



**DELTA CITY COUNCIL
REGULAR CITY COUNCIL MEETING**

Wednesday, June 16, 2021
Delta City Municipal Complex Council Chambers
76 North 200 West
Delta, Utah 84624-9440

1 PRESENT

- | | |
|------------------------------------|--|
| 2 John W. Niles, Mayor | 5 Nicholas W. Killpack, Council Member |
| 3 Brett C. Bunker, Council Member | |
| 4 Betty Jo Western, Council Member | |

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7 ABSENT

- 8 Robert W. Banks, Council Member
9 Kiley J. Chase, Council Member

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11 OTHERS PRESENT

- | | |
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| 12 Sherri Westbrook, City Recorder | 19 Jody Anderson, Admin. Director; Treasurer |
| 13 Todd F. Anderson, City Attorney | 20 Deb Greathouse |
| 14 Matt Ward, Chronicle Progress | 21 Charlie Edwards |
| 15 Travis Stanworth, Asst. Public Works Director | 22 Jane Beckwith |
| 16 Dent Kirkland, Public Works Director | 23 Bill Edwards |
| 17 Michelle Lovejoy, Head Librarian | 24 Bruce Curtis |
| 18 Mason Richins, City Intern | 25 Colton Griffiths |

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28 Mayor Niles called the meeting to order at 7:00 p.m. He stated that notice of the time, place and
29 the agenda of the meeting had been posted at the Delta City Complex, on the Delta City website,
30 on the Utah Public Notice website, had been provided to the Millard County Chronicle-Progress,
31 LLC and to each member of the City Council at least 24 hours prior to the meeting. Mayor Niles
32 conducted roll call. Council Members Bunker, Western and Killpack were present. Council
33 Members Chase and Banks were absent. Council Member Western offered the opening remarks
34 and Mayor Niles led those in attendance in the Pledge of Allegiance.

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36 **MINUTES**

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38 The minutes of the Regular City Council Meeting held 6/02/21 were presented for approval.
39 Council Member Killpack noticed that on line 29 there was a repeated phrase. Council Member
40 Bunker MOVED to approve the minutes of the Regular City Council Meeting held 6/02/21 with
41 the correction noted. The motion was SECONDED by Council Member Western. Mayor Niles

42 asked if there were any other questions or comments regarding the motion. There being none,
43 he called for a vote. The motion passed with Council Member Killpack, Council Member Bunker,
44 and Council Member Western in favor. Council Members Chase and Banks were absent.

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46 **ACCOUNTS PAYABLE**

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48 The Council reviewed the accounts payable, payroll and electronic transactions for the period
49 ending 6/16/21 in the amount of \$243,789.19. Council Member Western MOVED to approve the
50 disbursed payments dated 6/16/21 in the amount of \$243,789.19. The motion was SECONDED
51 by Council Member Killpack. Mayor Niles asked if there were any questions or comments
52 regarding the motion. There being none, he called for a vote. The motion passed with Council
53 Member Killpack, Council Member Bunker, and Council Member Western in favor. Council
54 Members Chase and Banks were absent.

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56 **PUBLIC COMMENT PERIOD**

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58 Jane Beckwith told the Council that the Topaz Museum had received over 800 guests since the
59 15th of May, 2021.

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61 **BUSINESS**

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63 **Colton Griffiths: Vacate Easement**

64 The applicant was not present, the Council would like to discuss this item at a further date.

65 **Rob Droubay: Notch Peak Phase 3, Plat H, Lots 20 & 21, Final Approval**

66 Council Member Western explained that Lots 20 and 21 were in proper compliance to Delta City
67 codes and had been presented to Planning & Zoning with no concerns from the commission.
68 Council Member Bunker MOVED to approve Notch Peak Phase 3, Plat H, Lots 20 & 21. The motion
69 was SECONDED by Council Member Killpack. Mayor Niles asked if there were any other questions
70 or comments regarding the motion. There being none, he called for a vote. The motion passed
71 with Council Member Killpack, Council Member Bunker, and Council Member Western in favor.
72 Council Members Chase and Banks were absent.

73 **Charlie Edwards; Antelope Valley RV, LLC: Water Connection**

74 Charlie and Bill Edwards thanked the Delta City Council for meeting with them. Bill Edwards
75 explained that they were under contract to purchase the Antelope Valley RV Park. He explained
76 that they had spoken to City Attorney Anderson regarding the creation of a water hookup. He
77 expressed that they would like to purchase four acre feet of water from Delta City and bond an
78 additional acre foot. Public Works Director Kirkland explained that Delta City policy required a

79 quarter acre foot for every lot and after negotiating with Bill and Charlie, the Edwards' decided
80 to use the existing well water for the irrigation use. Council Member Bunker asked if they planned
81 on keeping their water. Charlie said that keeping their ten acre feet would be their preference.
82 The Council explained that the first two acre feet would be \$3,000 per acre foot, and every
83 additional acre would be \$5,000 per square foot. Council Member Bunker MOVED to accept
84 Antelope Valley RV Water Conception Plan. The motion was SECONDED by Council Member
85 Killpack. Mayor Niles asked if there were any other questions or comments regarding the motion.
86 There being none, he called for a vote. The motion passed with Council Member Killpack, Council
87 Member Bunker, and Council Member Western in favor. Council Members Chase and Banks were
88 absent.

89 **Jody Anderson; Administrative Director/Treasurer: Financial Services**

90 Treasurer Anderson informed the Council that The State Bank of Southern Utah was extremely
91 interested in having Delta City move its services. They have extended several offers with rates
92 substantially lower than Zions Bank. She suggested a slow transition of several city accounts to
93 The State Bank of Southern Utah while keeping accounts that needed to remain separated at
94 Zions Bank. Council Member Bunker asked if that would be a problem for Delta City employees.
95 Treasurer Anderson didn't think there would be any issues. Council Member Killpack MOVED to
96 increase Delta City's relationship with The State Bank of Southern Utah according to what is most
97 prudent to Delta City at the discretion of Delta City staff. The motion was SECONDED by Council
98 Member Bunker. Mayor Niles asked if there were any other questions or comments regarding
99 the motion. There being none, he called for a vote. The motion passed with Council Member
100 Killpack, Council Member Bunker, and Council Member Western in favor. Council Members
101 Chase and Banks were absent.

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103 **Mayor John Niles: Resolution 21-450; Wages & Compensation**

104 City Attorney Anderson explained to the Council what Resolution 21-450 entailed, with a focus
105 on allowances given to employees. Council Member Western asked how Delta City had come to
106 the cell phone allowance that was given to employees. Treasurer Anderson said that the dollar
107 amount was already in place. Council Member Bunker suggested making the phone rate
108 consistent for all employees.

109 Council Member Killpack MOVED to adopt Resolution 21-450 Wages & Compensation with a
110 correction to Stetson Henry's compensation, to correct a missing vehicle allowance, and to bring
111 all cell phone allowances to \$45.00. The motion was SECONDED by Council Member Bunker.
112 Mayor Niles asked if there were any other questions or comments regarding the motion. There
113 being none, he conducted roll call. The motion passed with Council Member Killpack, Council
114 Member Bunker and Council Member Western in favor. Council Members Chase and Banks were
115 absent.

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117 **Mayor John Niles: Resolution 21-452; FY 2022 Budget Adoption & Certified Tax Rate approval**

118 Council Member Bunker MOVED to adopt Resolution 21-452 for the Fiscal Year 2022 Budget
119 Adoption and Certified Tax Rate. The motion was SECONDED by Council Member Killpack. Mayor

120 Niles asked if there were any other questions or comments regarding the motion. There being
121 none, he conducted roll call. The motion passed with Council Member Killpack, Council Member
122 Bunker and Council Member Western in favor. Council Members Chase and Banks were absent.

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124 **Mayor John Niles: Resolution 21-453; FY 2021 Budget Amendment**

125 Council Member Western MOVED to adopt Resolution 21-453 for Fiscal Year 2021 Budget
126 Amendment. The motion was SECONDED by Council Member Bunker. Mayor Niles asked if there
127 were any other questions or comments regarding the motion. There being none, he conducted
128 roll call. The motion passed with Council Member Killpack, Council Member Bunker and Council
129 Member Western in favor. Council Members Chase and Banks were absent.

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131 **Mayor Niles: Resolution 21-451 Fee Schedule**

132 Council Member Killpack asked about the wording of the cost per acre foot. He said that the rate
133 increase happened at the third acre foot. After some additional discussion to clarify the Fee
134 Schedule, Council Member Killpack MOVED to adopt Resolution 21-451 with the amendments
135 presented. The motion was SECONDED by Council Member Bunker. Mayor Niles asked if there
136 were any other questions or comments regarding the motion. There being none, he conducted
137 roll call. The motion passed with Council Member Killpack, Council Member Bunker and Council
138 Member Western in favor. Council Members Chase and Banks were absent.

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140 **Todd Anderson, Attorney: Resolution 21-454; Adopting the Delta City Transportation Plan**

141 Council Member Killpack presented the Transportation Plan to the Delta City Council and mayor.
142 He explained how he had classified the roads that were existing in Delta City limits and how he
143 had differentiated them. He also told the Council that Delta City's roads did not match with
144 Millard County's road plan. The addresses for Delta City would not be correct if they used Millard
145 County's road plan, so the best course of action would be to expand Delta City's own grid. The
146 solution that he suggested for those addresses that were already incorrect was to give the roads
147 non-numerical names. He also said that according to his new plan, no new alleys would be able
148 to be created. After he explained several other sections of the new Transportation Plan it was
149 decided to have the Planning and Zoning Commission look over the Transportation Plan before
150 having a public hearing. Council Member Killpack MOVED to table the Transportation Master Plan
151 Resolution 21-454. The motion was SECONDED by Council Member Western. Mayor Niles asked
152 if there were any other questions or comments regarding the motion. There being none, he called
153 for a vote. The motion passed with Council Member Killpack, Council Member Bunker, and
154 Council Member Western in favor. Council Members Chase and Banks were absent.

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156 **Todd Anderson, Attorney: Ordinance 21-290, Land Use Amendments**

157 After reading over the ordinance City Attorney Anderson asked the Council what they wanted
158 the lot size to be in the Mobile Home Zone. He explained that he had 9,000 square feet in his
159 notes from the previous meeting discussion but the Planning and Zoning Commission had
160 decided on 7,500 square feet. After some discussion, the Council realized that there had been an
161 error and that 9,000 square feet was the originally decided lot size. Council Member Killpack
162 MOVED to table the Resolution 21-290 to adopt changes to land use ordinances. The motion was

163 SECONDED by Council Member Bunker. Mayor Niles asked if there were any other questions or
164 comments regarding the motion. There being none, he called for a vote. The motion passed with
165 Council Member Killpack, Council Member Bunker, and Council Member Western in favor.
166 Council Members Chase and Banks were absent.

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169 **Dent R. Kirkland, Public Works Director: Public Works Update**

170 Public Works Director Kirkland told the Council that they were working on asphalt patching and
171 concrete pouring before the 4th of July. Director Kirkland said that there was an issue with the
172 irrigation on a citizen's property and asked the Council for direction. The council suggested giving
173 them a refund but if the citizen wanted the additional irrigation watering then to make the repairs
174 to provide it. He told the Council that the railroad was making progress in city limits. He also
175 informed the Council that they would be losing an employee and would be looking for suitable
176 applicants.

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MINUTES APPROVED: 07/21/21

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