



## CITY COUNCIL MINUTES

### Mayor Logan Monson

Mayor Pro Tempore Cheryl Bowers  
Council Member Chris Ewald(Virtual)  
Council Member Charlie Taylor  
Council Member Erik Grover  
Council Member Kellen Nielson

January 9, 2024 at 7:00pm

50 West 100 South Street,  
Blanding Utah 84511

**Meetings are live streamed at:**

[www.youtube.com/channel/UCPzWdnJDcNhH31kvTjJ9N3w](http://www.youtube.com/channel/UCPzWdnJDcNhH31kvTjJ9N3w)

### Staff Members in Attendance:

City Manager - Trent Herring  
City Engineer -  
City Finance Director - James Francom  
Judge-Kelly Laws

City Community Dev. Dir. - Bret Hosler  
Economic Dev. Dir. - Ben Muhlestein  
Police Chief- JJ Bradford  
Fire Chief -  
Recreation Dir. - David Palmer

**Others:** Kennie Kerr(Virtual), Ana & Mark Garfield, Scoot Flannery, Gary Guymon, Ryan Barton, Corey Higdon Clayton Long, David Shaw.

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## POLICY MEETING

- I. Call to Order - Mayor Monson called the meeting to order at 7pm.
- II. Oath of Office - Kellen Nielson
- III. Oath of Office - Chris Ewald
- IV. Oath of Office - Charlie Taylor
  - Judge Kelly Laws swore in three of the council members. Council members Taylor, Ewald and Nielson.
- V. Roll Call
- VI. Prayer or Thought - A prayer was offered by James Francom.
- VII. The Pledge of Allegiance was recited by all in attendance.
- VIII. Approval: Consent Agenda and Minutes from December 12, 2023 Regular Session  
**Council member Bowers moved to approve the consent agenda and approve the minutes from the December 12, 2023 council meeting. Council member Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

**Those voting Aye:**

**Councilmember Ewald  
Councilmember Taylor  
Councilmember Nielson  
Councilmember Grover**



Councilmember Bowers

Those voting Nay: None

Constituting all members thereof, Mayor Monson declared the motion carried.

IX. Declaration of Conflicts of Interest - None

### Public Input

Anyone wishing to address the Council on any item is invited to do so.

- Gary Guymon addressed the council. He inquired about the annexation that is on the agenda. He inquired if there would be a road built out through the canyon. And if so, he would question the wisdom of that. He talked about some history and some memories of the area. Mayor Monson stated that there will be a public hearing concerning the annexation. He told Mr. Guymon that the piece of land that is being annexed is already owned by the city and there aren't any plans to build any roads out through the canyon.
- Gary also talked about the first building that will be on the museum site which is near the visitor center property, he said it will be a smaller building than they originally thought. He said the intention is to build what's called the SouthEastern Utah Museum of American west. Basically to tell our stories of this area. He talked about the importance of history and not repeating mistakes. He talked about the Navajo and Ute people that have lived in the area a lot longer than any other people. He wants to continue to improve relationships with them. He wants to preserve history. He also talked about the importance of music and dance and the power they have to learn and lift you up. He said they also want to showcase the cowboy in the museum.

### Public Hearing

1. Annexation of Center Street - Bret Hosler

**Council member Grover made a motion to go into a public hearing for the annexation of center street. Council member Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

Those voting Aye: Councilmember Ewald  
Councilmember Taylor  
Councilmember Nielson  
Councilmember Grover  
Councilmember Bowers

Those voting Nay: None

Constituting all members thereof, Mayor Monson declared the motion carried.



- Bret showed everyone that plat of the area that is going to be annexed. The annexation is requested in relation to the water line that is going to be going out to West Water. The city wants the land in city limits because they are going to be making a substantial investment in infrastructure out there. Bret stated that we have now met the new state requirements. He stated that we are just annexing solely the Blanding City parcel of land.
- Mayor Monson asked if there was anyone from the public that wanted to address the council on this item.
- Gary asked if the pipeline was going to take water out to those homes in West Water. Bret clarified that, yes, a water line is going out to West Water.

**Council member Nielson made a motion to leave the public hearing and go back into regular session. Council member Taylor seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

**Those voting Aye:**

**Councilmember Ewald  
Councilmember Taylor  
Councilmember Nielson  
Councilmember Grover  
Councilmember Bowers**

**Those voting Nay:**

**None**

**Constituting all members thereof, Mayor Monson declared the motion carried.**

## Reports

### 1. Mayor

- UAMPS - Mayor Monson stated that he went to the last UAMPS board meeting. They gave him a book that recaps all of the UAMPS projects and gives some examples that are being worked on. It lists some of Blanding City utility stats. Mayor Monson read some of those stats. He stated that he will send out the digital copy to the council.
- Council member Nielson inquired about any updates on future projects. Mayor Monson stated that there are some that are being worked on, they are trying to find sources of energy that are a little more reliable than the wind and solar projects. They are looking at some hybrid models of solar and gas. Mayor Monson said that he has another board meeting next week.

### 2. City Council

- No reports from council members.

### 3. Finance Report - James Francom

- James stated that the check register is attached to the packet. He said that there



isn't anything different and he asked if there were any questions on purchases.

- Council member Ewald asked about the two transactions to Pacific Corp. James stated that it was for services from the power company. It is through Rocky Mountain Power.
- Mayor Monson said that we have our own utility and they maintain things for us. We have a maintenance contract with them. So if they are called out on a power outage then they get paid for things like that. Mayor Monson stated that he wasn't sure how much or how often they are paid. James said that this payment is a monthly one, but it changes depending on the work that they do.
- Mayor Monson said that at some point the linemen with Rocky Mountain Power are going to retire and then we would have to get someone that comes from Moab and that will potentially increase our costs, so we can possibly look into hiring our own lineman.
- There was a discussion about payments and how the amounts change with each month, depending on what services are provided.
- Council member Bowers stated that it seems like we could hire someone for those costs. She doesn't remember the contract and will have to review it. Council member Taylor stated that we could hire someone but we won't have the equipment and tools that are needed for the work.
- Trent stated that the contract dates back to 2013. He said that each bill that they send has a full breakdown of what they have done. Council member Taylor would like to know how much of the costs are passed through and how much are our actual costs. James said that the costs vary greatly month to month.
- Mayor Monson said that all the invoices can be accessed in the shared drive.
- Council member Bowes asked about the payment to Curtis and Sons. James stated that it is the SCBA (self contained breathing apparatus) for the firemen.

#### 4. Police Report - Chief JJ Bradford

- Chief Bradford stated that in December he went with Sargent Taylor and Sheriff Lacy and presented to the school board about the SRO and how it's been working and answered any questions that they have there. He said that everyone still feels like it's a great thing to have in place.
- Chief Bradford said that they talked about the challenges that will come with senate bill 84 which will require an SRO in all the schools at all times.
- Chief Bradford stated that Officer Palmer went to 16 hours of SRO training over Christmas break.
- The officers did some tactical and tracking training.
- Cadet Blake has completed his special function officer block and is on track to graduate in March.
- Council member Bowers asked about the senate bill. Mayor Monson said that as it's written now, it will require all schools to have a resource officer, but there's no money attached to it.
- Chief Bradford stated that if that bill goes through, we will have to have two more SROs, and vehicles and funding. Council member Bowers stated that the state needs to provide funding.
- Mayor Monson stated that representative Wilcox is the sponsor on that bill and we



can reach out to him. There was a similar bill last year that did not get passed.

- Council member Taylor said that there is no funding in any of it. It's a struggle that the district has, they are responsible to make sure some of this happens too. There will be a director from the department of public safety put over that and then a chief put over that to make sure all these counties and cities are following the law. But it is unfunded and we've known that and he stated he doesn't know what that fix is. He said that it presents a whole other problem for San Juan County because of jurisdictional issues on reservations.
- Council member Bowers asked if it made it to the floor. Mayor Monson was not sure. She said she would look into it. Mayor Monson said that he wants to go to some of the legislative sessions next week and he will try and talk to representative Wilcox.

#### 5. Rec Report - David Palmer

- David stated that his report is attached to their packet. He said that the grant for the shade structures is moving forward and we can now involve contractors. The bathroom remodel at the centennial park is almost done. When high school starts baseball and softball it will be nice. The covering at the entrance of the wellness center is done and the runoff water is tied into the sewer system.

### Discussion Items

#### 1. National Fitness Campaign - Kennie Kerr(Virtual)

- Kennie is with the national fitness campaign. She is the partnership development manager. She did a presentation on the screen for everyone that told about what they are and what they do. They are a health and wellness consulting firm. They are America's largest public/private wellness partnership. Last year they celebrated their 500th healthy community. They are now fully funded by their health care sponsors and national sponsors. She stated that an important thing to understand is the "Why." She stated that America is facing a health crisis due to sedentary lifestyles. They have multiple sponsors. They work with communities like ours to build a healthy infrastructure. They have support with funding and grants. They have a great marketing team that works with the community. They do different challenges within the community. They have training for ambassadors that can be members of the community. They build outdoor fitness courts that are very versatile and multifunctional. She talked about all the benefits and uses that the courts provide. She talked about a part of the court that is a space for an art piece. She talked about the impact and benefits of the campaign.
- Council member Bowers asked if these courts have been put in communities of our size. And she also inquired about the durability of the equipment. Kennie said that the equipment is durable and has a 25 year warranty. She said that they are in very cold, snowy places and very hot sunny places, humid places. Kennie said that they recommend cities budget \$750 per year for maintenance.
- Kennie talked about grant requirements and what they look for. She then talked about costs of the court and possible pathways for funding.



- Council member Ewald asked if there are any potential sites for this. Mayor Monson said that the only place that they have briefly talked about is where the old pool was.
- The council had a general discussion about the costs and the feasibility of the project. For the most part, it feels very expensive. The only option would be to have someone sponsor it.

## 2. Parking During and After Snowstorms - Trent Herring

- Trent stated that we have a contract with the county for snow plowing. He said that the county is not liable for damage done to property when plowing snow. Trent said that he looked into it and Blanding city doesn't have an ordinance in place for vehicles parked on the street during or after snowstorms. The ordinance that is in the packet is Monticello's ordinance. So Trent is wondering if the county is not liable and the city doesn't have an ordinance, does that make the city liable for any damage? Council member Taylor doesn't think so. Council member Grover asked who would enforce the ordinance. He stated that Chief Bradford doesn't have time to enforce the ordinance.
- Council member Taylor said that this came up back in 2010 and it also came up right at a snow storm, he believes that it should be talked about and figured out back in July, not when the snow is on the ground. He thinks there should be an ordinance.
- There was a general discussion about options and plans and what will work. They talked about putting an ordinance in place and who would enforce it. And if the city had an ordinance who would be liable for property damage. They talked about the county's frustration with plowing the roads and also meeting the citizens' needs. They discussed the ordinance that is in place in Monticello. There were questions about the contract with the county. They talked about possibly making a plan with the county plowers, after they clear a lane on all streets then they go back to certain streets on certain days and push the snow all the way to the curb. They said that the plowers clear certain streets and "emergency" streets.
- They talked about garbage pick up and if there are any issues with that. They also talked about snow removal on city sidewalks. The parking lane on main street is a storage lane for plowed snow during the winter months.

## 3. Transfer Station - Trent Herring

- Trent stated that Jed Tate with San Juan County Landfill asked about the city's plan for the transfer station. The county came and took the two large containers from the transfer station. The county owns those containers. Trent said that he and James looked into numbers and our estimated cost is a \$10,000 loss at the current rates.
- Trent said that we haven't had too many people upset about the closure of the transfer station. He doesn't feel like it's caused a real burden to the residents.
- There was a general discussion about the benefits of opening it or keeping it closed. They discussed costs and getting an employee that will work on Saturdays. Or possibly opening it for a couple half days during the week. Saturday is the only day the landfill isn't open. There is a limit to what can be



taken to the transfer station. They don't accept certain things. But the landfill will take pretty much anything, and it's half the cost to take it there. The landfill has a pretty decent recycling program. To make up for the loss at the transfer station, we would have to double the current rates, which are already high. They discussed clean up days and getting the National Guard to help. They discussed proper marketing so people know the hours of the transfer station. It was stated that the employee that has been working there in the past will not be coming back.

- Council member Taylor stated that he knows it's not good to run it in the negative, but is it something that we are willing to do to provide a service to the community to help keep it clean and keep people from filling other's trash bins and dumping on the side of the road or at the old dump site.
- Trent stated that someone suggested that certificates of sorts be given to the residents for a few free dumps. It was also suggested that the county man our transfer station. Or even have it un-manned.
- They discussed how Monticello, La Sal, Bluff, and surrounding areas manage their trash. They discussed several different options.
- Council member Bowers stated that we need to come to a decision on this, it has been discussed for several months.
- Trent talked a bit about the recycling program that is in place. He said that it has been doing well and making money.

#### 4. Pickleball Court Update - Trent Herring

- Trent stated that to have TWS replace the four foot fence with an eight foot fence would cost \$25,000. He would prefer to not take down our brand new fence and waste it, but just to add to the existing four foot fence. The grant has approved that the city do the work ourselves and it would cost significantly less than the quote.
- There was talk about the roughness of the fence and the space around the courts, but because it isn't finished yet, we don't know answers to some of these things, as the courts haven't been played on yet.
- Council member Grover asked who would do the work if the city did it themselves, David's crew or Preston's crew. David said that he would be happy to ask Preston's crew for help. Trent said that he would jump in and help as well. It would be a group effort.

#### 5. Surplus Inventory - Trent Herring

- Trent is working on an inventory of surplus items. He is estimating that they will sell some things in the spring.
- Mayor Monson stated that if any department has a surplus of items, we usually do a closed bid auction to sell those things off.

#### 6. Swallows Nest Update - Trent Herring & David Palmer

- Trent said that we filed a claim with the insurance company for the vandalism and got a check for \$6769.87. Our deductible is \$1000. David is now in the process of reaching out to contractors that do work on historical buildings.
- Council member Nielson asked if David had been in contact with the gentleman





that he told him about in an email. David said that he has called him several times and hasn't heard back from him.

- Council member Bowers asked if there were any leads on the vandalism. Chief Bradford said there isn't.
- Council member Taylor asked when we are going to look into getting security cameras in and around our parks. He said that we have to fix things and it would be easier to prevent things. They talked about ring doorbells.

#### 7. Wellness Center Sprinkler System & Showers - Trent Herring

- Trent said that they did a walk through and had a punch list with contractors. He said that there were some walls that needed fixed, some partitions that needed to be higher.
- The sprinkling system - he said that one of the issues with the sprinkler system is that the pipe installed was a schedule 10, it was supposed to be schedule 40 and it was bid at schedule 40 and in the contract as such.
- Scoot with Jones and DeMille said that he has reached out to the general contractor who has reached out to the sub contractor. Scoot clarified that the schedule 10 pipes aren't as heavy as the 40, but it still meets code.
- Trent said that schedule 40 is what we paid for and we can either go in and have it all replaced or be reimbursed for it. 95% of all the pipes are exposed and if a problem should arise, it should be an easy fix because of that.
- Trent said that he reached out to our USDA representative and she said that we have \$50,000 from a grant waiting to be paid to us. So he filled out the paperwork for that to be done. It is for the fire suppression system.

#### 8. TPA Grant for General Plan - Trent Herring

- Trent stated that the general plan is a long project. He hopes that the final version of the plan will go to the planning commission on January 11. And then it will go to a public hearing on February 8th and then the council can approve it on February 13th.
- The grant was due in June. Trent believes that David Johnson asked for an extension and he hasn't heard back from the state on that.
- Mayor Monson thanked everyone for their work on that project.

#### 9. Energy Fuels Water Contract - Trent Herring

- Trent Stated that we received a contract from Energy Fuels to review and we are doing that as fast as possible.
- Council member Grover said that the water meter will start on the first of April.
- Mayor Monson said that we have been looking at this for quite some time. We adjusted a water policy and this stems from that. And now that we have a city engineer and an administrator he feels more comfortable with putting together a water contract with energy fuels.
- Trent stated that the previous contract expired in the fall of 2021. The previous contract was 150 acre feet per year, in the new contract they're asking for 200 acre feet per year. Blinding owns the first 800 acre feet out of recapture. The current rate is \$75 per acre foot , and they have recommended \$100 per acre





foot. And that will be discussed when they have the full water analysis done.

- Cancel member Bowers said that it should be in the paperwork that multiple options were discussed.
- Mayor Monson said that he has talked with staff at Energy Fuels and they agreed that it felt kind of messy on both sides. So Energy Fuels wrote up a contract to bring to us and see if anything needs to be fixed on our side. And that's what we are working on now.
- Trent said that it is headed in the right direction and it will be ready for counsel in the next couple of months.

### Business Items

#### 1. Ordinance 2024-01 Annexation

- Mayor Monson stated that the ordinance had already been discussed earlier in the meeting.

**Council member Taylor made a motion to approve Ordinance 2024-1 to establish the annexation of territory contiguous to the City of Blanding. Motion seconded by council member Nielson. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

**Those voting Aye by Roll Call**

**Councilmember Bowers  
Councilmember Taylor  
Councilmember Nielson  
Councilmember Grover  
Council member Ewald**

**Those voting Nay:**

**None**

**Constituting all members thereof, Mayor Monson declared the motion carried.**

#### 2. Resolution 01-09-2024-01 Water Line Change Order

- Trent stated that this is part of the same project that you just annexed in. He said that LeGrand Johnson is coming to town for a sewer project, and while they are here they talked about doing this water project as well. Doing them together saves us \$18,000. There were some left over funds from the well project from the church that was given to NTUA, it's roughly \$375,000 and that money will be used to cover the water line. Initially the water line was taking a different route And NTUA would have had more lines to run so they rerouted it hence the reason we annexed that piece into the city. The meter location was changed. The change in the project actually saves some money. It transfers the cost from NTUA to Blanding City but that will be covered from the grant that he just talked about, the



leftover money from the church for the project.

- Mayor Monson stated that in order for them to do this we have to have a change order.
- Council member Bowers wanted clarification on the costs. She said that it looks like an increase in cost of the project that LeGrand Johnson will be doing on their original project and now we are adding the cost of the change order project as well.
- Scoot, with Jones and DeMille, stated that this is a project that would normally be bid out with the well project, but because we already have a contract with LeGrand Johnson, it will save costs on mobilization and it makes it to where this project can go under construction right away. It's a change order to the streets project but the funding is coming from the well project and it's actually going to be paid for from the NTUA side of the project. Blanding city will submit partial pay requests and be reimbursed by NTUA.
- Council member Grover asked where the connection point is. Scoot said that it's at the end of that annexation area and then to the rim of the canyon and just off the road a little ways. Council member Grover also asked how West Water is going to connect to our line. Scoot said that they will do some directional drilling across west water canyon to tie into our line. The city will own the line up to the meter.
- Council member Bowers wanted clarification, she asked if we originally approved a contract for the road project and we increased that road project for the water project. Scoot said yes, through the road project we had already procured a qualified contractor who is reasonable so we saved money on putting out the bid. We also saved money on one mobilization cost instead of it happening two times. And it will be beneficial to do it now.
- Council member Bowers stated that she is in favor of saving money, but she wants to be sure that there will be no issue with getting reimbursed from NTUA. Scoot said that they talked with NTUA today and was told by Ryan Barton exactly how that would work and where the money would come from.

**Council member Bowers made a motion to approve Resolution 01-09-2024-01 to adopt the change order request for the west water line project. Motion seconded by council member Ewald. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

**Those voting Aye:**

**Councilmember Bowers  
Councilmember Taylor  
Councilmember Nielson  
Councilmember Grover  
Council member Ewald**

**Those voting Nay:**

**None**



Constituting all members thereof, Mayor Monson declared the motion carried.

### Closed Session

Councilmember Grover moved to enter a closed session at 8:58pm for discussion on land use. Councilmember Taylor seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:	Councilmember Taylor Councilmember Bowers Councilmember Grover Councilmember Ewald Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

### Adjournment

Councilmember **Ewald** moved to adjourn the meeting. Councilmember **Nielson** seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:	Councilmember Taylor Councilmember Bowers Councilmember Ewald Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at **8:29p.m.**

By:

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Nicole Holliday

