



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, February 21, 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

NOT PRESENT

Council Member Kiley Chase

ALSO PRESENT

Brad Morris

Scott Larsen

Justin Ashby

Margarita Phillipsen

Emily Phillipsen

Charles Phillipsen

Shane Church

McKay Christensen

Stetson Henrie

Jordan Rogers

Michelle Lovejoy

Todd Anderson

Sherri Westbrook

Dent Kirkland

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, Bogue, and Killpack were present. Council Member Chase was absent.

OPENING REMARKS

Council Member Killpack offered the opening remarks.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

1. Minutes Approval: RCCM 2024-02-07

Council Member Carter would like line number 109 to read that Delta City will write the first draft.

The minutes of the Regular City Council Meeting held on 2/7/24 were presented for approval. Council

Member Killpack MOVED to approve the minutes of the Regular City Council Meeting held on 2/7/24 with the recommended changes. 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: 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: 2024-02-21 \$ 82,398.25

The Council reviewed the accounts payable, payroll, and electronic transactions for the period ending 2/21/24 in the amount of \$82,398.25. Council Member Western MOVED to approve the disbursed payments dated 2/21/24 of \$82,398.25. The motion was SECONDED by Council Member Bogue. 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 Western, Seconded by Council Member Bogue.

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*

Shane Church sent a draft of the water agreement to Council Member Carter. Attorney Anderson remarked that changes will need to be made to the draft. The corrected draft will be ready to send to the Council the following day. Attorney Anderson remarked that state statute says that a city cannot enter into a permanent surplus agreement. Shane Church would also like to have further discussion on the different zoning requirements such as in the RR zone.

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

3. Steve Styler, Veracity Investments, LLC: Preliminary Plat "A" approval

Action: Discussion/Consideration for approval

Council Member Killpack presented Steve Styler's Veracity Investments amended preliminary plat "A" for approval. The two northern lots were subdivided so they could be sold. Between lots 1b and 1c, there is a jog towards the midline to accommodate the 27-foot driveway. The jog will occur past the building to avoid trespassing on other lots. The Planning and Zoning Commission positively recommended approval for Veracity Investments' preliminary plat "A".

Council Member Western asked about the drainage plan. Public Works Director Kirkland informed the Council that two large perforated manholes are there and that they should satisfy a 10-year storm.

Council Member Bogue asked who selects the grade of the drains. Public Works Director Kirkland remarked that the engineers consider the existing crown of the road when assigning the grade of the drain.

Council Member Carter MOVED to approve Veracity Investments, LLC preliminary plat "A". 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: Council Member Western, Council Member Killpack, Council Member Carter, Council

Member Bogue

Council Member Chase was absent

4. Domingo Garcia: Garcia Block 46 Subdivision Preliminary Plat approval
Action: Discussion/Consideration for approval

Council Member Killpack presented Domingo Garcia's Garcia Block 46 subdivision preliminary plat for approval. A platted map of Delta City shows vacated roads around this property that were vacated in the past. The black box on the map is a public right of way, half is owned by Roper Lumber, and half is owned by Garcia. A business will need to access this property from Main Street. Public Works Director Kirkland recommended vacation of the road and they can share it as access to the businesses. An easement agreement will need to be made between the two parties along with a vacation of the road.

Council Member Carter MOVED to approve the Garcia Block 46 subdivision preliminary plat approval conditioned upon the landowner's agreement and road vacation. 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: Council Member Western, Council Member Killpack, Council Member Carter, Council Member Bogue

Council Member Chase was absent.

5. Steven Pratt: Pratt Estates Plat C Preliminary Approval
Action: Discussion/Consideration for approval

Council Member Killpack presented Steven Pratt's Pratt Estates preliminary plat C for approval. Pratt is seeking reapproval after ten years. In the past, two lots on the north side of 250 North had already been sold but the road was never installed, and improvements were not made. Pratt was aware that he would need to finish the road, curb, and gutter. The Planning and Zoning Commission would like the Council to discuss if Pratt would need to install sidewalks on those two lots. Council Members Western and Bogue would like him to install sidewalks. Council Member Carter asked if there was a way that he could get some cash back from the homeowners for improving those lots. Attorney Anderson reached out to colleagues, but there is no enforcement mechanism to aid in that.

Pratt would like to install a rollover curb instead of a high back curb. The Planning and Zoning Commission discussed it, but they prefer the high back curb.

Council Member Carter asked Delta City to set aside money to help with maintaining sidewalks. Mayor Niles remarked that oftentimes the city helps with the removal of the old sidewalk. Council Member Killpack recommended that citizens call the city office if they see high or low areas of sidewalk. A company comes out to grind off the high spots.

Council Member Killpack MOVED to approve Pratt Estates preliminary plat C with the requirement of high back curb, gutter, sidewalks, and road to the preexisting lots. 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 Killpack, Council Member Carter, Council Member Bogue

Council Member Chase was absent.

6. Councilmember Western: School District; wireless radios for internet
Action: Discussion/Consideration for approval

Council Member Western opened a discussion about the installation of antennas on the Delta City water tower to improve connectivity to the internet for students in the Delta area. Jordan Rogers, IT Director with Millard County School District, and Brad Morris from Utah Education Network (UEN) presented a plan. They would like to explore being above the tree line using two antennas off the tower, with the possibility of two additional smaller antennas. Public Works Director Kirkland explained that there are antennas on the water tower currently for their two-way radios and water meters. Council Member Western would like to see a mock-up of the design.

Council Member Bogue MOVED to proceed with a feasibility study for UEN to install antennas to the Delta City water tower for increased connectivity. 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 Bogue, Seconded by Council Member Killpack.

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

Council Member Chase was absent.

7. Mayor Niles: 4th of July theme

Action: Discussion/Consideration for approval

Council Member Western MOVED to approve the theme for this year's 4th of July to be "What Makes America Great" and for Lynn Ashby to be the Grand Marshal. The motion was SECONDED by Council Member Carter. 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 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.

8. Mayor Niles: Easter celebration responsibility

Action: Discussion/Consideration for approval

Council Member Western MOVED to appoint Council Member Bogue to be in charge of the Easter celebration on Saturday, March 30th. The motion was SECONDED by Council Member Carter. 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 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.

9. Councilmember Bogue: Creating new position; City Planner/Community Development Director

Action: Discussion only

Council Member Bogue opened a discussion about creating a new position in Delta City. The new position would be City Planner/Community Development Director. They would be responsible for land use, zoning, code enforcement, policy, and legislative changes. This would allow Public Works Director Kirkland to focus his attention on Public Works. This position would be a department head who would work closely with other department heads, and the mayor would oversee. This position would be made instead of hiring a new Assistant Public Works Director. Mayor Niles voiced some concerns about not hiring an Assistant Public Works Director; he thinks one is necessary. Council Member Bogue

would like to see a chain of command that works better. Council Member Carter remarked that this position could help things move along and be able to work with Millard County.

Council Member Bogue would like to move this position forward by creating a job description and qualifications and setting a rate of pay.

Public Works Director Kirkland would like to open the position for Assistant Public Works Director next week to hire in-house. The Public Works Department also has an open Public Works operator position.

10. Administrative Update: Michelle Lovejoy, Library

Librarian Lovejoy updated the Council on the Library. Lovejoy presented stats about circulation, patronage, and programming.

11. Dent R. Kirkland, Public Works Director, Delta Ranch RV water options

Action: Discussion only

Public Works Director Kirkland met with engineers about the Delta Ranch RV Park booster pumps. They will install an oversized booster station to accommodate more growth and will deed it to Delta City to maintain.

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

Discussion Only

Carl and Russ Anderson have discussed building another RV Park by Walker Lumber. The code requires a curb, gutter, and sidewalk on the frontage. There is a problem with drainage. Attorney Anderson believes the State of Utah is responsible for the water drainage on Main Street. The state contacted Delta City to see if they wanted to team up to build a curb, gutter, and sidewalk in front of Antelope RV Park. If Delta City chose to participate, Delta City would be responsible for half of the \$130,000 cost. The City Council decided that it was the state's responsibility.

The canal company wants a box culvert installed at Delta Crossings. The canal company would like to do the work and bill them. Delta Crossings won't be able to build a bridge before water fills the canal.

Kirkland had a conversation with the Sheriff's office about receiving tickets back from them. The Sheriff was hesitant because there was a lack of evidence to issue tickets with just the picture. Kirkland would like to have someone working for Delta City to be certified to run searches.

Snow goose banners have been hung on Main Street.

Remodeling work has been performed at the city shop.

Kirkland would like to have another worker certified to spray.

ADDITIONAL ITEMS

Mayor Niles was approached by citizens who requested that a streetlight be installed by the water tank at 450 S. Manzanita. Council Member Western would like to see one installed by the cemetery. Council member Bogue will call it into Rocky Mountain Power.

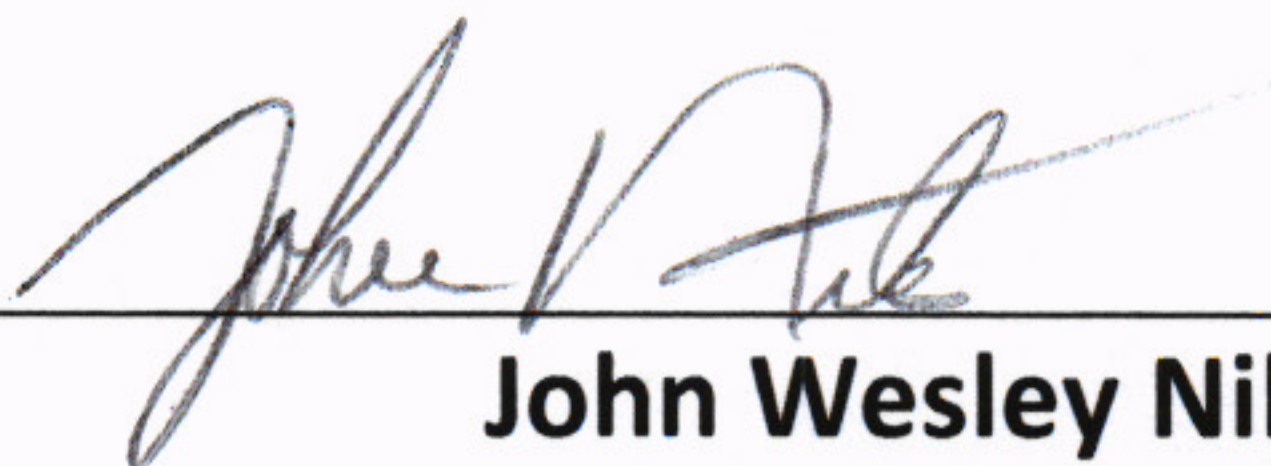
Council Member Western recommended more members of the city staff be added to the email account. Council Member Western would like applications to go to the Department Heads. Council Member Carter would like Mayor Niles to have access to everything.

ADJOURNMENT

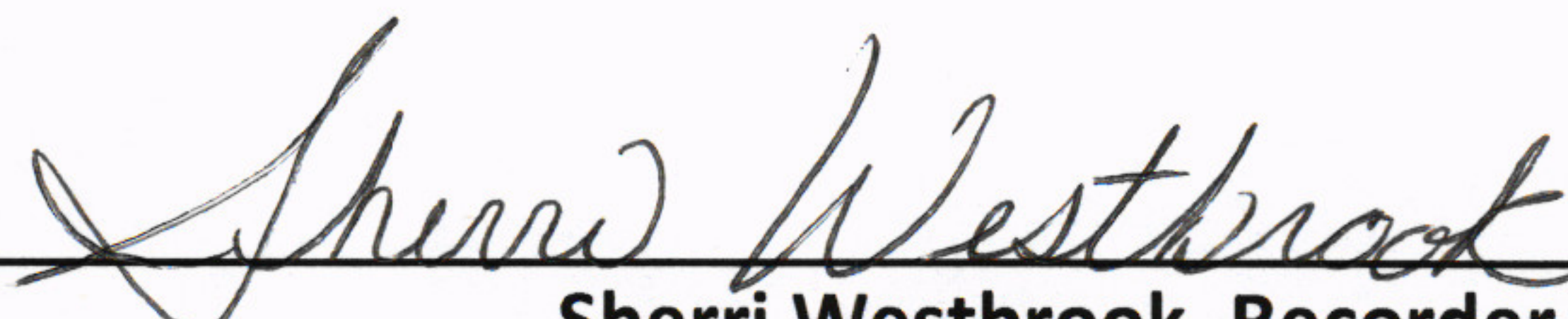
Council Member Killpack MOVED to adjourn the City Council Meeting. The motion was SECONDED by Council Member Western. Mayor Niles asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Killpack, Seconded by Council Member Western.
Voting Yea: Council Member Carter, Council Member Western, Council Member Killpack, Council Member Bogue
Council Member Chase was absent.
The meeting was adjourned at 10:46 p.m.





John Wesley Niles, Mayor



Sherri Westbrook, Recorder