

PUBLIC HEARING  
NOVEMBER 24, 1997

PRESENT

Don Dafoe	Mayor
Gayle Bunker	Council Member
Robert Dekker	Council Member
Dale Roper	Council Member
Glen Swalberg	Council Member

ABSENT

Robert Droubay	Council Member
Richard Waddingham	City Attorney

ALSO PRESENT

Dorothy Jeffery	City Recorder
Deb Greathouse	City Librarian
Greg Schafer	City Employee
Neil Forster	Public Works Director
Alan Riding	Asst. Public Works Director
Kurt Crosby	KNAK Radio
Ruth Hansen	City Resident
Janet Frederick	City Resident
Richard Viers	City Resident
Adam Tolman	County Resident
Julia Sharp	City Resident
Travis Jones	City Resident

Mayor Dafoe called the Public Hearing to order at 6:30 p.m. Dorothy Jeffery, City Recorder, acted as Secretary. Mayor Dafoe stated that notice of the meeting time, place, and agenda was posted at the principal office of the governing body, located at 76 North 200 West, and was provided to the Millard County Chronicle/Progress, KNAK Radio, and to each member of the City Council, at least two days prior to the hearing.

Mayor Dafoe explained that the purpose of the Public Hearing was to consider potential projects for which funding may be applied for under the Community Development Block Grant (CDBG) Small Cities Program for Fiscal Year 1998-1999. Mayor Dafoe explained that Delta City is currently in the process of putting together a grant application and that the grant money is required to be spent on projects benefiting primarily low and moderate income persons. As a part of the preliminary grant process, it is necessary to conduct a public hearing to consider projects which the CDBG money may be used.

All eligible activities which can be accomplished under this program are identified in the CDBG Application Guide and interested persons can review this guide at any time. Mayor Dafoe explained that this is a grant from the federal government which is passed down through the state; the state administers the program on a state-wide basis. The funding is authorized by Congress and a certain amount is set aside to be used by each state. In the State of Utah, the funding organizations are broken down into what are called "Associations of Governments". Millard County, and Delta City, are members of the Six County Association of Governments, which includes Millard County, Juab County, Sanpete County, Sevier County, Wayne County, and Piute County. The Six County Association of Governments is allocating approximately \$103,000 to Millard County, based on population. There are currently no projects being submitted from Millard County, or any city within Millard County.

Mayor Dafoe then mentioned several of the eligible uses listed, including capital projects, equipment purchases, construction of public works and facilities; i.e., water and sewer lines, fire stations, acquisition of real property, provision of public services such as food shelters, and also eligible are loan programs for private business rehabilitation for low income homeowners or for persons owning rental housing for lower income persons. Mayor Dafoe indicated that Delta City has received one previous grant in the amount of \$90,000, which was used for the Main Street Beautification Project.

Mayor Dafoe noted that Delta City has handed out its capital investment plan as part of a regional "Consolidated Plan." This list shows which projects the City has identified as being needed in the community.

Mayor Dafoe then opened the Public Hearing for comments from the floor, asking that those wishing to speak please identify themselves prior to speaking. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

Richard Viers: I understood that one of the things that was going to be spoken about tonight was a proposal to expand the library. Mayor Dafoe responded "That is correct".

Richard Viers: That is why I am here.

Mayor Dafoe asked if someone would make a recommendation.

Janet Frederick: I will make the recommendation that Delta City use this funding for library expansion.

Mayor Dafoe asked if there were any other projects that should be considered.

Kurt Crosby: Who made that recommendation? Mayor Dafoe responded that Janet Frederick made that recommendation. Mr. Crosby asked if she works for Delta City; Mayor Dafoe responded that Mrs. Frederick does not work for Delta City.

Mayor Dafoe asked Mr. Viers if he would like to respond to Mrs. Frederick's recommendation. Mr. Viers stated that he agreed with the recommendation and feels that Delta City needs a considerably larger library for the area. He also stated that, being an avid reader, he feels that the library expansion would do Delta City a lot of good; he feels that there are many things which he goes to the library to find which is not accessible due to the size of the library. Mr. Viers felt that a larger library would probably make a difference.

Mayor Dafoe noted that the amount of money available through the Community Development Block Grant (CDBG) will not completely cover the costs of the library expansion. The total cost of the library expansion will be approximately \$450,000, excluding additional book stacks.

Richard Viers: What is the proposed location?

Mayor Dafoe explained that the proposed location is directly to the East of the present library. Mayor Dafoe then showed a sketch of the proposed library expansion area.

Kurt Crosby: Has anybody considered applications for any other grants or funding through arts programs or anything like that?

Mayor Dafoe responded that Delta City is currently in the process of putting an application together for Community Impact Board (CIB) funding. These funds come from a royalty on mineral rights.

Kurt Crosby: I have something I can look up. I've got some books that have to do with grants and things like that for different types of programs; I'll see what I can find out about what they have in regard to library type things.

Mayor Dafoe stated that the funding which Delta City is looking for from the CIB will probably be a low interest loan, probably in the 3-4% range. It will need to be determined how that money will be repaid. At present, the proposed plan is that our present bond on the Delta City Building will be paid out in the Spring of 1998. The tax levy which has been set aside for payment of the Delta City Building bond, will be removed from the property taxes. We could go back to the voting public and have a bond election to determine whether the public is in favor of leaving the tax levy in place for payment of the proposed library expansion.

Kurt Crosby: So there would have to be a vote on this?

Mayor Dafoe responded that there would have to be a vote.

Kurt Crosby: Even if we can get all this money from these different places?

Mayor Dafoe responded that, yes, that is true.

Kurt Crosby: When would the vote have to be?

Mayor Dafoe stated that, once the funding is approved, before any funds are released, a bond election would need to be held to determine whether or not the public will support the tax levy. He also noted that the bond election would involve only Delta City and mentioned that Millard County has agreed to provide some funds for the library expansion because, presently, the Bookmobile, which is funded by Millard County, is also occupying the Delta City Library, both with books in the library book stacks and they have an office, which they work out of, located in the library. In addition, the Bookmobile vehicle is parked in the Delta City parking area.

Ruth Hansen: You have to take into consideration that it is the Delta City Library, but there are many people who live outside the Delta City limits who have library cards and use them at the library. Of course, those people pay a little extra fee, but it does not begin to equate what tax payers pay. Mayor Dafoe agreed with that comment and asked what the fee is for those living outside Delta City. He was advised that the fee is \$5 for a library card.

Kurt Crosby: That is what they pay. I paid it last year. I just moved to Delta, but last year I was living in Hinckley and we used to pay \$5. It is like, that last meeting I was here to, that lady that was here really wanted more books and things. She is not even from here; she is from somewhere else. She is happy to pay the \$5, but her property tax wouldn't be going up.

Richard Viers: In larger communities, the fees are a lot higher. I paid for a Provo City Library card because I could get a lot more books on tape than I could here and it cost me \$24 a year. I didn't mind that at all.

Mayor Dafoe responded that it depends on how much you use the card; it probably is a bargain if you use it quite a lot.

Kurt Crosby: Just this evening I met with a business that rents videos and rents those tapes and would like to expand their building and they think that we shouldn't do either the expansion or renting videos or tapes because that is in direct competition with them. I told them that I would tell you, but I'm sure that the other video stores wouldn't be for us renting videos either; I didn't ask all of them, I just was at one this evening. They put in a 5,000 square foot building just a few years ago and it cost them a little over \$100,000 and they are trying to figure out why a 5,000 square foot building then cost a little over \$100,000 and now it would cost about \$500,000. I told them I would ask you that.

Mayor Dafoe responded that the \$450,000 proposed cost includes about \$50,000 to remodel the existing library, so the actual expansion is about \$400,000, which figures out to \$80 per square foot. The architect thinks that is what the cost will be, but Mayor Dafoe stated that he does not feel that it will cost that much. This estimate is what was given to Delta City by the architectural firm, but Delta City feels that the final cost will not be that much.

Kurt Crosby: Like I said, I was at a business here in Delta and they got their property tax notice and they are trying to figure out now they are going to get that all paid for in the next little bit and when I told them that we were talking about spending another \$500,000 here, you know, they are not too excited about it. Besides the fact that we literally are competing with them on some of

those items with the videos there. They don't sell books, you know, or rent books, but they do rent videos.

Mayor Dafoe noted that he understands what is being said and noted that it has been the policy of the Delta City Library that we do not buy and rent, or check out, videos that are current. The ones stocked in the library are the old classics, which Mayor Dafoe did not know whether the local video stores stock those items or not.

Kurt Crosby: Yes, they do and I know that, all I can tell you is, just like in any business, if you start with the government doing part of it, pretty soon they will have more and pretty soon everybody will say "well, we have all the videos we need right there" and these places, there are three of them in town, I think, to rent videos, as far as I know, and they would like to keep their business.

Mayor Dafoe asked Librarian Deb Greathouse how many videos are in the Delta City Library.

Kurt Crosby: It was the big renter in the last months deal, that I read in the paper, wasn't it? It was a big mover, you know, the videos, and all I can tell you is that would mean that she is a good librarian and would want to encourage that and have as many as possible, and that's good because she is trying to do her best, but we have to look at this and say. . . .you know.

Mayor Dafoe responded that he understood what was being said and agreed and stated that it is not government's intent to compete with private businesses.

Kurt Crosby: Yea, but it sure starts doing it.

Mayor Dafoe stated that that is one reason why Delta City does not have our own power system or own gas company like some cities do.

Kurt Crosby: Well, we just put up our own sign, you know, that advertises and does a bunch of stuff and the newspaper and the radio station will not be needed quite so much any more, you know, because we've got our own sign, and all I'm saying is it's dangerous to, you know, start doing those things 'cause then, where do we stop it?

Richard Viers: I think you can make a contradiction in that too, though, because the vast majority of the videos and books on tape that are offered by most libraries, have been educational or stuff like the Shakespearean type things; a lot of different things that most people would not be able to get at their local video store. I mean. .(interrupted)

Kurt Crosby: I'll guarantee you that each one of those video stores would gladly come and buy these videos and have those there so that they didn't have to compete with someplace that wasn't, number one, charging for them, and number two, planning on getting bigger.

Richard Viers: I can understand that.

Kurt Crosby: I'll be glad to go and let you know, but I guarantee those people would be glad to do that. If they don't have something that you want, you let them know and I'll betcha they'll get it.

Richard Viers: I have already talked to Robyn [ Howell] about getting more educational type stuff in there.

Kurt Crosby : She's having trouble paying her property tax right now.

Richard Viers: She said that her biggest problem with getting educational stuff was that there was not enough demand for it.

Kurt Crosby: Yea, because they go the library for them and get them there.

Mayor Dafoe responded that the Delta City Library has only started having videos available in the last 1 ½ to 2 years. Mayor Dafoe mentioned that, if the video stores were concerned with having the educational videos available, why did they not put those types of videos in their stores before, then it would have been unnecessary for the library to fulfill that need.

Kurt Crosby: We didn't have to do that in the first place.

Mayor Dafoe: Sure we did.

Kurt Crosby: No we didn't, who made us have to?

Mayor Dafoe: There was a demand for it from the public.

Kurt Crosby: Sure, but if right now the public all came and said they want ice cream cones, we are not going to put an ice cream deal in the library, are we? You know, we just have a certain thing that government is supposed to do and it is not doing everything that the people ask.

City Librarian Deb Greathouse stated that, when she purchased the library video equipment from Robyn [Howell] , they discussed the type of videos which would be purchased by the library. Librarian Greathouse and Robyn [Howell] agreed that the videos which would be purchased by the library would not interfere with her business. That agreement was eight years ago.

Kurt Crosby: Well, I know that there are two other video places in town and all I can tell you is I've been in there and seen the things that are in the library and I know that I can find some of those at other places in town. If they can come here and get them for free, and got to go there and pay for them, where are they going to go?

Mayor Dafoe asked Mr. Crosby how many copies the video stores have on hand? We have one copy in the library so, if you want to see one, you are going to have to get on a rather lengthy waiting list.

Kurt Crosby: All I'm telling you is that to me it is the principal of the thing, just like if you were running Subway over here or Hogi Yogi over here and all the sudden the library starts giving out, you know, good hoagies over here, they are going to be a little upset about it.

Mayor Dafoe responded that he thought that comment was a little ridiculous, the comparison there with sandwiches.

Kurt Crosby: Well, we got videos and videos. We got hoagies and hoagies. What's the difference?

Mayor Dafoe called on Julia Sharp for a comment.

Julia Sharp: This is going around and around and what they have, maybe a couple of hundred videos. The videos are a side thing. The expansion is not about videos, the expansion is about the library.

Kurt Crosby: The library is full, that's why we are expanding.

Julia Sharp: We need more library space. We need it. It would be nice to have it available. I do not see what, as far as I am concern, hey, the property taxes are not going to be affected that much.

Mayor Dafoe agreed.

Julia Sharp: The property tax affect is minimal compared to the benefit that we are going to receive from expanding the library and making it bigger. You know, when commercial people come in, and big businesses come in, to look at something, one of the things they look at is what is available in your resource area and the library is one of those. I have always been very proud of the fact that Delta had a library, but, you know, our library is small compared to cities of similar size, say Blanding, Monticello. They both have quite large libraries and they are used all the time and it is really, really beneficial for them and for the people of the county, as well as the city.

Mayor Dafoe called on Kurt Crosby for a comment.

Kurt Crosby: Like I said in the last meeting, I am not against the library. You remember that I said, hey, there's a good way to do this if we want to do it. You remember, Mayor-Elect Roper? And that is, hey, tell the people we will do the library; here's the plans, here's how much it is going to cost; when everybody that wants to voluntarily puts their money in, when we've got the money, we'll do the library. And that, to me, is a great way to do the library. Everybody says it takes too long and every business I've talked to said the reason we won't do it that way is we don't want to pay for the library and this is how we get forced to pay for a library.

Mayor Dafoe asked if he meant through donations.

Kurt Crosby: No, it is through taxes. That is forced. The other way is, hey, we put a sign up, even use our \$30,000 sign and say, look, we are trying to get \$500,000 for a new library. Here's where we are currently; drop by the Delta City buildings and put your pledge in and each week it would show out amount and when we got there, you know, who would be upset about that?

Mayor Dafoe responded that, at the previous Council Meeting, and Mr. Crosby was in that meeting as well, the Council Members brought up the fact that we had a similar type situation with health care, with the hospital. It took eight years to raise the money to the point where they could start construction and they still did not have the full amount when they started.

Kurt Crosby: But why did it take so long? Did the people just not want it?

Mayor Dafoe responded that the people probably donated what they could afford.

Kurt Crosby: Yeah, and so we are going to make them donate the rest.

Mayor Dafoe responded that the people Mr. Crosby was talking about on the video store, they are not residents of Delta City, that's why they are complaining about the property tax, but yet they still want to come in here and have a business.

Kurt Crosby: There business is in Delta City, right?

Mayor Dafoe: They are paying property tax on their business, but they do not live here.

Kurt Crosby: All I'm telling you is they pay a whopping amount of property tax, I'm sure, on that building and the place they have, right? I don't know how much it is, but to me, it shouldn't be the issue of where somebody lives, if they are paying property taxes and they are here, they ought to be part of this public comment.

Mayor Dafoe noted that the people who are concerned are not in attendance at the public hearing.

Kurt Crosby: Well, they had to work, to pay their property taxes.

Librarian Deb Greathouse: I believe that we are getting away from the point of this meeting. The point of this meeting is to decide on a project that we need to do.

Kurt Crosby: No, they said that we are having public input about different projects. Now, what if somebody wants to not have any project. Can we have public comment about that?

Mayor Dafoe stated that he has not heard anyone say that they did not want a project.

Kurt Crosby: I would say that unless we get this voluntarily done, we shouldn't have any projects.

Mayor Dafoe noted that we would make note of the fact that Mr. Crosby opposes any project.



Kurt Crosby: Not just me, I have been doing a phone survey, the best you guys asked me to do, but the federal government money doesn't come from anybody but me and you and everybody else either, neither does the state money.

Richard Viers: You say that you have been doing a phone survey, but that has only been with businesses, am I correct?

Kurt Crosby: No.

Richard Viers: People that you are benefacted from?

Kurt Crosby: No, I go down the phone list and I started with A and I go down the list, A,B,C.

Richard Viers: I really think that one of the reasons you are speaking from the basis that you are, though, is because you are a benefactor of their funds as part of your advertising, am I correct? That is one of the reasons you feel like you have to speak out for them?

Kurt Crosby: I'll tell you the main reason, I'm the father of nine children, you know.

Richard Viers: And you don't want your children to have a library better than what we've got?

Kurt Crosby: No, I didn't say that. I'm glad to pay in my part to the library, but rather than have somebody make me pay it in, I'd like each of us to bring in our \$5, or whatever it costs, to help out with our part of the library. I've already volunteered to these people, I said, hey we will come and help out and do the best we can, you know. I don't mind the library but I am against making somebody, especially if I've got a little neighbor who is having a hard time paying for her food, I don't want to force her to pay for the library.

Richard Viers: Okay, can I ask you this: Are you the owner of the radio station?

Kurt Crosby: No.

Richard Viers: Would you be willing to speak to the owner about contributing a little community service time for something like that?

Kurt Crosby: You bet. We already do that.

Richard Viers: That's all I could ask for.

Ruth Hansen: This applies to anything. You make me pay for the streets that I don't drive on.

Kurt Crosby: Well, whenever you buy your gas, you pay for the road tax that is supposed to go to the streets. Is that correct?

Mayor Dafoe responded that, in our situation, Miss Hansen has paid a lot of money into the school district and she has never had any children attend the school, as well, so I guess you can look at it either way. It is a community effort.

Librarian Deb Greathouse: Through this meeting, we need to have you identify the projects which Delta City has received money for in the past from CDBG. Could you just go over some of those.


Mayor Dafoe responded that, in about 1990, Delta City received CDBG funding in the amount of \$90,000 for engineering design on infrastructure and improvements, including storm drainage, water, sewer and curb and gutter, on a five block area of Main Street, which has not materialized due to the cost of the project. The Utah Department of Transportation would have to fund approximately one-half of the cost. However, with the monies needed for freeway construction along the Wasatch Front, the project will probably be deferred for approximately ten years.

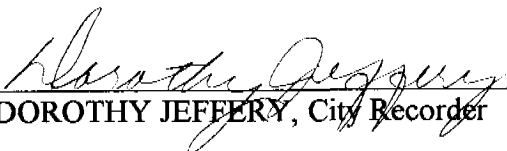
There were some HUD funds received a number of years ago for low income housing projects and some sidewalk.

Librarian Greathouse noted that another item which needs to be clarified is that Millard County has given us permission to do multi-year grant, so we can apply for two years instead of one.

Mayor Dafoe stated that, if there are no other projects, we could apply for the funding in the 1998-1999 funding year, provided that Congress continues to fund the program.

Mayor Dafoe asked if there were any other comments from the floor. There being no other comments, Mayor Dafoe declared the public hearing closed at 7:10 p.m.

  
\_\_\_\_\_  
DON DAFOE, Mayor

  
\_\_\_\_\_  
DOROTHY JEFFERY, City Recorder

MINUTES APPROVED: RCCM 12-08-97