



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, November 15, 2023 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Mayor John Niles
Council Member Brett Bunker
Council Member Betty Jo Western
Council Member Kiley Chase
Council Member Nick Killpack
Council Member Robert Banks

ALSO PRESENT

Todd Anderson
Kurt Forsyth
Michelle Lovejoy
Sherri Westbrook
Kevin Morris
Kelly Carter
Dent Kirkland
Jess Peterson
Shaune Watts

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 Killpack, Chase, Western, Banks, and Bunker 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: RCCM 2023-10-18

The minutes of the Regular City Council Meeting held on 10/18/23 were presented for approval. Council Member Banks MOVED to approve the minutes of the Regular City Council Meeting held on 10/18/23. The motion was SECONDED by Council Member Chase. 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 Banks, Seconded by Council Member Chase.

Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack, Council Member Banks

2. Accounts Payable, Payroll, and Electronic Disbursements Approval: 2023-11-15 \$339,179.12

The Council reviewed the accounts payable, payroll, and electronic transactions for the period ending 11/15/23 of \$339,179.12. Council Member Chase MOVED to approve the disbursed payments dated 11/15/23 of \$339,179.12. 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 Chase, Seconded by Council Member Western.

Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack, Council Member Banks

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

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

3. Delta Community Hospital - Presentation

Action: Discussion only

Kurt Forsyth presented a Delta Community Hospital update to the City Council. The statistics provided by Forsyth are for Fillmore and Delta hospitals, but Delta represented about 2/3 of the statistics. Forsyth remarked that rural hospitals are closing or removing services throughout the country. Forsyth was confident that the Delta Community Hospital could maintain and grow with Intermountain Health, which is available in more states now.

The hospital donated Stop the Bleed kits to local schools this year. Eighty babies were born in Delta this year. The hospital regained its status as a trauma-certified hospital. The hospital provided additional gifts to the community through education and services. The hospital will be hosting an annual dinner with a doctor's night to highlight available programs and services.

The Delta City Council Members thanked Kurt Forsyth and the Delta Community Hospital for providing an update, and for their services.

4. Kevin Morris: Vans Dance Hall; Explanation of progress and goals

Action: Discussion only

Kevin Morris, on behalf of Millard County Tourism, provided an update on the Vans Dance Hall restoration project to the Council. A study of the building was conducted to see if it was stable, and if it was beneficial to restore it, which received positive results. A grant for the roof was received, and the roof was replaced, making it structurally sound. In 2024, they hope to give the building a facelift through a grant.

Morris would like to have representation from Delta City when they apply for grants and would like to form a partnership.

Future goals of Vans Dance Hall would be dance and reunion rentals. They provide tours of the building on an as-needed basis.

Morris has contacted the Fire Chief and will be getting it in compliance with the fire code.

Council Member Chase asked if a treasurer was on the Board, but Morris was unsure who filled that role.

5. Phil Diaz: Vacating 50 North from 650 W to 700 W

Action: Discussion only

Phil Diaz (not present) would like to vacate the narrow right-of-way on 50 North from 650 West to 700 West. Public Works Director Kirkland presented this item to the Council. The north side is owned by

Gary Losee, and reconfiguration would need to happen to avoid the property being landlocked. Public Works Director Kirkland would like there to be more discussion with the neighboring properties. The Council would like to table this item and revisit it later.

6. Attorney Anderson: Ordinance 23-303: An Ordinance amending the official zoning map of Delta City - 100 N 400 E approx.

Action: Discussion/Consideration for approval

Kelly Carter appeared before the Council to seek a zone change on two pieces of property. The properties are Overson's Farm Center and Lake Philgas. They are currently zoned R4 but would like to change the zone to commercial. The Planning and Zoning Commission was in favor of the zone change. The zone change would not affect the Harris' single-family home.

Carter's future goal would be to add on to the north of Overson's by 40 feet.

Council Member Bunker MOVED to approve Ordinance 23-303: an ordinance amending the official zoning map of Delta City located at approximately 100 N 400 E from R4 to Commercial Business. The motion was SECONDED by Council Member Banks. 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 Bunker, Seconded by Council Member Banks.

Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack, Council Member Banks

7. Attorney Anderson: Ordinance 23-302: An ordinance amending Titles 18 of the Delta City Code pertaining to, among other things, allowance of townhomes and regulations regarding the same.

Action: Discussion/Consideration for approval

Council Member Killpack opened a discussion about Ordinance 23-302. The public voiced a desire to make individual townhome units sellable. Ordinance 23-302 was positively recommended to Delta City Council by the Planning and Zoning Commission.

Common areas will not be shared between units. Each unit would be independent with no HOA. Each unit will face a public right-of-way.

There were discussions about the parking requirements, but the Planning and Zoning Commission recommended three parking spots per unit.

Landscape requirements were discussed. The Planning and Zoning Commission decided that landscaping would be required on the property that faces the streets, but the landscaping could be minimal. Council Member Chase would like an addition to the definition of landscaping. Attorney Anderson replied that it was pretty open-ended. 500 square feet of open space is required from each unit.

Conversion of a duplex would need to meet the international building code for townhomes.

Council Member Chase asked for clarification regarding townhome transitions. Planning and Zoning didn't discuss this subject, but a transition could be a fence or different paint to make each unit look separate.

Council Member Western MOVED to approve Ordinance 23-302 amending Titles 18 of the Delta City Code pertaining to, among other things, allowance of townhomes and regulations regarding the same. The motion was SECONDED by Council Member Bunker. 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 Bunker.
Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack, Council Member Banks

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

Public Works Director Kirkland provided a Public Works Department update to the Council. In August there was a leak at the Ridgetop tank and they discovered a leak located near the top of the tank. Kirkland talked with Sunrise Engineering about using expandable injections. Kirkland would like to get the leak fixed now. The leak is located between the sleeve and the concrete.

The Public Works Department has been installing Christmas lights in the park.

A new hire started in the Public Works Department. His name is Chase McCain.

Public Works Director Kirkland attended a meeting with the airport engineers to go over the CIB plan for the next several years. On the 30th, they will finalize it with the FAA. Council Member Bunker noted that no big projects are scheduled until 2035, and Kirkland agreed that the airport is currently in maintenance.

Due to new legislative laws about subdivisions, Utah has agreed to pay for consultation. Kirkland asked the Council to pick from a list of people. The Council would like this item to be discussed as an agenda item.

ADDITIONAL ITEMS

Duane Rawlinson from Delta South Elementary contacted Mayor Niles. Rawlinson would like a key to the RJ Law Community Center for the school to use in case of an emergency or incident. Council agrees.

Sherri Westbrook informed the Council there will be a special Canvass meeting on the 29th.

Jody Anderson earned her CPIFM accreditation.

Council Member Killpack MOVED to move into a closed session to discuss the character, professional competence, or physical or mental health of an individual at 8:18 p.m. 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 Bunker, Council Member Western, Council Member Killpack, Council Member Chase, Council Member Banks

-----Closed Session-----

Council Member Killpack MOVED to move into the City Council Regular Meeting at 10:07 p.m. 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 Bunker, Council Member Western, Council Member Killpack, Council Member Chase, Council Member Banks

ADJOURNMENT

Council Member Bunker MOVED to adjourn the meeting. The motion was SECONDED by Council Member Chase. 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 Bunker, Seconded by Council Member Chase
Voting Yea: Council Member Bunker, Council Member Western, Council Member Chase, Council Member Killpack, Council Member Banks

ADJOURNMENT

The meeting was adjourned at 10:08 p.m.



A handwritten signature in blue ink, appearing to read "John Wesley Niles".

John Wesley Niles, Mayor

A handwritten signature in blue ink, appearing to read "Sherri Westbrook".

Sherri Westbrook, Recorder

