



## DELTA CITY COUNCIL WORK SESSION

Wednesday, September 02, 2026 at 5:30 PM

Delta City Municipal Complex Council Chambers\*

### MINUTES

#### PRESENT

Mayor KC Bogue  
Council Member Kelly Carter  
Council Member Nick Killpack  
Council Member Natalie Stefanoff  
Council Member Nathan Taylor - via Zoom

#### ABSENT

Council Member Brian Huber

#### ALSO PRESENT

|                  |              |                 |
|------------------|--------------|-----------------|
| Sherri Westbrook | Justin Ashby | Jason May       |
| Angie Dewsnap    | Josh Ashby   | Lane Livingston |
| Jessica Anderson | Steve Styler | Ron Larsen      |

#### CALL TO ORDER

Mayor Bogue called the meeting to order at 5:31 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 Bogue conducted a roll call. Council Members Carter, Killpack, Stefanoff, and Taylor were present. Council Member Huber was absent.

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

#### 1. Service Water Agreement

Mayor Bogue addressed the Council and Creekstone Representatives Steve Styler, Jason May, and Lane Livingston, as well as Ron Larsen with Jones & DeMille Engineering. The purpose of the work session was explained as a chance to collaborate and work together as Delta City and Creekstone Representatives on a detailed pathway towards a commitment to service. Styler stated that Creekstone would like to work with Delta City Officials on a "Will Serve Letter" with conditions and stipulations that are agreed upon by both parties. Styler added that this is important for businesses coming in to work on the Data Center Project to see that there is a commitment to service and to show the direction that everything is going in securing needed culinary water.

Council Member Carter stated that he understands the benefits to Delta City with working out an agreement, but out of curiosity he would like to know why Creekstone wants this agreement, what is the benefit over drilling their own well? Styler shared four specific benefits that having an agreement with Delta City would provide Creekstone; one, they have already obtained some of the necessary acre-feet of water; two and three, the amount of time and cost to put in a fully operational water system is far beyond what it would be with an agreement with Delta City; and four, there are so many unknowns with drilling a well and putting in a water system that it is better to go with a guaranteed source. Carter thanked Styler for being open about the benefits to Creekstone and not just how Delta City could benefit.

Mayor Bogue stated that while Delta City Officials know where water concerns are at within the system based on the recent Water Capital Facilities Master Plan, the question that needs to be answered is the impact that will come to Delta City's water system from Creekstone and pushing or pulling water approximately 10 miles outside of Delta City. Bogue also inquired if a route had been researched and decided upon. Styler stated that there are currently two options for the route, one being the old Rocky Mountain Power/Union Pacific line and the other being the highway. There has not been a decision made at this time as it will take some research and collaboration to determine the best route. Council Member Killpack agreed that there must be easements so that maintenance can take place along the entire route without going through someone's private property.

Council Member Carter reiterated that his biggest worry or cause of concern, too, is the impact on the rest of the Delta City water system and the citizens in Delta City; he added that a peer review will be required on any engineering plans that are created, as there have been problems in the past with this.

Mayor Bogue asked whether Creekstone had a timeline in mind, as Delta City's water system improvements could be five years out. Styler answered that the goal is for construction to begin on the onsite facility in the Fall. He stated that on projects like this, there comes a point where time and certainty is more valuable than money.

Council Member Killpack stated that during this work session, there needs to be a discussion of contingencies and conditions that would be part of a "Will Serve Letter". Specifics that Killpack requested be part of those conditions include an annexation petition with a timeline, engineering that shows there is no impact in water service ability, infrastructure improvement costs are covered solely by Creekstone, limitations on the volume of water, expectation that once annexed there would be public service easements all along the route, and that there will be acquisition fees and a higher rate charged until officially annexed into Delta City. He also included that any contract or agreement outside the service area must be renewed annually.

Council Member Taylor asked about the management and maintenance obligation on the line, and would this be on Delta City or on Creekstone? Taylor stated that there should be mutual coordination by both parties involved. The infrastructure would become Delta City's once annexed; however, Styler stated that a meter should be placed on the easternmost edge of Delta City and up to that point it is Delta City's responsibility and beyond that is Creekstone's.

It was discussed whether there would also need to be a dual track agreement for both water and sewer lines. Jason May asked about sewer pond capacity and was told by council members that there is plenty of capacity. Styler suggested putting both water and sewer in the same "Will Serve Letter" as these are the utilities that Delta City provides.

Delta City Attorney, Jessica Anderson, was tasked with putting a draft "Will Serve Letter" and share it with the Mayor and Council Members prior to the October 7<sup>th</sup> Council Meeting. Once the draft is ready, the Council will decide upon whether a special work session is needed prior to the October 7<sup>th</sup> meeting. As for the necessary annexation petition, Delta City Council and Planning & Zoning Commission will participate in an upcoming work session.

## **ADDITIONAL ITEMS**

Delta City Public Works Director, Justin Ashby, addressed the Council sharing that he loves working for Delta City, the public, and his love for everything that he does for the city and community. Ashby stated that Mayor Bogue requested a resignation letter from Ashby earlier in the day and that he is officially declining that request.

## ADJOURNMENT

Council Member Killpack MOVED to adjourn the meeting at 6:34. The motion was SECONDED by Council Member Carter. 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 Carter.

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

Council Member Brian Huber was absent.

The meeting was adjourned at 6:34 p.m.



KC Bogue, Mayor



Sherri Westbrook, Recorder