



CITY COUNCIL MEETING
Minutes
Tuesday August 5, 2025

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Dustin Gettel

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings - Excused
Council Member Denece Mikolash
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Charlie Cressall, Deputy City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Juan Rosario, Systems Administrator.

6:00 p.m. – WORKSHOP

- Short Term Rentals

Adam Olsen said short-term rentals are not allowed in Midvale, when someone calls and asks for a permit, they are told no. Resident complaints are sent to Code Enforcement and the rental is shut down.

There are currently about 110 short-term rentals illegally operating in Midvale.

Adam Olsen asked if Midvale wants to allow short-term rentals. What parameters would the Council like to see regardless of allowing or restricting short-term rentals.

Council Member Heidi Robinson said she is not in favor of allowing short-term rentals. She recalled a repeat offender in her district that has numerous complaints.

Council Member Bryant Brown said he is not in favor of short-term rentals and wants to know if the city can contact Airbnb and VRBO and notify them that Midvale City doesn't allow them.

Garrett Wilcox said yes, the city can notify the companies but there isn't much they can or will do as far as enforcement goes.

Adam Olsen said currently when code enforcement is called out to a property, the property owner gets a 10-day window to cease and desist the rental.

Nate Rockwood said if the property being rented out is not a primary residence for the owner the city can notify the county for property tax purposes and transient room tax.

Mayor Dustin Gettel said some communities incentivize the owner to use their property as an Airbnb.

Adam Olsen said since May some legislation was passed allowing cities to search for illegal rentals in their city on the Airbnb and VRBO sites.

Mariah Hill suggested that the city work with the property owners to allow short-term rentals because they aren't going away.

Council Member Heidi Robinson said she doesn't think the costs the city will incur to manage short-term rentals will outweigh the gain in property tax and tourism dollars.

Adam Olsen said anything under a 3-month lease is considered a short-term rental.

Mayor Dustin Gettel said he would like to have a broader discussion about short-term rentals and how to manage them effectively.

Council Member Bryant Brown said he would like Mariah Hill to study and report to the Council on how much revenue a short-term rental property would bring to a property owner.

Garrett Wilcox said penalties for operating an illegal short-term rental could be an administrative citation with fines due immediately, he said the city stance is either a fine or a criminal charge but not both.

Council Member Denese Mikolash said she is not in favor of short-term rentals.

Nate Rockwood said, knowing that there are three Council members that do not want to allow short-term rentals, how much more research should be done to explore the city's options.

Garrett Wilcox said the Council could look at updating city ordinances to aid in enforcing illegal rentals.

Nate Rockwood said he is in favor of clarifying the code.

Council Member Paul Glover said he's a soft no. He thinks they should be allowed if city does not make enforcement changes.

6:30 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 6:34 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

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

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

Chief Kay said he's been with UFA for over 25 years, has two children and one is married. His son-in-law is a new UFA recruit. He said he forwarded the UFA quarterly report to the council. UFA has created a 4th battalion, and the two Midvale Stations are part of that new battalion 14. Recruit camp 60 started yesterday with 24 new recruits.

Chief Kay said during the last meeting he was in New Mexico taking part in a Federal Task Force system and his Task Force was requested to respond to the flooding that was occurring in New Mexico. They deployed on July 9th and returned on July 20th.

Mayor Gettel asked if any of our firefighters were involved in fighting the Millcreek fire and did they take away knowledge to help Midvale avoid a similar situation.

Chief Kay said they are conducting a large after-action review tomorrow and he will provide information at the next meeting.

II. PUBLIC COMMENTS

Luke Maynes, Community Council Secretary, gave a report on the Community Council movie night; the movie was Ghost Busters. They had hoped for a better turnout, but the next movie is Matilda and then Grease, which they expect a larger crowd at both. He said with the movie Grease, it will be a dress up event. They are working on their website to get information out to the public. The next Community Council meeting will be held on August 27.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings – Excused

B. Council Member Paul Glover – Thanked everyone for their work hosting Harvest Days. The parade was fun; the fireworks were excellent. His grandson got his face painted and enjoyed the bounce houses. The recent Millcreek fire made him think about how the city should be proactive with safety measures to avoid a similar incident.

C. Council Member Heidi Robinson – Thanked everyone that participated in and attended Harvest Days. She appreciates all the work staff and the Harvest Days Committee put in every year.

D. Council Member Bryant Brown – The recent Hall of Honors was the most attended in a long time. He also appreciates all the work staff and the Harvest Days Committee put in to make Harvest Days successful. He said unfortunately, the parade attendance was down.

E. Council Member Denece Mikolash – Thanked the staff and the Harvest Days Committee for their work for Harvest Days. She enjoyed calling bingo and thought the turnout was great. The vendors and bands were amazing, and she hopes for even more residents next year.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said he enjoyed Harvest Days. The block parties were exceptional. The experience hit different this year with him being mayor. He was able to see how much work goes on behind the scenes to make the festival a success. He said appreciates the time the staff puts in. The fireworks are the best in the valley. He also did a ride along with UPD resource shelter officers and Animal Services and learned a lot about what both agencies do for the city, the residents, and the animals.

V. CITY MANAGER REPORT

A. Nate Rockwood said staff attend the block parties during the week leading to the Harvest Days Festival after which they discuss and compare what they hear from residents. The information he reported back was mostly positive feedback this year. There will be some construction starting next week on Stagg and Smelter street. Also, there are only two food truck nights left this season.

VI. CONSENT AGENDA

A. CONSIDER MINUTES OF July 15, 2025, and July 22, 2025

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

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

The motion passed unanimously.

VII. DISCUSSION ITEM

A. Discussion on Disc Golf Course in the Main Park.

Glen Kennedy said in 2021, Midvale City opened a nine-hole disc golf course at Midvale City Park. The project was initially discussed at a City Council meeting in November 2020

as an eligible use of federal CARES Act funds, which supported outdoor activities during the COVID-19 pandemic. Local business Grip6 partnered with the City to design the course and install baskets and signage, helping to create a high-quality, beginner-friendly course. To encourage community use, the City also hosted clinics and distributed free disc golf starter kits.

Since its opening, the course has become a highly utilized public amenity that draws players from throughout the valley. The course brings regular, positive activity to the park and has become a valued recreational resource for residents and visitors alike. As use has grown, some residents living near the park have raised concerns, particularly about discs being errantly thrown into adjacent yards. While no property damage has been reported and some properties are more affected than others, the frequency of such incidents is unknown. In response, the City has relocated certain holes and launch areas to reduce impacts. Staff is seeking Council feedback on how to address the concerns, what—if any—further changes should be made to the course, and how much funding the Council is willing to allocate toward potential modifications."



Overview

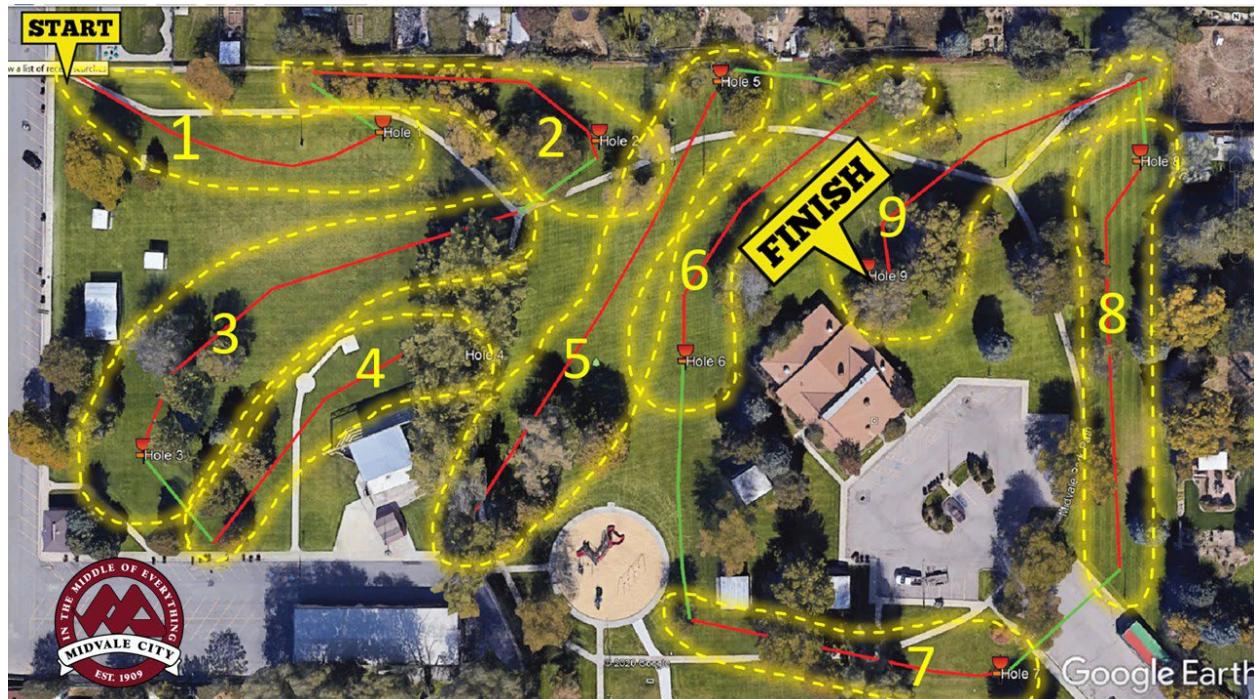
In 2021, Midvale City partnered with Grip6 to open a nine-hole disc golf course at Midvale City Park.

The course brings regular, positive activity to the park and has become a valued recreational resource for residents and visitors alike.

Some residents living near the park have raised concerns, particularly about discs being errantly thrown into adjacent yards. In response, the City has relocated certain holes and launch areas and installed additional signage to minimize impacts to adjacent properties.

The efforts of staff have satisfied (up to this point) the issues brought up by adjacent resident properties with the exception of one.

The goal tonight is to get direction on how to proceed with Hole #8.



Overview



Options

- Try moving the basket again a little further to the SW
 - May not satisfy resident
 - Congests course a little bit
 - Very little cost (staff time)
- Install netting along the property
 - High cost (ranging from \$5,000 to \$14,000) for one property
 - May need to outsource install (additional cost)
 - Continued maintenance, repair and replacement costs
 - Will need to figure out trees for install
 - Sets precedent for all adjacent properties
 - Should help with discs flying lower than 12' to 20' (depends on net choice)
- Do nothing
 - No cost
 - No disruption to course and patrons
 - Resident not pleased
- Remove Hole #8
 - No cost
 - Disc Golfers not pleased
 - Resident satisfied



Council Member Bryant Brown asked if trees could be planted to act as a screen for the discs.

Glen Kennedy said that is an option, but the resident won't be happy with that option.

Mayor Dustin Gettel said he talked to some disc golfers during the Harvest Days Festival, and they said they don't understand how the discs could be going into the yards.

Dave Fair, property owner adjacent to the disc golf course, said he has had more discs on his property this year than in previous years. He doesn't think planting trees will help. He thinks moving the launch point would be an option. His neighbor has the same issue with discs but does not get as many as he gets. Dave Fair said the golfers stand on his tree and yell to get their discs. He has had some ugly interactions with the golfers wanting their discs back. He said he returns some but feels like it's a demand put upon him that he doesn't want.

Council Member Paul Glover asked if the launch point was moved, would that change the whole configuration. He suggested possibly moving two launches and increasing the challenge.

Mayor Dustin Gettel said the city has signage up to deter trespassing to retrieve discs. He said he would like to involve the disc golf design company to solve this issue.

Council Member Paul Glover suggested the city move the hole and if that doesn't work, look at installing netting.

Council Member Bryant Brown said he would like to see if planting trees help because the netting is an ongoing expense and maintenance.

Council Member Heidi Robinson agreed with Council Member Bryant Brown about the maintenance and expense of netting.

Glen Kennedy said they would move the launch pad and the basket to start.

IX. CLOSED SESSION

MAYOR: Mayor Dustin Gettel

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings - Excused
Council Member Denece Mikolash
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Charlie Cressall, Deputy City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Laura Magness; Communications Director; Chief April Morse, UPD; and Juan Rosario, Systems Administrator.

MOTION: **Council Member Paul Glover 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 Bonnie Billings	Absent
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

The Council entered into closed session at 7:13 p.m.

MOTION: **Council Member Paul Glover MOVED to reconvene into open session. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:**

Council Member Bonnie Billings	Absent
Council Member Paul Glover	Aye

Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

The Council reconvened into open session at 7:42 p.m.

IX. 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 7:43 p.m.

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

Approved this August 19, 2025