



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, May 01, 2024 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Mayor John Niles
Council Member Betty Jo Western
Council Member Kiley Chase (arrived at 7:15)
Council Member Nick Killpack (arrived at 7:05)
Council Member Kelly Carter
Council Member KC Bogue

ALSO PRESENT

Dent Kirkland
Jody Anderson
Luke Anderson
Todd Anderson
Matt Ward
Kelly Jenkins
Michelle Lovejoy
Sherri Westbrook
Justin Ashby
Jacob Hansen (via zoom)

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 Bogue were present. Council Members Chase and Killpack were absent.

OPENING REMARKS

Council Member Carter offered the opening remarks.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

1. Minutes Approval: RCCM 2024-04-03

The minutes of the Regular City Council Meeting held on 4/3/24 were presented for approval. Council Member Western MOVED to approve the minutes of the Regular City Council Meeting held on 4/3/24. The motion was SECONDED by Council Member Carter. 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 Western, Seconded by Council Member Carter.

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

Council Member Chase was absent

2. Accounts Payable, Payroll, and Electronic Disbursements Approval: 2024-05-01 \$415,018.77

The Council reviewed the accounts payable, payroll, and electronic transactions for the period ending 5/1/24 in the amount of \$415,018.77. Council Member Killpack MOVED to approve the disbursed payments dated 5/1/24 of \$415,018.77. Council Member Carter SECONDED the motion. 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 Killpack, Seconded by Council Member Carter.

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

Council Member Chase was absent

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

Kelly Jenkins appeared before the Council to discuss vacating the road near 450 West 100 South. There will be no landlocked property. Jenkins was advised to fill out a request with Public Works Director Kirkland. City Attorney Anderson remarked that there would need to be a public hearing and that he would like to add it to the survey with the other roads being vacated.

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

3. Jody Anderson, Treasurer; Administrative Update

Action: Discussion only

City Treasurer Anderson provided the Council with an administrative update. Anderson is preparing for the annual treasurer's conference and participated in the Future Ready program. URS asked employees to add beneficiaries to their accounts. PEHP offered a good rate this year; they save each month with Healthiest U. The wellness program is tied to the offered rate. The worker's comp audit returned a negative 15% because there were no claims. Rebecca Peterson will be over the vendors in the park on the 4th of July. 4th of July shirts have been preordered, as well as an additional 100 shirts.

Treasurer Anderson updated the Council about the pickleball court grant. The grant is a federal grant, and it says it has been awarded.

4. Jacob Hansen, Hansen Planning Group: Discussion on Code Updates

Action: Discussion only

Jacob Hansen appeared before the Council to discuss code updates. Hansen had spoken with the Planning and Zoning Commission about updating the code to comply with new state laws. Council Member Killpack asked what the changes were; Hansen replied that subdivision applications would be purely administrative. A checklist will need to be made. The City Council cannot be the land use authority, and the Planning and Zoning Commission will be excluded from the final approval. If an applicant can check all the boxes on the checklist, it will need to be approved. The deadline does not start until the applicant checks all the boxes; they will have a thirty-day deadline.

Hansen remarked that they could modify the current approach and have 4 review cycles in the preliminary stage. Delta City could also form a subdivision review committee. Attorney Anderson remarked that most people phase their projects here and believe a subdivision review committee would be the better option.

Hansen asked if there would be final approval for each phase. One process could be available for all buildings but could have exceptions based on commercial and industrial. Council Member Killpack remarked that the Council should be involved in those areas. The appeal authority would be the current appeal authority, Kasey Wright, in Nephi.

Attorney Anderson asked for advice on how to proceed with requiring roads when no current roads are present; Hansen responded that they could be rejected based on health and safety. A road plan would be ideal, but the code could state that roads and access will be a requirement.

5. Curtis Peterson; Devon Peterson Subdivision Amendment: Ordinance 24-307
Action: Discussion/Consideration for approval

Council Member Killpack opened a discussion about ordinance 24-307. A subdivision occurred a few years ago, and the lot line should have been further south than it was. The plat needs to be changed before doing lot line adjustments. 35 feet will be taken from Melanie and given to Curtis. This was the original plan.

Council Member Carter MOVED to approve Ordinance 24-307. 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: Council Member Western, Council Member Chase, Council Member Killpack, Council Member Carter, Council Member Bogue

6. Update on Weed Nuisance
Action: Discussion/Consideration for approval

Stetson Henrie sprayed weeds. Public Works Director Kirkland and Mayor Niles would like Council Members to deliver nuisance letters to property owners. Council Member Bogue verbally talked to some property owners willing to help. Council Member Carter would like to get ahold of the new owner of the Bringard Service building.

7. Mayor John Niles: Temporary Water Sales Agreement
Action: Discussion/Consideration for approval

KC Bogue is in the process of annexation into the city. Bogue would like to get a water meter set and needs a temporary water sales agreement. Public Works Director Kirkland recommended setting up a timeframe after the annexation petition has started. Recorder Westbrook remarked that once the annexation is filed, the timeframe will be known and complete before the year's deadline.

Council Member Killpack MOVED to approve the temporary water sales agreement to KC Bogue. 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 Killpack, Seconded by Council Member Western.

Voting Yea: Council Member Western, Council Member Chase, Council Member Killpack, Council Member Carter

Voting Abstaining: Council Member Bogue

8. Councilmember Kelly Carter; Fire Department Building Maintenance responsibilities
Action: Discussion/Consideration for approval

Council Member Carter reported that this item has been tabled.

9. Dent R. Kirkland, Public Works Director: Water Acquisition
Action: Discussion/Consideration for approval

Public Works Director Kirkland opened a discussion about water acquisition. He remarked that he has had discussions with numerous cities where the cities would like to expand, but they have no water, so they are unable to do so. Kirkland would like more clarification on multi-family units and how much water is necessary per unit. The City Council thinks it should be per unit and would like to perform a history of multi-family units to see how much water they use. They could lower it if three-quarters of an acre of water per unit isn't needed.

Public Works Director Kirkland remarked that he wasn't sure when the capital improvement fees were last changed, but it has been over ten years. The money should go towards improvements and help to cover the system's strain. The City Council recommended setting aside money to buy water when it becomes available. Attorney Anderson will write a resolution for the next meeting.

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

Public Works Director Kirkland provided a Public Works update to the City Council. An application for a campsite at Sherwood Shores was received, but the applicant has not paid any water acquisition fees. It will be hooked up to an existing meter, which Millard County said they could use if it is dry camping. The City Council recommended updating the water user agreement with Sherwood Shores.

Mayor Niles asked the Council to decrease the speed limit on 750 North to 30 mph. Council Member Carter would like a weight limit as well, but Council Member Bogue thinks an axle limit might be more appropriate. Attorney Anderson will research more and draft an ordinance.

Jones and DeMille did not get funding for the master road plan. Council Member Western suggested applying for a sidewalk and road grant from the League of Cities and Towns. Council Member Bogue questioned if there could be a grant writer.

The Public Works Department burned weeds near the fence line at the airport. City cleanup will be this weekend.

ADDITIONAL ITEMS

Council Member Western mentioned that 7 pages of the personnel policy still need to be reviewed. Council Member Western received a draft and suggested meeting again before the next City Council meeting.

Mayor Niles set the budget work meeting for Monday, May 13th, at 3:30 pm.

Mayor Niles distributed flyers for the sign on Main Street. Council Member Carter would like to see another quote.

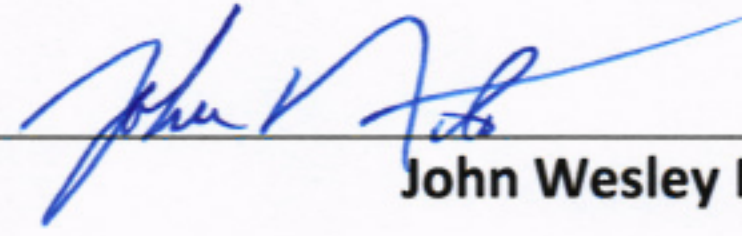
ADJOURNMENT

Council Member Chase MOVED to adjourn the City Council Meeting. 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.

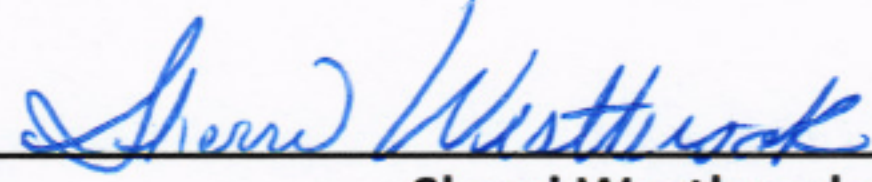
Motion made by Council Member Chase, Seconded by Council Member Western.

Voting Yea: Council Member Western, Council Member Chase, Council Member Carter, Council Member Bogue, Council Member Killpack

The meeting was adjourned at 9:24 p.m.



John Wesley Niles, Mayor



Sherri Westbrook, Recorder