

CITY OF DELTA, UTAH
REGULAR CITY COUNCIL MEETING
SEPTEMBER 20, 2007

PRESENT

Gayle Bunker	Mayor
Kiley Chase	Council Member
Bruce Curtis	Council Member
Glen Swalberg	Council Member
Betty Jo Western	Council Member

ABSENT

Robert Banks	Council Member
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ALSO PRESENT

Kaela Jackson	City Attorney
Alan Riding	Public Works Director
Gregory Jay Schafer	City Recorder
John Niles	City Resident
Michael Niles	City Resident

Mayor Bunker called the meeting 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 and provided to the Millard County Chronicle/Progress and to each member of the City Council at least two days prior to the meeting. City Recorder Gregory Schafer acted as secretary.

Council Member Betty Jo Western offered opening remarks following which Mayor Bunker led those in attendance in the Pledge of Allegiance.

MINUTES

The proposed minutes of a Public Hearing held September 6, 2007 were presented for consideration and approval. Following review, Council Member Betty Jo Western MOVED to approve the minutes of the Public Hearing held September 6, 2007, as presented. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Regular City Council Meeting held September 6, 2007 were presented for consideration and approval. Following review, Council Member Kiley Chase MOVED to approve the minutes of the Regular City Council Meeting held September 6, 2007, as presented. The motion was SECONDED by Council Member Betty Jo Western. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The

motion passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a copy of which had been given to them two days prior to the meeting. Following review, Council Member Glen Swalberg MOVED to approve the accounts payable dated September 20, 2007, in the amount of \$167,499.03. The motion was SECONDED by Council Member Bruce Curtis. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

UNFINISHED BUSINESS

There were no items of unfinished business on the agenda.

NEW BUSINESS

MICHAEL NILES: REQUEST FOR SINGLE LOT SUBDIVISION LOCATED AT APPROXIMATELY 328 SOUTH MANZANITA AVENUE

Mayor Bunker called attention to copies of the proposed plat which had been provided for Council Members prior to the meeting. Mayor Bunker noted that the proposed subdivided lot meets size requirements and currently has curb, gutter and sidewalk installed. All utilities are also available to the property.

Following discussion, Council Member Kiley Chase MOVED to approve the request of Michael Niles for a single lot subdivision located at approximately 328 South Manzanita Avenue. The motion was SECONDED by Council Member Betty Jo Western. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

CAMERON JOHNSON: REQUEST FOR ZONE CHANGE FROM MOBILE HOME (M-H) TO RESIDENTIAL 4 (R-4) ON PROPERTY LOCATED AT APPROXIMATELY 425 NORTH 500 EAST

Mayor Bunker stated that a public hearing needs to be scheduled regarding the proposed zone change. Public Works Director Alan Riding advised Council Members that the property owners would like to construct multi-family housing on the property.

Council Member Betty Jo Western MOVED to set a public hearing on Thursday, October 18, 2007 at 6:45 p.m. for the purpose of receiving public comment regarding a proposed zone change from Mobile Home (M-H) to Residential 4 (R-4) on property located at approximately 425 North 600 East. The motion was SECONDED by Council Member Bruce Curtis. Mayor Bunker asked if there

were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

KYLE ROWLEY, PAHVANT BUTTE ESTATES: PAHVANT BUTTE ESTATES, PHASE ONE PRELIMINARY AND FINAL PLAT

Mayor Bunker noted that this subdivision involves one-acre parcels which will include fully improved streets with curb, gutter, sidewalk and storm drains. The initial phase includes four lots with six additional lots planned for future expansion. Mayor Bunker suggested that a temporary all-weather surface turn-around be provided at the end of the street to provide a turning area other than residential driveways

Following discussion, Council Member Glen Swalberg MOVED to approve Pahvant Butte Estates, Phase One preliminary and final plat as requested by Mr. Rowley, with the condition that a temporary all-weather surface turn-around be provided at the south end of the street. The motion was SECONDED by Council Member Bruce Curtis. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MAYOR GAYLE BUNKER: APPOINTMENT OF MEMBERS TO CIVIC CENTER BOARD OF DIRECTORS

Mayor Bunker noted that this matter had previously been discussed and it was determined that the mayor and two council members would serve as members of the museum / civic center board of directors. Mayor Bunker recommended that Council Members Bruce Curtis and Kiley Chase be appointed as members of the museum / civic center Board of Directors.

Following discussion, Council Member Glen Swalberg MOVED to appoint Mayor Bunker, Council Member Bruce Curtis and Council Member Kiley Chase as members of the Board of Directors for the museum / civic center facility. The motion was SECONDED by Council Member Betty Jo Western. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MAYOR GAYLE BUNKER: SET DATES FOR FALL CLEAN UP

Mayor Bunker suggested that November 3rd and 10th be scheduled for Fall Clean up Days. Clean up was scheduled on November 3rd for the area north of Main Street and November 10th for the area south of Main Street.

MAYOR GAYLE BUNKER: UTAH LEAGUE OF CITIES AND TOWNS CONFERENCE RECAP

Mayor Bunker asked Council Members to report on things which they liked or disliked about the

recent Utah League of Cities and Towns Conference. City Attorney Kaela Jackson noted that she had attended several excellent sessions and particularly liked the resolutions which were passed at the conference. Council Member Betty Jo Western felt the conference was awesome; she attended an excellent session dealing with water and gained valuable information. She learned a lot and was able to network with many different people. Council Member Glen Swalberg felt the conference was one of the best he has attended. He especially enjoyed the session on budgeting and the rules governing the budgeting process. He also enjoyed the session discussing state law as it applies to eminent domain.

Mayor Bunker felt there were many very beneficial sessions at the conference. Mayor Bunker enjoyed the presentation by David Church regarding subdivisions. He was particularly impressed with a Friday morning session regarding where city taxes are spent. The session pointed out that most residents do not know who pays for city services, nor do they realize what city services they use on a regular basis. Very few residents realized that city taxes pay for the sewer system. Cities were encouraged to have public meetings to advise residents of what their taxes are being used for and Mayor Bunker felt it would be important to attempt to let residents know what is happening with the museum / civic center facility. Mayor Bunker indicated that most Delta residents believe that city taxes are being spent for all the improvements currently taking place on Main Street; they do not realize that funding for the Main Street improvements is coming from State of Utah funds rather than from Delta City funds. Mayor Bunker felt the Council needs to do a better job of educating residents about what is happening and how city taxes are being spent.

Mayor Bunker also noted that Utah League of Cities and Towns is promoting the slogan of "Making Life Better" this year and showed examples of signs which could be attached to parks, equipments, buildings, etc. thanking various departments and entities for "making life better" by the service they provide. Mayor Bunker felt it would be a great tool for public education to put some of these signs on public works vehicles; i.e, "Delta City Public Works making life better."

Mayor Bunker felt the entire conference was very good.

PUBLIC WORKS DIRECTOR ALAN RIDING: UPDATE ON PUBLIC WORKS PROJECTS

Public Works Director Alan Riding reported that most of Delta City's concrete work on the Main Street improvements has been completed and the State has begin re-paving the street. It will probably be another week before the project is completed due to trucking the asphalt from Centerville.

The contractor doing the sidewalk radius concrete work is slow but it is hoped their portion will be complete in another two to three weeks.

Public Works employees have been working on installation of a cattle guard for the road entering the Ridge Top well site.

The Ridge Top well drilling has begun and has been completed to approximately 600 feet with a sixteen inch opening. Public Works Director Riding met with Sunrise Engineering to review the final specifications for the tank and distribution lines. It is planned to complete the drilling of the well and get water samples approved prior to proceeding to bids for the remaining items on the project.

A security fence has been erected at the airport and a pad is being built for the storage building.

Public Works plan to do asphalt patching in the next week or two so it will be completed prior to the winter season. Public Works Director Riding requested that Council Members advise him of places they see needing to be patched.

Council Members thanks the public works employees for the good work they do.

Mayor Bunker advised Council Members that Mike Smith is no longer working in the Public Works Department so we will be advertising to replace him sometime in October. In addition, Rebecca Peterson will be taking over the janitorial duties at the City Building beginning October 1st.

Public Works Director Alan Riding reported that Paul Wanberg, our Animal Control Officer has indicated that he would like to resign his position in order to take other employment.

OTHER BUSINESS

Mayor Bunker advised Council Members that he had talked with Mayor Christensen of Fillmore. Fillmore is putting together a proposal to have a driver license office in Fillmore and felt they may be successful if they could include the Beaver area in use of the Fillmore office. Mayor Bunker indicated that Delta would not be successful in attempting to keep the driver license office here. Mayor Christensen asked if Delta City would be willing to write a letter in support of Fillmore's request to be considered for a regional driver license office.

Mayor Bunker reported that he had heard a discussion about graffiti in the Holladay area. The discussion stated that victims of graffiti had a period of time during which to clean the area or be faced with fines. Mayor Bunker distributed copies of the ordinance adopted by Holladay City regarding removal of graffiti. Council Members reviewed the ordinance and discussed adoption of a similar ordinance. The matter will be discussed further at a later meeting, along with an ordinance making property owners responsible for sewer laterals from their connection to the main lines.

Mayor Bunker requested that Council Members let him know if they see any possible Eagle Scout projects around the city.

Mayor Bunker reminded Council Members that a non-profit corporation had been formed for the civic center project and a question has arisen as to whether that status can be changed to include all four entities involved in the museum / civic center facility. Mayor Bunker requested that City Attorney Jackson research the possibility of including the museum entities into the non-profit corporation.

Mayor Bunker noted that Millard County will be implementing a 1/4% sales tax which will become effective on January 1, 2007. This increase has been required by the State of Utah because sales tax in Millard County is currently below the 6% rate charged by most counties.

Mayor Bunker reminded Council Members of the public hearings being held by the Millard County Commission regarding the future of the care center. He urged Council Members to attend those public hearings to become better educated about the situation.

The centennial fall celebration will be held on Saturday, October 13th. Council Members should plan to attend and assist with the celebration.

Mayor Bunker asked if there were any comments, questions or other items to be discussed. There being none, Council Member Betty Jo Western MOVED to adjourn the meeting. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Mayor Bunker declared the meeting adjourned at 7:58 p.m.


GREGORY JAY SCHAFFER, City Recorder


GAYLE BUNKER, Mayor

MINUTES APPROVED: RCCM 10-18-07