



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, March 20, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Mayor John Niles
Council Member Betty Jo Western
Council Member Nick Killpack
Council Member Kelly Carter
Council Member KC Bogue (arrived at 7:40)

ABSENT

Council Member Kiley Chase

ALSO PRESENT

Shane Church
Sarah Tasker
Sierra Tasker
Kambree Taylor
Taven Layton
Noelan Bassett
Hudson Bassett
Zane Draper
Jace Johnson
Lane Church
Larry Dutson
Matt Ward
Aimee Taylor
Alex Narteh
Harley Hepler
Mindy Hepler
Sherri Westbrook
Michelle Lovejoy
Dent Kirkland
Todd Anderson

CALL TO ORDER

Mayor Niles called the meeting to order at 7:00 p.m. He stated that notice of the time, place, and agenda of the meeting had been posted at the Delta City Complex, on the Delta City website, on the Utah Public Notice website, had been provided to the Millard County Chronicle-Progress, LLC and each member of the City Council at least 24 hours before the meeting. Mayor Niles conducted a roll call. Council Members Western, Carter, and Killpack were present. Council Member Chase and Council Member Bogue were absent.

OPENING REMARKS

Mayor Niles offered the opening remarks.

PLEDGE OF ALLEGIANCE

Mayor Niles led those in attendance in the Pledge of Allegiance.

CONSENT AGENDA

1. Minutes Approval: RCCM 2024-03-06

The minutes of the Regular City Council Meeting held on 3/6/24 were presented for approval. Council Member Killpack MOVED to approve the minutes of the Regular City Council Meeting held on 3/6/24. The motion was SECONDED by Council Member Western. Mayor Niles asked if there were any other questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Killpack, Seconded by Council Member Western.

Voting Yea: Mayor Niles, Council Member Western, Council Member Killpack, Council Member Carter
Council Member Chase and Council Member Bogue were absent.

2. Accounts Payable, Payroll, and Electronic Disbursements Approval: 2024-03-20 \$127,865.09

The Council reviewed the accounts payable, payroll, and electronic transactions for the period ending 3/20/24 in the amount of \$127,865.09. Council Member Carter MOVED to approve the disbursed payments dated 3/20/24 of \$127,865.09. The motion was SECONDED by Council Member Killpack. Mayor Niles asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Carter, Seconded by Council Member Killpack.

Voting Yea: Mayor Niles, Council Member Western, Council Member Killpack, Council Member Carter
Council Member Chase and Council Member Bogue were absent.

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

Shane Church addressed the Council about an agreement for his annexation. Church would like Delta City to accept a double chip seal for the road. Council Member Carter remarked that the agreement has a five-year time frame to make the improvements. Council Member Killpack remarked that there will be industrial traffic on those roads and a double chip road would be questionable to hold up. Church suggested that he put a road base in. Council Member Killpack remarked that Delta City doesn't want to expend funding to fix the road when it should have been up to specifications to begin with. Church expressed his concern that Delta City will have more stipulations in the next five years. Council Member Killpack remarked that time has been given but standards need to be met. Church would like a development agreement where the business owners would be responsible for their roads. Council Member Killpack remarked that a new zone would still need to have drainage and paved roads. Church suggested tying it into growth and for the City to stop issuing business licenses if improvements have not been made. Church would like each developer to install their improvements as they build. City Attorney Anderson remarked that it is hard to enforce and that there is not a double chip seal option under the code.

The Miss Delta 2024 royalty introduced themselves to the City Council. Sierra Tasker is Queen, the 1st Attendant is Kambree Taylor, and the 2nd Attendant is Harley Hepler.

BUSINESS – Any such business as may come before the Council.

3. Alex Narteh: Preliminary Plat approval - Tenny's Corner project - 200 South 500 West
Action: Discussion/Consideration for approval

Alex Narteh appeared before the Council seeking preliminary plat approval for Tenny's Corner projected located at 200 South 500 West. The Planning and Zoning Commission positively recommended a preliminary plat approval for Tenny's Corner. Lots one and two are single-family homes, and lots three, four, and five are 4-plexes. Mayor Niles updated the Council about the Planning and Zoning Commission's debate over the road on the narrow right-of-way. Lots one and two have frontage on a narrow right-of-way. Improvements will be necessary on the street. The code lists hard

surfacing the full length of the block, but the hard surface is not defined. The Planning and Zoning Commission recommended City Council accept double chip seals on narrow right-of-ways. Council Member Carter asked Public Works Director Kirkland if a definition could be added to the hard surface in the code; Kirkland will work on writing the definition. Public Works Director Kirkland talked to the Millard County Road Department. The County does not like a contractor building on a double chip seal road, but it would be okay if they have been sufficiently treated with magnesium. A pioneering agreement came up for future developments, City Attorney Anderson will backdate it. Council Member Killpack suggested that people can apply if someone takes advantage of their improvements.

Council Member Carter MOVED to approve the preliminary plat for Tenny's Corner project with the full length of the block double chip sealed. The motion was SECONDED by Council Member Killpack. Mayor Niles asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Carter, Seconded by Council Member Killpack.

Voting Yea: Mayor Niles, Council Member Western, Council Member Killpack, Council Member Carter, Council Member Bogue

Council Member Chase was absent

4. Mayor Niles; Ordinance 24-306

Action: Discussion/Consideration for approval

Council Member Carter MOVED to approve Ordinance 24-306. The motion was SECONDED by Council Member Western. Mayor Niles asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Carter, Seconded by Council Member Western.

Voting Yea: Mayor Niles, Council Member Western, Council Member Killpack, Council Member Carter, Council Member Bogue

Council Member Chase was absent

5. Councilmember Nicholas Killpack; Hansen Planning Group review

Action: Discussion only

Council Member Killpack provided a review of Hansen Planning Group to the Council. Hansen introduced himself at the Planning and Zoning Commission meeting virtually. Council Member Killpack explained that the legislature will only allow four cycles of communication with the developer. There can be informal meetings before an application is submitted. Council Member Killpack expressed the need for rules to be set clearly because the Council will not be allowed to give their input, only the Planning and Zoning Commission will. Hansen is also working with Millard County, Hinckley, and Lynndyl. Hansen would be okay with appearing virtually. Council Member Carter asked what he would be helping with; Council Member Killpack remarked that he would help with roads and setting up the approval process. Council Member Killpack asked City Attorney Anderson if he had heard anything about the road plan; City Attorney Anderson had not. City Attorney Anderson expressed concern about an overlap of funding between the transportation plan and Hansen. Public Works Director Kirkland remarked that they applied for a grant and should find out in July if it was awarded to Delta City.

6. Councilmember KC Bogue: Transfer Station

Action: Discussion only

Council Member Bogue opened a discussion about the transfer station. There have been cases of illegal dumping that block the trash bins. Council Member Bogue called the County Commissioners, and they will rearrange the bins to push them near the pavement. Landfill hours will be changed to be

open longer in the day so people can take their stuff to the dump. They will start ticketing people abusing the transfer station, based on their cameras. Council Member Bogue stated that Delta City would use their loader to fill up the dumpster provided by the County. Mayor Niles talked to Sheriff Jacobson and suggested that the deputies fill out their reports by the dumpsters, therefore, providing more visibility of law enforcement. Council Member Bogue remarked that the compactor is more cost-effective.

7. Sherri Westbrook, Recorder; Administrative Update
Discussion Only

City Recorder Westbrook provided an administrative update to the Council. Westbrook completed the SAM registration, which is a yearly registration for Delta City to be eligible for money that is awarded. At the Miss Delta pageant, each girl prepared a speech and answered two questions. There were five contestants. Easter eggs have been filled for the Easter egg hunt. Miss Delta royalty will help Council Member Bogue with the Easter egg hunt. Council Member Bogue will ask Fire Chief Stanworth if a fire truck can be present to start the hunt. Kezia Mauzy attended Caselle training and is doing well. Mauzy lacks adequate workspace and suggested moving her to the office located next to Westbrook.

Westbrook addressed issues experienced with the server. The internet and phones go through the server. Les Olsen had them restart the server and now the phones in the library do not work. Westbrook remarked that there is still money in the budget which could be used for a server. Council Member Carter recommended looking into a cloud-based system. The Council recommended not waiting for budget time to get a new server.

8. Dent R. Kirkland, Public Works Director, Public Works Update
Discussion Only

Public Works Director Kirkland provided a Public Works update to the Council. They loaded two bins from the transfer station, swept streets, and Stetson has been spraying. The park restrooms are open and the lawns have been mowed.

Mayor Niles and Kirkland attended meetings and the airport entrance road is scheduled for this summer. It is an FAA-funded project with Delta City responsible for ten percent, about \$8000. UDOT is scheduled to have a project on Highway 6 in May from Maverik to the Juab County line and 8 miles of Brush Wellman Road. Council Member Bogue will speak to the County about receiving some of the millings. Next year's airport project will be a new taxi lane where hangars could be built on each side. Kirkland remarked that lease fees for the airport hangars might need to be raised.

Interviews have been held for a Public Works operator. Three interviews were held; one candidate would be unable to start until August.

Kirkland talked with the engineers about the sewer project, but they have no new information. Kirkland talked about the pump that will be at the Delta Ranch RV Park and where it will be located. Coyote Gulch RV Park got approval from Planning and Zoning with improvements; they will apply for a variance.

ADDITIONAL ITEMS

Mayor Niles received a suggestion to select a woman of the year who could present during tabulation time during Miss Delta.

Council Member Western confirmed that Council Member Carter received the Personnel Policy. The Council would like to discuss the Personnel Policy at the first meeting in April.

Council Member Western has been meeting with the administration staff on the first Thursday of the month.

Mayor Niles remarked that the plans for Delta Crossings have been approved by the state.

ADJOURNMENT

Council Member Carter MOVED to adjourn the City Council Meeting. The motion was SECONDED by Council Member Killpack. Mayor Niles asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Carter, Seconded by Council Member Killpack.

Voting Yea: Mayor Niles, Council Member Western, Council Member Killpack, Council Member Carter, Council Member Bogue

Council Member Chase was absent

The meeting was adjourned at 8:57 p.m.





John Wesley Niles, Mayor



Sherri Westbrook, Recorder