



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, October 07, 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
Jason Godfrey
Stetson Henrie
Frank Lathrop
Jim Pierson
Jeff Tanner - via Zoom
Steve O'Camb
Debbie Visser
Ken Visser

Adam Richins
Howard Quackenbush
Ron Larsen
Judith Marquez
Laisha Marquez
David Pollei
Lenny Harward
Valerie Harward
Travis Stanworth
Cindy Butler
Michael Zurn

Jason May
Steve Styler
Chase Sheffield
Sophie Dean
Kevin Morris
Tamara Stewart
Derek Curtis
Chris Christensen
Kris Peterson
Darlene Webb

CALL TO ORDER

Mayor Bogue 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 Bogue conducted a roll call. Council Members Kelly Carter, Brian Huber, Nick Killpack, Natalie Stefanoff, and Nathan Taylor were present.

OPENING REMARKS

Council Member Brian Huber offered the opening remarks.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

1. Minutes Approval: City Council Work Session 2026-09-02; Water Service Agreement

The minutes of the City Council Work Session held on 09/02/2026 were presented for approval. Council Member Carter MOVED to approve the City Council Work Session minutes held on 09/02/2026 regarding a Water Service Agreement requested by Creekstone. Council Member Stefanoff 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 Carter, Seconded by Council Member Stefanoff
Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

2. Minutes Approval: City Council Work Meeting 2026-09-16; Personnel Policy

The minutes of the City Council Work Session held on 09/16/2026 were presented for approval. Council Member Killpack MOVED to approve the City Council Work Session minutes held on 09/16/2026 regarding Delta City's Personnel Policy. Council Member Stefanoff 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 Stefanoff.
Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

3. Minutes Approval: City Council Public Hearing 2026-9-16; Water Capital Facilities Plan

The minutes of the City Council Public Hearing held on 09/16/2026 were presented for approval. Council Member Carter MOVED to approve the City Council Public Hearing minutes held on 09/16/2026 regarding the Delta City Water Capital Facilities Plan. Council Member Killpack 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 Carter, Seconded by Council Member Killpack
Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

4. Minutes Approval: Regular City Council Meeting 2026-09-16

The minutes of the Regular City Council Meeting held on 09/16/2026 were presented for approval. Council Member Carter MOVED to approve the Regular City Council Meeting minutes held on 09/16/2026 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 Carter, Seconded by Council Member Huber.
Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

5. Accounts Payable, Payroll, and Electronic Disbursements Approval: 2026-10-07 \$165,840.12

The Council reviewed the Accounts Payable, Payroll, and Electronic Transactions for the period ending 10/07/2026 for \$165,840.12. Council Member Huber MOVED to approve the disbursed payments dated 10/07/2026 for \$165,840.12. Council Member Killpack 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 Huber, Seconded by Council Member Killpack.
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.

6. Jason Godfrey, Better City; Economic Development Presentation
Action: Discussion/Consideration for approval

Jason Godfrey with Better City addressed the Mayor and Council to share a high-level view of the Economic Development plan that has been worked on for Delta City. This process was about learning what the community wants to see in terms of economic development and the strategies to help Delta City get there; this was the first phase of outlining an action plan. The next phase is to start working on the actual steps of the action plan. He shared major projects that are in the queue with Millard County at this time and the population growth that can result. Godfrey shared that they met with several groups in the community; these included a few with the Chamber of Commerce, community leaders, youth group from Delta High School, as well as individuals throughout the community.

Strength and consistent message from the community was for small-town feel. Godfrey stated that towns or cities can grow but keep a small-town feel. He shared how connections, infrastructure, and principles can help decisions be made to keep the small-town feel while also growing. An important relationship that is vital to growth is the relationship between the Chamber of Commerce and Delta City. To be a better small-town, it is critical to have a central place, to have a “heart”. There is a society problem today with a drought in real communication and community. Better City has worked on a city-center plaza as a gathering place. This is a place where community comes together and celebrates who Delta City is while building synergy and a sense of place.

The next phase is implementation and working with Council Member Killpack and the steering committee towards making the action steps happen.

Council Member Killpack shared that what Godfrey and Better City have done is to say here is your plan to preserve small-town character in Delta City: coordinate better with the county, work on housing and lodging capacity, create and improve feeling of community by creating a city-center, and strengthen local businesses.

7. Mayor KC Bogue; Creekstone MOU
Action: Discussion/Consideration for approval

Mayor KC Bogue addressed the Council and asked Steve Styler with Creekstone to share with the Council and public any updates. Styler shared that originally there was a drafted MOU and that Creekstone continues to want to work with Delta City in moving forward. Styler asked to clarify that what was filed was an Intent to File a Petition for Annexation, as that is the first step in requesting annexation with Delta City. Next step is a pre-annexation meeting with general questions and Delta City Staff. County has already given a zone designation, and City could use what it has already been zoned for and utilize it specifically for that development. Creekstone would like to have a pathway for moving forward.

****Mayor Bogue opened up the meeting for Public Comment on this agenda item.***

Ron Larsen shared that a Will Serve Letter is a non-binding conditional letter that Delta City is intending to serve the project. Once contracts are written, they would be more binding.

Council Member Kelly Carter and Mayor KC Bogue asked Larsen about any concerns with conflict of interest with his work for Jones & DeMille, Millard County Commission Member, Creekstone contracts, etc. Larsen stated that his focus is on communities and serving them to the best of his ability.

Michael Zurn shared his perspective as a developer and the differences between a development agreement and a zone change.

Adam Richins addressed the Council and public. He had attended a meeting of Utah Association of Counties and heard from Buddy Riser, the Economic Development Director in Virginia. Richins shared that Special Assessment Areas can be created if there are areas that are served that incur an additional expense, those expenses need to be borne by that area, not by the entire user base; Title 10 and Title 11 of Utah Code has all of this information. Richins stated that water can still be restricted by area. Richins added that Millard County is open to added collaboration and sharing of information. Council Member Killpack suggested that a quarterly meeting between City and County be facilitated.

Debbie Visser introduced herself to the Council and public. Visser stated that Utah State's Data Center Framework states that large data centers should secure outside water rights equal to what they are asking for and give those rights to the city. She shared a caution from this same framework on municipal water; effectively requires alternate or self-sufficient water solutions. If municipal water is utilized, the project must secure state-approved water rights and demonstrate that such water use will not violate drought-area restrictions or harm public water supplies. Visser stated concern that Creekstone is asking for way more water than needed for culinary purposes; her research shows that even one acre-foot of water per building is beyond what would be needed.

Jim Pierson shared with the Mayor and Council that he has been a resident of Delta City for 42 years. He stated that Delta is an oasis on the edge of a terrible desert. Pierson would like Creekstone to do as they originally stated and secure their own water and sewer.

****Mayor Bogue closed the Public Comment session on this agenda item.***

Council Member Carter stated that Delta City's Annexation Policy does require bringing some water rights. Municipality Land Use Authority must contact the Utah Division of Water Rights and any applicable departments.

Mayor Bogue and the Council discussed the Creekstone Will Serve Letter draft and Attorney Anderson will make changes and have the letter ready for review during next meeting. Discussion included engineered water study by Creekstone and peer-reviewed by independent engineering company, time-frame for annexation application, vested water rights prior to annexation, volume limitation, easements, infrastructure and size of lines, requirement to be bonded and insured, improvements dedicated to Delta City upon annexation, cross-connection control and back-flow prevention, administrative expenses, transparency of funds, and distinction between surface water and underground water.

Council Killpack MOVED to approve the Will Serve Letter, contingent upon Attorney Anderson making proposed changes, followed by a review by Council, and then disseminated to Creekstone. 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 Huber, Council Member Killpack, Council Member Taylor

Voting Nay: Council Member Carter

Voting Abstaining: Council Member Stefanoff

8. Mayor KC Bogue; Resolution 26-500, Designation of Chief Administrative Officer (CAO) and Appointed Records Officer (ARO) for Delta City.
Action: Discussion/Consideration for approval

Council Member Killpack MOVED to approve Resolution 26-500, Designation of Chief Administrative Officer (CAO) and Appointed Records Officer (ARO) for Delta City. 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

9. Mayor KC Bogue; Resolution 26-501, Social Media Policy
Action: Discussion/Consideration for approval

Council Member Carter MOVED to approve Resolution 26-501, Social Media Policy for Delta City. Council Member Killpack 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 Carter, Seconded by Council Member Killpack.
Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

10. Council Member Kelly Carter; Storm Drain Plan Discussion
Action: Discussion/Consideration for approval

Council Member Kelly Carter addressed the Mayor and other Council members. He and Interim Public Works Director, Stetson Henrie, met and discussed ongoing concerns with Delta City's Storm Drain system. Current policy is simply to provide a 100-year storm plan, no engineering has been required and no required connection mapping has been completed.

Council Member Killpack stated that an engineer should be involved in creating a policy that requires developers to provide their own storm drain plan.

Mayor Bogue met with Drainage District and discussed concerns and ideas for progressing forward. Drainage District budget is \$8,000. Delta City needs to have a plan to fix and then maintain our storm drains and will need to take a more active role in this maintenance.

Council Member Killpack MOVED to approve Planning & Zoning Commission to discuss storm drains and solicit RFPs for a Storm Drain Master Plan. Council Member Carter 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 Carter.
Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

11. Council Member Kelly Carter; Conflict of Interest Letter
Action: Discussion Only

Council Member Kelly Carter shared a letter that he wrote disclosing a possible conflict of interest in working for Carter Ag and a bid that is going out for equipment. Carter will abstain from any decision-making or discussion pertaining to this bid.

12. Council Member Updates
Action: Discussion only

Council Member Kelly Carter: No further updates at this time.

Council Member Brian Huber: Huber spent some time with Delta Fire Department and some training. He is also working with Interim Public Works Director, Stetson Henrie, on Shooting Range ideas.

Council Member Nick Killpack: No further updates at this time.

Council Member Natalie Stefanoff: Stefanoff shared concerns with CentraCom not notifying citizens that they would be doing work, although that was a requirement given by Delta City during a meeting with their representatives. Some yards and lawns are being damaged, and green bins are being placed without any kind of contact with property owners. Those who contacted Delta City have been connected with and resolved. Mayor Bogue has contact information for who to reach out to if any additional concerns arise.

Stefanoff wrote and sent a support letter on behalf of Delta City to Paul Raymond for the proposed Black Hill Range Complex.

Stefanoff shared that the Bunny Hop that was being considered to beat the current world record (which Delta City currently holds already) would start at \$20,000 for Guinness World Records. Council all agreed that this is too expensive and will find something to replace this plan.

Council Member Nathan Taylor: No further updates at this time.

ADDITIONAL ITEMS

No additional items.

ADJOURNMENT

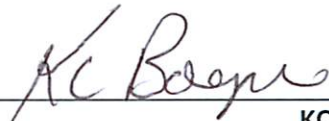
Council Member Killpack MOVED to adjourn the meeting at 9:45 p.m. Council Member Huber SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

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

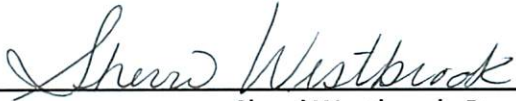
Voting Yea: Mayor Bogue, Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

The meeting was adjourned at 9:45 p.m.





KC Bogue, Mayor



Sherri Westbrook, Recorder