPROVED	0.21 ACRES (15.8%)
SIDEWALKS (NON-IMPROVED)	0.09 ACRES (6.8%)
PRIVATE RESIDENTIAL	0.48 ACRES (34.0%)
TOTAL OPEN SPACE	0.78 ACRES (56.6%)

© 1998 CUPRICH, INC. 073-00000 1500 0000

BELLOWS (40" x 45")
DALL (40" x 45")
SABICENT (40" x 37.5")

GOMEZ (32 x 4167)

PHASE 2 AREA

PHASE 3 LOTS



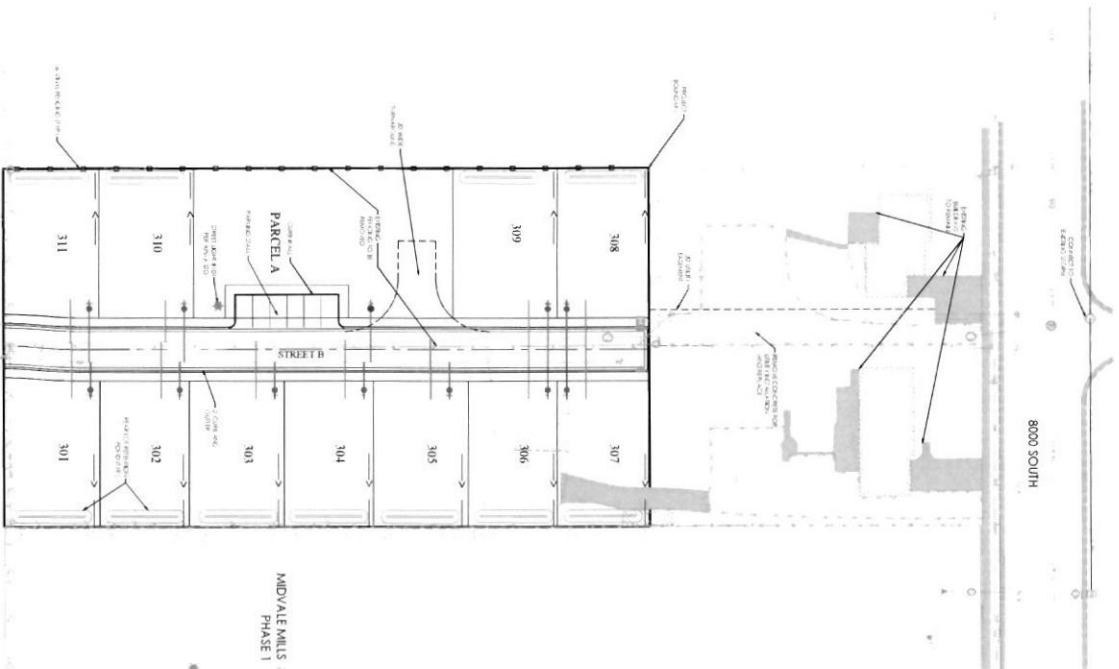
CIDER MILL DRIVE

MIDVALE, UT
SITE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

C3.1



[illegible]1 inch - No. 1
1 inch - No. 1

TOTAL ACREAGE	211.45 ACRES
SINGLE FAMILY LOTS	81
TOTAL DENSITY	7.07 UNITS/ACRE

GARAGE STALLS	162 (2 STALLS PER UNIT)
DRIVEWAY STALLS	162 (2 STALLS PER UNIT)
GUEST PARKING	10 STALLS
TOTAL RESIDENTIAL STALLS	334

PUBLIC IMPROVED	1.02 ACRES (10.3%)
PUBLIC NON-IMPROVED	0.19 ACRES (1.9%)
SIDEWALKS (NON-IMPROVED)	0.59 ACRES (5.9%)
PRIVATE RESIDENTIAL	3.81 ACRES (37.9%)
TOTAL OPEN SPACE	5.65 ACRES (55.8%)

PERCENTAGE REPRESENTS OF TOTAL PLANTING AREA. 10.11% ACRES.

PUBLIC IMPROVED	0.21 ACRES (11.5%)
SIDEWALKS (NON-IMPROVD)	0.09 ACRES (6.8%)
PRIVATE RESIDENTIAL	0.45 ACRES (34.0%)
TOTAL OPEN SPACE	0.75 ACRES (56.6%)

INDICATES PERCENTAGE OF TOTAL PAVED AREA (1.1 ACRES)

BELLOWS (40" x 53")
DALL (40" x 46")
SARGENT (40" x 37.3")
MATISSE (37" x 36")
GOMEZ (32" x 41.6")

PHASE 1 LOTS	24
PHASE 2 AREA	6.74 ACRES
PHASE 2 LOTS	46
PHASE 3 AREA	1.33 ACRES
PHASE 3 LOTS	9

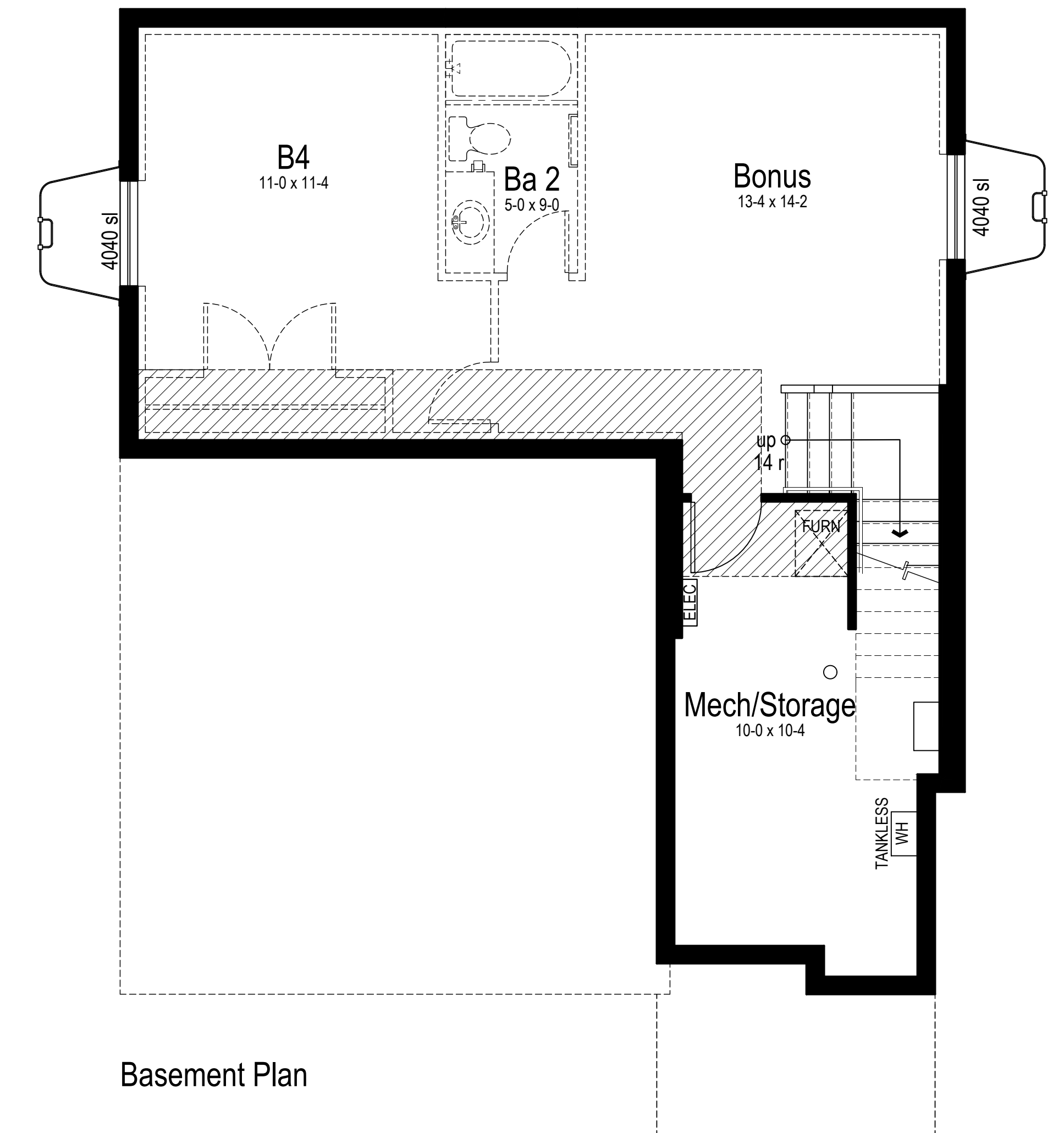
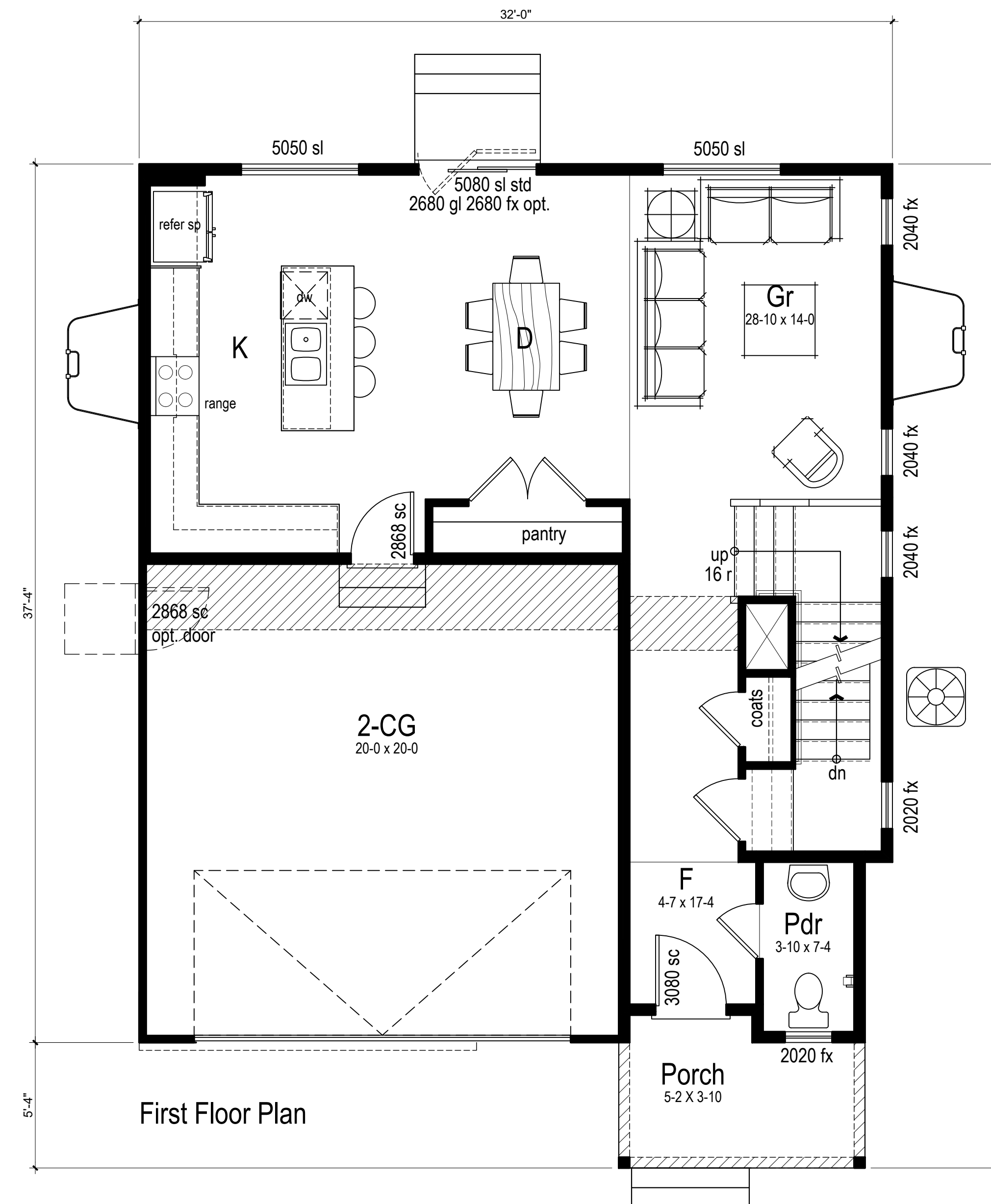
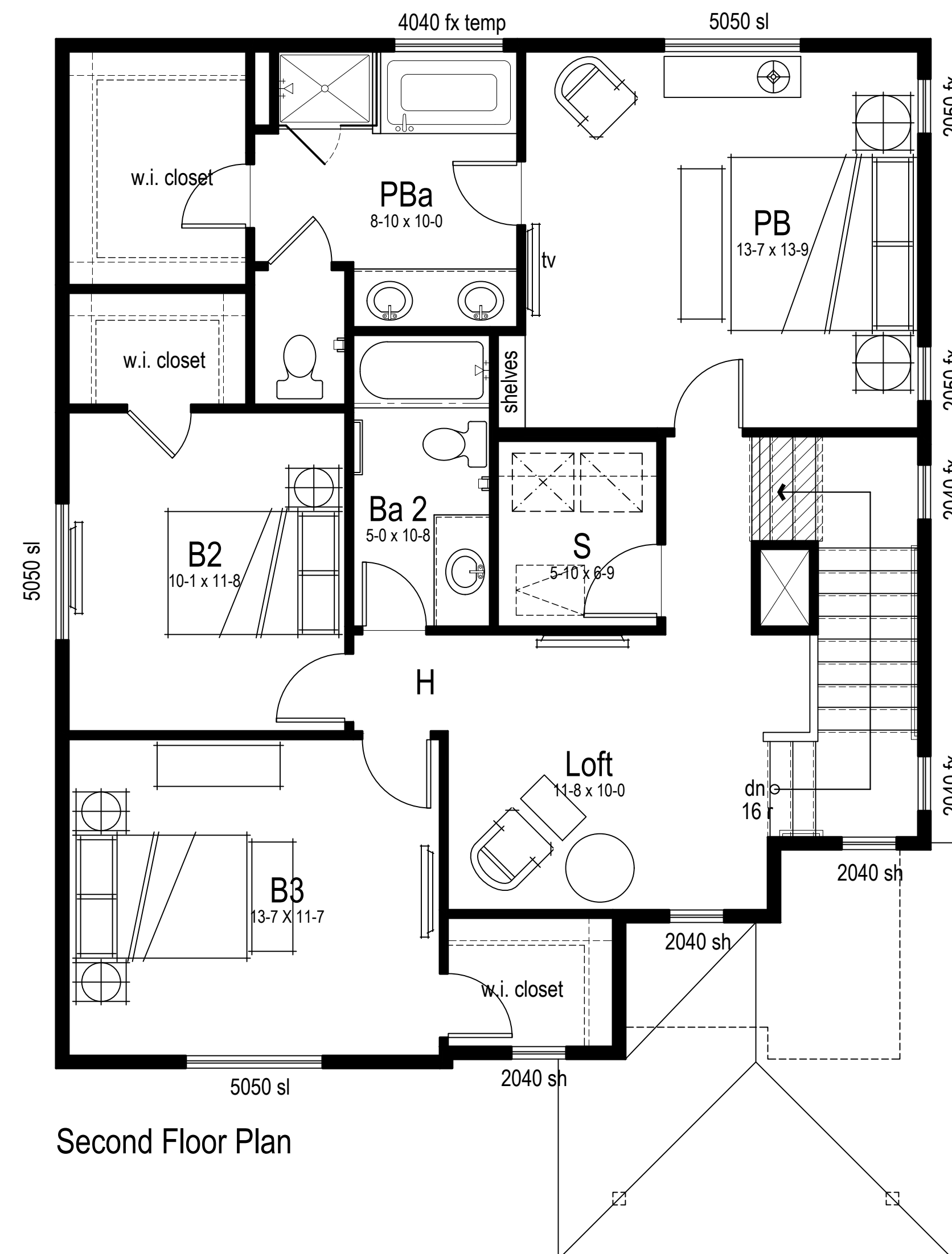
REVISION BLOCK		
#	DATE	DESCRIPTION
1	01/01/2018	ISSUED
2	01/01/2018	ISSUED
3	01/01/2018	ISSUED
4	01/01/2018	ISSUED
5	01/01/2018	ISSUED
6	01/01/2018	ISSUED

231

MIDVALE, UT
SITE PLAN

ATTACHMENT B
DEXTER HOUSE PLAN

SQUARE FOOTAGE	
PLAN DEXTER	S.F.
FIRST FLOOR	766 SQ. FT.
SECOND FLOOR	1055 SQ. FT.
TOTAL	1821 SQ. FT.
BASEMENT	830 SQ. FT.
GARAGE	413 SQ. FT.
OPT. 3-CAR GARAGE	+275 SQ. FT.
PORCH	62 SQ. FT.



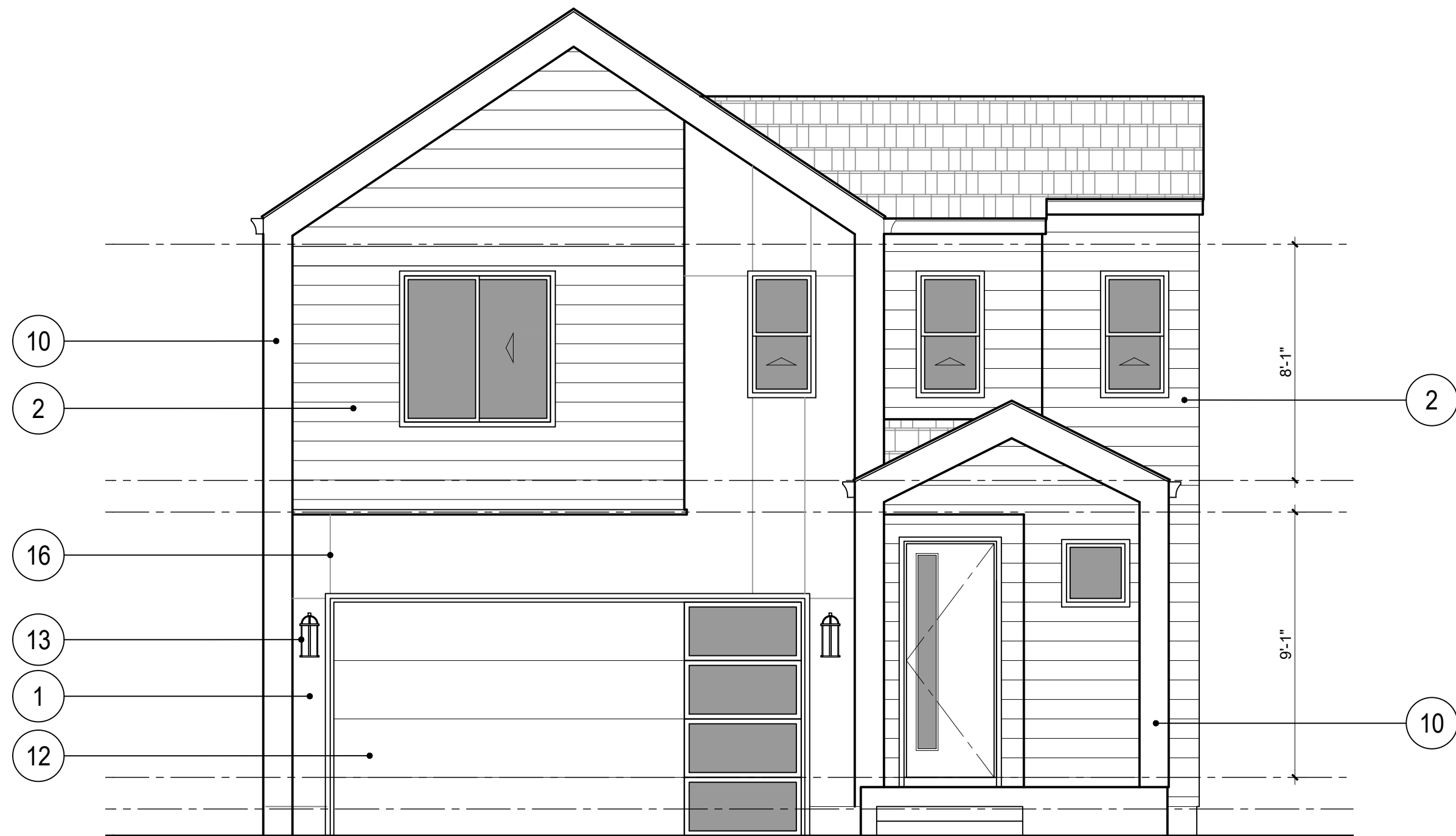
Building Materials List

- 1 Stucco - Sand Finish
- 2 Siding - Horizontal 8" Reveal V-Groove Fiber Cement; James Hardie or Equal
- 3 Siding - Wood-Look Craft Board Form by Creative Mines.
- 4 Fiber Cement - Smooth Hardie Panel at Window Reveal Inset
- 5 Thin Brick - 2¼"x11⅝" "Norman" Profile Thin Brick Veneer By Belden or Equal
- 6 Cedar Louver
- 7 Steel Trellis & Privacy Screen
- 8 Composite Asphalt Shingles
- 9 Fascia: Stepped Soffitted Aluminum Fascia Wrap
- 10 Fascia: 12" Thick Framed Fascia/Barge w/ Stucco Over - 12" Deep Rake, Tight Eave
- 11 Fascia: 12" Thick, Deep Rake, Tight Eave, Fiber Cement Panel, Fascia Wrap
- 12 Garage Door: Sectional Steel Roll-Up Garage Door w/ Window Lites
- 13 Coach Light: Contemporary Light per Specs
- 14 Trim: Painted Fiber Cement Panel Trim
- 15 Trim: EPS Foam Trim w/ Stucco Over
- 16 Reveal: 1" Metal Reglet Reveal
- 17 Wood Post
- 18 2x6 Wood Fascia/Barge Board w/Aluminum Soffit Wrap
- 19 Metal Cap
- 20 Contemporary Triple Window/Corner Window Configuration



STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE			
BRICK/STONE	214 SQ. FT.	60%	
FIBER CEMENT			
STUCCO	144 SQ. FT.	40%	
TOTAL	358 SQ. FT.	100%	



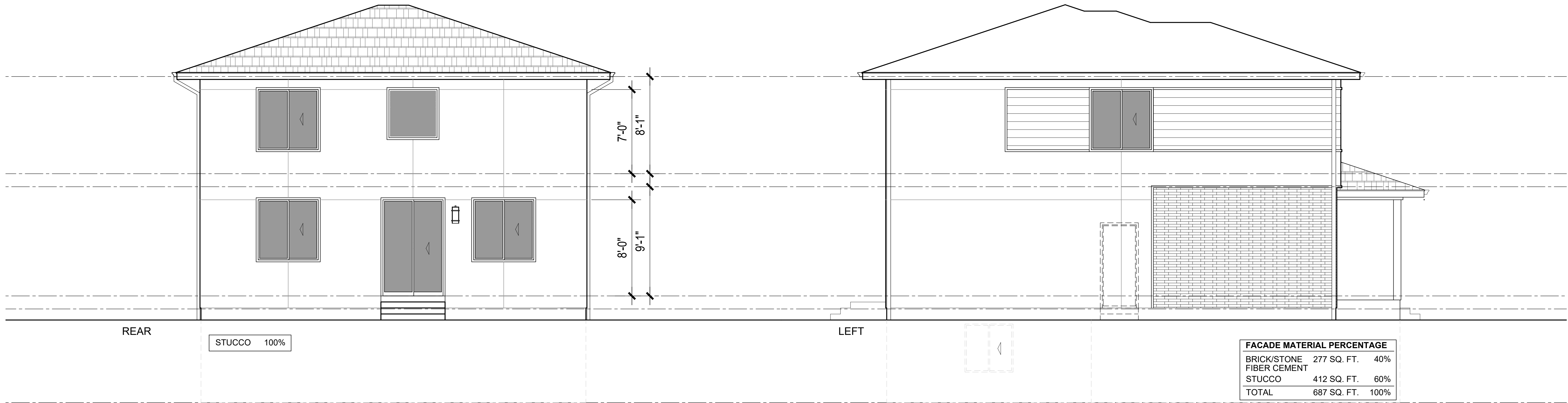
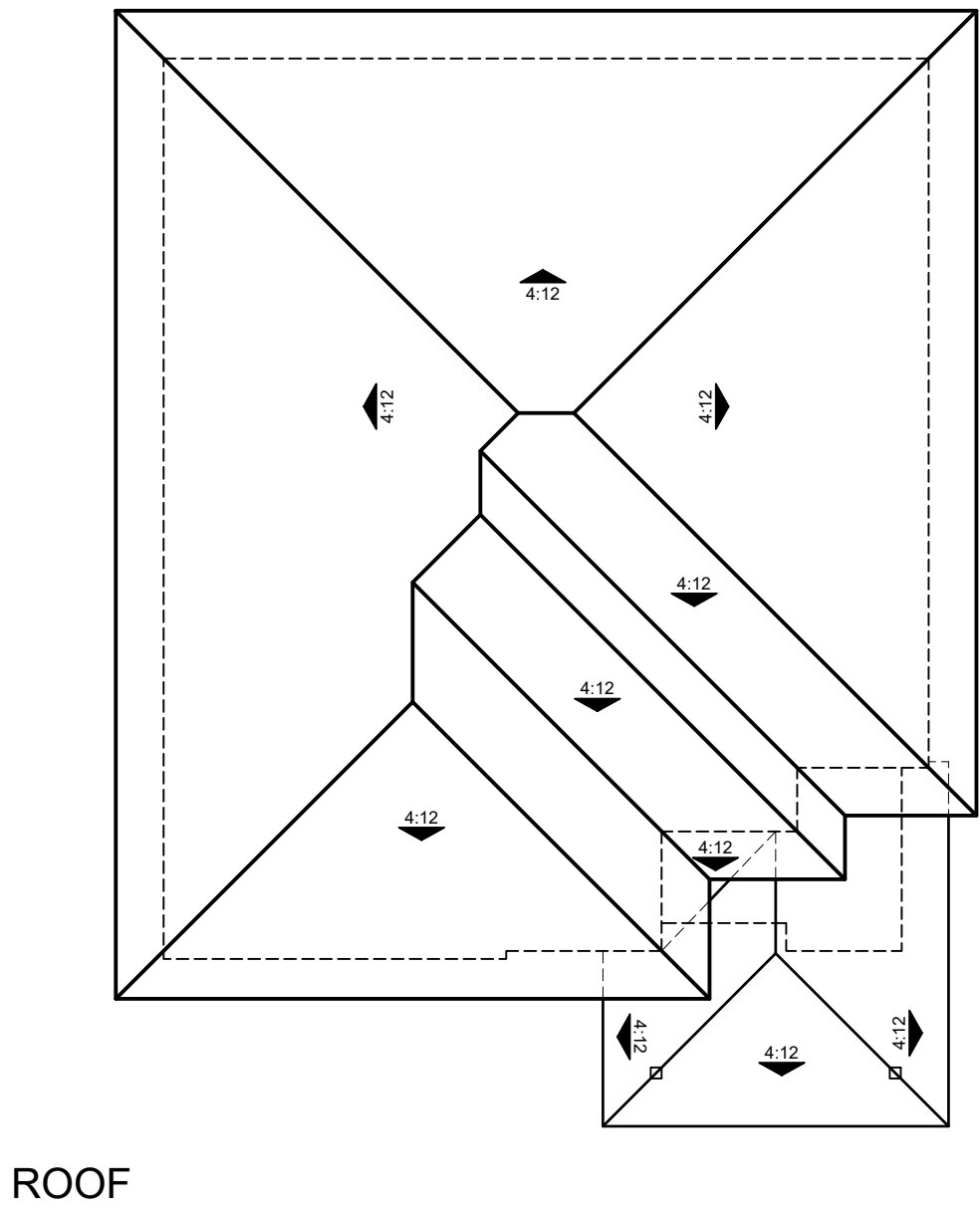
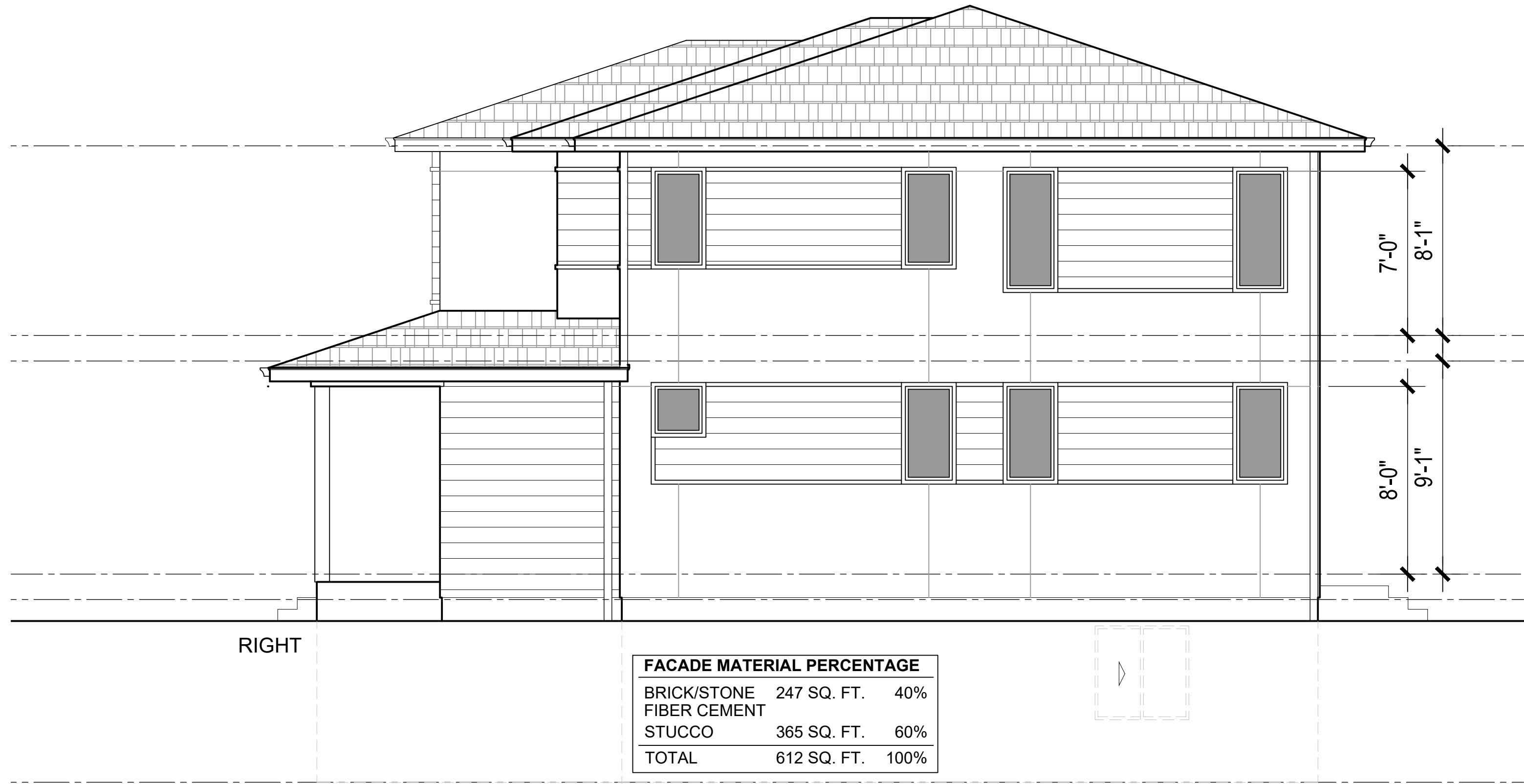
STYLE B - CONTEMPORARY GABLE

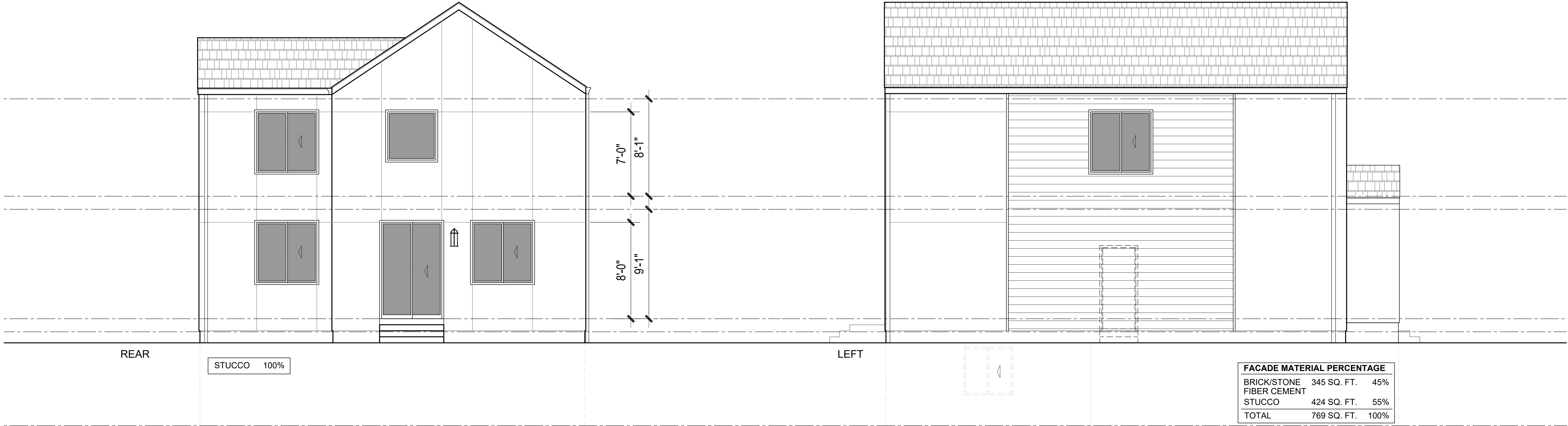
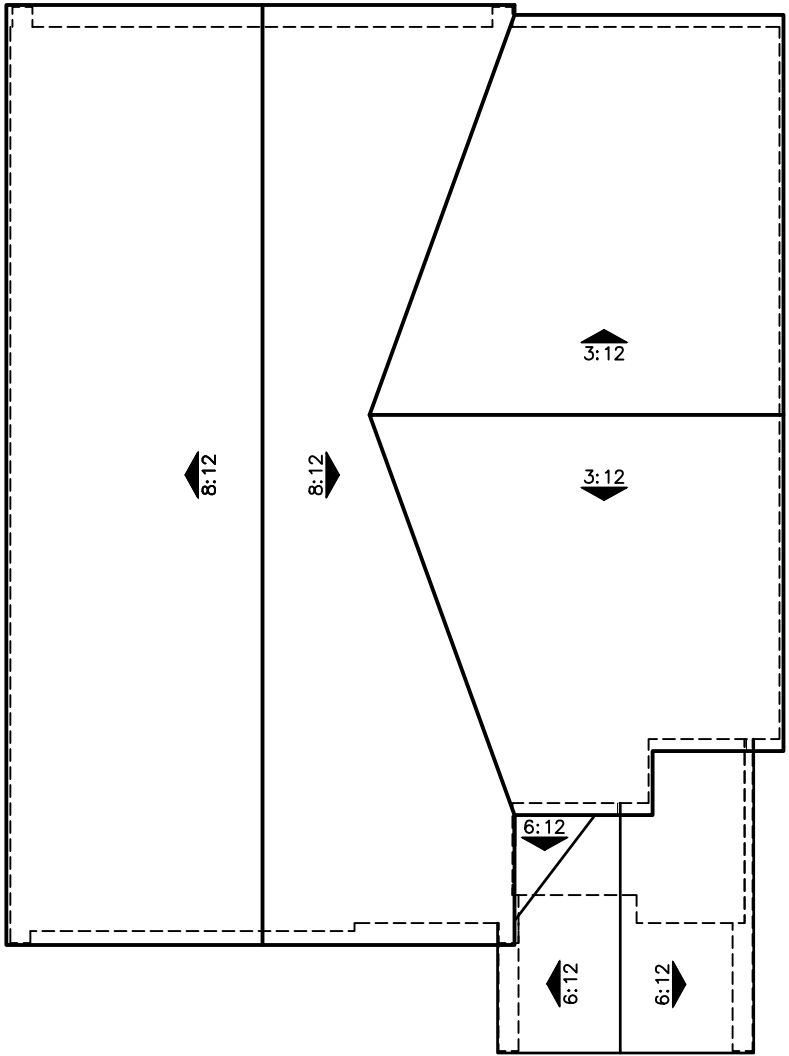
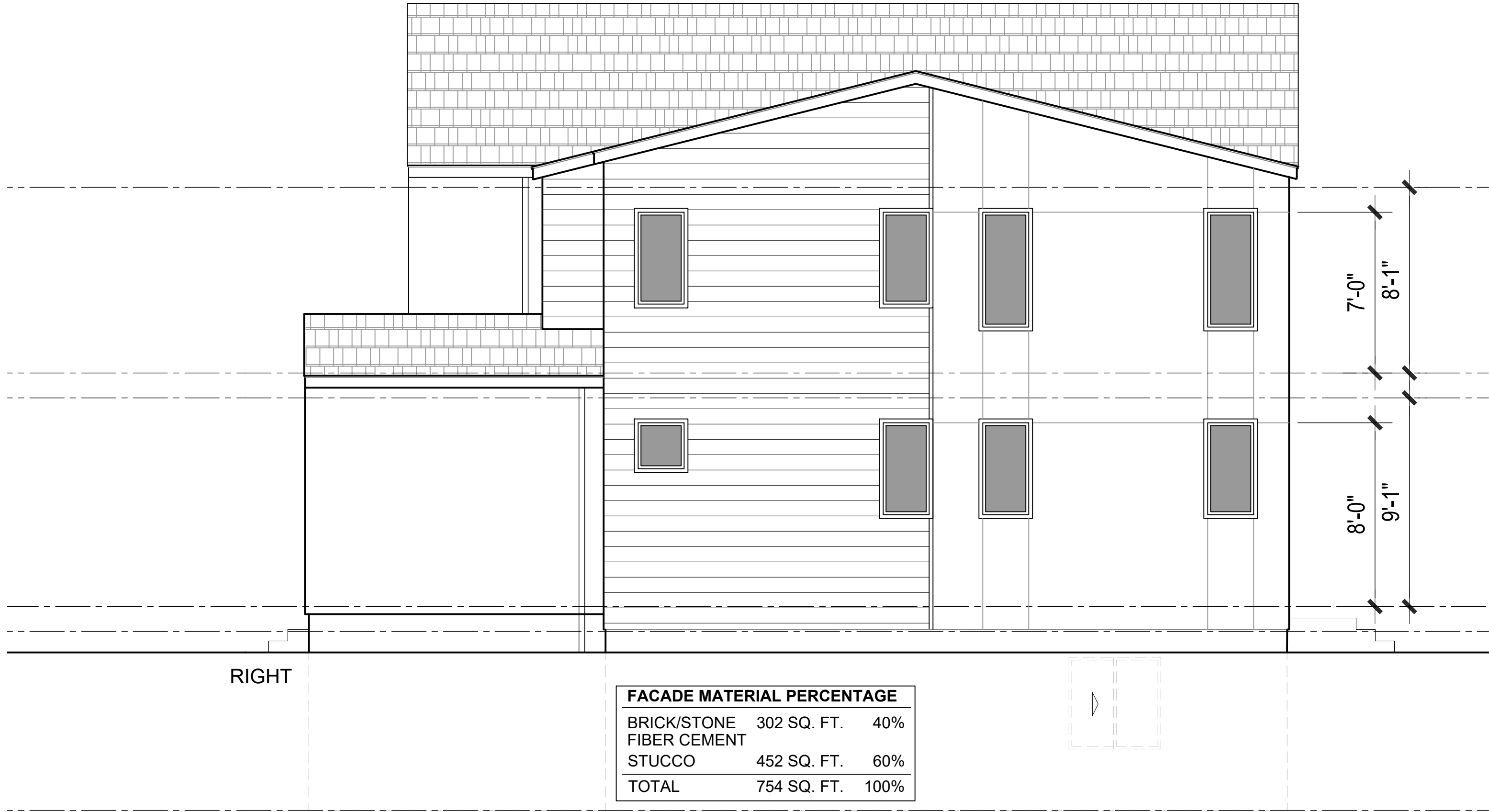
FACADE MATERIAL PERCENTAGE			
BRICK/STONE	279 SQ. FT.	67%	
FIBER CEMENT			
STUCCO	139 SQ. FT.	33%	
TOTAL	418 SQ. FT.	100%	

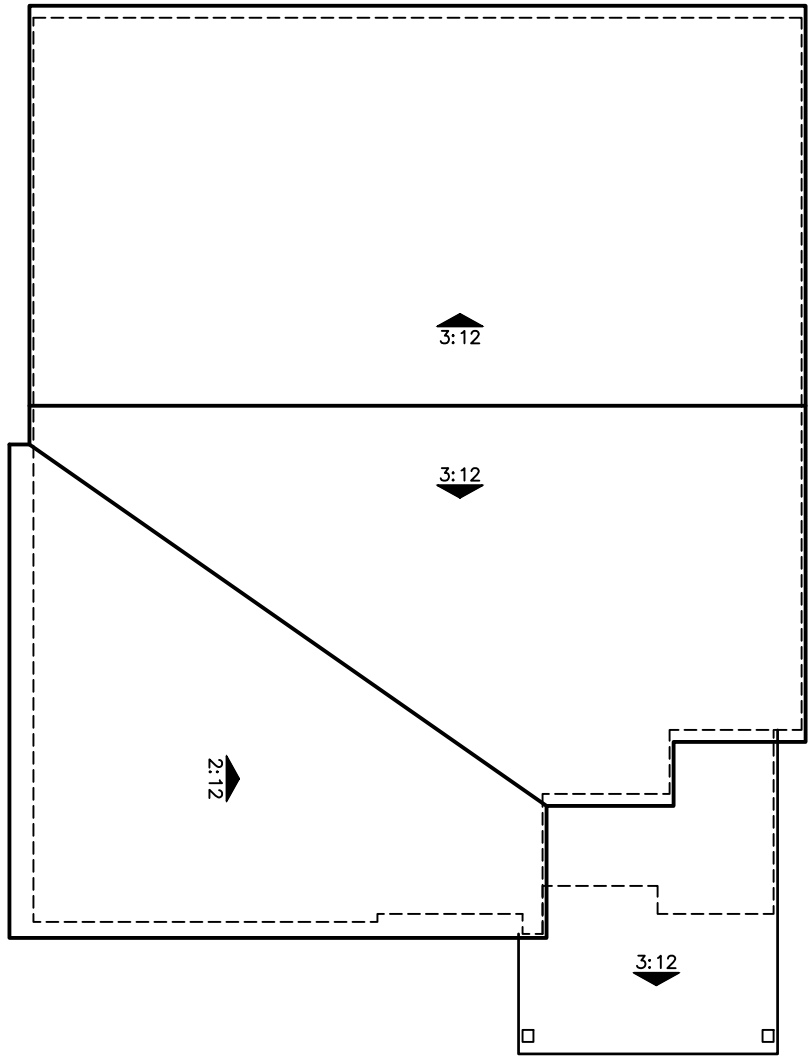
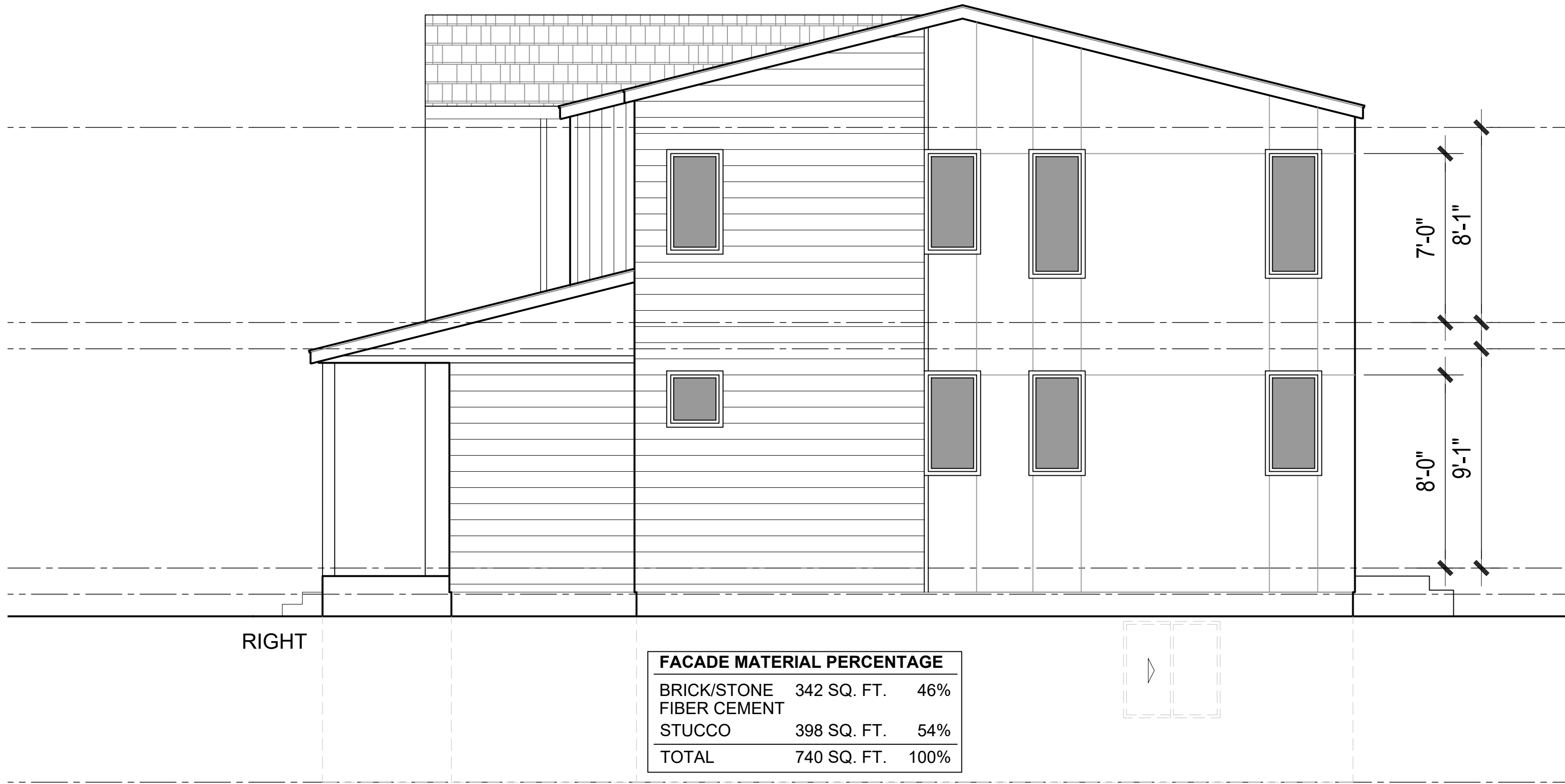


STYLE C - CONTEMPORARY SHED

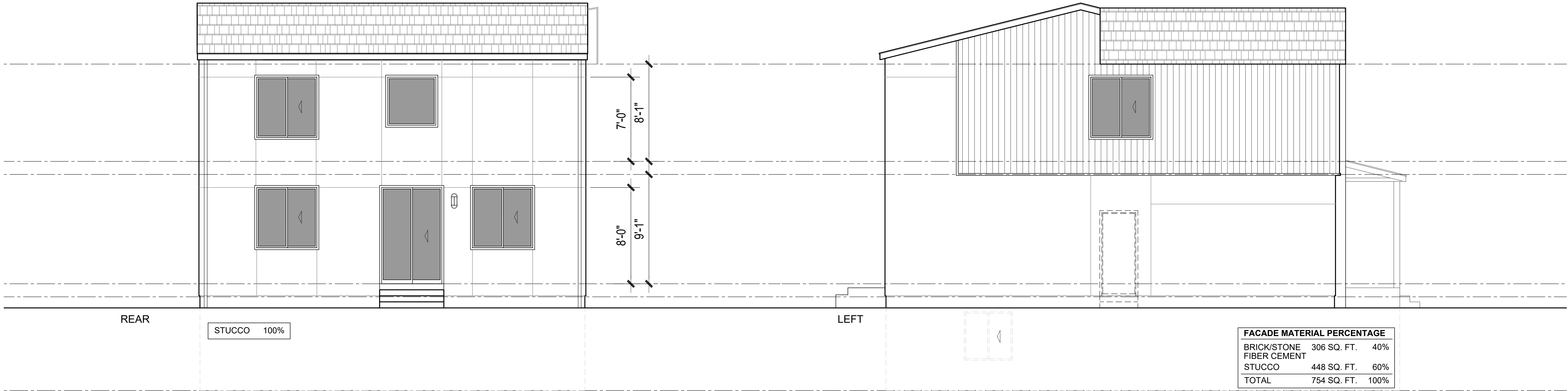
FACADE MATERIAL PERCENTAGE			
BRICK/STONE	257 SQ. FT.	65%	
FIBER CEMENT			
STUCCO	140 SQ. FT.	35%	
TOTAL	397 SQ. FT.	100%	

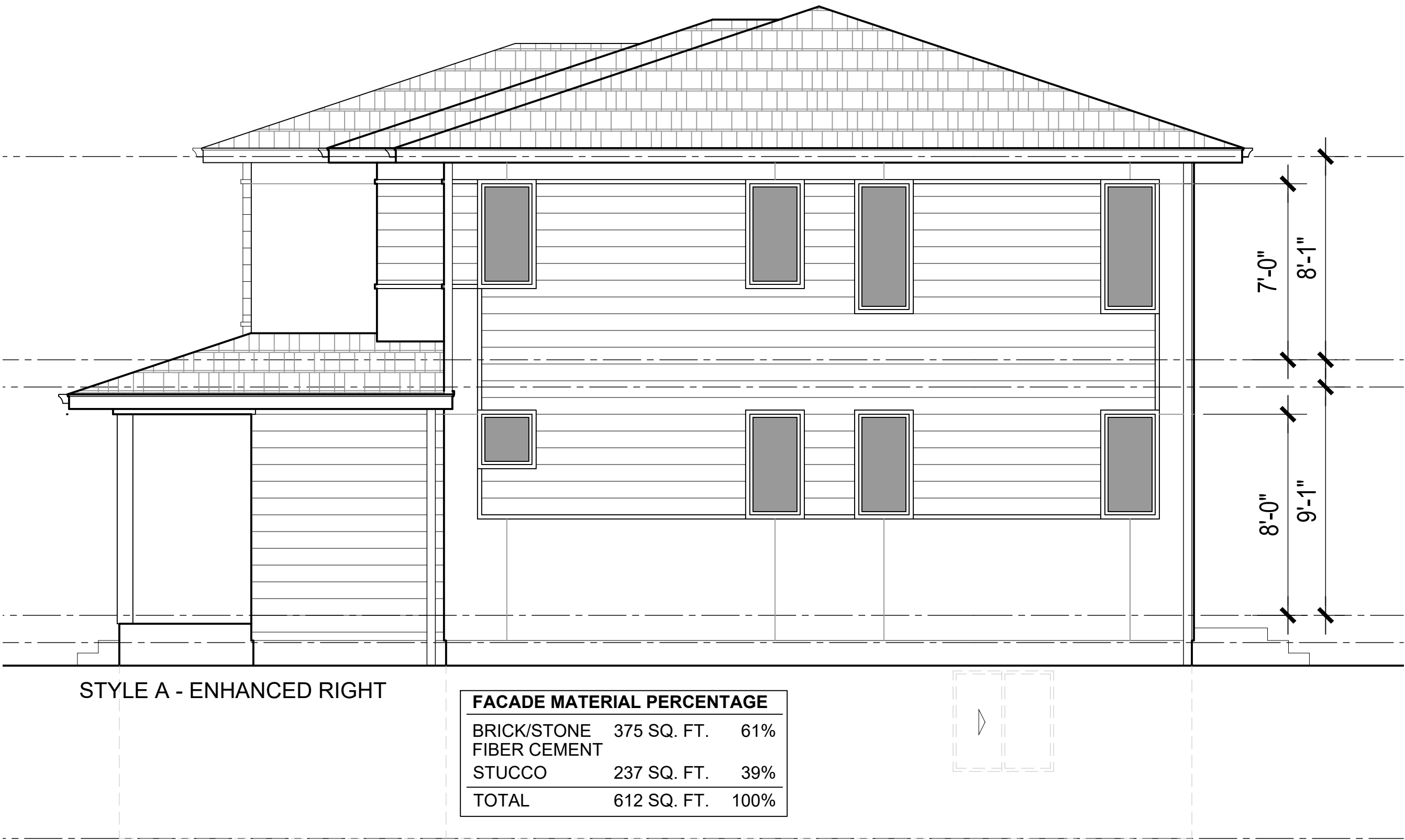






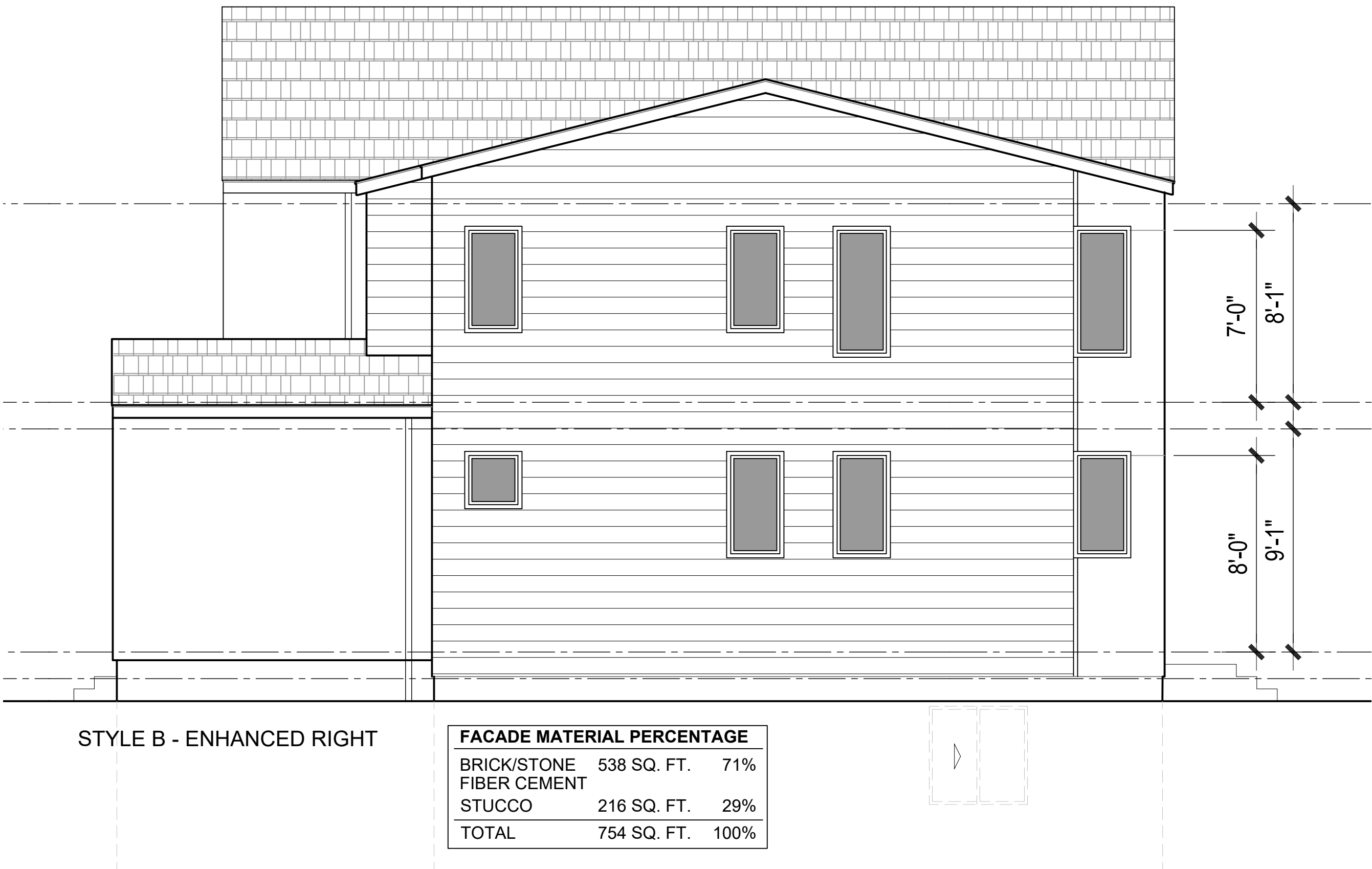
ROOF





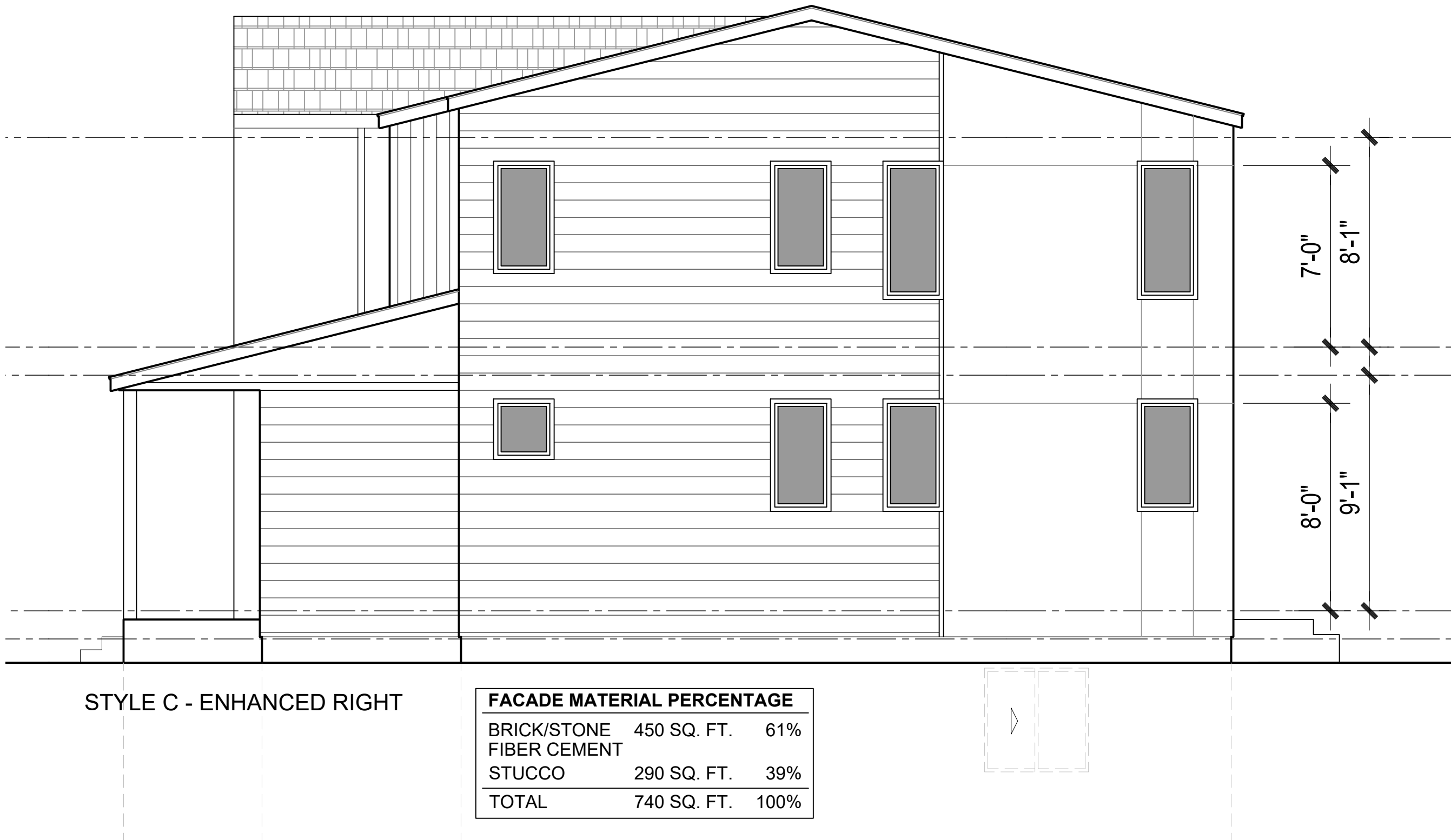
STYLE A - ENHANCED RIGHT

FACADE MATERIAL PERCENTAGE			
BRICK/STONE	375 SQ. FT.	61%	
FIBER CEMENT			
STUCCO	237 SQ. FT.	39%	
TOTAL	612 SQ. FT.	100%	



STYLE B - ENHANCED RIGHT

FACADE MATERIAL PERCENTAGE			
BRICK/STONE	538 SQ. FT.	71%	
FIBER CEMENT			
STUCCO	216 SQ. FT.	29%	
TOTAL	754 SQ. FT.	100%	



STYLE C - ENHANCED RIGHT

FACADE MATERIAL PERCENTAGE			
BRICK/STONE	450 SQ. FT.	61%	
FIBER CEMENT			
STUCCO	290 SQ. FT.	39%	
TOTAL	740 SQ. FT.	100%	

ATTACHMENT C

**LEGAL DESCRIPTION
PREPARED FOR MIDVALE MILL DEVELOPMENT
DESCRIPTION OF REMAINING LOTS THE MILL P.U.D. PHASE 2
OVERALL DESCRIPTION FOR PROPOSED THE MILL P.U.D. PHASE 3
MIDVALE CITY, UTAH
(August 28, 2026)
22-0085**

REMAINING 23 LOTS IN THE MILL P.U.D. PHASE 2

Located in the NW1/4 of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Midvale City, Salt Lake County, Utah, being all of Lots, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 229, 231, 235, 238 & 247 as recorded in THE MILL P.U.D. PHASE 2, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 14231212 in Book 2024P on Page 105.

OVERALL DESCRIPTION OF PHASE 3

Situate in the NW1/4 of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, located in Midvale City, Utah, being comprised of parts of Lots 1 & 2 of COUNTRY SQUIRE ACRES SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 1639316 in Book T on Page 44, being identified as part of Salt Lake County Tax ID Numbers 22-31-176-011 and 22-31-176-012, being more particularly described as follows:

Beginning at a point on the easterly boundary line as located by survey, of TAPP SUBDIVISION (CORRECTED), according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 11146216 in Book 2011P on Page 23, said point being N89°51'54"E 1,687.63 feet along the monument line of 8000 South Street and S00°08'06"E 207.33 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 1830.03 feet and S00°08'06"E 174.37 feet from the Northwest Corner of said Section 31, and running thence parallel with and 340.00 feet north from the southerly boundary line of said COUNTRY SQUIRE ACRES SUBDIVISION, N89°48'00"E 198.50 feet to the easterly line of said Lot 2; thence along said easterly line South 340.00 feet to the southeast corner of said Lot 2 said point being on the southerly boundary line of said COUNTRY SQUIRE ACRES SUBDIVISION; thence along said southerly boundary line S89°48'00"W 197.70 feet to the extension of said easterly boundary line as located by survey, of TAPP SUBDIVISION (CORRECTED); thence to and along said easterly boundary line N00°08'06"W 340.00 feet to the point of beginning.

Contains: 67,354 square feet or 1.55 acres+/-



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: September 15, 2026

SUBJECT: Discuss the Second Amendment to Interlocal Agreement with the Salt Lake County Health Department for Uplift Midvale Coalition Funding

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

In August 2023, the Midvale City (City) entered into an Interlocal Cooperation Agreement with Salt Lake County, on behalf of the Salt Lake County Health Department (SLCoHD). Through the agreement, the County passes through State DHHS Youth Incidences of Violence funding to the City to employ a full-time coalition coordinator and to support the operations and initiatives of a formal community coalition that addresses youth issues through an integrated community, public health, and public safety approach. That coalition is Uplift Midvale, which the City has since organized under the Communities That Care (CTC) framework. The agreement runs through June 30, 2027, and was amended for the first time on October 16, 2025, to add funding and update the payment schedule.

The County has now prepared a Second Amendment to the agreement. The amendment has been signed by the SLCoHD Executive Director and reviewed by the District Attorney's Office as to legality and form, and is awaiting execution by the City and the County Mayor. The Second Amendment does three things:

1) Adds \$10,000 in CTC funds to Year 5. The County is adding \$10,000 in Communities That Care funding to the final year of the agreement (July 1, 2026 – June 30, 2027). These funds support the coalition's CTC-based work, including training and the implementation of prevention strategies identified in the Uplift Midvale strategic plan.

2) Reduces Year 5 operations funding from \$37,500 to \$30,000. The County is decreasing the Year 5 "coalition operations and initiatives" funding by \$5,000. The County has indicated this reduction is offset in the overall project budget by the CTC funds described above.

3) Adds payment schedule tables clarifying the total project budget. The amendment adds three tables to Section 5 of the agreement. The tables distinguish between the funds that are passed through to the City (the coordinator position, coalition operations, and CTC funds) and the total project budget, which also includes the County's Community Violence Epidemiologist position and SLCoHD overhead. Those County-retained components do not flow to the City, but they have not previously been shown in the agreement.

The table below summarizes the funding passed through to the City by State fiscal year, as reflected in the Second Amendment:

Funding Component	Year 2 (SFY24)	Year 3 (SFY25)	Year 4 (SFY26)	Year 5 (SFY27)	Contract Total
Coalition Coordinator	\$100,000	\$100,000	\$100,000	\$75,000	\$375,000
Coalition Operations and Initiatives	\$35,000	\$35,000	\$35,000	\$30,000	\$135,000
CTC Funding	\$0	\$0	\$10,000	\$10,000	\$20,000
Total to Midvale City	\$135,000	\$135,000	\$145,000	\$115,000	\$530,000

Year 1 (SFY23) carried no funding and is omitted from the table. All funding under the agreement is paid to the City on a reimbursement basis upon submission of monthly financial reports and program data to the County. The coordinator position and coalition operations are included in the City's FY2027 budget; the additional CTC funds will be incorporated into the coalition's work plan and budget for the current fiscal year.

The table also highlights a decline in funding for the Coalition Coordinator Position. This reduction in funding was not accounted for in Midvale FY27 budget. A budget amendment would be necessary to cover the \$25,000 reduction in funding. Staff is evaluating potential sources.

Staff is presenting the Second Amendment for discussion tonight and will return to the October 6, 2026 City Council meeting with a resolution authorizing the Mayor to execute the amendment. With the amendment in place, the agreement will remain in effect through June 30, 2027. Staff will continue working with SLCoHD and Uplift Midvale on the coalition's long-term funding and structure as the agreement approaches its expiration.

SECOND AMENDMENT

to

AGREEMENT

between

SALT LAKE COUNTY

For its Salt Lake County Health Department

and

MIDVALE CITY

THIS SECOND AMENDMENT is made and entered into this ____ day of _____, 2026, by and between Salt Lake County, a body corporate and politic of the State of Utah, on behalf of its Health Department (“County”), and **MIDVALE CITY**, also a boy corporate and politic of the State of Utah (“Midvale”). County and Midvale are collectively referred to hereafter as the “Parties.”

RECITALS

WHEREAS, on or about August 15, 2023 the Parties entered into an Agreement (County Contract #HLT23MIDVALE (“Agreement”)) whereby County agreed to provide funding to Midvale so that Midvale may hire for and develop a formal community coalition that will help build community capacity to address youth incidences of violence through an integrated community, public health, and public safety approach; and

WHEREAS, the Agreement is effective August 15, 2023, through June 30, 2027 (“Initial Term”); and

WHEREAS, the Agreement was amended October 16, 2025, to add funding and to update the payment schedule; and

WHEREAS, the Parties now desire to amend the Agreement to again add funding and to update the payment schedule.

NOW THEREFORE, in exchange for valuable consideration, including the mutual covenants and agreements contained in the Agreement, the First Amendment, and this Second Amendment, the Parties covenant and agree as follows:

1. To amend Section 5 of the Agreement, entitled “Payment Schedule”, to include the following:

\$10,000.00 in CTC funds shall be added to Year 5 (July 1, 2026-June 30, 2027) of the Agreement.

2. To amend Section 5 of the Agreement, entitled “Payment Schedule – Salt Lake County Health Department Funding for coalition operations and initiatives” as follows:

Decrease Year 5 “Salt Lake County Health Department Funding for coalition operations and initiatives” funding from \$37,500 to \$30,000; and clarify budget through the addition of a Payment Schedule table and budget component outlining SLCoHD overhead funds

3. To amend Section 5 of the Agreement, entitled “Payment Schedule”, to:

Table 1: Midvale Coalition Project Budget¹ by State Fiscal Year (SFY)

¹Midvale Coalition Project Budget reflects “Full time Coalition Coordinator for Midvale Youth Violence and Community Safety Coalition for Midvale City” and “Salt Lake County Health Department Funding for coalition operations and initiatives” funds as detailed in Table 3 below.

SFY23	\$0
SFY24	\$135,000
SFY25	\$135,000
	\$135,000
SFY26	\$10,000 CTC
	\$105,000
SFY27	\$10,000 CTC
Total Budget	\$530,000

Table 2: Total Project² Budget by State Fiscal Year (SFY)

²Total Project Budget reflects the inclusion of SLCoHD overhead that is not passed through as program funding.

SFY23	\$0
SFY24	\$300,000
SFY25	\$300,000
	\$300,000
SFY26	\$10,000 CTC
	\$225,000
SFY27	\$10,000 CTC
Total Budget	\$1,145,000

Table 3: Total Project Cost Sheet by Component

	Year 1	Year 2	Year 3	Year 4	Year 5	Contract Total
Full time Coalition Coordinator for Midvale Youth Violence and Community Safety Coalition for Midvale City	\$0.00	\$100,000.00	\$100,000.00	\$100,000.00	\$75,000.00	\$375,000.00
Full time Community Violence Epidemiologist to support the coalitions	\$0.00	\$150,000.00	\$150,000.00	\$150,000.00	\$112,500.00	\$562,500.00
Salt Lake County Health Department Funding for coalition operations and initiatives	\$0.00	\$35,000.00	\$35,000.00	\$35,000.00	\$30,000.00	\$135,000.00
Salt Lake County Overhead	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	\$7,500.00	\$52,500.00
CTC Funding	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$20,000.00
Grand Total	\$0.00	\$300,000.00	\$300,000.00	\$310,000.00	\$235,000.00	\$1,135,000.00

4. All other terms and conditions of the underlying Agreement not specifically amended herein shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties execute this Second Amendment the day and year recited above.

SALT LAKE COUNTY

By: _____
Mayor or Designee

Date: _____

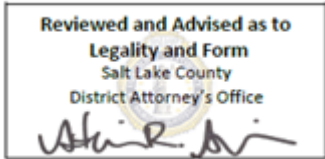
HEALTH DEPARTMENT

By: _____
Dorothy Adams
Executive Director

Date: _____

Division Director JS

MIDVALE CITY



By: _____

Printed Name: _____

Title: _____

Date: _____