

CITY OF DELTA, UTAH
PUBLIC HEARING
SEPTEMBER 21, 2011

PRESENT

Gayle Bunker	Mayor
Robert Banks	Council Member
John Niles	Council Member
Tom Stephenson	Council Member
Betty Jo Western	Council Member

ABSENT

Bruce Curtis	Council Member
Todd Anderson	City Attorney

ALSO PRESENT

Barbara Clark	City Employee
Jane Beckwith	Topaz Museum Board
Deb Greathouse	City Librarian
Gerry Ogden	City Resident
Kirk Hoggard	City Resident
Scott Bassett	City Resident

Mayor Bunker called the public hearing to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building, posted on the Utah Public Notice website, and was 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 stated that the purpose of the public hearing was to receive public comment regarding an application being made by Delta City to the Permanent Community Impact Fund Board (CIB) to request funding for construction of the proposed Delta Community Center on property located on the corner of 100 West and Main Street. Mayor Bunker reviewed events which have transpired during the last several years.

Approximately nine years ago, Delta City began talking with Great Basin Museum about construction of a new museum facility. In discussing the proposed construction, it was felt that we could construct a joint facility that would house both Great Basin Museum and a conference area which would be a benefit to the community. Shortly thereafter, Topaz Japanese American Internment Camp Museum indicated they also wanted to construct a museum and asked to become part of the joint facility. At that point, it was hoped that we could provide a facility which would house Great Basin Museum, Topaz Museum, and a community center. The first step was to find property on

which to construct a facility and several properties were explored as building locations. It became known that the Law family would be interested in selling their Main Street property. The Law family was very interested in having the joint museum and community center constructed on their Main Street property so negotiation began to purchase the property. In 2004 and 2005, the property was purchased, along with an additional parcel, located across 50 South Street from the Law property, which would be useful for parking.

A group was organized and a Memorandum of Understanding developed between Topaz Museum, Daughters of Utah Pioneers Museum, Great Basin Museum and Delta City to act as West Millard Museums and Community Center. The group applied for and was issued a Federal Tax Identification number and approached the Permanent Community Impact Fund Board (CIB) for funding to assist in initial planning for the facility. A \$30,000 matching grant was awarded by CIB to be used in the planning phase of the facility. The funds were used to obtain a needs assessment for the facility and additional funds were used to obtain design and architectural drawings. There was a great deal of negative comment on the design that was proposed because residents did not feel the design was appropriate for Delta City. Since that time, efforts have been made to get funding to construct the facility.

One of the items included in the Memorandum of Understanding between the entities involved was an opt-out clause, which allowed any of the entities to withdraw from the agreement if construction did not begin by March 11, 2011. About one year ago, it was apparent that we would not begin construction by March 11, 2011, so Great Basin Museum exercised their option to withdraw from the agreement and Great Basin has gone ahead on their own to fund and construct their museum on their parcel of property. All parcels of property were purchased by the individual entities so none of the property is jointly owned.

Topaz Museum and Delta City determined that they would continue attempts to find funding for their projects but found that financing for a joint facility is difficult. Topaz Museum can obtain funding from the National Parks Service to construct a museum for the internment camp but funding is limited to the museum. That information caused Delta City and Topaz Museum to decide the two facilities need to be separated and funding must be obtained for two separate facilities. At this point, two facilities will be constructed, in close proximity to each other, so that both can be utilized at the same time or separately. Mayor Bunker stated that he feels that a community center is needed in Delta City because we do not have a facility available for medium size groups of people, such as reunions, training sessions, etc.

Mayor Bunker opened the public hearing to comment from the public.

Jane Beckwith, Topaz Museum Board, thanked the Council and Mayor Bunker for continuing to work on this project. She felt that it will be a very nice asset to Delta City and recognized that it has been a lot of work but felt that, ultimately, it will be built.

Kirk Hoggard felt that a community center in downtown would really be nice but wondered whether the area has "maxed out", or adequately used, all available facilities. He questioned whether the Palladium could be used for smaller events and noted that we have a business in town that provides facilities for reunions. He was not against building a community center but just questioned whether we are using what is already available. Mr. Hoggard also asked if we are receiving telephone calls from people who would come here if we had a facility available. Mr. Hoggard did not want to see a building constructed that may not be used to full potential.

City Librarian Deb Greathouse responded that she frequently receives calls from people who need a place to meet and she is unable to tell them of a place they could use. She receives calls asking for space to hold training sessions, meetings, depositions and other types of requests but has no place to refer them.

Mayor Bunker noted that Delta City uses the Palladium when it is available, such as for our annual New Years Eve celebration, but the facility is not conducive to smaller events and is not always available. School events are regularly held in the building during the day. The Millard School District Board Room is also used regularly but many times there is not adequate room for all who want to attend an event held in that venue. Mayor Bunker emphasized that we are not trying to compete with anyone who has facilities available in town but this facility would provide a space for groups who come to Delta by bus to visit the Topaz Museum.

Council Member Betty Jo Western stated that she felt there was a lot of misunderstanding by area residents as to what is happening. When Great Basin Museum held their groundbreaking, she had questions from a number of people asking if Delta City was going ahead with their museum/community center plans. Council Member Western said the public does not understand what is going on and we don't know how to educate them because they do not read information in the newspaper and do not attend public meetings.

Mayor Bunker stated that we have been talking about this project for a long time and recent events have made it necessary to go a different direction than we had previously planned. Residents believe they know what is going on and do not want to learn any more about the situation. Mayor Bunker noted that this is the third public hearing we have held on this matter and each time the number of public in attendance dwindles.

Council Member Western reiterated that Delta City is committed to not competing with local business people.

Mayor Bunker noted that a number of events could be held at the proposed facility which could not be held at any other facility that is currently available.

Council Member Tom Stephenson asked Jane Beckwith if she had quite a few school tours to the Topaz Museum and internment camp site. Ms. Beckwith's response was not loud enough to be

picked up by the audio recording.

Mayor Bunker said that bus loads of people sometimes come to visit Topaz.

Council Member Tom Stephenson said that, when he was operating a local service station, many people asked about Topaz. He felt that the museum would cause people to stop in Delta long enough to do things other than just visit the museum.

Mayor Bunker stated that the proposed facility is simple, not elaborate, but it would be adequate and available for use by the community at a small cost. Mayor Bunker stated that the proposed exterior of the building has been extremely downgraded from what was previously proposed.

Council Member John Niles noted that Intermountain Power Agency had planned to hold a meeting in Delta but were unable to find a facility to use so they went to Springville or Provo instead.

Mayor Bunker added that, if we got a group to come here for their meeting or training, they may stay some extra time to do other things in our area. He stated that we will submit a request for funding to the Permanent Community Impact Fund Board (CIB) for \$750,000 and, if we do not get the funding, the facility will not be constructed.

Council Member Betty Jo Western asked if city employees would build the facility.

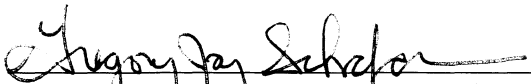
Mayor Bunker stated that Delta City could act as General Contractor, but all the work would be done by local sub-contractors, if they are available. Delta City will maintain the landscaping and do snow removal because it is felt that, like the cemetery, everyone will think we are responsible to maintain it.

Mayor Bunker asked if there were any other comments. There being none, he closed the public hearing to comment from the public.

Mayor Bunker declared the meeting adjourned at 7:40 p.m.



GAYLE BUNKER, Mayor



GREGORY JAY SCHAFFER, MMC, City Recorder

MINUTES APPROVED: RCCM 10-06-11