



DELTA CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Thursday, August 21, 2014
Delta City Building Council Chambers
76 North 200 West
Delta, Utah

PRESENT

- 5 Mayor Gayle Bunker
- 6 Council Member Steven Pratt
- 7 Council Member Robert Banks
- 8 Council Member John Niles
- 9 Council Member Kiley Chase
- 10 Council Member Betty Jo Western

ABSENT

- 14 Public Works Director Alan Riding

ALSO PRESENT

- 18 City Recorder Greg Schafer
- 19 City Employee Dent Kirkland
- 21 City Employee Randy Morris
- 23 City Employee Scott Ross
- 24 Chronicle Reporter Hannah Jones
- 25 Neil Ashton
- 20 City Attorney Todd Anderson
- 22 City Employee Travis Stanworth
- 26 Belinda Ashton
- 27 Dan Davies

30 Mayor Bunker called the meeting to order at 7:00 p.m. He stated that notice of the time, place and the agenda of the meeting had been posted at the City Building, on the Utah Public Notice website, the Delta City website, 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

35 Opening remarks were provided by Council Member Steven Pratt, following which Mayor Bunker led those in attendance in the Pledge of Allegiance.

MINUTES

39 The minutes of the regular City Council meeting held August 7, 2014 were presented for approval. Following a discussion, Council Member Robert Banks MOTIONED to adopt the minutes of the regular meeting held August 7, 2014 as presented. The motion was SECONDED

42 by Council Member Steven Pratt. Mayor Bunker asked if there were any questions or comments
43 regarding the motion. There being none, he called for a vote. The motion passed with Council
44 Member Kiley Chase, Council Member Robert Banks, Council Member Steven Pratt, Council
45 Member John Niles and Council Member Betty Jo Western voting in favor.

46

47 **ACCOUNTS PAYABLE**

48 The Council reviewed the accounts payables of August 21, 2014 in the amount of \$47,590.63,
49 copies of which had been provided to them at least two days prior to the meeting. Following a
50 discussion Council Member John Niles MOVED to approve the accounts payables for August 21,
51 2014 in the amount of \$47,590.63 as presented. The motion was SECONDED by Council
52 Member Steven Pratt. Mayor Bunker asked if there were any questions or comments regarding
53 the motion. There being none, he called for a vote. The motion passed with Council Member
54 Kiley Chase, Council Member Robert Banks, Council Member Steven Pratt, Council Member
55 John Niles and Council Member Betty Jo Western voting in favor.

56

57 **PAYROLL & ELECTRIC DISBURSEMENTS**

58 The Council reviewed the Payroll and the Electronic Disbursements of August 21, 2014 in the
59 amount of \$33,794.17; copies of which had been provided to them at least two days prior to
60 the meeting. Following a discussion Council Member Robert Banks MOVED to approve the
61 Payroll and the Electronic disbursements as presented. The motion was SECONDED by Council
62 Member John Niles. Mayor Bunker asked if there were any questions or comments regarding
63 the motion. There being none, he called for a vote. The motion passed with Council Member
64 Kiley Chase, Council Member Robert Banks, Council Member Steven Pratt, Council Member
65 John Niles and Council Member Betty Jo Western voting in favor.

66

67

68 **PUBLIC COMMENT PERIOD**

69 There were no comments from the public.

70

71 **Business**

72 Plat Approval for Ashton Villas Planned Unit Development

73 City Attorney Todd Anderson directed the Council to the Covenants, Conditions and Restrictions
74 drawn up for Ashton Villas Planned Unit Development. Council Member Betty Jo Western asked
75 the Public Works Department if they had any concerns regarding the Covenants, Conditions and
76 Restrictions. Council Member Steven Pratt asked about lot size and zoning laws. City Attorney
77 Todd Anderson clarified that because it was zoned as planned unit development, regular zoning
78 laws wouldn't apply. There was a discussion regarding subdivision improvements, (curb, gutter,
79 storm drain and sidewalks.) Council Member Kiley Chase reported on the Planning & Zoning
80 Commission's recommendations to approve the final plat. Neil Ashton had questions regarding
81 the required improvements. Public Works Assistant Director reported to the Council the views
82 of the Public Works Department on the required improvements. Dan Davies commented to the
83 Council regarding the Ashton's purchase on these planned unit development. Mr. Davies

84 updated the Council on the urgency on time because of a signed purchase contract with
85 Gunnison Bank. Questions regarding the bank's responsibility on the improvements were
86 asked. It was the general opinion that the bank would not agree to take these on, and that the
87 purchasers had agreed to assume the responsibility of the improvements. There was a
88 discussion on the resale of these properties regarding the improvements. The Mayor stated
89 that the concern of the city was to be assured that when the Delta City requested the
90 improvements done, they would be completed. There was further discussion on the time
91 allowed for the improvements to be complete. It was suggested that the CC&R's be modified
92 after closing to reflect a time period of five years to complete improvements. City Council
93 Member John Niles MOTIONED to approve the final plat for the Ashton Villas planned unit
94 development, Block 70, Plat "A", Delta Town site Survey, as well as the Covenants, Conditions
95 and Restrictions subject to their recording, with a stipulation that improvements be made in
96 five years. Council Member Betty Jo Western SECONDED the motion. Mayor Bunker asked if
97 there were any questions or comments regarding the motion. There being none, he called for a
98 vote. The motion passed with Council Member Kiley Chase, Council Member Robert Banks,
99 Council Member Steven Pratt, Council Member John Niles and Council Member Betty Jo
100 Western voting in favor.

101

102 Proposed Cinco de Mayo Street Dance, May 02, 2015

103 Delta Area Chamber of Commerce, reported City Recorder Greg Schafer, is proposing to have a
104 Cinco de Mayo street dance to unite different people in the community. There was a discussion
105 on where to hold the event. Council Member Steven Pratt approved closing the street from
106 Main Street to 100 North to accommodate a Chamber Cinco de Mayo street dance on May 5,
107 2015, or the park and soccer parking lot if desired. City Council Member Kiley Chase SECONDED
108 the motion. Mayor Bunker asked if there were any questions or comments regarding the
109 motion. There being none, he called for a vote. The motion passed with Council Member Kiley
110 Chase, Council Member Robert Banks, Council Member Steven Pratt, Council Member John
111 Niles and Council Member Betty Jo Western voting in favor.

112

113 Resolution 12-354 Adopting Moderate Income Housing Plan

114 The Council was provided with Resolution 12-354 adopting the Delta City Moderate Income
115 Housing Plan. After review, and discussion, Council Member Kiley Chase MOVED to approve
116 Resolution 12-354 adopting the Delta City Moderate Income Housing Plan. Council Member
117 Betty Jo Western SECONDED the motion. Mayor Bunker asked if there were any questions or
118 comments regarding the motion. There being none, he called for a vote. The motion passed
119 with Council Member Kiley Chase, Council Member Robert Banks, Council Member Steven
120 Pratt, Council Member John Niles and Council Member Betty Jo Western voting in favor.

121

122 Public Works Update

123 Public Works Assistant Director Dent Kirkland reported that the Public Works Department had
124 been working on the sewer dump station in conjunction with the County. The project should be
125 complete within the month. Mr. Kirkland stated that the Public Works is now starting on the

126 storm drain at 450 North and approximately 400 East. Mr. Kirkland explained how this project
127 was being done. Mr. Kirkland said that Delta City was asking for bids in the Chronicle Progress
128 to reside the Airport Hangar. Council Member Kiley Chase asked about a community concern
129 regarding the Big Five Commodities railroad crossing. Mr. Kirkland replied that they have
130 mentioned the problem of crossing vehicles to the railroad in the past, but he didn't know what
131 else could be done. Council Member Betty Jo Western mentioned that she had complaints of
132 the sticker weeds reemerging, even though the Public Works Department had sprayed them.
133 There was a question regarding asphaltting as well. Mr. Kirkland reassured that they were
134 continuing to asphalt and would see about spraying, as well. Council Member Betty Jo Western
135 thanked the Delta City crew for their help with the County Fair.

136
137 OTHER BUSINESS
138 Mayor Bunker mentioned that people had complained about the noise at the races during the
139 fair. There was a discussion regarding the noise problem and the time the race ended and what
140 could be done. A warning letter was suggested as a starting point, but lights out if necessary. It
141 was asked how other areas handle this problem. It was decided that a warning letter would be
142 sent and then enforcement would follow if the warning was ignored.

143
144
145 Mayor Bunker asked if there were any comment, questions, or other items to be discussed.
146 There being none, Council Member Betty Jo Western MOVED to adjourn the regular City
147 Council meeting. Council Member Robert Banks SECONDED the motion. The motion passed
148 with Council Member Kiley Chase, Council Member Robert Banks, Council Member Steven
149 Pratt, Council Member John Niles and Council Member Betty Jo Western voting in favor.

150
151
152 Mayor Bunker declared the meeting adjourned at 8:13 p.m.

153
154
155
156
157
158
159
160
161 _____
GAYLE K. BUNKER, Mayor

162 _____
163 Minutes Approved: GREGORY JAY SCHAFER, MMC City Recorder