



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, September 16, 2026 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Mayor KC Bogue
Council Member Kelly Carter
Council Member Brian Huber
Council Member Nick Killpack
Council Member Natalie Stefanoff
Council Member Nathan Taylor – via Zoom

ALSO PRESENT

Sherri Westbrook
Angie Dewsnap
Jessica Anderson
Shay Morrison
Paul Raymond

Ron Larsen
Steve O'Camb
Matt Ward
Tom Souvall
Mike Zurn

Bill Souvall
Alex Souvall
Tim Metzger
Brian Cimagala

CALL TO ORDER

Mayor Bogue called the meeting to order at 7:01 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, and on the Utah Public Notice website and 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 Bogue conducted a roll call. Council Members Kelly Carter, Brian Huber, Nick Killpack, Natalie Stefanoff, and Nate Taylor were present.

OPENING REMARKS

Council Member Kelly Carter offered the opening remarks.

PLEDGE OF ALLEGIANCE

Mayor KC Bogue led those in attendance in the Pledge of Allegiance.

CONSENT AGENDA

1. Minutes Approval: RCCM 2026-09-02

The minutes of the Regular City Council Meeting held on 09/02/2026 were presented for approval. Council Member Killpack MOVED to approve the Regular City Council Meeting minutes held on 09/02/2026 at 7:00 p.m. Council Member Huber SECONDED the motion. Mayor Bogue 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 Huber.

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

2. Accounts Payable, Payroll, and Electronic Disbursements Approval: 9/15/2026 \$420,111.09

The Council reviewed the Accounts Payable, Payroll, and Electronic Transactions for the period ending 09/15/2026 for \$420,111.09. Council Member Carter MOVED to approve the disbursed payments dated 09/15/2026 for \$420,111.09. Council Member Huber SECONDED the motion. Mayor Bogue asked if there were any further questions or comments regarding the motion. There being none, he called for a vote.

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

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

No public comment.

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

3. Mayor Bogue: Ordinance 26-342 Delta City Culinary Water Capital Facilities Plan
Action: Discussion/Consideration for Approval

Council Member Killpack MOVED to approve Ordinance 26-342, Delta City Culinary Water Capital Facilities Plan. Council Member Huber SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Kelly Carter: Yea

Brian Huber: Yea

Nick Killpack: Yea

Natalie Stefanoff: Yea

Nathan Taylor: Yea

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

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

4. Paul Raymond; Black Hills Range Complex (Military Artillery Range)
Action: Discussion only

Paul Raymond with the Utah National Guard introduced himself to the Mayor and Council. He shared plans for a military artillery range, called Black Hills Range Complex, that is being planned on the West Desert between Highway 50 and Crystal Peak Road. Raymond stated that with the Utah National Guard being pushed out of Dugway and having to travel out of state for training, this would be an ideal training sight within the state. He also shared that the Blackrock area on Highway 257 is another area they are investigating and would like to build the railhead out for loading and unloading and then motor out to the Black Hills Range Complex. Raymond expressed that their goal is to work with grazers and encourage them to continue in the area.

Raymond shared that with this complex, he would greatly anticipate that large groups would be traveling through Delta City for groceries, fuel, and other goods.

Raymond requested a Letter of Support from Delta City within the next couple of weeks; he stated that he is currently working on obtaining the land. Council Member Huber asked if this would mostly be a training complex for Utah National Guard or would there be a possibility to expand this out to Federal departments.

Matt Ward asked about how this would work with the possible Spaceport coming to the area.

Raymond responded that this would be about 30 miles west and that there has been coordination and collaboration with this group, as well as the state.

Raymond also shared that because there is ample areas for required safety distance for munitions, that a Convoy Live Fire Range could be created and this would be the first in the United States. Mayor Bogue asked if this was something that the public could view; Raymond stated that they would like to create an area where the public can park and observe the happenings.

Council Member Huber asked how this complex would compare to other similar projects. Raymond stated that Dugway is about 5 times larger; however, the plan is to have the best ranges in the army in this location. For artillery, this site will be the premiere in the United States with sniper courses, pistol and rifle ranges. Raymond also added that the plan would be for local law enforcement agencies to also utilize the complex for training.

Council Member Stefanoff asked about whether the site would operate seasonally or year-round. Raymond answered that it would mostly be used for annual trainings and getting ready for deployments; therefore, majority of training would take place in the Spring and Fall. He added that for Special Forces training they are looking at having a tactical air strip as it would be a great area for drop zones, as well.

The Mayor asked Council Member Stefanoff to write a Support Letter on behalf of Delta City for Raymond.

5. Shay Morrison; R6 Regional Advisor introduction and alignment
Action: Discussion only

Shay Morrison with R6 Regional Council introduced himself to the Mayor and Council. He has taken Jess Peterson's position as Jess accepted a promotion within R6. Shay has been with R6 for six years and previously worked with Juab and Sevier counties.

Morrison reminded Council of the R6 Fall Regional Growth Summit on October 22 in Richfield from 5:00 – 9:00 p.m. He also shared that his schedule for attending meetings and other information was shared with Delta City Recorder, Sherri Westbrook. He explained the top 10 priorities that R6 has for cities at this time. Delta City's identified priorities are state compliance issues such as Data Privacy and Land Use Checklists.

6. Michael Zurn; Souvall Investments: Discuss park parcel located within development
Action: Discussion/Consideration for Approval

Michael Zurn with Souvall Investments addressed the Mayor and City Council. Zurn asked to discuss Parcel D-3857-3 which has been listed for sale with Pam Fisher at Bulloch Realty. The appraisal valued the property at \$70,000 and Zurn's group had put in prior offers of \$20,000 and \$20,500. Zurn shared his opinion that with this parcel being landlocked without legal access to and from it, no establishment of utilities, and the irregular shape of the piece of property, the original appraisal was extremely high. Zurn and Souvall Investments would like to work with the city to figure out what could work for both their development and Delta City, as they are unable to finalize any plans for a PID boundary.

Council Member Carter added that while Zurn stated that the parcel is landlocked and surrounded on all sides by Souvall owned land, the parcel is connected to two other property owners. Carter's goal is to come up with a reasonable value between Souvall Investment Group and Delta City.

Attorney Anderson stated that there is not currently Delta City Code for PID (Public Infrastructure District). Council Member Killpack added that to create a PID, Planning & Zoning Commission will have to take time to change zoning rules and write PID Code. Bill Souvall stated that Piper Sandler (with their legal team) can set up a call with officials at Delta City to discuss PID and get any and all questions answered.

Bogue asked Council Members for their thoughts. Council Member Huber stated that he is more in favor of taking the offer and moving forward. Council Member Stefanoff asked about the effect this could have on others that are wanting to purchase property. Council Member Killpack stated that it is the Council's fiduciary duty to the public and it's land to get fair value. Stefanoff and Killpack both said they would be willing to negotiate between two appraised values, but would like a second appraisal from Zurn and Souvall group.

Alex Souvall stated concern that while open to getting another appraisal, he believes that there is a great chance that this could come in less than the offers already made by Souvall Investment.

Council Member Carter agreed with Killpack, stating that these are public lands and the Council is trying to do right by the city and the public.

Mayor Bogue charged Zurn and Souvall Investment Group to get a second appraisal based on the decision of the Council if they would like any further discussion on this item.

7. Council Member Updates
Action: Discussion only

Kelly Carter: Carter shared that Planning & Zoning Commission was presented with a Preliminary Plat for Droubay's 5th Phase of the Notch Peak Subdivision; the Commission would like to evaluate water pressure before moving forward. Carter also stated that Planning & Zoning Commission would like to have some input on the "Will Serve Letter" for Creekstone as this is where annexation petition will begin. This will be added to the next Planning & Zoning meeting as a discussion only item.

Brian Huber: Huber stated that he is working with Stetson Henrie on the Shooting Range Project and they both agree that it would be better to wait until late Fall or early Winter for this.

Nick Killpack: Killpack shared that he fully supports Mayor Bogue's proposal for a City Planner for the City of Delta. He would like to see Attorney Anderson create a proposal, organize a department, make him or her head of that department with a budget and really go for it. Killpack also shared that Better City will be visiting with the Council in October to share their ideas and strategies.

Natalie Stefanoff: Stefanoff shared appreciation for September 11th Commemoration at the High School Homecoming football game.

Nathan Taylor: No update at this time.

ADDITIONAL ITEMS

Mayor Bogue shared with Council Members that he would like to hire a Delta City Planner. Council Member Killpack stated this would be beneficial as it would then become its own department. Bogue stated that he would like to bring the building department back inhouse and that the Planner would also be over economic development and infrastructure, grants, land use, and planning and zoning needs. Bogue added that City Staff is spread thin, Planning & Zoning Commission is spread thin, and the City Council is spread thin. The Mayor asked City Attorney, Jessica Anderson, to create a proposal for a City Planner. Shay Morrison, with R6 Regional Council, agreed that Delta City is at a point that a City Planner is needed. Bogue stated that he wants this to move forward immediately; Anderson and Morrison will work on the proposal.

ADJOURNMENT

Council Member Killpack MOVED to adjourn the meeting at 8:58 p.m. Council Member Huber SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

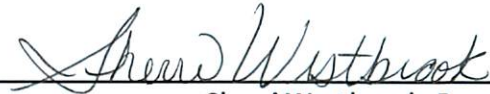
Motion made by Council Member Killpack, Seconded by Council Member Huber.

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

The meeting was adjourned at 8:58 p.m.



KC Bogue, Mayor



Sherri Westbrook, Recorder