



CITY COUNCIL MEETING
Minutes
Tuesday December 2, 2025

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 - Excused

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Laura Magness, Communications Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 6:02 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

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

C. Unified Fire Authority Report

Chief Nathan Kay said in November they had a recruit graduation, graduating 20 new recruits with two of them currently working in Midvale during their probationary period.

The Chief reported that the department's community risk reduction message is to urge residents to use the 211 Utah and the services they provide to take some of the burden off the 911 response.

Chief Kay said the December safety message is to be cautious with home heating equipment; 46% of home fires start from heating equipment and 40% of those are from

space heaters. He said to keep space heaters away from combustible materials like furniture, blankets, and clothing.

The Chief reported that for the month of November they ran 303 calls in Midvale City and 133 (44%) were emergent. Year to date they have had 3,814 calls compared to last year's 3,943 total, putting them on track to exceed last year's call volume.

D. Community Building Community Presentation

Mauricio Agramont, Community Building Community, thanked the Council for their support. Mauricio Agramont introduced Steve Bass, Director of Operations; Bella Waller and Cade Solich, Student Leaders, responsible for assisting patients get access to primary care.

Steve Bass thanked the Council for allowing CBC to attend the meeting. Steve said that the CBC was begun out of a City initiative in 1998 with a desire to explore health needs in the community. The CBC eventually became a 501(c)(3) Community Health Clinic and Family Center in 2012. The CBC primary goal is to provide health care access to uninsured working families. Steve Bass went over all the services CBC offers including the 2025 Patient/Client Demographics.

Bella Waller, second year medical student at the U of U and student leader at CBC, talked about her experiences at CBC and expressed gratitude for the opportunity to work there.

Cade Solich, second year medical student and student leader at CBC, agreed with what Bella said and reported that a recent curriculum change now requires medical students to rotate through community health clinics making it a fundamental part of their education. He said he appreciates the opportunity to engage with the community and the patients in such a unique way. Cade went on to explain that there are other students at CBC and they each have a unique role in the clinic.

Mauricio Agramont said they have exciting things coming to the CBC. He said the CBC is starting a partnership with the College of Nursing, and on Friday's Nurse Practitioners are seeing patients at the clinic. With this new partnership, the clinic will be able to increase patient visits from four to 12 on Friday's. He thanked the students and said it's an honor to serve as the chair of the CBC.

MIDVALE COMMUNITY BUILDING COMMUNITY



49 W. CENTER STREET
MIDVALE, UTAH 84047

CBC'S MISSION & VISION



- 501(C)(3) COMMUNITY HEALTH CLINIC & FAMILY CENTER
- PROVIDE HEALTH CARE ACCESS TO UNINSURED WORKING FAMILIES
- REDUCE EMERGENCY DEPARTMENT USE THROUGH PRIMARY CARE SERVICES
- TRAIN FUTURE DOCTORS
- AIM: HOLISTIC APPROACH TO ENHANCE OVERALL HEALTH AND WELLBEING OF OUR CLIENTS AND THE LARGER COMMUNITY

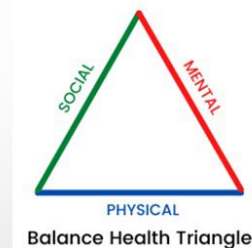
THE “FOUR PILLARS” OF THE CBC

- MEDICAL SERVICES
- DENTAL SERVICES
- MENTAL HEALTH SERVICES
- FAMILY SERVICES



CBC'S “INTEGRATED SERVICES MODEL”

- WHAT IS OUR INTEGRATED SERVICES MODEL?
- BALANCED HEALTH TRIANGLE
- COME TO CBC FOR ONE SERVICE, ENGAGE WITH OTHER SERVICES
- OUR COMMUNITY HEALTH WORKERS ARE THE GLUE!



MEDICAL SERVICES

- PRIMARY MEDICAL CARE
- PEDIATRIC CARE
- SPECIALTY CARE
 - INTERNAL MEDICINE
 - OBGYN
 - DERMATOLOGY
 - OPHTHALMOLOGY
 - PHYSICAL THERAPY
 - NEUROLOGY
 - ORTHOPEDIC
 - AUDIOLOGY



DENTAL SERVICES

- FULL ADULT DENTAL CARE
 - FILLINGS
 - EXTRACTIONS
 - IMPLANTS
 - CROWNS
 - ROOT CANALS
- FULL PEDIATRIC DENTAL CARE
- DENTAL HYGIENE - SLCC
- DENTAL HEALTH EDUCATION
- "GIVE KIDS A SMILE DAY"



MENTAL HEALTH SERVICES

INDIVIDUAL & GROUP

- **PSYCHOLOGICAL THERAPY**
- **PEER SUPPORT**
- **EMOTIONAL SUPPORT GROUPS**
- **PSYCHIATRY SERVICES**



FAMILY SERVICES

- **UTAH FOOD & DIAPER BANK DISTRIBUTION PANTRY**
- **PARENTING EDUCATION COURSES**
- **AFTERSCHOOL & YOUTH CLASSES**
- **NUTRITION & FITNESS CLASSES FOR ADULTS & KIDS**
- **LEGAL CONSULTATION SERVICES**
- **CLOTHING & HOUSEHOLD ITEMS DISTRIBUTION**



FY2025 PATIENT/CLIENT DEMOGRAPHICS

- **TOTAL HEALTH VISITS: 7,933 (MEDICAL, DENTAL & MENTAL HEALTH)**
- **TOTAL NEW PATIENTS: 1,931**
- **TOTAL UNINSURED/UNDERINSURED: 90%**
- **INCOME BREAKDOWN**
 - **BELOW 100% OF FPL: 37%**
 - **101 TO 200%: 41%**
 - **ABOVE 200%: 14%**
 - **UNREPORTED: 8%**
- **GENDER BREAKDOWN: FEMALE: 56% MALE: 42% OTHER: 2%**
- **AGE BREAKDOWN: 0-18: 21% 19-64: 73% 65+: 6%**



COMMUNITY SERVICE – “GIVING BACK”



- **150 COMMUNITY VOLUNTEERS**
- **UPLIFT MIDVALE COALITION**
- **VOLUNTEER AT HARVEST DAYS & PARADE**
- **VOLUNTEER AT LAS MUROS ON MAIN; MIDVALE CITY MURAL FESTIVAL**
- **2024 “SPIRIT OF HARVEST DAYS” AWARD**

**Midvale Community Building Community, Inc.
Statements of Revenues, Expenses, and Changes in Net Assets
(Modified Cash Basis)**

	For the Years Ended June 30,	
	2024	2023
Revenues:		
Program Income:		
Dental Fees	\$ 461,942	\$ 353,859
Medical Fees	37,109	32,230
Mental Health and Legal Fees	22,014	460
Total program income	521,065	386,549
Grant Support:		
State of Utah - Primary Care Grant	100,000	100,000
State of Utah - CCP Grant	112,198	137,329
State of Utah - Other Grants	26,167	5,000
Midvale City - Community Grant	40,000	40,000
Centura Health	150,000	-
Cigna Group	-	77,560
National Association of Free Clinics	40,000	40,000
Tobacco E-Cig Enforcement	20,000	-
National Association of Chronic Disease	12,500	37,500
Volunteers of America Multi-Family Collaborative	13,124	13,124
Communities That Care, Summit County	12,667	-
Other grant support	28,208	23,732
Total grant support	554,864	474,245
Other Support:		
Donations, Interest and Other Income	38,599	13,151
Total other support	38,599	13,151
Total Revenues	1,114,528	873,945
Expenses:		
Employee Compensation	486,980	412,033
Contract Labor	246,887	116,417
Laboratory Costs	57,616	46,254
Rental Expense	56,646	52,446
Supplies	61,741	43,808
Outside Services	19,996	43,663
Utilities, Telephone and Internet	15,391	14,690
Interest on SBA EIDL Loan	7,692	5,128
Software Subscriptions	7,465	4,620
Bank and Credit Card Fees	6,853	5,293
Insurance	6,387	3,168
Depreciation	4,288	6,465
Repairs and Maintenance	3,302	9,417
Miscellaneous Expense	6,120	6,088
Total Expenses	987,364	769,490
Revenues in Excess of Expenses	127,164	104,455
Net Assets at the Beginning of the Year	383,201	278,746
Net Assets at the End of the Year	\$ 510,365	\$ 383,201

Proceedings of City Council Meeting
December 2, 2025

Midvale Community Building Community Inc. Balance Sheets (Modified Cash Basis)		
	June 30,	
Assets:	2024	2023
Current Assets		
Cash and cash equivalents	\$ 648,957	\$ 518,781
Fixed Assets:		
Clinic and Office Equipment, at cost	47,543	42,381
Accumulated Depreciation	(36,248)	(31,961)
Fixed Assets, Net of Accumulated Depreciation	11,295	10,420
Other Assets:		
Lease Deposit	4,000	4,000
Total Assets	\$ 664,252	\$ 533,201
Liabilities:		
Current Liabilities:		
Credit Card Liability	\$ 3,887	\$ -
Total Current Liabilities	3,887	-
Long-Term Liabilities:		
SBA - Economic Injury Disaster Loan	150,000	150,000
Total Liabilities	153,887	150,000
Net Assets:		
Unrestricted	510,365	383,201
Total Liabilities and Net Assets	\$ 664,252	\$ 533,201

Midvale City

FY23

Rent.....	\$24,000.00
Dental provisions	\$10,400.00
Medical provisions	\$ 4,300.00
Community education and outreach	\$ 1,300.00
TOTAL.....	\$40,000.00

II. PUBLIC COMMENTS

Luke Maynes, Secretary for Midvale Community Council, said they are officially a 501(c)(3) nonprofit if anyone would like to donate. On December 17th, the Community Council are having an open Midvale Community Council holiday party that everyone is welcome to attend. It is a potluck event, and they will be talking about all of the great plans the Community Council has in store for 2026. In January, the terms of the Executive Committee end so, according to their bylaws, there will be an election of new committee members in January.

Chief Jason Mazuran, Unified Police, said on December 13 they will be having their annual Shopping with the Shield event. They will be shopping at Walmart with families from around the city and county beginning at around 7 am. The store is closed to the public for several hours for this event. The Chief personally invited the mayor and council to attend.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings – had nothing to report.

B. Council Member Paul Glover – Wished everyone a great holiday season. He also expressed appreciation for the cards and flowers from the city.

C. Council Member Heidi Robinson – Excused

D. Council Member Bryant Brown – Thanked Public Works for putting up the Christmas lights up on the light poles; they look great.

E. Council Member Denece Mikolash – said she hopes to see everyone at the Light Up Main Street next Saturday. She also reminded everyone that it is Giving Tuesday and to please support.

IV. MAYOR REPORT

A. Mayor Dustin Gettel reviewed the dates of the upcoming events. December 9th is the employee holiday party. December 11th is the Legislative Breakfast at Cactus and Tropicals starting at 7:30 a.m. December 13th is Light Up Main Street from 5-8 pm, December 15th is a Hanukkah Menorah Lighting at City Hall beginning at 6:30 pm, December 17th is the Community Council Holiday Potluck at 6:00 p.m. at the Tyler Library.

V. CITY MANAGER REPORT

A. Matt Dahl said the Mayor has been elected to a few new positions and asked him if he would like to announce those positions.

Mayor Gettel said he has been elected as Vice Chair for the Council of Governments and was elected as Vice Chair of the Board of Directors of UPD. He said he is excited to serve in that role.

Matt Dahl said congratulations to Luke Maynes for getting the 501(c)(3) status. He said this is the last meeting of the year; the next meeting is January 6th where the re-elected officials will be sworn in. Just a reminder that there will be a reception for the re-elected officials during the workshop at the January 6th meeting from 6-7. At the last meeting, a few people said they were struggling to hear council members so please keep the microphone close when speaking.

VI. CONSENT AGENDA

- A. CONSIDER MINUTES OF NOVEMBER 18, 2025.**
- B. CONSIDER RESOLUTION NO. 2025-R-74 ESTABLISHING A TIME AND PLACE FOR HOLDING REGULAR CITY COUNCIL MEETINGS, DESIGNATE THE MAYOR PRO TEMPORE SCHEDULE, AND ADOPT THE HOLIDAY SCHEDULE FOR THE 2026 CALENDAR YEAR.**
- C. CONSIDER RESOLUTION NO. 2025-R-75 ADOPTING THE AMENDMENTS TO THE MIDVALE CITY POLICIES AND PROCEDURES MANUAL.**
- D. CONSIDER RESOLUTION NO. 2025-R-76 AUTHORIZING THE MAYOR TO ENTER INTO RETIREMENT PLAN ADVISORY AGREEMENTS WITH GROUP BENEFIT SERVICES (GBS).**
- E. CONSIDER RESOLUTION NO. 2025-R-67 ADOPTING THE MIDVALE CITY PARKS, TRAILS, AND OPEN SPACE MASTER PLAN AND ITS ASSOCIATED IMPACT FEES FACILITIES PLAN (IFFP).**

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

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

The motion passed unanimously.

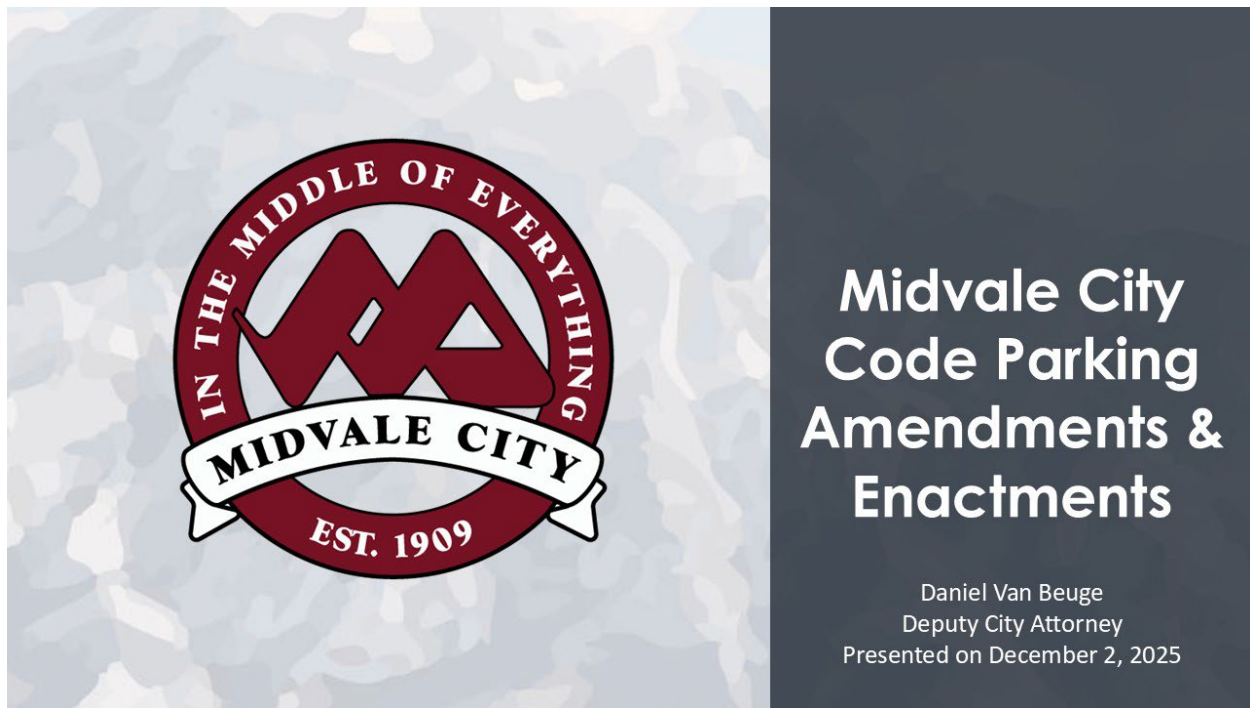
VII. ACTION ITEM

- A. CONSIDER ORDINANCE NO. 2025-O-23 AMENDING MIDVALE MUNICIPAL CODE SECTION 10.6.150 OVERNIGHT PARKING OF CERTAIN VEHICLES PROHIBITED AND ENACTING MIDVALE MUNICIPAL CODE SECTIONS 10.16.160 COMMERCIAL VEHICLE PARKING PROHIBITED AND 10.16.170 CITY PARKING FACILITIES REGULATONS.**

Daniel Van Beuge said Midvale has been dealing with issues related to commercial vehicles parking on public streets and in public parking lots. In several instances, public streets and public parking lots are being utilized as commercial vehicle storage. There has also been an ongoing issue with oversized vehicles creating hazards by parking on public streets.

On November 18, 2025, City Council discussed these issues with staff during their regular City Council Meeting. The Council directed staff to prohibit oversized and commercial vehicles from parking on City streets at all times. The Council also directed staff to prohibit overnight parking and limit commercial vehicle parking in City-owned and operated parking lots. The Council stated their desire to have broad prohibitions on commercial vehicle parking in order to address a myriad of current parking issues related to tow trucks, limousines, and peer-to-peer rental vehicles.

Following the Council's guidance, staff has drafted proposed Midvale Municipal Code text amendments and enactments for the Council's consideration to address current parking issues. As per the Council's direction, the proposed code text enactments have been drafted broadly to ensure that they account for all types of commercial vehicles.



Midvale City Code Amendment

Midvale City Code Section 10.16.150 *Parking of certain vehicles prohibited*

- Changed from no overnight parking of oversized vehicles to no parking any time, with some exceptions.
- The exceptions allow for oversized vehicles to be parked if the vehicle is actively loading or unloading people or property.

Midvale City Code Enactments

Midvale City Code Section 10.16.160 *Commercial vehicle parking prohibited*

- Prohibits parking vehicles used for commercial purposes on any street, with some exceptions.
- The exceptions allow for parking while the vehicle is actively engaged in work, such as loading, unloading, or performing a service.
- The section is enhanceable for repeat offenders.

Midvale City Code Enactments

Midvale City Code Section 10.16.170 *City parking facilities regulations*

- Prohibits overnight parking and extended commercial vehicle parking in City-owned or operated parking lots.
- Vehicles owned by the City, employees, contractors, or otherwise permitted by the City are exempt.

Council Member Bryant Brown said the residents that reached out to him about this amendment were supportive of it.

Mayor Dustin Gettel asked for a timeline on when this will begin to be enforced.

Garrett Wilcox said that State Code requires that the Ordinance be noticed the earlier of 20 days from when it's posted or 30 days from when it's passed before enforcement can begin. It will be noticed tomorrow so 20 days from tomorrow before enforcement can begin.

MOTION: Council Member Bryant Brown MOVED to Approve Ordinance No. 2025-O-23 Amending Midvale Municipal Code Section 10.16.150 Overnight Parking of Certain Vehicles Prohibited and Enacting Midvale Municipal Code Sections 10.16.160 Commercial Vehicle Parking Prohibited and 10.16.170 City Parking Facilities Regulations. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

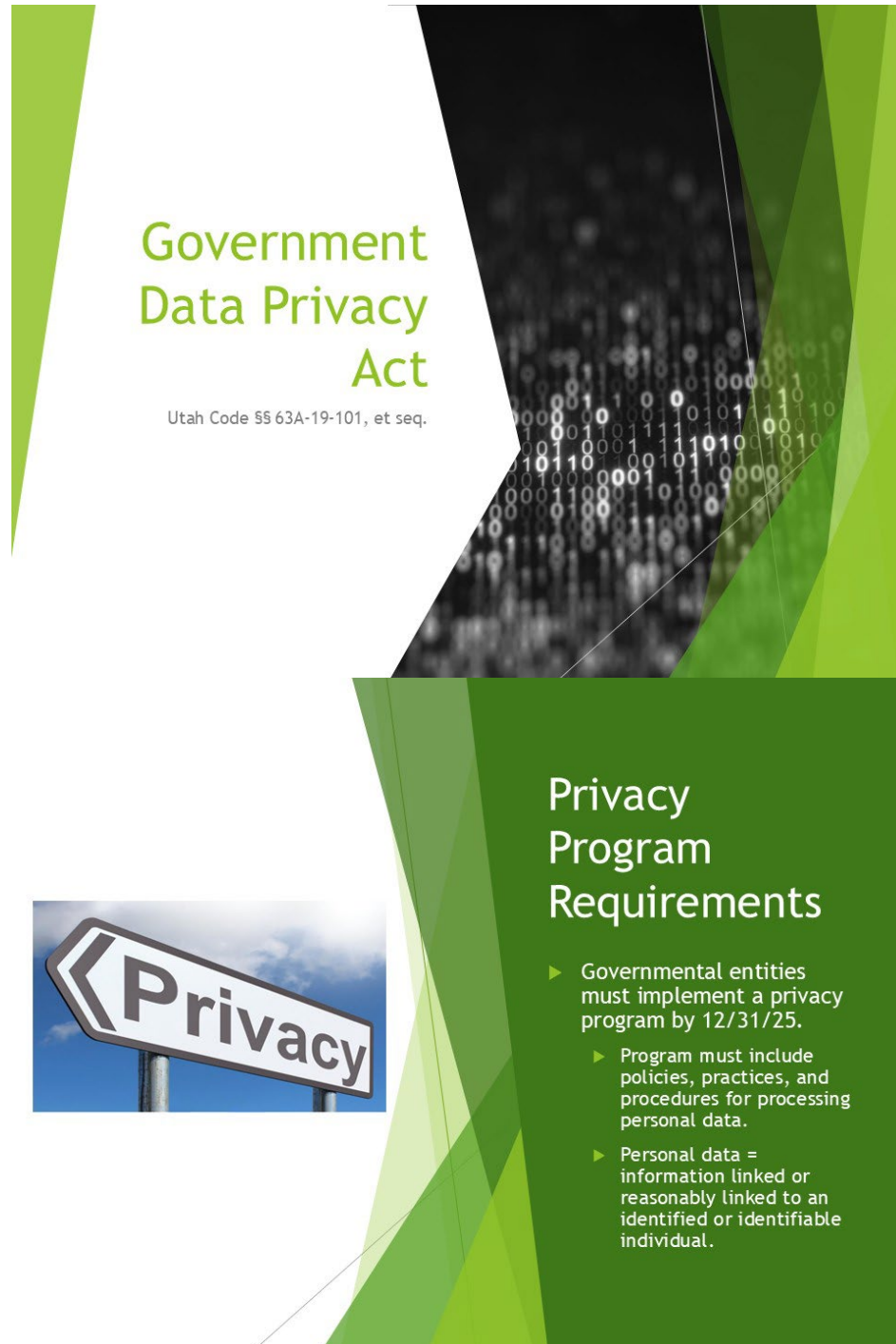
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Absent
Council Member Bryant Brown	Aye

The motion passed unanimously.

VIII. DISCUSSION ITEMS

A. DISCUSS UTAH STATE GOVERNMENT DATA PRIVACY ACT.

Rori Andreason discussed the Government Data Privacy Act and the program requirements as well as the due dates for compliance.



The presentation slide features a green and black geometric design. The top left section is white with green text. The top right section is black with white binary code. The bottom right section is green with white text. The bottom left section contains a photograph of a 'Privacy' road sign.

Government Data Privacy Act

Utah Code §§ 63A-19-101, et seq.

Privacy Program Requirements

- ▶ Governmental entities must implement a privacy program by 12/31/25.
 - ▶ Program must include policies, practices, and procedures for processing personal data.
 - ▶ Personal data = information linked or reasonably linked to an identified or identifiable individual.

Processing Personal Data & Compliance Timeline

- ▶ Entities may only obtain and process the minimum data necessary to achieve a specified purpose.
 - ▶ Requirements apply to processing activities implemented after 5/1/24.
 - ▶ By January 1, 2027, entities must:
 - ▶ Identify non-compliant processing activities.
 - ▶ Document non-compliant processing activities.
 - ▶ Prepare a strategy for compliance.



compliance

Personal Data Request Notices & Amendments

- ▶ Entities must provide a personal data request notice when collecting personal data.
- ▶ Personal data may only be used for the purposes stated in the notice.
- ▶ Entities must provide a procedure for individuals to request corrections.
- ▶ Entities are not obligated to make requested corrections.





Prohibited Practices

- ▶ May not establish, maintain, or use undisclosed or covert surveillance unless permitted by law.
- ▶ May not sell personal data unless expressly required by law.
- ▶ May not share personal data unless permitted by law.

Reporting Personal Data Use

- ▶ Entities must report the types of personal data they share or sell.
 - ▶ Must report the basis for sharing or selling.
 - ▶ Must report the recipients of the personal data.

Training Requirements

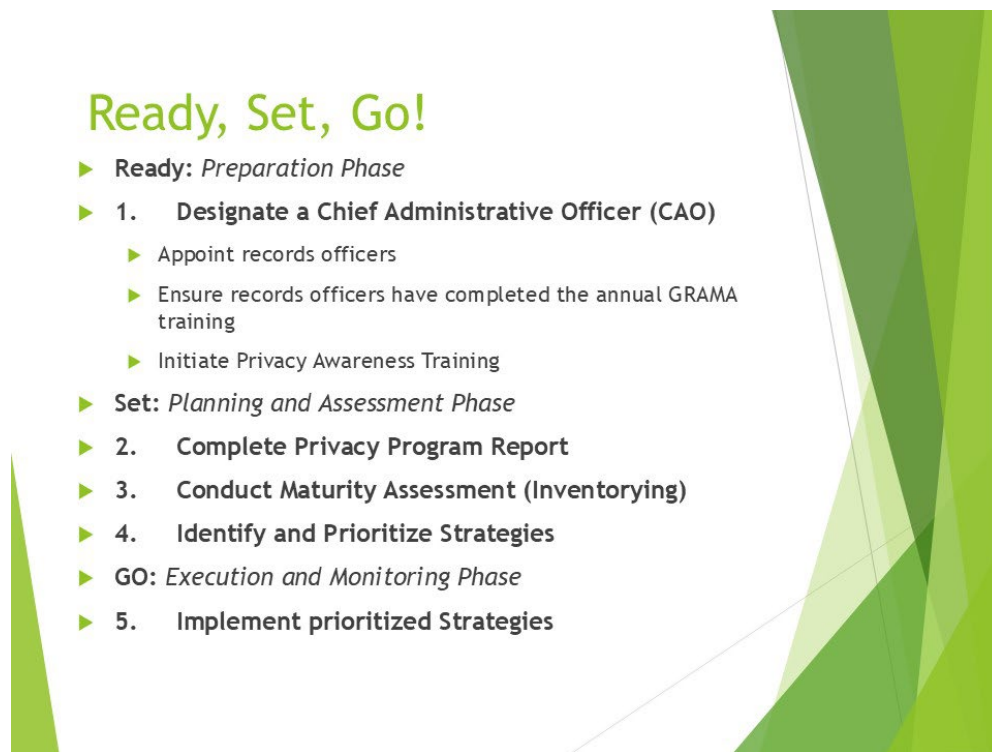
- ▶ Employees must complete data privacy training:
 - ▶ Within 30 days of employment.
 - ▶ At least annually thereafter.



Data Breach Reporting

- ▶ Entities must report breaches affecting 500+ individuals to the Cyber Center and Attorney General.
 - ▶ Must also report unauthorized access, disclosure, loss, or compromise of systems or data.
 - ▶ Entities must notify all individuals affected, regardless of the number.

CYBER ATTACK



B. DISCUSS A CODE AMENDMENT TO MIDVALE CITY CODE TITLE 7 CHAPTER 04 EMERGENCY ABATEMENT TO ENSURE COMPLIANCE WITH DUE PROCESS RIGHTS.

Daniel Van Beuge said the proposed text amendment to Title 7 of Midvale City Code is to address procedural gaps related to due process, particularly concerning emergency abatements. Due process requires three things: notice, the opportunity to be heard, and a decision by a neutral decision-maker.

Staff recently discovered the procedural shortcomings when they addressed an imminent life safety concern. During the process of handling the recent emergency abatement, staff noted that individuals are entitled to a hearing before our hearing officer. However, the emergency abatement chapter, as currently written, has no requirement for the City to provide notice of an emergency abatement. An affected individual would not know of their right to appeal because they are currently not required to be notified of the City's decision and actions.

In order to comply with a person's due process rights, the proposed text amendment would require the City to provide notice of the City's actions to the responsible person, as well as informing the responsible person of their right to a hearing regarding the City's actions. The proposed text amendment incorporates the notice requirements already provided for in Title 7.

Mayor Dustin Gettel said this will be on the next meeting agenda as an action item.

IX. ADJOURN

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

The meeting adjourned at 6:47 p.m.



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



Approved this January 6, 2026