



# DELTA CITY CITY COUNCIL REGULAR MEETING

Wednesday, July 20, 2022 at 7:00 PM

Delta City Municipal Complex Council Chambers\*

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## MINUTES

### PRESENT

Mayor John Niles  
Council Member Brett Bunker  
Council Member Kiley Chase  
Council Member Nick Killpack

### NOT PRESENT

Council Member Betty Jo Western  
Council Member Robert Banks

### ALSO PRESENT

Brad Simons  
Alyssa Wahlin  
Jill Burton  
Unsiat Zahr  
Soo Mooney  
Eric Mooney  
Lynn Ashby  
Travis Stanworth  
Steven Ridge  
Devan Shields  
Robert Worley  
Andrew Hegewald  
Vicki Lyman  
Alan Roper  
Mark Gray  
Matt Ward  
Michelle Lovejoy  
Todd Anderson  
Dent Kirkland  
Sherri Westbrook

### CALL TO ORDER

Mayor Niles called the meeting to order at 7:02 p.m. He stated that notice of the time, place and the 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 to each member of the City Council at least 24 hours prior to the meeting. Mayor Niles conducted roll call. Council Members Bunker, Chase, and Killpack were present. Council Members Banks and Western were absent.

### 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: CCPH Budget Amendment 2022-06-15

The minutes of the City Council Public Hearing Budget Amendment held 6/15/22 were presented for approval. Council Member Killpack MOVED to approve the minutes of the City Council Public Hearing Budget Amendment held 6/15/22. The motion was SECONDED by Council Member Bunker. 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 Bunker.

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

Council Members Western and Banks were absent

2. Minutes Approval: CCPH Budget Adoption 2022-06-15

The minutes of the City Council Public Hearing Budget Adoption held 6/15/22 were presented for approval. Council Member Bunker MOVED to approve the minutes of the City Council Public Hearing Budget Adoption held 6/15/22. 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 Bunker, Seconded by Council Member Chase.

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

Council Members Western and Banks were absent

3. Minutes Approval: RCCM 2022-06-15

The minutes of the Regular City Council Meeting held 6/15/22 were presented for approval. Council Member Chase MOVED to approve the minutes of the Regular City Council Meeting held 6/15/22. The motion was SECONDED by Council Member Bunker. 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 Bunker.

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

Council Members Banks and Western were absent

4. Accounts Payable, Payroll, and Electronic Disbursements Approval: July 20, 2022 \$366,939.97

The Council reviewed the accounts payable, payroll and electronic transactions for the period ending 7/20/22 in the amount of \$366,939.97. Council Member Bunker MOVED to approve the disbursed payments dated 7/20/22 in the amount of \$366,939.97. The motion was SECONDED by Council Member Killpack. 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 Killpack.

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

Council Members Banks and Western were absent

## PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

Soo and Eric Mooney would like to put a father-in-law cabin at the rear of their property. The Mooneys have previously contacted Delta City and were told it would be \$30,000 and would require a sidewalk to be built on a

narrow right-of-way. Soo Mooney was told that sidewalks were to be installed for the future of Delta City, but sidewalks age and crack. Mayor Niles said that new lots would have to install sidewalks, and Council Member Killpack remarked that the alleyways are very narrow and were not designed to be built on. The Planning and Zoning Commission decided years ago that it would be necessary to require the sidewalks on new construction. City Attorney Anderson said that \$30,000 was an estimate for bringing water from the main, and the only improvement necessary would be a sidewalk. Council Member Chase remarked that when the code for the sidewalk was made he was originally against it, but can now see why it is done.

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

5. Sunrise Engineering; Sewer Project funding  
Action: Discussion/Consideration for approval

Robert Worley of Sunrise Engineering appeared before the Council to explain an 8 million dollar mistake in the spreadsheet of the sewer project projected costs. The Council selected option three at a previous meeting, which was the 16 million dollar project. 16 million dollars would not provide enough money for the concrete pipe. Council Member Chase would like to continue to ask for the full 16 million and base the rates on what they receive.

6. Alan Roper; Zone Change from R-1 to R-4; Ordinance 22-298  
Action: Discussion/Consideration for Approval

Alan Roper appeared before the Council seeking a zone change from R-1 to R-4. Council Member Killpack presented that at the previous Planning and Zoning Commission meeting, there were not enough members to form a quorum, so this ordinance is coming to the Council with a negative recommendation. Roper would like to put 4-plexes on 100 South, and a lot line adjustment was made on the business property. Council Member Bunker would like the Planning and Zoning Commission to meet first and have a positive recommendation. Council Member Killpack believed that based on previous meetings and conversations with Planning and Zoning members, this item would have had a positive recommendation from the Planning and Zoning Commission if there would have been a quorum present. Council Member Bunker was satisfied with that.

Council Member Killpack MOVED to approve Ordinance 22-298 conditional upon the recording of the lot line adjustment. 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 Killpack, Seconded by Council Member Bunker.

Voting Yea: Council Member Bunker, Council Member Chase, Council Member Killpack  
Council Members Banks and Western were absent

7. Dominion Energy; Brad Simons, Steven Ridge, Alyssa Whalen & Andrew Hegewald: Dominion Therm H2 Project Information  
Action: Discussion only

Representatives from Dominion Energy appeared before the Council to provide them with information on the Dominion Therm H2 project. Steven Ridge presented a PowerPoint presentation and discussed the low impact that adding hydrogen would add to the customer perspective. Andrew Hegewald talked about hydrogen and the two-year pilot project for Delta City. Alyssa Whalen is the engineer and project manager for this project. There will be an electrolyser on site, and there will be no additional noise to the site. Fire Chief Lynn Ashby asked if it would be safer away from the road. Whalen commented that a firewall will be built around it. City Attorney Anderson asked where they would be getting their water, and they are hoping to acquire Delta water at approximately 100 gallons a day. Council Member Killpack asked what structures posed a risk of explosion, and they answered the hydrogen storage, but there would be four levels of protection. They are looking at storage of 50,000

cubic feet, which is more than the international fire code which is 3,000 cubic feet. Fire Chief Ashby remarked that he has no problem with the mixing of gas, but with the storage and shipping of it. Council Member Killpack will support the project when Fire Chief Ashby does. Council Member Chase would like them to educate the public on the project.

8. Mayor Niles; Sewer Rate increase

Action: Discussion/Consideration for approval

Mayor Niles opened up a discussion on the sewer rate increase. Council Member Chase would like to wait to see what they receive for funding, and wouldn't want to raise it twice in one year. Council Member Killpack suggested a \$2 a year increase. Mayor Niles suggested that this item be tabled.

Council Member Killpack MOVED to table the sewer rate increase. 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 Killpack, Seconded by Council Member Chase.

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

Council Members Banks and Western were absent

9. Dent R. Kirkland, Public Works Director, Public Works Update

Discussion Only

Public Works Director Kirkland presented a Public Works Update to the Council. They have been cleaning out storm drains and 4<sup>th</sup> of July duties. Kirkland & City Recorder Sherri Westbrook have been working with the FAA to close out finances on the Apron project at the airport.

#### **ADDITIONAL ITEMS**

Council Member Killpack thanked the Delta City Fire Department for providing fireworks on the 4<sup>th</sup> of July.

#### **ADJOURNMENT**

Council Member Killpack MOVED to adjourn the meeting. 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 Killpack, Seconded by Council Member Bunker.

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

The meeting was adjourned at 8:43 p.m.

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**John Wesley Niles, Mayor**

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**Sherri Westbrook, Recorder**