

DELTA CITY CITY COUNCIL REGULAR MEETING

Wednesday, June 15, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Mayor John Niles
Council Member Brett Bunker
Council Member Betty Jo Western
Council Member Kiley Chase
Council Member Nick Killpack

NOT PRESENT

Council Member Robert Banks

ALSO PRESENT

Todd Anderson
Dent Kirkland
Sherri Westbrook (via Zoom)
Jody Anderson
Michelle Lovejoy
Matt Ward
Bruce Curtis
Keith Morris
Charlie Edwards
Bill Edwards
Molly Brown

CALL TO ORDER

Mayor Niles called the meeting to order at 7:01 p.m. He stated that notice of the time, place and the 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 to each member of the City Council at least 24 hours prior to the meeting. Mayor Niles conducted roll call. Council Members Bunker, Western, Chase, and Killpack were present. Council Members Banks was absent.

OPENING REMARKS

Council Member Chase offered the opening remarks.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

1. Minutes Approval: RCCM 2022-05-18

The minutes of the Regular City Council Meeting held 5/18/22 were presented for approval. Council Member Western MOVED to approve the minutes of the Regular City Council Meeting held 5/18/22. The motion was SECONDED by Council Member Killpack. 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 Killpack.
Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack
Council Member Banks was absent

2. Accounts Payable, Payroll, and Electronic Disbursements Approval: June 15, 2022 \$178,776.52

The Council reviewed the accounts payable, payroll and electronic transactions for the period ending 6/15/22 in the amount of \$178,776.52. Council Member Bunker MOVED to approve the disbursed payments dated 6/15/22 in the amount of \$178,776.52. The motion was SECONDED by Council Member Chase. 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 Bunker, Seconded by Council Member Chase.
Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack
Council Member Banks was absent

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

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

3. Spencer Pack; Zone Change, Ordinance 22-297

Action: Discussion/Consideration for Approval

Nick Killpack provided a report to the Council about Spencer Pack's zone change from A5 to I1. A few people were in attendance at the Public Hearing to express concerns about what the impact on wildlife would be if the zoning were to change to industrial. There was discussion about what is not permitted to be built in city limits. The Planning and Zoning Commission had a positive recommendation on this zone change.

Council Member Killpack MOVED to approve Ordinance 22-297. The motion was SECONDED by Council Member Bunker. 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 Bunker.
Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack
Council Member Banks was absent

4. Tom Tasker: Preliminary Plat Approval for Tasker Block 99 Minor Subdivision

Action: Discussion/Consideration for Approval

Tom Tasker would like to subdivide his property just north of 300 North. Sewer and water will need to be installed and a bond for the sidewalk will need to be placed. Curb and gutter will not be required because it is in the redevelopment area. The Planning and Zoning Commission had a positive recommendation for the preliminary plat for the Tasker Block 99 Minor Subdivision.

Council Member Chase MOVED to approve the preliminary plat for the Tasker Block 99 Minor Subdivision. 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 Bunker, Council Member Western, Council Member Chase, Council Member Killpack

Council Member Banks was absent

5. Travis Stanworth, Preliminary Plat Approval for Stanworth Block 71 Minor Subdivision

Action: Discussion/Consideration for approval

Travis Stanworth would like to subdivide his property. Curb and gutter is already installed and the property is located on a paved road. Sidewalk will need to be installed. The Planning and Zoning Commission had a positive recommendation for the preliminary plat for the Stanworth Block 71 Minor Subdivision.

Council Member Bunker MOVED to approve the preliminary plat for the Stanworth Block 71 Minor Subdivision. 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 Bunker, Seconded by Council Member Western.

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

Council Member Banks was absent

6. Mayor Niles; Planning & Zoning Member replacement and Alternate member

Action: Discussion/Consideration for Approval

Megan Davies has asked to be excused from the Planning and Zoning Commission Board. Mayor Niles has a list of names and has asked that the Council to suggest more names of any individual that would like to be a member of the Planning & Zoning Commission. Mayor Niles discussed having an alternate member for the Planning and Zoning Commission.

Council Member Chase MOVED to approve the Planning and Zoning Member replacement and Alternate Member. 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 Chase, Seconded by Council Member Killpack.

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

Council Member Banks was absent

7. Mayor Niles; Resolution 22-462, National Independence Day, Juneteenth

Action: Discussion/Consideration for Approval

Mayor Niles asked for the addition of Juneteenth to be added to the personnel policy as a Federal Holiday and follow the policy pertaining to the recognition of the holiday when occurring on a non-work day.

Council Member Bunker MOVED to approve Resolution 22-462. 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 Bunker, Seconded by Council Member Killpack.

Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack.

Council Member Banks was absent

8. Mayor Niles; Resolution 22-463 Adopting Budget for FY 2023

Action: Discussion/Consideration for Approval

Council Member Killpack inquired about the Law Enforcement Budget item, Recorder Westbrook remarked that it is paid off of the invoice and was left as is but can be added.

Attorney Anderson would like to either include irrigation or get rid of the line item. Recorder Westbrook left it there for the beautification budget.

Council Member Killpack MOVED to approve Resolution 22-463 with an added 4 percent increase for law enforcement making it \$260,267 on line number 10-51-35. The motion was SECONDED by Council Member Bunker. 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 Bunker.

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

Council Member Banks was absent

9. Mayor Niles; Resolution 22-464, Amending Budget for FY 2022

Action: Discussion/Consideration for Approval

Council Member Bunker MOVED to approve Resolution 22-464. The motion was SECONDED by Council Member Chase. 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 Bunker, Seconded by Council Member Chase.

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

Council Member Banks was absent

10. Mayor Niles; Resolution 22-465 Compensation/Salaries for FY 2023

Action: Discussion/Consideration for Approval

Council Member Chase MOVED to approve Resolution 22-465. 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 Bunker, Council Member Western, Council Member Chase, Council Member Killpack

Council Member Banks was absent

11. Ordinance 22-295; Amending Title 18 of the Delta City Code

Action: Discussion/Consideration for Approval

The Planning and Zoning Commission gave a positive recommendation to amend Title 18 of the Delta City Code. City Attorney Anderson presented the proposed changes for Title 18 which addresses House Bill 82. State legislature only allows regulating parking, owner-occupation, and requirement of a permit.

RV Parks will allow up to ten percent of cabins or park model trailers in the park.

Up to 3 storage containers will be allowed in the industrial and agricultural zones for personal use. Commercial zones can be used temporarily for storage but will require a no cost permit. Council Member Western would like storage units to be considered in the RR2 zone as well. RR2 Zone was previously taken off because of the Droubay Covenant, but could be added back.

Council Member Killpack MOVED to approve Ordinance 22-295 with the addition of storage containers being allowed in Zone RR2. The motion was SECONDED by Council Member Bunker. 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 Bunker.

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

Council Member Banks was absent

12. Ordinance 22-296; Amending Title 18 of the Delta City Code (Extended Stay Rental)

Action: Discussion/Consideration for Approval

The Planning and Zoning Commission gave a negative recommendation to this amendment of Title 18 of the Delta City Code. Transient room tax can only be collected on the first 30 days. Council Member Killpack had concerns about a zoning issue, and that the hotels would be turned into apartment buildings, and the RV parks into mobile home parks. Planning and Zoning wanted to scratch this amendment and go back to how it is now. Council Member Chase recommended revisiting the idea in the future, but there is a need for housing right now.

Kevin Morris of Millard County Tourism was in attendance. Morris met with local motels, and they will keep 30 percent of rooms open for tourism, and they will have occupants move rooms every 30 days so they will continue to collect transient room tax. Morris has talked with IPA, who told him that any tourism dollars lost during this time will be compensated for. RV spots will be harder to move every 30 days. The RV park is willing to track long term stays and work with the city. They are offering to have 30-40 spots in the summer open for tourism and then fill them in the winter. They will have a one vehicle limit, with additional parking available at Delta Valley Trucking. Council Member Western asked if Antelope RV Park could label their spots, and Edwards replied that he already has the stencils and is planning on it.

Council Member Bunker MOVED to table Ordinance 22-296. 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 Bunker, Seconded by Council Member Western.

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

Council Member Banks was absent

13. Dent R. Kirkland, Public Works Director, Public Works Update

Discussion Only

Public Works Director Dent Kirkland provided the Council with a Public Works update.

Kirkland met with Rob Droubay's engineer who showed them a new style of storm drain box which exceeds the ten year storm requirement. Kirkland thinks it is worth it for Delta City to install them.

Wood's property has been cleaned up, and will be made into a parking lot for the 4th of July. Kirkland received the bill for the clean-up of the Wood property from the landfill and found out they charged for city clean-up as well; they were previously told that there would be no charge for city clean-up.

Seasonal help Grady Lovell will be leaving at the end of June.

ADDITIONAL ITEMS

Council Member Killpack would like Delta City to front the bill for one of the firefighter dinners.

ADJOURNMENT

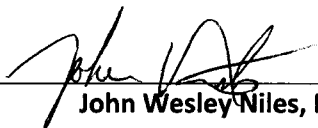
Council Member Bunker MOVED to adjourn the meeting. The motion was SECONDED by Council Member Killpack. Mayor Niles asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

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

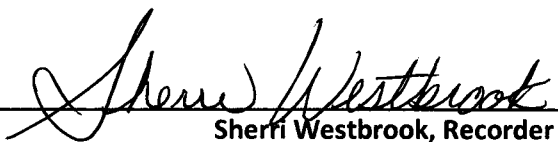
Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack

Council Member Banks was absent

The meeting was adjourned at 9:13 p.m.



John Wesley Niles, Mayor



Sherri Westbrook, Recorder