

CITY OF DELTA, UTAH
REGULAR CITY COUNCIL MEETING
JULY 21, 2011

PRESENT

Gayle Bunker	Mayor
Robert Banks	Council Member
Bruce Curtis	Council Member
John Niles	Council Member
Tom Stephenson	Council Member

ABSENT

Betty Jo Western	Council Member
Gregory Jay Schafer	City Recorder

ALSO PRESENT

Todd Anderson	City Attorney
Alan Riding	Public Works Director
Karen Johnson	Deputy City Recorder
Steven Pratt	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 on the Utah Public Meeting 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. Deputy City Recorder Karen Johnson acted as secretary.

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 July 7, 2011 were presented for consideration and approval. Following review, Council Member Bruce Curtis MOVED to approve the minutes of the Regular City Council Meeting held July 7, 2011, as presented. 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 with Council Members Robert Banks, Bruce Curtis, John Niles, and Tom Stephenson voting in favor and Council Member Betty Jo Western being absent.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a copy of which had been provided to them at least two days prior to the meeting. Following review, Council Member John Niles MOVED to approve the accounts payable, dated July 21, 2011, in the amount of \$92,774.14. 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 with Council Members Robert Banks, Bruce Curtis, John Niles, and Tom Stephenson voting in favor and Council Member Betty Jo Western being absent.

PUBLIC COMMENT PERIOD

There were no comments from the public.

UNFINISHED BUSINESS

MAYOR GAYLE BUNKER: APPOINTMENT OF MEMBER TO PLANNING & ZONING COMMISSION

Mayor Bunker recommended that Rand Crafts be appointed to fill the unexpired term of R. Dale Roper on the Planning & Zoning Commission. Mr. Crafts' term would expire February, 2014.

Council Member Tom Stephenson MOVED to appoint Rand Crafts to the Planning & Zoning Commission to fill the unexpired term of R. Dale Roper, which will expire February, 2014. 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 with Council Members Robert Banks, Bruce Curtis, John Niles and Tom Stephenson voting in favor and Council Member Betty Jo Western being absent.

NEW BUSINESS

MAYOR GAYLE BUNKER: CONTRACT WITH SUNRISE ENGINEERING FOR BUILDING INSPECTION SERVICES

Mayor Bunker advised Council Members that the contract with Sunrise Engineering has been reviewed by City Attorney Anderson and signed by Sunrise Engineering. Mayor Bunker requested Council approval to sign the contract on behalf of Delta City. Mayor Bunker noted that things appear to be going quite well with regard to the inspection services provided by Sunrise.

Council Member Bruce Curtis MOVED to authorize Mayor Bunker to sign the contract for building inspection services with Sunrise Engineering. The motion was SECONDED by Council Member Tom Stephenson. Mayor Bunker asked if there were any comments or question regarding the motion.

There being none, he called for a vote. The motion passed with Council Members Robert Banks, Bruce Curtis, John Niles and Tom Stephenson voting in favor and Council Member Betty Jo Western being absent.

MAYOR GAYLE BUNKER: PROPOSED DELTA CITY ZONING ORDINANCE PAGES 149 THROUGH 152 AND SECTIONS PREVIOUSLY REFERRED TO CITY ATTORNEY TODD ANDERSON

Council Members reviewed the proposed changes suggested by City Attorney Todd Anderson, along with his research on group homes and noise levels for wind turbine generators. After all changes have been made, City Attorney Anderson will create a "redline" version of the proposed ordinance for final review by Council Members. Council Members were in favor of reviewing a "redline" version of the ordinance prior to final adoption. Council Members then reviewed pages 149 through 152 of the proposed zoning ordinance and discussed changes and corrections to be made.

Mayor Bunker advised Council Members that the proposed Subdivision Ordinance will be reviewed at the August 18th meeting.

PUBLIC WORKS DIRECTOR ALAN RIDING: UPDATE ON PUBLIC WORKS PROJECTS

Public Works Director Alan Riding reported that Public Works employees have been working on changing out some 1" and 1½" water meters and have been doing some equipment repair and maintenance.

City Attorney Anderson asked for an update on the current zoning enforcement issue. Public Works Director Riding reported that several neighbors in the vicinity of 300 South and 150 East had complained about a mobile home being placed on the property. In checking out the situation, it was found that there were also two recreational vehicles on the property, which appeared to have people living in them; there was an extension cord and garden hose running to the recreational vehicles. A letter was sent to the property owner advising that a mobile home is not allowed in Delta City except in a mobile home park or property that is zoned for mobile homes. The letter also advised that living in recreational vehicle trailers is not allowed. The letter had a deadline date of July 31, 2011 for the property to be brought into compliance.

OTHER BUSINESS

Mayor Bunker advised Council Members that a building permit has been received for construction of a home on property along 750 North Street. The building permit has not been issued because the subdivision owner is required to install an additional twelve feet of asphalt, as well as curb, gutter, and sidewalk along 750 North, or provide security guaranteeing those improvements. The subdivision owner has been contacted and is working on arrangements to provide security to guarantee the improvements.

Mayor Bunker reported that we had previously discussed a strip of dirt along the south side of Millard Co. Care Center, doctors' offices and parking area near the Neighborhood Park ball field. Intermountain Health Care, owner of the parcel of property, has finally written a contract which will allow the parcel to be paved in order to provide additional parking for the care center and ball games at the park. The contract includes participation by Intermountain Health Care, Millard County Care Center, Millard County and Delta City. The board has requested that Delta City be named the "Grantee" for the project. Mayor Bunker was not in favor of Delta City acting in that capacity inasmuch as the property belongs to Intermountain Health Care. Mayor Bunker will provide a copy of the contract to City Attorney Anderson for his review.

Mayor Bunker reminded Council Members that the Utah League of Cities and Towns Conference will be held September 14 - 16, in Salt Lake City. We need to know, by August 10th, who is going so that room reservations can be finalized.

Mayor Bunker advised Council Members that we had previously discussed a splash pad / water feature in the City Park but it was never done. He would like to again look at the possibility of providing a splash pad / water feature at the park for next year. The matter will be discussed further at a later meeting. Public Works employees will be gathering information and cost figures.

Mayor Bunker stated that Topaz Museum had not received their proposed grant from the National Park Service but they have been advised to make application again in September. They will be working with the park service to provide a better presentation. Prior to submitting our application, we need to provide a floor plan and plot plan for the proposed facility. Topaz Museum representatives are currently working with a firm in Salt Lake City that is willing to provide those drawings at no cost other than reimbursement for expenses in preparing the drawings. Mayor Bunker advised Council Members that he may be requesting funds to pay for the cost of the drawings. The cost will probably be approximately \$2,000 to \$5,000. We will also need to provide a Memorandum of Understanding between Delta City and Topaz Museum for construction of the joint facility. Steven Pratt stated that 50 cents per square foot is the current rate for drafting services.

Mayor Bunker asked if there were any comments, questions, or other items to be discussed. There being none, Council Member Robert Banks 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 with Council Members Robert Banks, Bruce Curtis, John Niles and Tom Stephenson voting in favor and Council Member Betty Jo Western being absent.

Mayor Bunker declared the meeting adjourned at 8:12 p.m.



GAYLE BUNKER, Mayor



GREGORY JAY SCHAFFER, MMC, City Recorder

MINUTES APPROVED: RCCM 08-18-11