



DELTA CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Thursday, September 21, 2017
Delta City Municipal Complex Council Chambers
76 North 200 West
Delta, Utah 84624-9440

PRESENT

Gayle K. Bunker, Mayor
Robert W. Banks, Council Member
Kiley J. Chase, Council Member
John W. Niles, Council Member
Betty Jo Western, Council Member

ABSENT

J. Travis Keel, Council Member

PRESENT ADDITIONALLY

Gregory J. Schafer, Admin. Officer/Recorder	Lynn B. Ashby, Fire Chief
Todd F. Anderson, City Attorney	Kory & Jenny Morris, Residents
Dent R. Kirkland, Public Works Director	Christian Judd
Travis L. Stanworth, Asst. Public Works Dir.	Sam Jacobson, Chronicle-Progress, LLC

Mayor Bunker called the meeting to order at 7:00 p.m. He stated that notice of the time, place, and the agenda of the meeting had been posted at the City Municipal Complex, on the Utah Public Notice website, the Delta City website and had been provided to the Millard County Chronicle-Progress and to each member of the City Council at least two days prior to the meeting. Mayor Bunker conducted roll call. Council Member Chase offered the opening remarks. Mayor Bunker led those in attendance in the Pledge of Allegiance.

MINUTES

The minutes of the Regular City Council Meeting held September 07, 2017 were presented for approval. The minutes of the meeting were reviewed with a date correction noted. Council Member Niles MOVED to adopt the minutes, as corrected, of the Regular City Council Meeting held September 07, 2017. The motion was SECONDED by Council Member Western. Mayor Bunker asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Council Member Banks, Council Member Chase, Council Member Niles and Council Member Western in favor and Council Member Keel absent.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, payroll and electronic transactions for the period ending September 21, 2017 in the amount of \$82,513.20. Council Member Chase MOVED to approve the payments disbursed dated September 21, 2017 in the amount of \$82,513.20. The motion was SECONDED by Council Member Western. Mayor Bunker asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Council Member Banks, Council Member Chase, Council Member Niles and Council Member Western in favor and Council Member Keel absent.

PUBLIC COMMENT PERIOD

There were no public comments offered.

BUSINESS

Sidewalk Installation Safety Concerns at Approximately 625 E 450 S

Kory and Jenny Morris, City residents, presented some concerns about the completion of improvements to their property which are a requirement placed upon them by the City with the approval of the building permit for their new residence. Mr. & Mrs. Morris primarily expressed their thoughts in two areas: 1) the first being pedestrian safety on 450 South Street, particularly as it crosses the canal bridge, and 2) they suggested to the City that the one-lane bridge needs to be widened to accommodate two lanes of vehicular traffic. Mayor Bunker and Public Works Director Kirkland indicated that they both had spent considerable time assessing this situation and other related necessary area improvements and concurred that the concerns raised by the Morris' were valid and should be addressed. Mr. Kirkland said that he and Mayor Bunker feel that the existing foot bridge be removed and a new two-lane bridge be constructed and that the pedestrian walkway be located on the north-side of the new structure. He continued that it would be beneficial for the City to install a new sewer line in the area. A new line would tie into the existing sewer line stub in front of the Morris home running back west, then north within the utility easement adjacent to the canal, which would be approximately 400 East Street's location geographically, then would run underneath the canal and head west along 400 South Street back to our existing sewer lift station "B" located at the southwest corner of 450 South and 300 East Streets. The members of the Council agreed. Council Member Chase MOVED for Mr. Kirkland to cause the proposed improvements, as discussed, to be made, and upon completion of the City work, it would then be expected that the Mr. & Mrs. Morris complete the installation of a sidewalk from their east-to-west property lines. The motion was SECONDED by Council Member Niles. Mayor Bunker asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Council Member Banks, Council Member Chase, Council Member Niles and Council Member Western in favor and Council Member Keel absent.

Purchase of City Property with Required Setbacks Beneath the former LDS Deseret Industries at Approximately 52 N 100 W

Mayor Bunker offered the floor to Christian Judd who came before the Council to express his interest in purchasing the City's property and prescribed easements which lie partially beneath the LDS Church-owned former Deseret Industries store on the south-side of the building. Mr. Judd indicated that if the City would be willing to sell him the property he would pursue the purchase of the LDS Church's structure and property, with the desire of installing a kitchen, bathroom and causing for the requisite upgrades necessary for the building to meet current applicable building codes. He would be interested in residing in the building and running a home-based business of selling mainly academic books. Judd suggested he might like to have an employee or two, and was told that were he to do so he would have to be a retail business, not a home occupation. He talked of proposed improvements to the property. Fire Chief Ashby advised Mr. Judd that he would not be able to opine on the fire code and structural integrity and whether it would pass an inspection made by Mr. Ashby until Mr. Judd or any other party had a licensed engineer inspect and offer his opinion the current viability of the structure for use in any capacity. Mayor Bunker and the Council indicated to Mr. Judd that they would take the consideration of the sale of our property under further consideration and that this topic would be returned to the next meeting of the City Council. Council Member Chase MOVED to table the consideration of the sale of City property and the prescribed easements until the next meeting of the Council. The motion was SECONDED by Council Member Niles. Mayor Bunker asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Council Member Banks, Council Member Chase, Council Member Niles and Council Member Western in favor and Council Member Keel absent.

Motel/Hotel Feasibility Study Funding Consideration

Mayor Bunker inquired of the Council Members if they had either given further consideration or reached a decision about the deliberation of the City providing the necessary funding for a study to be conducted to determine whether there is a need for additional lodging capacity within our community. Council Member Western shared findings from her individual research on this topic, and particularly shared what she learned from her conversation with Tim J. Shefchik, Vice President of Development for BriMark Builders, LLC of Neenah, Wisconsin. Significant discussion was held about if we had BriMark conduct the survey, to what extent we would be committed to them and the motel/hotel brands they represent compared to if we had another firm conduct the survey. Concerns were also shared among the Council Members, in the interest of the City, and its existing local businesses who offer lodging, whether the City should try to determine a methodology in which to incentivize our existing local businesses to update, modify, improve and possibly expand their motels to meet current and anticipated lodging needs in the Delta area. Council Member Chase shared his concern about the usage of existing motel rooms inventory in the community, since in the near future, that timeline not determined as yet, that there will be no more major outages for maintenance of the coal-fired units since they will de-commissioned

shortly thereafter with the upcoming transition to a natural gas-powered generating station. He also discussed that he thinks it would be beneficial for the City to work proactively with the Millard County Economic Development Association, as one example, and also Millard County Recreation about their sponsoring of ball tournaments and other activities, and that we should also be in discussion with the Millard County School District about doing all we can do to hold more school sporting events and tournaments like we used to do more often than now, to further utilize the Delta High School Palladium, etc. Council Member Western and Banks noted that our community used to host 1A and 2a events to a greater degree in the past than we do now. The Council found themselves to not be committed to pursuing the funding of a feasibility study right now. Council Member Niles MOVED to table the consideration of a Feasibility Study to a further date for consideration. The motion was SECONDED by Council Member Western. Mayor Bunker asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Council Member Banks, Council Member Chase, Council Member Niles and Council Member Western in favor and Council Member Keel absent.

Proposed Personnel Policies and Procedures Manual Section Review

Recorder Schafer reported to the Council that he had continued the editing process of the proposed policy document and further, that he had incorporated the changes proposed and approved by the Council since the September 7, 2017 meeting. Mr. Schafer indicated that no further thoughts or comments had been made to the online template. Recorder Schafer brought forth three matters of consideration; 1) adding a provision to the policy asking that personnel, both part-time and salaried with overtime or double-time to be reported to as detailed as fifteen-minute increments for payroll processing, 2) that the years of service worked to advance to greater amounts of annual leave (vacation) become more condensed or standardized from what they currently are, and 3) wondered if the Council would wish to change annual leave (vacation) to accrue as earned rather than awarded on the first day of each new fiscal year after the first year of employment. The Council was agreeable to having personnel report compensable time to fifteen-minute increments. Council Members reached the conclusion that the awarding of annual leave (vacation) would continue to be given on the first day of each new fiscal year after the first year of employment as has been the practice of the City for several decades now. The Council, however, was receptive to changing the tier schedule and the number of annual leave (vacation) hours earned from what the practice currently is. The change will be effective upon the date of the policy adoption. The following table illustrates the former and what the new annual leave (vacation) tier will be for benefited full-time personnel:

DELTA CITY'S ANNUAL LEAVE (VACATION) TIER SCHEDULE			
CURRENT		NEW (UPON ADOPTION)	
<i>Years Worked</i>	<i>Hours Earned</i>	<i>Years Worked</i>	<i>Hours Earned</i>
00-01	40.00	00-01	40.00
02-07	80.00	02-05	80.00
08-14	120.00	06-10	120.00
15 +	160.00	11-14	140.00
		15 +	160.00
Forty Maximum Hours Carryover at Fiscal Year-End. Carryover Used by December 31 Each Year.			

Council Member Chase MOVED to approve the restructuring of the City's Annual Leave (Vacation) Tier Schedule as represented herein, and that it become effective upon the adoption of the new personnel policy. The motion was SECONDED by Council Member Niles. Mayor Bunker asked if there were any questions or comments regarding the motion. There being none, he called for a vote. The motion passed with Council Member Banks, Council Member Chase, Council Member Niles and Council Member Western in favor and Council Member Keel absent.

Utah League of Cities and Towns 2017 Fall Conference Review

Mayor Bunker asked if any of the individuals who attended the annual conference last week would like to comment regarding their experiences while attending, offering their thoughts on the workshops and guest speakers, etc. Council Members Western and Niles discussed what they deemed to be the merits of the conference for them individually. Council Member Western spoke of how valuable some of the insights that she took away from the comments made by motivational speaker and author Dan Clark. She also shared some of the unique knowledge she garnered during some of the land-use work sessions she attended, etc. Council Member Niles further stated that in his opinion, this was the best Utah League of Cities and Towns Fall Conferences he had attended to this date. He concurred with Member Western about many valuable sessions he attended. Particularly, he enjoyed viewing the movie Apollo 13 in the League's outside venue at the Sheraton Hotel Courtyard Tuesday evening, and was then able to tie into what he viewed in the motion picture as chronicled by League guest speaker James Arthur Lovell, Jr., former NASA astronaut and commander of the Apollo 13 mission in April 1970. Mayor Bunker and Mr. Schafer also offered their thoughts upon sessions participated in and their appreciation for those who addressed League members too. During Friday's lunch gathering, during a segment entitled "Tribute to Outgoing Elected Officials," our mayor was honored for his more than three decades of public service to our City.

Public Works Activities

Public Works Director Kirkland informed the Council that the placement of a new sewer line had taken place beneath 50 South Street between 300 West Street and Delta business retailer R. C. Staples Company located at approximately 261 West Main Street. Mr. Kirkland also noted that Public Works personnel had completed the trimming of trees within the Delta City Park. He

further stated a representative from our airport project engineer, Airport Development Group, Inc., principally located in Denver, CO., would be onsite at the Delta Municipal Airport on September 22-23, 2017 doing some core-sample drilling as part of the design work for the Runway 17/35 and Taxiway Reconstruction project.

OTHER MATTERS DISCUSSED

The Council discussed the attendance, participation and what they deemed the successes of the annual Delta Car Show. A few matters of concern were also discussed, points particularly made by Attorney Anderson and Public Works Director Kirkland that the City needs to create and implement a policy for the use of the Delta City Park and the Delta Neighborhood Park so that the City has rules and regulations in place to govern what can and cannot occur in our parks, whether alcohol can be consumed upon City properties and other such considerations.

Council Member Niles expressed how wonderful he found the Community First Coalition's second annual Community Night Out Dinner that was held in the Delta City Park on Monday, September 11, 2017 from 6:00-8:00 p.m. His fellow Council Members agreed with his sentiment and were encouraged by the community participation, which they felt demonstrates the close-knit fabric of our area citizenry. Each felt that being able to pay tribute and respect to our area emergency first-responders from a multitude of public safety agencies and others would hopefully bolster and support those who serve in these capacities and illustrate our gratitude.

Assistant Fire Chief Travis Stanworth apprised the Council about the Fire Department participation in what will be an annual event in conjunction with the Utah Department of Health. On Wednesday, September 20, 2017, Utah Department of Health's Central Utah Division, held the first annual "Drive-Thru Flu Shoot Out!" within the City's fire station which was described to be a successful endeavor.

Mr. Stanworth also noted that Fire Safety Prevention Week will be October 8-14, 2017 this year, and that the theme is "Every Second Counts: Have 2 Ways Out!" He further explained that our own department will be holding an Open House again this year, Wednesday evening, October 11, 2017 and that his fellow Fire Department members are excited to use their new facilities to provide the annual chili feed to our residents and to the give fire truck rides for our area children too. Department personnel will also provide educational materials to our school children during this week when they make presentations within our local elementary schools.

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

The meeting was adjourned at 8:59 p.m.



GAYLE K. BUNKER
MAYOR

GREGORY J. SCHAFER, MMC
ADMIN. OFFICER/RECORDER

MINUTES APPROVED: / /2017