

CITY OF DELTA, UTAH  
REGULAR CITY COUNCIL MEETING  
OCTOBER 15, 2009

PRESENT

Gayle Bunker	Mayor
Robert Banks	Council Member
Kiley Chase	Council Member
Bruce Curtis	Council Member
John Niles	Council Member
Betty Jo Western	Council Member

ABSENT

Gregory Jay Schafer	City Recorder
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ALSO PRESENT

Alan Riding	Public Works Director
Kaela Jackson	City Attorney
Karen Johnson	Assistant City Recorder
Howard Western	City Resident
Mitchell Myers	City Resident
Dillon & Brittney Pace	City Residents

Mayor Bunker called the meeting to order at 7:15 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building, on the Utah Public Notice web site 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.

Council Member John Niles provided opening remarks following which Mayor Bunker led those in attendance in the Pledge of Allegiance.

MINUTES

The proposed minutes of a Regular City Council Meeting held October 1, 2009 were provided for consideration and approval. Following review, Council Member Kiley Chase MOVED to approve the minutes of the Regular City Council Meeting held October 1, 2009, as presented. 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.

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 Bruce Curtis MOVED to approve the accounts payable, dated October 15, 2009, in the amount of \$9,852.35. The motion was SECONDED by Council Member Kiley Chase. 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.

PUBLIC COMMENT PERIOD

There were no comments from the public.

UNFINISHED BUSINESS

There were no matters of unfinished business on the agenda.

NEW BUSINESS

ZANE CRAFTS: DELTA MUNICIPAL AIRPORT

Zane Crafts presented ideas to the Council on how to make the airport more profitable for the City. Those ideas included providing services to pilots and making certain our fuel sales equipment is working at all times. Mr. Crafts invited the Mayor and Council Members to join him for a fifteen minute tour of the airport to provide their opinion on some items at the airport. Council Members agreed to meet with Mr. Crafts on Thursday, October 29, 2009 at 6:30 p.m. to tour the airport.

Council Member Western thanked Mr. Crafts for the assistance he is providing with the airport and stated that she had talked with people at the Milford, Richfield and Fillmore airports and found it interesting that Fillmore had provided 500 gallons of avgas to a pilot who had attempted to get it at Delta airport. The person at Fillmore airport told Council Member Western that they watch Delta's fuel prices and try to set their prices 5¢ lower than the price in Delta in order to get more business in Fillmore. In addition, the Fillmore airport provides a courtesy car for pilots.

LARRY DIXON: IMMIGRATION

Mr. Dixon was unable to attend the meeting.

MAYOR GAYLE BUNKER: PROPOSED ZONE CHANGE FROM RESIDENTIAL 1-B (R-1-B) TO PUBLIC / QUASI-PUBLIC (P/QP) ON PROPERTY LOCATED AT APPROXIMATELY 176 SOUTH WHITE SAGE AVENUE AND DESIGNATED AS SILVER SAGE SUBDIVISION LOT 6, INCLUDING ADJOINING PROPERTY

Mayor Bunker stated that a public hearing had been held prior to this meeting for the purpose of receiving public comment regarding this proposed zone change with no negative comment received. Two property owners who live adjacent to the area proposed for the zone change presented

comments in support of the zone change.

Council Member Western stated that those who presented comments at the public hearing are in favor of the zone change but expressed her concern about taking a lot from a residential area and changing in to a different zone and felt that it would create a spot zone. Council Member Western felt that we need to be cautious in changing zones to make certain that we are in compliance with the ordinances we have in place.

Mayor Bunker advised Council Member Western that all Public / Quasi-Public (P/QP) zones are spot zones because of the nature of being zones for public and quasi-public facilities. Mayor Bunker also stated that this zone change is part of a larger parcel of land under the same ownership and did not feel it was valid to characterize it as spot zoning which would be an infringement on our zoning ordinance.

Following discussion, Council Member Kiley Chase MOVED to approve the zone change from Residential 1-B (R-1-B) to Public / Quasi-Public (P/QP) on property located at approximately 176 South Locust Avenue and designated as Silver Sage Subdivision Lot 6, including adjoining property. The motion was SECONDED by Council Member Robert Banks. 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: MANZANITA SUBDIVISION, PHASE I FINAL PLAT

Mayor Bunker advised Council Members that the Planning & Zoning Commission had met to review this proposed subdivision on Thursday, September 17, 2009 and made the recommended that the final plat for Manzanita Subdivision, Phase I be approved. Mayor Bunker noted that all utilities, with the exception of sidewalks, are currently in place and sidewalks will be put in place by the developer.

Council Member Western asked if the proposed plat meets the requirements of our ordinances. Public Works Director Riding stated that the Phase I final plat is in accordance with our ordinances and the developer has two years to complete the sidewalks.

Following discussion, Council Member Robert Banks MOVED to approve the final plat for Manzanita Subdivision Phase I with the condition that sidewalks will be completed within twenty-four months. The motion was SECONDED by Council Member Kiley Chase. 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.

KAREN JOHNSON, ASSISTANT CITY RECORDER: APPOINTMENT OF ELECTION JUDGES

Assistant City Recorder Johnson requested that the following election judges be appointed for the 2009 Municipal Election to be held November 3, 2009:

Delta Precinct #17: Deb Houghton  
Dennis Johnson  
Jayne Knight  
Anne Stoddard (alternate)

Delta Precinct #18: Roberta Dutson  
Linda Kersey  
Selma Lazaro  
LaRene Rawlinson (alternate)

Council Member Kiley Chase MOVED to approve appointment of election judges 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.

PUBLIC WORKS DIRECTOR ALAN RIDING: UPDATE ON PUBLIC WORKS PROJECTS

Public Works Director Alan Riding reported that public works employees have been cleaning up empty cells at the sewer lagoons. They have also been repairing sidewalks around town and have completed installation of the chlorinator at the Gardner well. In addition, more asphalt patching and repair work has been completed. Public Works employees knocked down an old, abandoned building in preparation for the fire department burning the building.

Council Member Western asked if Delta City had paved the section of 450 North east of 350 East. Public Works Director Riding responded that the city had chip-sealed the road in order to reduce the amount of maintenance required. Council Member Chase felt that the chip-seal would save a great amount of maintenance because the road was rough again immediately after it was graded and magnesium chloride was applied.

OTHER BUSINESS

Council Member Chase reminded Council Members that a guest author would be speaking at the library on Wednesday, October 28<sup>th</sup> at 7:00 p.m. and encouraged Council Members to attend the event. Librarian Deb Greathouse stated that this author is a very entertaining public speaker.

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Council Member Western reported that planning for the New Years Eve celebration has begun. She has sent out a request for bids from several bands and is waiting for responses. She has received confirmation from Bonnie Shamo to do the Family Feud game and Marva Jean Anderson has agreed to do the Deal or No Deal game. Holly Fowles is willing to help with the celebration but she does not want to be in charge of purchasing food for the event. Council Member Western has received permission from Delta High School for use of their facilities. The inflatable toys have been confirmed and the kids games and prizes have been arranged. We still have the board games which were purchased last year. Council Member Western requested that Council Members let her know

of anyone who is willing to help with the celebration. Mayor Bunker reported that he had attended the Chamber of Commerce luncheon where Pedro Gonzales made a presentation about a program called Latinos in Action. The group looks for service projects and opportunities to become involved in the community. Mayor Bunker suggested that perhaps this group be used to assist with the New Years Eve celebration.

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Council Member John Niles asked if any decision has been made or action taken regarding the restriction of pit bull dogs in city limits. Mayor Bunker felt that we need to set a public meeting to discuss both the pit bull ordinance and the possibility of allowing the keeping of chickens.

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Council Member Western noted that the six month moratorium on construction of cellular telephone towers has expired and requested that action be taken on how the towers will be handled. Mayor Bunker advised Council Members that he had asked Millard County Commissioners to rezone property north of Notch Peak View Estates Subdivision for construction of all types of communication towers. Mayor Bunker also noted that the Planning & Zoning Commission is currently working on a new zoning ordinance which includes zoning for cellular telephone towers.

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Mayor Bunker reported that he had received a letter from the National Guard advising that some cities do not charge utility fees for National Guard members who are called to active duty and requesting that Delta City adopt this policy. Mayor Bunker stated that we are not on the list of cities who offer this benefit but we have not been charging utility fees for active duty National Guard members. We are not aware of any residents who are currently serving on active duty.

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Mayor Bunker stated that he had attended a Six County Association of Governments meeting where energy audits were discussed. The company that was making the presentation is willing to do an audit of Delta City utility rates to determine if there are areas where we could save on those costs. The cost of the audit is 35% of the amount saved but if no savings are found the audit costs nothing. Council Members felt that it would be a good idea to ask the company to do the audit to see if better rate schedules could be obtained.

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Mayor Bunker advised Council Members that Community First is in the process of moving to the building located just west of the Delta Technical Center so they will be closer to the students they serve.

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Mayor Bunker has a meeting, in two weeks, with Emory from the Six County Association of Governments to go over our list of short and long term capital improvement projects. Mayor Bunker noted that we currently have the museum and sidewalk upgrades on the list for Delta City. Mayor Bunker asked Council Members if there were other capital improvement projects we should put on the list. It was suggested that a new fire station be added to the list and Council Member Western asked if we could include upgrade of the electronic sign and street lights.

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Mayor Bunker advised Council Members that our Justice Court has decided to move their court date from the first and third Wednesday to the first and third Friday, 9:00 a.m. to noon, beginning November 1<sup>st</sup>.

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Council Member Chase reminded Council Members that he had previously suggested that we have a security audit done for the City computer system. Council Members concurred that we should arrange to have the audit done. Council Member Chase will look into setting parameters for the audit and locating Utah companies who could perform the audit.

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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 John Niles. 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 8:10 p.m.

  
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GAYLE BUNKER, Mayor

  
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GREGORY J. SCHAFER, MMC, City Recorder

MINUTES APPROVED: RCCM 11-05-09