



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, December 03, 2025 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 Kelly Carter
Council Member KC Bogue

ALSO PRESENT

Michele Steele
Jeff Steele
Chris Blake
Kurt Forsyth
Jason Godfrey
Scott Guthbertson
Teresa Thompson
Andy Thompson
Matt Ward
Brian Huber

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

OPENING REMARKS

Council Member Western offered the opening remarks.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

1. Minutes Approval CCPH1 2025-11-05

The minutes of the City Council Public Hearing I held on 11/05/2025 pertaining to occupied accessory dwellings were presented for approval. Council Member Western MOVED to approve the City Council Public Hearing I held on 11/05/2025 at 6:40 p.m. 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 Members Western, Chase, Killpack, Carter, and Bogue

2. Minutes Approval CCPH2 2025-11-05

The minutes of the City Council Public Hearing 2 held on 11/05/2025 pertaining to addition of an Industrial Light Zone in the Delta City Code were presented for approval. Council Member Chase MOVED to approve the City Council Public Hearing 2 held on 11/05/2025 at 6:50 p.m. Council Member Killpack 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 Chase, Seconded by Council Member Killpack.
Voting Yea: Council Members Western, Chase, Killpack, Carter, and Bogue

3. Minutes Approval RCCM 2025-11-05

The minutes of the Regular City Council Meeting held on 11/05/2025 were presented for approval. Council Member Killpack MOVED to approve the Regular City Council Meeting minutes held on 11/05/2025 at 7:00 p.m. 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 Killpack, Seconded by Council Member Bogue.
Voting Yea: Council Members Western, Chase, Killpack, Carter, and Bogue

4. Accounts Payable, Payroll, and Electronic Disbursements Approval: 2025-12-03 \$292,711.91

The Council reviewed the accounts payable, payroll, and electronic transactions for the period ending 12/03/2025 for \$292,711.91. Council Member Chase MOVED to approve the disbursed payments dated 12/03/2025 for \$292,711.91. 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 Chase, Seconded by Council Member Killpack.
Voting Yea: Council Members Western, Chase, Killpack, Carter, and Bogue

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

Chris Blake introduced herself to the Mayor and City Council. She presented that she would like to oversee some fundraising to replace the nativity scene at Delta City Park; she anticipates raising approximately \$15,000 - \$20,000. Blake would like to put a committee together to have input on what is purchased, but ultimate approval would be made by Delta City Council. Blake will connect with City Recorder, Sherri Westbrook, for financial record-keeping and to arrange having donations sent directly to Delta City.

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

5. Jason Godfrey, CEO: Better City: Economic Development Plan
Action: Discussion/Consideration for approval

Jason Godfrey, CEO of Better City introduced himself to the Mayor and City Council. Godfrey shared with Council a proposal on an Economic Development Plan for Delta City. Council will take time to look over the full proposal and will discuss and make a decision in a future City Council Meeting as to what will be most beneficial to Delta City.

6. Scott Cuthbertson, Founder & CEO: Alpen Associates: Economic Development Plan
Action: Discussion/Consideration for approval

Scott Cuthbertson, Founder and CEO of Alpen Associates introduced himself to the Mayor and City Council. Cuthbertson shared with Council a proposal on an Economic Development Plan for Delta

City. Council will take time to look over the full proposal and make a decision as to what will be most beneficial to Delta City.

Community Member Kurt Forsyth asked about potential for growth in the city limits vs. county property. Council Member Killpack stated the importance of wanting to plan accordingly and find opportunities for both Delta City and Millard County. Council Member Carter believes that the County would like residents and businesses to be within Delta City Limits; Killpack agreed that residential and commercial should be planned and prepared for Delta City and industrial in the county.

7. Michael Zurn, Souvall Investments; Follow Up on 125 acre-feet Water Discussion from 11/5 City Council Meeting

Action: Discussion/Consideration for Approval

Zurn and Souvall Investments team requested that this agenda item be tabled for next City Council Meeting after the agenda had already been posted.

8. Council Member KC Bogue; Pickleball Grant

Action: Discussion/Consideration for Approval

Council Member KC Bogue and Community Member Teresa Thompson presented the Mayor and City Council with information and an update on a plan to support Millard County in the acquisition of a Pickleball Grant. Delta City Council had already committed to using the previously donated cash amount of \$30,000 towards the Millard County grant. The Council also committed to utilizing Delta City's Public Work Department to contribute to in-kind requirements; this will be done at an hourly rate of \$200/hour per Public Works Employee (salary, labor, equipment, etc). The Council agreed that Delta City will sign a Memorandum of Understanding (MOU) with Millard County that will set forth the scope of participation, funding arrangements, project oversight, and post-construction ownership and maintenance responsibilities (Interlocal Agreement).

9. Justin Ashby, Public Works Director, Public Works Update

Discussion Only

Delta City Public Works Director Justin Ashby presented the Mayor and Council with an update regarding the Public Works Department. Fall City Clean-up was the first weekend in November and everything went well. Public Works had a large 18" pipe water leak and needs electrofusion done on several couplings, Ashby ordered extra parts to have on the shelves for future issues that may come up as it required shutting down the entire Ridgetop Well and would not want to have to have that shut down for as long in the future if issues. Ashby stated that Christmas lights are up and ready for the season. Sewer project will be completed up to 200 N by the end of next week and asphalt will be finished in the Spring.

The airport taxilane project is complete. Spring 2026 will see the work completed on the airport entrance road; with grants covering 95% of this cost.

ADDITIONAL ITEMS

Council was reminded that on Tuesday, December 30th at 6:00 pm in Council Chambers there will be a get together with refreshments as a showing of appreciation to the outgoing Mayor, John Niles, and Council Members, Kiley Chase and Betty Jo Western.

Inauguration for the new Delta City Mayor, KC Bogue, and Council Members, Brian Huber and Nathan Taylor, will be Monday, January 5th at 5:00 pm in Council Chambers. KC Bogue will submit a resignation letter for his Council Seat and a public notice will go out to invite applicants to apply for the opening. An interview will be done and an applicant selected during the City Council Meeting on Wednesday, January 7th.

Fiscal Year 2025 Audit has been complete and Auditor will be invited to February 4th Council Meeting to present findings and report to the Council.

ADJOURNMENT

Council Member Chase MOVED to adjourn the meeting at 8:15 p.m. 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.

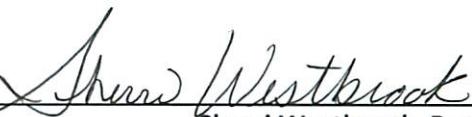
Motion made by Council Member Chase, Seconded by Council Member Carter.

Voting Yea: Council Members Western, Chase, Killpack, Carter, and Bogue

The meeting was adjourned at 8:15 p.m.



KC Bogue, Mayor



Sherri Westbrook, Recorder

