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DELTA CITY COUNCIL

REGULAR CITY COUNCIL MEETING

Thursday, August 17, 2017

Delta City Municipal Complex Council Chambers

76 North 200 West

Delta, Utah 84624-9440

2

3

PRESENT

5 Gayle Bunker, Mayor

6 Kiley Chase, Council Member

7 Travis Keel, Council Member

8 John Niles, Council Member

9 Betty Jo Western, Council Member

10

ABSENT

12 Robert Banks, Council Member

13

ADDITIONALLY PRESENT

15 Gregory Jay Schafer, Recorder

19 Jody Anderson, City Treasurer

16 Todd Anderson, City Attorney

20 Deborah Greathouse, Library Director

17 Dent Kirkland, Public Works Director

21 Randy Morris, Parks Maint. Supervisor

18 Travis Stanworth, Asst. Publ. Works Director

22 Sam Jacobson, Chronicle-Progress

23

24 Mayor Bunker called the meeting to order at 7:00 p.m. He stated that notice of the time, place,
25 and the agenda of the meeting had been posted at the City Municipal Complex, on the Utah
26 Public Notice website, the Delta City website, and had been provided to the Millard County
27 Chronicle-Progress and to each member of the City Council at least two days prior to the meeting.

28 Mayor Bunker conducted roll call. Council Member Niles offered the opening remarks. Mayor
29 Bunker led those in attendance in the Pledge of Allegiance.

30

MINUTES

32 The minutes of the Regular City Council Meeting held July 20, 2017 were presented for approval.
33 The minutes of the meeting were reviewed without correction. Council Member Chase MOVED
34 to adopt the minutes of the Regular City Council Meeting held July 20, 2017. The motion was
35 SECONDED by Council Member Keel. Mayor Bunker asked if there were any questions or
36 comments regarding the motion. There being none, he called for a vote. The motion passed with
37 Council Member Chase, Council Member Keel, Council Member Niles, and Council Member
38 Western in favor and Council Member Banks absent.

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40

41 **ACCOUNTS PAYABLE**

42 The Council reviewed the accounts payable, payroll and electronic transactions for the period
43 ending August 17, 2017 in the amount of \$482,901.36. Council Member Chase MOVED to approve
44 the accounts payables for August 17, 2017 in the amount of \$482,901.36. The motion was
45 SECONDED by Council Member Keel. Mayor Bunker asked if there were any questions or
46 comments regarding the motion. There being none, he called for a vote. The motion passed with
47 Council Member Chase, Council Member Keel, Council Member Niles, and Council Member
48 Western in favor and Council Member Banks absent.

49

50 **PUBLIC COMMENT PERIOD**

51 There were no public comments.

52

53 **BUSINESS**

54 Benefit Consideration for Permanent Part-Time Library Personnel

55 Mayor Bunker indicated that our Library Director Deborah Greathouse was desirous of providing
56 a benefit like holiday pay that full-time personnel receive, but for those permanent part-time
57 employees that work within the Library department. Director Greathouse then explained in detail
58 to the Council members her proposal. Council Member Niles MOVED to give a current year bonus
59 of 30 hours multiplied by the current fiscal year rate of hourly compensation for all permanent
60 part-time library personnel who have two years or greater of employment tenure. This annual
61 bonus is also to be incorporated into the Delta City Personnel Policy and Procedures manual
62 currently being revised for adoption. The motion was SECONDED by Council Member Chase.
63 Mayor Bunker asked if there were any questions or comments regarding the motion. There being
64 none, he called for a vote. The motion passed with Council Member Chase, Council Member Keel,
65 Council Member Niles, and Council Member Western in favor and Council Member Banks absent.

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67

68 **Proposed Loader Buy-Back Programs, Caterpillar vs. John Deere Plans**

69 Public Works Director Dent Kirkland explained the difference in the two heavy-equipment
70 manufacturer proposals received from Caterpillar dealer, Wheeler Machinery Company, and
71 John Deere dealer, Honnen Equipment Company. The models under consideration were a
72 Caterpillar 938M Wheel Loader and a John Deere 544K-II Wheel Loader. Mr. Kirkland explained
73 the merits of both programs and their buy-back program considerations. He indicated to the
74 Council that the preferable model was the John Deere model for several reasons, including a
75 lesser purchase price, compatibility with other heavy equipment the City owns, etc. Additional
76 components he would desire to order, one of them being a three-yard bucket and hydraulic
77 components, etc., would make the purchase price total \$144,794 prior to the trade-in value of
78 \$88,000, making the net cost to the City of \$56,794 of which he has budgeted allocated funds for
79 within the Streets department budget. There is a one-year or three-hundred-hours maximum
80 usage guaranteed buyback for \$126,562, one dollar greater than our cost to buy the unit now. If
81 the City does not desire to get a new unit a year from now, we would own the one we are buying,

82 and would not have to purchase another. Council Member Keel MOVED to trade-in the City's
83 current John Deere loader and to acquire a new loader and a bucket through John Deere dealer
84 Honnen Equipment Company of St. George, UT in the amount of \$56,794. The motion was
85 SECONDED by Council Member Chase. Mayor Bunker asked if there were any questions or
86 comments regarding the motion. There being none, he called for a vote. The motion passed with
87 Council Member Chase, Council Member Keel, Council Member Niles, and Council Member
88 Western in favor and Council Member Banks absent

89

90 **Proposed Animal Control Fee Rate Change in Consolidated Fee Schedule**

91 Public Works Director Kirkland and City Treasurer Jody Anderson indicated to the Council that
92 the Delta City Municipal Code §13-251, Boarding at Veterinary Facility fee, needs to be changed
93 within the Consolidated Fee Schedule (CFS) from \$10 to \$12 per day to be brought into alignment
94 with the fees the City agreed to compensate Central Utah Animal Hospital, LLC, under the animal
95 control services contract which began with that firm on July 1, 2017. These department heads
96 also requested that Delta City Municipal Code §13.242.A., the annual animal license expiration
97 date, be changed from February 1 to July 1 of each year. This would allow for a springtime animal
98 licensing and vaccination clinic to be held in advance of a licensing due date. A resolution will be
99 brought forth at the September 7, 2017 meeting.

100

101 **Building Construction & Development Related Fees**

102 Public Works Director Kirkland and Treasurer Anderson asked that the City's "Miscellaneous
103 Inspection Fee" be added to the Miscellaneous Fees section of the Consolidated Fee Schedule as
104 it is not currently illustrated but regularly, and more importantly, correctly charged. Additionally,
105 these department heads have requested an increase in the amount we recover from citizens
106 from \$50 to a greater amount, since we pass-through to Sunrise Engineering, Inc., the \$50 fee
107 collected, but do not recover anything for the costs incurred by the City for our personnel time.
108 The City side of the inspection process is often extensive and time intensive. When an application
109 is received for a miscellaneous inspection it is usually an urgent situation and is needed to be
110 completed right away. This process routinely involves receipting, documenting, scanning, several
111 texts and email communications between us and Sunrise Engineering, Inc., and often involves
112 several email exchanges with natural gas utility Dominion Energy or electrical utility Rocky
113 Mountain Power personnel. Council Members decided to raise the miscellaneous inspection fee
114 to \$65 and that it would be finalized in a resolution that will be brought forth at the September
115 7, 2017 meeting.

116

117 **Water Enterprise User Fees**

118 Public Works Director Kirkland and Treasurer Jody Anderson recommended to the Council that
119 the Penalty Fee Generated at Billing (for Outstanding Balances \geq \$5.00) be moved to the
120 Miscellaneous Fees section of the Consolidated Fee Schedule, and that the \$5 penalty be changed
121 to 5% instead. Additionally, these department heads asked that this percentage be charged City-
122 wide for City services that do not currently have a specific penalty rate indicated, such as
123 municipal airport hangar rental agreements and other miscellaneous billings and contracts. Their
124 feeling is that a percentage penalty would be more fair across the spectrum of City services,

125 because the higher the liability to the City, the higher risk we face for non-recovery. Thus, it would
126 equalize the responsibility of the debtor and would not adversely affect someone such as a
127 resident widow or widower with a standard residential connection, and would lower it from the
128 current rate, but would cost more to a multi-unit, high volume user or a habitually delinquent
129 account holder. Further, it was suggested that the business licensing penalties be expressly
130 illustrated in the Consolidated Fee Schedule. Council Members appeared agreeable to take the
131 matter under consideration regarding the fairness and equity of changing the penalty to a
132 percentage rather than fixed rate and that their decision would be finalized at the next Council
133 Meeting on September 7, 2017. A resolution will be prepared for use at that meeting should their
134 decision to change the penalty fee be affirmed.

135

136 **Public Works Activities-was Agenda Item 3, but was Discussed After Other Items Presented to Council**

137 Public Works Director Kirkland informed the Council that the Delta Municipal Airport
138 improvement project is moving along quite well. The City is scheduled to go before the
139 Permanent Community Impact Fund Board (PCIFB) to present our case for the Sewer System
140 Master Plan and the Main Street Sewer System Lining Projects for funding. Public Works Director
141 Kirkland stated that there has been a request made for the City to consider financially funding a
142 feasibility study which would determine whether there is a need for another motel or hotel to be
143 located here. Mayor Bunker indicated that the cost would be approximately \$8,000 and would
144 be necessary before any developer could obtain financing to build within our community. Mayor
145 Bunker suggested that the Council take this proposed expenditure into consideration. Council
146 Member Western suggested considering others options too, such as somehow incentivizing
147 motels already within our community to make improvements to their properties so that visitors
148 and travelers would be more enticed to stay at establishments already located here. Public Works
149 Director Kirkland updated the Council on the completion of the installation of additional storm
150 drain brought from the east-side of the 200 South block of Center Street, running north to the
151 intersection of 100 South Street where an inlet box was placed, and then ran diagonally to tie
152 into the storm drain on the west side of the road at that intersection where an inlet box was
153 placed, and on the east side of the intersection where an inlet box was installed. He further
154 indicated that we have been experiencing operating difficulties with our Gardner Well. However,
155 he felt that we were through the highest-water usage portion of the current summer months and
156 would be able to take this culinary water well out-of-operation soon for additional repairs.
157 Finally, he noted that the recent chip sealing project of Delta city arterial road on the north side
158 of Main Street had been recently completed. Member Western thanked the Public Works
159 Department for their having lent and setup the City-owned tents for use at the 2017 Millard
160 County Fair. Member Niles thanked Member and Fair Director Western for all the wonderful fairs
161 of recent years that Fair Director Western had orchestrated for the benefit of the County.

162

163 **Utah Governor's 25K Jobs in 25 Counties Tour Supporting Rural Utah's Future**

164 Mayor Bunker noted that Lieutenant Governor Spencer J. Cox will be at the R. J. Law Community
165 Center on Tuesday afternoon, September 5, 2017 from 4:30 p.m. to 6:30 p.m., to support
166 Governor Gary R. Herbert's rural jobs and employment initiative. Mayor Bunker asked that the
167 Council please plan to attend if they can.

168

169 Mayor Bunker presented a newspaper clipping where former Delta Mayor Richard Morrison
170 wrote to the advice columnist Ann Landers, which was published in April 27, 1967 issue of The
171 Salt Lake Tribune about whether it was proper to receive federal funding assistance to make
172 runway improvements at the Delta Municipal Airport. It was found to be interesting and perhaps
173 humorous given we recently received notification of newly approved federal funding to make
174 improvements to and reconstruct our Taxiways and Runway 17-35.

175

176 **Delta City Personnel Policy Input for Consideration of Implementation**

177 Mayor Bunker advised the Council that they were being provided a section of the proposed new
178 Delta City Personnel Policies and Procedures Manual and that he would appreciate their bringing
179 their thoughts and considerations on this current section back to the next Council meeting on
180 September 7, 2017 and that we would work on each section together until completed. Council
181 Member Western inquired of Administrative Officer/Recorder Schafer if he could place this draft
182 policy document into a Google Documents format and invite all parties to be able to view and
183 leave commentary online. Mr. Schafer indicated he would make ready the document for online
184 uploading to the Google Network's platform.

185

186 **Delta City Memorial Plaque for Slain Millard County Deputy Sheriff Josie Greathouse Fox**

187 Council Member John Niles discussed with the Council his continued interest in the proposal to
188 place a memorial plaque in the Delta City Park for slain Millard County Deputy Sheriff Josie
189 Greathouse Fox, who died in the line of duty on January 5, 2010. He then asked Administrative
190 Officer/Recorder Schafer to provide greater detail of the inquiries already made regarding who
191 might manufacture this memorial, the approximate cost, how local stone mason Robert Rusby
192 would assist with this project, etc. It was noted that this matter has been discussed with Russell,
193 Cindy and Sandi Greathouse and that they have been asked to provide us the language they
194 would desire for the plaque inscription. The Council was favorable to this endeavor.

195

196 **Delta City Memorial Park Bench for the Late Public Works Department Employee Scott Ross**

197 Randy Morris, Parks Maintenance Supervisor, presented his and the Public Works Department's
198 idea of placing a memorial bench near the Delta City Park waterfall commemorating the life of
199 Scott Glenn Ross using "Scotty Parts," a reference to using parts and pieces of automobile and
200 motorcycle engines and other vehicle components to make the legs, back, arms, etc., of the
201 proposed bench that the late Mr. Ross would have truly loved. Mayor Bunker and the Council
202 concurred that it was the appropriate time to remember the life of someone we all worked with
203 and have missed greatly since his passing on May 7, 2015.

204

205 **4ABC's "County Seat" Program Hosted by Chad Booth**

206 Randy Morris, Parks Maintenance Supervisor, noted that he had recently viewed on the Salt Lake
207 City ABC television affiliate, KTVX, channel 4, within their program, "The County Seat," hosted by
208 Chad Booth, an episode on the importance of economic development in rural Utah counties and
209 thought it was worth recommending that Council members view the program within the
210 television station's archives of that particular program, since economic development was

211 touched upon this evening discussing the consideration of the City funding a motel feasibility
212 study.

213

214 Mayor Bunker asked if there were any comments, questions, or other items to be discussed,
215 there were none. Council Member Chase MOVED to adjourn the City Council meeting. The
216 motion was SECONDED by Council Member Western. Mayor Bunker asked if there were any
217 questions or comments regarding the motion. There being none, he called for a vote. The motion
218 passed with Council Member Chase, Council Member Keel, Council Member Niles, and Council
219 Member Western in favor and Council Member Banks absent.

220

221 The meeting was adjourned at 8:10 p.m.

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224

GAYLE K. BUNKER, Mayor

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226

GREGORY JAY SCHAFER, MMC, Recorder

227 **Minutes Approved: RCCM 09-07-2017**