



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, October 16, 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

Council Member Nick Killpack
Council Member KC Bogue
Council Member Kelly Carter

ALSO PRESENT

Claudia O'Grady
Emily Phillipsen
Charles Phillipsen
Estela Gonzalez
Ricardo Gonzalez
Matt Ward
Arlyn Naegle

Todd Anderson
Michelle Lovejoy
Sherri Westbrook
Dent Kirkland
Jody Anderson
Luke Anderson
Zoe Thomas

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, and 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 Niles conducted a roll call. Council Members Carter, Killpack, Chase, Western, and Bogue were present.

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 2024-10-02

The Regular City Council Meeting minutes held on 10/2/24 were presented for approval. Council Member Western MOVED to approve the Regular City Council Meeting minutes held on 10/2/24. Council Member Bogue SECONDED the motion. 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 Bogue.

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

2. Accounts Payable, Payroll, and Electronic Disbursements Approval: 2024-10-16 \$ 95,060.39

The Council reviewed the accounts payable, payroll, and electronic transactions for the period ending 10/16/24 for \$95,060.39. Council Member Killpack MOVED to approve the disbursed payments dated 10/16/24 of \$95,060.39. 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 Chase, Council Member Killpack, Council Member Carter, Council Member Bogue

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

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

3. Mayor Niles: Utah Housing Corporation: Possible Rezoning of property commonly known as "All of 360 W from 495 S - 900 S, Delta, Utah"

Action: Discussion/Consideration for approval

Utah Housing Corporation applied for rezoning property on 360 West from 495 South to 900 South from R1 to R2. Utah Housing Corporation is a government-funded entity that buys land and builds affordable housing. After 15 years of renting the property, an opportunity to buy is available for the qualifying purchasers.

Utah Housing Corporation acquired this property and proposed building duplexes to provide more affordable housing.

Council Member Killpack gave an update on the Public Hearing held by the Planning and Zoning Commission. There were concerns about traffic, specifically on 320 West, where the lane narrows and is located on a curve. Landowners worry about traffic safety and an increase in traffic. Scott Harmon clarified that they would proceed with their project as single-family homes in R1. Local farmers were concerned that the area's population increase would encroach onto farmland. A vinyl fence will be installed in the backyard of the houses. Council Member Killpack remarked that there must be a good reason for a zone change. The Planning and Zoning Commission gave a negative recommendation for the zone change.

Vice President of Utah Housing Corporation, Claudia O'Grady, explained that then County Commissioner Warnick invited them to Millard County years ago to develop affordable housing. O'Grady explained that they would most likely not build single-family homes because it would be more cost-effective to build twin homes. They are willing to work with Delta City to work out traffic mitigation. They have not finished surveying the area yet. A hammerhead ending will need to be made to aid in future growth. They have not contacted the Water District yet about the drain on the property. O'Grady remarked that this would be a four-phase project over the next six to eight years.

Charlie Phillipsen expressed concern about the pump house, but Public Works Director Kirkland remarked that no improvements are needed. Phillipsen also had concerns about the vinyl fence being burnt when the farms burn their fields. Phillipsen expressed interest in seeing the application, and O'Grady remarked that it is income-based. Phillipsen remarked that the Gardners expressed interest in buying the land.

Council Member Chase explained that there are currently houses that were built in Pendray on this program, and they have never had an issue. Council Member Chase encouraged them to build single-family homes still.

Council Member Bogue would like to see a master plan to see how many units would be built. Attorney Anderson asked if it would make a difference in their judgment if they spent the money to have a master plan and do traffic mitigation. Council Member Bogue remarked that it could.

Public Works Director Kirkland remarked that the drain is interesting because it could be city or county-owned. Delta City could go to the water district and tell them that they will maintain it and that they will have to meet City standards for drains.

O'Grady would like to do more work on this project. Attorney Anderson recommended tabling this item for future discussion.

Council Member Killpack MOVED to table this item for future discussion. Council Member Western 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 Western.

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

4. Mayor Niles: Ordinance 24-311 Annexation of Real Property located at approximately 977 N 350 E
Action: Discussion/Consideration for approval

Council Member Carter MOVED to approve Ordinance 24-311, the annexation of property located at approximately 977 N 350 E. Council Member Killpack 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 Carter, Seconded by Council Member Killpack.

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

Voting Abstaining: Council Member Bogue

5. Mayor Niles: Resolution 24-481 Amending Compensation and Salaries for the Fiscal Year 2025.
Action: Discussion/Consideration for approval

Public Works Director Kirkland presented resolution 24-481 to the Council. Zach Harris has completed 6 years; Chase McCain obtained water and sewer certifications; Derek Nielson and Keiza Mauzy have completed their probationary period; and Katie Grimshaw, as discussed in prior meeting.

Council Member Chase MOVED to approve Resolution 24-481 amending compensation and salaries for the fiscal year 2025. 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 Chase, Seconded by Council Member Bogue.

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

6. Jody Anderson, Treasurer; Administrative Update
Discussion only

Jody Anderson provided an administrative update to the Council. Rebecca Peterson has been assigned as the Chamber of Commerce representative.

Delta City is one of five businesses that completed the Future Ready program. Anderson presented the Council with a plaque.

Payroll is now available to view online. Mayor Niles informed the Council that no one had previously double-checked payroll, but Keiza Mauzy was assigned that task. The Council expressed interest in going digital for reporting hours instead of paper. They also suggested having more of a grace period. Anderson will work on obtaining rates from Caselle.

Anderson explained that the Trust has new policies regarding the safety and wellness programs. Anderson reminded the Council to turn in their wellness mini-challenge cards every week.

A rebate was received for the insurance, and the long-term disability rate is decreasing.

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

Public Works Director Kirkland provided a public works update to the Council. They have been working on repairing sidewalk trip hazards and cost-sharing some repairs with business owners. They have been patching asphalt. They have laid down millings on 18 alleys on the south side of town.

A preconstruction meeting for the sewer project was held. Work will begin on November 4th. They plan to stop working in winter for a few months but might continue working if the weather allows. The completion goal would be 360 days.

New gear has been ordered for the Gardner well.

Fall cleanup will be the second weekend of November.

They are applying for a META grant to pay for CDL schooling and hope to complete it in the next few months.

ADDITIONAL ITEMS

Mayor Niles received tickets to the Arts Festival from Millard County Arts with an envelope for donations. Council Member Bogue requested a donation be sent to them. Recorder Westbrook would like to set a meeting and have a set figure for donations. Westbrook will compile a list of previous donations and have that prepared for the budget meeting.

Council Member Carter asked about the original pole installation for the electronic sign on Main Street. Keiza Mauzy will research it.

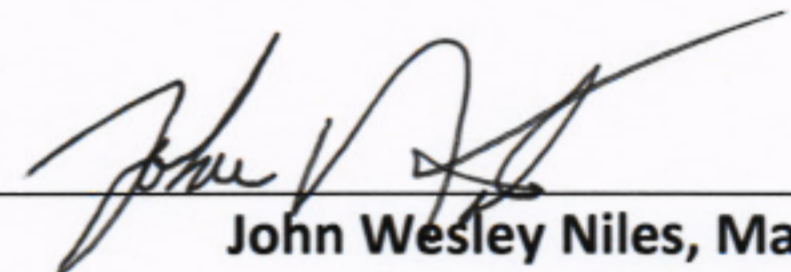
ADJOURNMENT

Council Member Killpack MOVED to adjourn the 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 Western, Council Member Chase, Council Member Killpack, Council Member Carter, Council Member Bogue

The meeting was adjourned at 8:25 p.m.



John Wesley Niles, Mayor



Sherri Westbrook, Recorder