



CITY COUNCIL MEETING MINUTES

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, January 11, 2022

Present:

City Mayor:

Logan Monson

City Councilmembers:

Kd Perkins

Cheryl Bowers

Kellen Nielson

Erik Grover

City Manager:

David S. Johnson

City Finance Director:

Kim Palmer

City Community Development Director:

Bret Hosler

City Economic Development Specialist:

Pratt Redd

City Recreation Director:

David Palmer

City Police Chief:

JJ Bradford

Others: Diane Bradford, Chief J.J. Bradford, Paul Murdock, Len Gasser

Prayer/Thought - The prayer was offered by David Johnson.

Declaration of Conflict - Councilmember Perkins disclosed her direct supervisor is Paul Murdock who is a candidate for City Council and will be voted on during the meeting.

1. The Pledge of Allegiance was recited.
2. **Councilmember Perkins moved to approve the minutes of the December 14, 2021 meeting and the consent agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover**

Those voting NAY

NONE

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

PUBLIC INPUT

None

REPORTS

1. Mayor

None

2. City Council

None

3. City Manager - David Johnson

Mr. Johnson gave some updates regarding Project Status Report:

- Wellness Center Sprinkler System - Johnson Controls, fire suppression contractor, inspected fire suppression system. City awaits estimates.
- Wellness Center Showers - Jones & DeMille's architect will send an estimate. Mr. Johnson clarified for Councilmember Perkins that the shower requirement was reduced by the San Juan County Health Department from 7 to 4 showers per gender.
- Swallow Nest Building - Councilmember Nielson asked about the preservation grant and Mr. Pratt Redd said March is when we will hear back.

4. Staff

Accounts Payable Report - Kim Palmer

Councilmember Nielson inquired about ASCAP expenses. Ms. Palmer explained the music license is for the Wellness Center and 4th of July. Ms. Palmer brought attention to her report that the City did receive FY2021 TRT funds from the County including a 50% match for airport expenses. Mayor Monson complimented Ms. Palmer for following through.

Public Works - Water Report - Terry Ekker

Councilmember Grover asked if there is still 77 acre feet flow through the pipeline to which Mr. Ekker replied our area has received more moisture which may increase that acre feet. Mayor Monson asked when was the last time the wells were pumped. Mr. Ekker estimated it was 3 to 4 years ago and the wells are regularly exercised ensuring they are pumped correctly.

Police - Chief Bradford

Chief Bradford said December's cases and service calls were down most likely due to COVID quarantines. He highlighted Officer Sanchez's impressive stop bringing in 38 pounds of Methamphetamine. Officer Palmer pursued a stolen vehicle which was linked to the drug stop. Also, Chief Bradford reported that officers are up-to-date with online policy training.

Recreation - David Palmer

Baseball Infield Dirt - Scheduled for delivery the first week of February. Preparations are in place to have dirt leveled and ready to go for San Juan High School's Softball Camp on the 22nd of February. Councilmember Bowers received confirmation from Mr. Palmer that the original bid was used. Additionally, he ensured his timeline for preparing fields allows for contingencies to avoid using the old fields by the high school.

Volleyball - Councilmember Grover asked about volleyball registrations to which Mr. Palmer stated we are currently receiving them. Additionally, Mr. Palmer responded that there are more scheduled volleyball tournaments than last year. Councilmember Grover mentioned the City of Monticello has a new volleyball director, to which Mr. Palmer replied he has already made contact.

Feedback - Councilmember Bowers shared positive feedback from softball visitors 2 years ago regarding how the city's recreation facilities are all connected with the pool, ball fields, and park in one central area and they "loved it". Councilmember Grover inserted that our facilities need to be used.

PUBLIC HEARINGS

- 1. Community Development Block Grant (CDBG) - Pratt Redd**
Councilmember Bowers made the motion to enter a public hearing. Councilmember Perkins seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover**

Those voting NAY

NONE

Council entered a public hearing at 7:13 p.m.

David Palmer spoke not only for the Recreation Department in favor of pickleball courts, but also, has had many community members requesting them. Councilmember Grover

asked for the difference between tennis courts and pickleball courts. Mr. Palmer said pickleball courts are smaller than a tennis court, and four pickleball courts can fit in a standard size tennis court.

Councilmember Grover asked what would be changing. Mr. Palmer said it is not changing but reconfiguring the existing area. Councilmember Perkins added that it would replace the existing sand volleyball area since there are currently volleyball courts at the recreation center. Councilmember Bowers mentioned she, too, has heard community members wanting pickleball courts. Councilmember Grover asked about costs and Mr. Palmer replied he will gather that information.

Pratt Redd briefly shared information about CDBG funding. Pickleball courts fit the funding guidelines and other communities have received CDBG funding for courts.

Councilmember Grover made the motion to leave the public hearing. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins Councilmember Bowers Councilmember Nielson Councilmember Grover
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Those voting NAY	NONE
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Council re-entered the open meeting at 7:19 p.m.

- 2. Ordinance 2022-1, Residential Districts - Bret Hosler**
Councilmember Bowers moved to enter a public hearing. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins Councilmember Bowers Councilmember Nielson Councilmember Grover
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Those voting NAY	NONE
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Council entered a public hearing at 7:20 p.m.

There were no comments.

Councilmember Perkins moved to leave the public hearing. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

**Those voting Aye: Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover**

Those voting Nay: None

Council re-entered the open meeting at 7:21 p.m.

BUSINESS ITEMS

1. Appointment of Open Council Seat - David Johnson

Two applicants, Paul Murdock and Len Gasser, were presented by Mr. Johnson. They both introduced themselves:

- Mr. Murdock (lives in Blanding for the past 7 years) gave thanks for time to consider his application. He mentioned he is happy to serve and ran in the General Election. He is excited for new opportunities.
- Mr. Gasser moved into the community over 3 years ago and is a retired police officer. Currently, he is serving on the Planning and Zoning Commission. He has been there for the past 2 years. He regrets not running in the General Election; however, would like to be more involved with the city.

Each applicant was interviewed separately. The following questions were asked by council:

1. What is your agenda if appointed?
2. City government runs slowly and five council members are making decisions for the city. What if four of the five council members agree with an issue and you, as the fifth member, do not. How will you respond?
3. What do you think the city's role is in government especially with the responsibilities to provide for its citizens?
4. What are your thoughts regarding tourism for Blanding?
5. If appointed, at what level is your commitment?
6. Where do you stand regarding the growth of Blanding?
7. Why should the council pick you?

Last question was asked while both applicants were together: Councilmember Bowers asked them what they see as the biggest issue or challenge (positive or negative) for Blanding?

- Mr. Gasser noted even though Blanding is a solid and clean small town, it is still a city which is growing and requires keeping existing businesses

and attracting new ones to increase growth to a comfortable level. Also, he believes jobs and housing are two main factors for growth.

- Mr. Murdock replied that Blanding city's challenge is unity. He noted that Native Americans are not represented here today. Unity where this group of people feel more willing to come forward and participate in city government to a higher degree.

After the interviews, members of the City Council stated that either candidate would be excellent and perform well as a councilmember. All council members commented that the decision was tough. Mayor Monson asked the council how they would like to proceed with the vote. All were in favor of writing down their vote. The vote was as follows:

Those voting Murdock

Councilmember Perkins

Councilmember Nielson

Those voting Gasser

Councilmember Bowers

Councilmember Grover

Councilmember Perkins wanted to withdraw her vote since her direct supervisor is Mr. Murdock. Mayor Monson replied she already disclosed her conflict and should vote. Since it was a tie, a coin toss was used to determine who would fill the open position per Utah code 20A-1-501(1)(c). Mr. Gasser won the toss, conducted by the City Manager, and was sworn in by City Manager Johnson. Mr. Gasser then took his seat at the Council table.

2. Designate Mayor Pro Tempore - Mayor Monson

Mayor Monson designated Councilmember Perkins as Mayor Pro Tempore.

3. City Attorney Proposals - David Johnson

Mr. Johnson informed the council of two proposals received: Blaisdell, Church & Johnson and InfiniTeam Legal Solutions/Aaron Nielson (Nielson zoomed into the meeting earlier).

Mr. Johnson noted that his staff recommends Blaisdell due to long term experience with municipal law and criminal prosecution, transparent fee structure that includes travel, and other cities' recommendations. Although Nielson's proposal is great too, Mr. Johnson pointed out a crucial difference between the two is Mr. Nielson's additional cost for travel. Mr. Johnson suggested another option where both firms could split responsibilities: municipal and civil responsibilities taken on by Blaisdell, while Mr. Nielson would provide criminal prosecution. However, Mr. Johnson conveyed that staff's recommendation was still to enter into a single contract with Blaisdell for both services, primarily due to potential budget concerns with Mr. Nielson.

Councilmember Perkins asked court employee, Diane Bradford, regarding an in-person lawyer for court. Ms. Bradford informed that Zoom takes the place of in-person and the only case for an in-person would be a bench trial, which has not happened for many years.

Councilmember Grover asked Mr. Johnson if the same lawyer will preside every week to which Mr. Johnson confirmed Mr. Eric Johnson will consistently be the city's lawyer. At the same time, Councilmember Bowers said she has heard good recommendations for Nielson.

After a lengthy discussion regarding unanticipated travel costs and trepidation going over budget, Ms. Bradford brought up a significant point: Mr. Nielson is available during non-working hours, which was not mentioned in Blaisdell's contract.

Councilmember Bowers made a motion for awarding the above split. Councilmember Nielson seconded the motion, adding that he figured \$40k for travel costs if both attorneys were to visit monthly and the city should negotiate a rate down. All council members would favor awarding civil to Blaisdell and awarding prosecuting to Mr. Nielson. Councilmember Perkins acknowledged past attorney, Kendall Laws, who gave the city a deal and was appreciated. Councilmember Bowers suggested speaking to Mr. Nielsen over Zoom; yet, due to internet issues, there was no communication.

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

4. Ordinance 2022-1, Residential Districts - Bret Hosler

Mr. Hosler summarized the proposed code amendments to the City's land use ordinances to bring the City of Blanding into compliance with new state law regarding Accessory Dwelling Units (ADU) as well as making minor updates to definitions and residential zones . Staff recommended the City Council to approve the ordinance.

Mayor Monson said he anticipates that this law will be brought up again with State legislation and asked Mr. Hosler if the council will be back making changes again to these laws. Mr. Hosler noted that it was possible. However, Mr. Johnson added that the City's code regarding ADU's were already more loose than the state and that Blanding City already made accomodation for ADU's in residential zones. He mentioned that this

effort was mostly to create clarity and clean-up for consistency with the new state law. Mr. Hosler highlighted other minor changes. Mr. Johnson, also pointed out that any changes to requirements would still require proper permitting for changes.

Councilmember Perkins moved to approve Ordinance 2022-1. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins
	Councilmember Bowers
	Councilmember Nielson
	Councilmember Grover
	Councilmember Gasser

Those voting NAY	NONE
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ADJOURNMENT

Councilmember Perkins moved to adjourn the meeting. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins
	Councilmember Bowers
	Councilmember Nielson
	Councilmember Grover
	Councilmember Gasser

Those voting NAY	NONE
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 9:05 p.m.

By: _____
Jonna Meyer, Deputy Recorder

Audio: <https://www.youtube.com/watch?v=ZW3wozSdkFo>



CITY COUNCIL MEETING MINUTES

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, January 25, 2022

Present:

City Mayor:

Logan Monson

City Councilmembers:

Kellen Nielson

Erik Grover

City Manager:

David S. Johnson

City Finance Director:

Kim Palmer

City Community Development Director:

Bret Hosler

City Economic Development Specialist:

Pratt Redd

*City Manager, David Johnson and City Attorney, Eric Johnson attended the meeting via zoom.
Excused Councilmembers are Perkins and Bowers.

Others: Lloyd Nielson, Josh Nielson, Tiffany Dalton, J.J. Bradford, Jared Anderson, Merri Shumway

Prayer/Thought - The prayer was offered by Pratt Redd.

Declaration of Conflict - none

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the minutes with corrections of the January 11, 2022 meeting and the consent agenda. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

**Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

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

PUBLIC INPUT

1. Jared Anderson, Emery Telcom Chief Operating Officer -

Currently, Telcom provides fiber services to businesses and cable internet services to residents. This year they will extend fiber services to residents located in Blanding and South except those living on the Navajo Nation Reservation. In 2023, they will complete North Blanding. Emery Telcom will be building a warehouse in Monticello creating jobs. Already they have hired three technicians for Blanding and Monticello.

2. Tiffany Dalton, serves on “Fulfillment Committee” for Sportsmen for Fish & Wildlife, San Juan County Chapter -

Ms. Dalton said, “Since the Wellness Center was built, SFW has held their annual meeting there without attendance restrictions.” Due to the city's liability policy, SFW received notice from the Wellness Center that only 299 members can meet at the center this year. Ms. Dalton said last year there were 525 in attendance. Ms. Dalton asked council members to consider not limiting their attendance and allowing them to continue with their annual fundraising event.

REPORTS

1. Mayor Monson -

a. Attendance Local Officials Day at the Legislature on January 19, 2022 -

Mayor reported his attendance at Local Officials Day and announced we currently do not have a youth council; however, Ms. Mitchell and Mr. Olsen from SJCPAC (San Juan County Prevention Action Collaboration-Youth Coalition) are interested in assisting the City of Blanding to create a Youth Council.

b. Proposal from Utah Schools and Institutional Trust Lands Administration (SITLA) - Merri Shumway, School Board Vice President -

Mayor Monson invited Ms. Shumway to present SITLA's latest proposal to trade out trustlands within Bears Ears Monument to other Utah counties for revenue. If the trustlands are traded, the county will never get them back.

Since San Juan County's land is only 8% privately owned, county residents should have the opportunity to purchase trustlands, because if they are transferred within the county, they will only become BLM land. Ms. Shumway stated that citizens of San Juan County have up to two weeks to provide an alternative plan. It will pass unless community members of San Juan County send emails opposing the proposal to all of the legislators of the state.

2. City Council

None

3. **City Manager - David Johnson**

- a. **SITLA** - Mr. Johnson recommended he and Mayor Monson work with the Utah League of Cities and Towns to see if they can receive preliminary information from them regarding the proposal.

- b. **Sportsmen for Fish & Wildlife** -
Mr. Johnson addressed Ms. Dalton reiterating the risk and liability assumed by the city with more than 299 community members in attendance. He understood SFW's frustrations. If SFW would like to coordinate with the schools, Mr. Johnson said, "the city would be happy to help them with chairs, tables, and the city's sound system to ensure that it keeps going."

- c. **Reports** -
 - i. **Airport Commercial Policies** - Currently, Blanding City Staff are reviewing Airport Commercial Policies and will soon have the project as a discussion item on February's City Council Agenda.
 - ii. **Baseball Infield Dirt** - Field has been plowed and pending leveling.
 - iii. **Wellness Center** - City is still awaiting estimates for both the sprinkler system and showers.

4. **Staff**

Accounts Payable Report - Kim Palmer

Councilmember Gasser has some questions and will visit Ms. Palmer at a later time to which Ms. Palmer replied she would be happy to answer his questions. Ms. Palmer brought attention to the Proposed Budget FY 2023 work session scheduled for Saturday, April 30, 2020. Mayor Monson commented this meeting is for all city council members to attend and he suggested keeping it brief.

Public Works - Terry Ekker

No question for his report.

Councilmember Grover inquired about UDOT's Pole Project and its projected timeline. Mr. Ekker believes completion is within two weeks. The role of the city is providing power. Mayor Monson asked how many poles is UDOT constructing to which Mr. Ekker replied eight: four at the four-way stop, two directional poles in front of Truck Stop and Coffee Shop and two crosswalk light poles in front of Cedar Mesa and South Chapel for school crossings. Mr. Ekker said the two directional poles will have "Way Finding" signs on poles alerting traffic to make a left at stop sign to continue on 191 South. And in the opposite direction, informing traffic heading to Monticello to make a right at the intersection.

Councilmember Grover asked if the crosswalk poles require a switch to be turned on or if there is a timer. Mr. Ekker confirmed one switch without a timer. Councilmember Nielson said there were two switches and now there is just one.

PUBLIC HEARING

1. Richard Perkins Major Subdivision Plat - Bret Hosler

Concilmember Grover made the motion to enter a public hearing. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Nielson
	Councilmember Grover
	Councilmember Gasser

Those voting NAY	NONE
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Council entered a public hearing at 7:29 p.m.

Public Comments - Lloyd Nielson co-owner of Sunrise Outfitting Scenic Events

Mr. Nielsen introduced son and co-owner, Josh Nielson. Sunrise Outfitting plans to construct a building and office for side-by-side guided tours within the Bears Ears National Monument. They purchased land from Richard Perkins and spoke with Greg Adams, San Juan County Assessor, completing what they thought was their due diligence. They were unaware and naive of the subdivision process. Mr. Nielson appreciated assistance from Mr. Ekker and Mr. Hosler expediting the process.

Mr. Nielson asked the City Council Members to approve the plat. Further, he would like assistance from the city to connect the gas and water utilities to his lot and waive city's hook-up fees. In return, his business will invite tourists to visit Blanding as well as those traveling through to stay a day or two longer while supporting hotels and restaurants. He stated, "We are building a destination place and not just attracting people to visit Blanding."

City Manager Johnson stated, "Mayor and council, as a reminder this portion is just the public hearing. A discussion may be had in the next business portion. There are some comments that staff would make when it gets to the council."

No further comments.

Concilmember Nielson made the motion to leave the public hearing. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Nielson Councilmember Grover Councilmember Gasser
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Those voting NAY	NONE
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Council re-entered the open meeting at 7:35 p.m.

BUSINESS ITEMS

1. Perkins Major Subdivision Plat - Bret Hosler

Mr. Hosler provided the council with a plat of the Perkins Subdivision for their approval. If a lot is over one acre, then the city council, who are the Land Use Authority, determines if the land becomes a major subdivision. Mr. Hosler specified that this two-lot subdivision has met all minimum requirements. He noted that on the right hand side of the plat there are approval signatures from Blanding City Planning Department (Mr. Hosler), Blanding City Engineer (Mr. Ekker), and Blanding City Planning Commission Director (Ms. Pugh).

Mayor Monson asked if there will be future issues with this subdivision. Mr. Hosler replied that Mr. Perkins still has over four acres and at some point he may subdivide. It would only affect Nielson's property by extending utilities to other lots. Mr. Hosler explained that with approval of the plat, the city will finish the subdivision process by issuing Sunrise Outfitting a building permit.

Mr. Johnson, referring to Nielson's two requests of extending utilities and waiving fees stated, "That cannot be decided here because that's not the business item before you." Further he said, "If the city council were to consider such things, it would most likely have to be through a development agreement where the city for some reason would want to forgo accepting those revenues."

Councilmember Gasser moved to approve Perkins Major Subdivision Plat. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Nielson Councilmember Grover
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Councilmember Gasser

Those voting NAY

NONE

2. Planning Commission Appointments - Mayor Monson

Mayor informed the council of his decision to appoint Paul Murdock and Byron Clarke to fill vacancies on the Planning Commission Board.

3. City Surplus List (14 items) - Pratt Redd

Councilmember Nielson asked if these are some of the items posted before. Mr. Redd said the items were the same with the addition of the Dodge Ram. Since this business item was for information only, no motion from the council was required.

4. New Public Works Truck - Terry Ekker

City has approximately \$40,000 in their budget to purchase a truck. City policy states that if a purchase item is over \$25,000 it must be approved by City Council. Mr. Ekker reported the purchase from State Contract provided exceptional pricing.

Councilmember Grover moved to approve the purchase of a Public Works Pick-up through Ken Graff Ford. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

5. Resolution 01-25-2022-1 - DWR Agreement for Dock - Pratt Redd

Mr. Redd confirmed the agreement is solely for a free, aluminum dock which is easily moved with a vehicle to accommodate water levels and additionally, requires minimal maintenance from city employees. Mr. Redd explained the dock's purpose is providing a safe area for swimmers away from boats being unloaded.

Concerned Councilmember Grover did not like the verbiage of the DWR Agreement because his interpretation of the contract allows DWR restrictions to the whole area of the reservoir rather than just a contract about a free dock. Further, he commented that the actual reservoir water is owned by both San Juan Water Conservancy District and Blanding Irrigation Company. Mr. Redd acknowledged his concerns and agreed the terms "Project" and "Project Area" within the contract are vague. Councilmember Grover requested revised wording of contract so there are clear distinctions between the actual dock and the reservoir area. Mr. Redd intends to clarify those concerns with DWR.

Mr. Johnson stated if council is not comfortable with the DWR agreement's details, this resolution could be tabled for next meeting's agenda and City Attorney, Eric Johnson may critique the agreement and give feedback. Councilmember Grover stated for the record, "I do not want to waste money having an attorney read this paper, but I have reservations when I deal with the State of Utah."

Councilmember Nielson moved to adopt Resolution 1-25-2022-1. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Nielson
Councilmember Gasser**

Those voting NAY

NONE

Those Abstained

Councilmember Grover

Since City Attorney, Eric Johnson, was attending via zoom, just prior to adjournment, he explained Utah State Code requires a majority of *all* council seats to carry the above motion. Since there were only two votes, instead of three out of the five council members, this motion will need to be brought to vote at the next council meeting. Therefore, Resolution 1-25-2022-1 has not been adopted.

6. Resolution 01-25-2022-2 - Blaisdell, Church & Johnson, Civil Contract - David Johnson

Mayor Monson asked if there were any financial changes with both attorney contracts of which Mr. Johnson replied no. Their contracts were the originals as previously reviewed at the last City Council meeting.

Councilmember Nielson moved to adopt Resolution 1-25-2022-2 Blaisdell, Church & Johnson. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Nielson
Councilmember Gasser
Councilmember Grover**

Those voting NAY

NONE

- 7. Resolution 01-25-2022-3 - Aaron Nielson Law - Criminal Contract - David Johnson**
Councilmember Nielson asked if Aaron Nielson's proposal lowered travel charges. Mr. Johnson stated Nielson heard the council's concerns but was unwilling to make changes. Mr. Johnson assured the council that staff is cautious about travel fees and will stay within budget. Councilmember Grover asked if the contracts do not work well for the city, can the contracts easily be withdrawn. Mr. Johnson stated that either party can terminate the contract with a 30-day notice.

Councilmember Nielson moved to adopt Resolution 1-25-2022-3 - Aaron Nielson Law . Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Nielson Councilmember Gasser Councilmember Grover
Those voting NAY	NONE

ADJOURNMENT

Councilmember Gasser moved to adjourn the meeting. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and called for a vote. Voting was as follows:

Those voting AYE	Councilmember Nielson Councilmember Grover Councilmember Gasser
Those voting NAY	NONE

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

Council adjourned the meeting at 8:02 p.m.

By: _____
Jonna Meyer, Deputy Recorder

Audio: <https://www.youtube.com/watch?v=7SkP8Qg4BuA&t=3069s>



CITY COUNCIL MEETING MINUTES

Blanding City Office, 50 W 100 S, Blanding Utah
84511 Tuesday, February 8th, 2022

Present:

City Mayor:

Logan Monson

City Councilmembers:

Kd Perkins

Cheryl Bowers

Kellen Nielson

Erik Grover

Len Gasser

City Manager:

David S. Johnson

City Finance Director:

Kim Palmer

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

City Economic Development Specialist:

Pratt Redd

City Recreation Director:

David Palmer

City Police Chief:

J.J.Bradford

*City Attorney Eric Johnson attended the meeting via zoom.

Others: Josh Nielson, Lloyd Nielson, Tony Chavira, Tiffany Dalton, Truitt Purcell, Lynne Shumway, Joe Rogan, Judd Hill, Scoot (Danny) Flannery, and Kyle Hosler

Prayer/Thought - The prayer was offered by Jonna Meyer.

Declaration of Conflict - none

1. The Pledge of Allegiance was recited.
2. **Councilmember Erik Grover moved to approve minutes with corrections of the January 25, 2022 meeting and the consent agenda. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

Councilmember Perkins

**Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

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

PUBLIC INPUT

1. Josh Nielson and Lloyd Nielson - Sunrise Outfitting, Inc. -

Sunrise Outfitting thanked the council for approving the subdivision plat and handed out their business portfolio which included business description, financial backgrounds and projections. Mr. Nielson understood that if the city waives utility hook-up fees for them, then the city would be forced to provide the same for every applicant. With the supporting documentation, they stated they are not like every applicant, but instead an asset to the city's tourism. They requested to be an item added to the next council meeting's agenda.

2. Tiffany Dalton, serves on Sportsmen Fish & Wildlife Committee, San Juan County Chapter -

Ms. Dalton gave Sportsmen for Fish & Wildlife Certificate of Liability to council, mayor and city manager stating SFW's insurance would cover the event. Ms. Dalton said their fundraising event is scheduled for March 25th and if SFW were to limit tickets to comply with 299 occupancy, then this would be likened to an exclusive club membership by turning others away. Additionally, Ms. Dalton commented SFW has outgrown the high school and will be forced to move the location to Moab.

3. Scoot (Danny) Flannery, member of Sportsmen for Fish & Wildlife -

Mr. Flannery stated there have been exceptions to fire code within scope of projects he has been a part of especially on the reservation where water is limited. In those cases, the fire marshal gave suggestions of what can be done outside of code. Likewise, Mr. Flannery suggested a solution having a fire truck stationed outside with a pump ready to go and offering free tickets to firemen to attend the event which may suffice a fire code exception. On the other hand, Mr. Flannery informed that the fire marshal has the final say.

4. Kyle Hosler, member of Sportsmen for Fish & Wildlife -

Mr. Hosler commented while working closely with San Juan School District during the new construction of Montezuma Creek Gym, fire code exceptions were made due to water pressure. From a legal standpoint, Mr. Hosler wanted to see if there might be a waiver for this annual event because he wants the event held in Blanding.

REPORTS

1. Mayor Monson -

a. **Proposal from Utah Schools and Institutional Trust Lands Administration (SITLA) -**

Mayor Monson stated he spoke with Lt. Governor and Redge Johnson, Executive Director of the Public Lands Policy Coordinating Office. Mr. Redge Johnson wondered if the city had time to provide a map showing recommendations of which lands would be traded. Mayor Monson stated the city could work with House Representative, Phil Lyman with an alternative map. Mayor Monson answered Councilmember Perkins' question regarding a time frame of which he replied is days and weeks away, not months. Additionally, Mayor Monson mentioned that he is involved with community members concerning the proposal and will keep the council posted.

2. City Council

None

3. City Manager - David Johnson

a. **Baseball Infield Dirt** - Mr. Johnson said field #2 received all necessary preparations for receipt of dirt and Mr. Palmer would give further information.

b. **Wellness Center Sprinkler System & SFW Event -**

Mr. Johnson expressed that if it were his personal opinion, he would not have a problem with the SFW event and 100% agrees with all the points about the business that the event brings. Yet, as a city manager looking out for the best interest of the City, Mr. Johnson spoke with the state fire marshal, the city's insurance carrier and City Attorney, Eric Johnson, all of whom recommended fire code compliance. Mr. Johnson quoted from the city's insurance carrier's email: "A good plaintiff's attorney will make the most of the fact that a City directly and intentionally violated the code as an example of negligence or mal-intent."

Mr. Johnson noted that the city council can approve an exception, but would assume all the risk. Mr. Johnson heard several concerns from council and will speak soon with the fire Marshal of which Councilmember Bowers requested to be on conference call with Mr. Johnson. Mayor Monson suggested a special council meeting to be held after hearing an update from the fire marshal.

4. Accounts Payable Report - Kim Palmer

No question for this report.

5. Public Works - Terry Ekker

Mr. Ekker reported a loss of data due to the SKADA system being temporarily down at the Water Treatment Plant and current precipitation is down from last year's report.

6. Police - Chief Bradford

No questions or comments.

7. Recreation Report - David Palmer

Mr. Palmer commented on the Basefield Infield Dirt Project of which the field has been tilled, leveled, compacted and it is ready to apply new product. All three loads of dirt have arrived. Mayor asked a question about where the recreation department goes from here. Mr. Palmer replied once the new dirt is added, then it will be mixed and rolled. Also, Mr. Palmer confirmed his department is right on schedule for the first game. As for the other fields, just by the efforts of tilling and mixing in existing clay provided a better, safer playing surface with minimal costs. Councilmember Nielson added the in-house method of tilling and intermixing of clay was suggested months ago.

DISCUSSION

Airport Commercial Policies - David Johnson

Mr. Johnson pointed out from his report that other cities' commercial policies have rate structures for tie-downs, hangers, per landings, flight school operators and others. Mr. Johnson communicated the purpose of discussion is to gather council's input before creating a draft policy. Currently, the city collects \$100 per month for the city-owned hangers and no costs for tie-downs. Mayor Monson gave his opinion that since the airport is not utilized enough to receive a high revenue return, he prefers keeping rates cheap and simplifying policy.

Both Mr. Johnson and Councilmember Perkins mentioned fees for tie-downs for a month or longer would be appropriate. Councilmember Bowers stated from her experience, tie down fees were common practice and hanger rentals should have fees. Mr. Johnson suggested gradual incremental rate changes for hangers such as \$100 per month for two years, then increasing to a higher amount for the next two years of which council agreed. Also, the discussion was had that flight school requirements should be included in the policy.

BUSINESS ITEMS

1. Airport Consultant Selection - Bret Hosler

Mr. Hosler introduced Judd Hill, Utah State Program Manager and Airport Management Advisor with Armstrong Consultants with whom the city has had a continuous and positive working relationship for almost 30 years. Mr. Hill declared Armstrong exclusively serves airports. Mr. Hill informed council that once the professional agreement is signed,

the city will be able to send them a project and in return, Armstrong will create a task order with an explicit fee schedule for billing.

On another note, because of Mr. Hill's experience as an airport director, he announced there are no federal requirements for minimum standards for airport operations although they are strongly recommended. Further, Mr. Hill says a minimal list or baseline policy gives a resemblance of control and protection.

Councilmember Perkins moved allowing staff direction to enter into a contract with Armstrong Consultants. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

2. Resolution 02-08-2022-1 Attorney Contract Amendment - David Johnson

At the last council meeting (1-25-22), city council approved both attorney contracts; however, Aaron Nielson expressed a conflict of interest and withdrew his contract. Due to retirements, Mr. Eric Johnson said the firm's new name is Johnson, Patterson and Yellowhorse. Mr. David Johnson stated Joel Yellowhorse has been serving as the city's prosecutor without a signed contract of which Councilmember Perkins thanked Mr. Eric Johnson.

Councilmember Perkins moved to adopt Resolution No. 02-08-2022-1 Attorney Contract Amendment. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

Constituting all members thereof, Mayor Monson declared the

motion carried.

3. Resolution 02-08-2022-2 Visitor Center RFP Approval - Pratt Redd

Mr. Redd stated the city has had an 18 year contract with vendor Canyonlands Natural History Association (CNHA) who supplies merchandise to the visitor center. This year the city received a second RFP from a local company, Bear Skins Custom Ink. Mr. Redd explained a committee of three applied a non-biased rubric scoring which ranked a perfect score for CNHA and a lower score for Bear Skins Custom Ink.

Councilmember Perkins, member of the scoring committee, attributed Bear Skins' low score to their lack of inventory management system and knowledge of displaying merchandise which neither one was addressed in their proposal. Councilmember Perkins stated, "Huge, huge part of retail operations is knowing how to display merchandise in a way that is appealing for people to buy it."

Councilmember Bowers conveyed her stand of supporting local businesses which generate jobs. Mr. Redd recommended moving forward on an additional contract with Bear Skins Custom Ink on the Blanding-centered section to sell Blanding branded merchandise. Councilmember Nielson explained the split contract is favorable and allows Bear Skins time for growth and the required experience so they may eventually receive the full bid.

Councilmember Perkins moved to adopt Resolution No. 02-08-2022-2 Visitor Center RFP Approval with CNHA Contract. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Nielson
Councilmember Gasser**

Those voting NAY

**Councilmember Bowers
Councilmember Grover**

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

4. Resolution 02-08-2022-3 - Parks Recreation Master Plan - Pratt Redd

Mr. Redd stated four proposals were received and with a committee of five, the process of rubric scoring was applied. Further, Mr Redd said that although local company, Jones & Demille, scored close, Blū Line Designs scored higher. Mr. Redd commented that

although Blū is located out of Sandy, Utah, they stated they would be attentive to the needs of the city regardless of travel. Mr. Flannery, representative from Jones & DeMille, commented that they sent in a proposal because of their positive relationship with the city. Additionally, Mr. Flannery recommended Blū Line Designs for their expertise. Mr. Johnson added that Blū can complete the Impact Fee Feasibility Study for the city while staying within the budget. This study is essential for determining how the city budgets for recreation in the future.

Councilmember Bowers moved to adopt Resolution No. Resolution 02-08-2022-3 Parks Recreation Master Plan. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

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

CLOSED SESSION

Councilmember Perkins moved to enter a closed session. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

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

Council entered a closed session at 9:00 p.m.

Councilmember Perkins moved to re-enter an open session. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

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

Council re-entered an open session at 9:21 p.m.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Councilmember Perkins seconded the motion. Mayor Monson repeated the motion and called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

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

Council adjourned the meeting at 9:22 p.m.

By: _____
Jonna Meyer, Deputy Recorder

<https://www.youtube.com/watch?v=eilrjmVgVdU+>



SPECIAL MEETING MINUTES

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Thursday, February 10, 2022 @ 6:00 p.m.

Present:

City Mayor:

Logan Monson

City Councilmembers:

Kd Perkins

Cheryl Bowers

Kellen Nielson

Erik Grover

Len Gasser

City Manager:

David S. Johnson

*City Attorney Eric Johnson attended the meeting via zoom.

Others: Kim Palmer, Janalee Grover, J.J. Bradford, David Palmer, Danny (Scoot) Flannery, Truitt Purcell, Bret Hosler, Kyle Hosler, Steve and Michelle Bennett, and Kasidy Lyman.

Prayer/Thought - The prayer was offered by Erik Grover.

Declaration of Conflict - none

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the consent agenda. Councilmember Perkins seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover**

Councilmember Gasser

Those voting NAY

NONE

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

BUSINESS ITEMS

1. Sportsman Fish & Wildlife Application & Occupancy Requirements at the Wellness Center - Mayor Monson

Mayor Monson began stating this decision is complicated; yet, great thought has been brought forth from the community by texts and emails. He stated a decision can be made in an organized, effective and timely manner. Later, he reminded council that the business item at hand is specifically to either approve or disapprove SFW application.

After Mayor Monson's remarks, City Manager, David Johnson, stated he had visited with state fire marshal about the solution of a fire truck on site during the event, and considering other follow-up questions, he shared the following facts:

- No exceptions made to occupancy code by temporary fixes such as a fire truck stationed outside of the Wellness Center in case of fire or any other accident.
- When the building was constructed, fire code was the same today as it was back then including square footage over 12,000 requiring a fire suppression system. Maximum occupancy of 299 was calculated based upon the building not having a fire suppression system on architect's approved plans.
- By following 299 occupancy, fire marshal will not shut down events because the city is making an effort to bring the Wellness Center up to code.
- City's insurance carrier recommended mitigating risk and liability by staying within occupancy of 299 and will not cover an event over the limit. He quoted the following from the city's insurance carrier's email: "Any claim or suit arising out of the willful violation of a penal code or ordinance committed by or with the knowledge or consent of any insured, except that any fact pertaining to any other insured shall not be imputed to another insured." Later, the city manager stated due to time restraints, he had not yet spoken to the city's

insurance carrier about the square footage code requiring a fire suppression system.

- Staff informed SFW last spring and last October staff sent text messages to event organizers reminding them of the 299 occupancy restriction, due to fire code.
- Last year, council understood the posted occupancy was out of compliance from staff. Since the city council was unaware about the square footage clause, the council made their decision solely based on occupancy and voted against installing a fire suppression system due to costs.

DISCUSSION

Councilmember Grover announced occupancy is not the issue because the fire code is broken with just one person in the building because it does not have a fire suppression system. Mr. David Johnson agreed.

City Attorney, Eric Johnson, stated compliance with the state fire marshal's posted occupancy is a safer course of action, but not the only course. He informed council that the state fire marshal does not have jurisdiction to enforce fire code within the city unless city council or local fire officials give permission to the fire marshal. The risk has existed since the building was constructed and there are 25 events per year that either meet or exceed occupancy requirements. He explained since city council is currently aware, then the council must decide what course of action to take. Referring to the insurance quote read by Mr. David Johnson, Eric Johnson said there are multiple ways to interpret "willful violation." Also, Mr. Eric Johnson informed the council that having two layers of insurance from the City and SFW, does lessen risk.

Both Councilmember Perkins and Gasser stated if SFW knew of the occupancy rule last year, then they should have found an alternative venue this year. Mr. Flannery replied he was aware of the concern; yet, cannot vouch for the leaders of the SFW having received that knowledge. Councilmember Perkins asked Mr. Flannery what solutions have been presented by SFW. Mr. Flannery explained the logistics of the fundraiser need to be held together in-person and in one space and restated from last council meeting, SFW offered free tickets for 10 firemen (approximately costs \$1,800) to attend with a fire truck stationed outside ready to go in case of a fire. Lastly, he said, "if it is black and white to vote, then you are already in the gray." Mr. Flannery gave appreciation for the special meeting.

Councilmember Gasser pointed out that council has tried to find the best solution to enable SFW to hold their event. He stated, "We are trying."

Mayor Monson stated his stand has changed a bit by hearing out the city manager, city attorney, and Mr. Flannery. He said he values the SFW and they value the city otherwise they would not be here. Further, he mentioned that no matter the vote, there was teamwork, and the biggest take away is we have to install a fire suppression system. Overall, he stated it is a tough decision.

Just prior to the vote, Councilmember Perkins questioned whether a personal lawsuit would follow due to the fact the insurance carrier may not protect the city council members if they approve the SFW application. Mr. Eric Johnson stated council has a fairly broad immunity when acting as a city council member. He added, it doesn't seem there is significant risk with personal liability but he is not familiar enough to give a final answer stating there is no risk.

Councilmember Bowers stated to consider how SFW benefits the community versus the risk of liability. She noted this is the biggest private event of the year of which the City is proud to have because other private venues won't apply due to the city's lack of infrastructure. Councilmember Bowers added SFW members that traveled to Blanding supported local hotels and restaurants. And she mentioned if SFW holds their event in another area, then SFW may choose not to return to the Wellness Center. Finally, she said last year the city council, city manager and staff should have read the full code and now are at fault, because had they read the code, the fire suppression system would have been approved. Mr. Johnson added that last year staff, the fire marshal and city council were only looking only at the occupancy portion of the fire code, because that was the question at hand.

Councilmember Grover moved to approve SFW application of 550 occupancy with fire crew, firetruck and ambulance stationed at the building to mitigate risks. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Nielson
Councilmember Bowers
Councilmember Grover**

Those voting NAY

**Councilmember Perkins
Councilmember Gasser**

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

ADJOURNMENT

Councilmember Perkins moved to adjourn the meeting. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

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

Council adjourned the meeting at 7:04 p.m.

By: _____
Jonna Meyer, Deputy Recorder

Audio: <https://www.youtube.com/watch?v=7SkP8Qg4BuA&t=3069s>



CITY COUNCIL MEETING MINUTES

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, March 8, 2022

Present:

City Mayor:

City Councilmembers:

Logan Monson

Kd Perkins

Cheryl Bowers

Kellen Nielson

Erik Grover

Len Gasser

City Manager:

David S. Johnson

City Community Development Director:

Bret Hosler

City Economic Development Specialist:

Pratt Redd

City Police Chief:

J.J.Bradford

Others: Josh Nielson, Kathryn Russell, Josi Russell, Richard Russell, Max Russell, Devon Gosney, Spencer Gosney, Sarah Gosney, Camille Ward, Alan Ward, Brigham Ward, Austin Pincock and Alyn Mitchell.

Prayer - Offered by Councilmember Perkins.

Declaration of Conflict - none.

1. The Pledge of Allegiance was recited.
2. **Councilmember Perkins moved to approve minutes of the February 22nd meeting and the consent agenda. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser
NONE**

Those voting NAY

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

PUBLIC INPUT - None

REPORTS

1. Mayor Monson -

a. 5th Grade Class Attending State Capital -

On Thursday March 10th, Mayor Monson will be chaperoning Blanding Elementary 5th Graders to tour the Utah State Capital and visit the Living Planet Aquarium located in Draper, Utah.

2. City Council

a. Baseball/Softball Fields - Councilmember Bowers

Councilmember Bowers inquired about a pile of reserved dirt and stated that coaches would like it added to the fields. Since Mr. Johnson was unaware of the reserve, he will provide an answer at the next City Council Meeting scheduled for March 22, 2022.

3. City Manager - David Johnson

a. Airport Commercial Policies -

Recent feedback from community members is that the policy's hangar fees may be higher than comparable airports. Mr. Johnson said this policy will be brought back for discussion at the April 12, 2022 City Council Meeting. At that time the fee schedule will be finalized.

b. Sunrise Outfitting Request -

Councilmember Bowers asked for an update on the Sunrise Outfitting application. Mr Johnson responded their application is still in process. Further, Councilmember Bowers inquired about specific progress on the incorrectly installed gas line. Mr. Johnson replied that since this happened years ago, it is unclear who is responsible for the error. Councilmember Bowers requested to add this concern as a discussion item on the next Council Meeting Agenda scheduled for March 22, 2022.

4. Finance Report - Kim Palmer

No questions or comments for this report.

5. Public Works - Water Report - Terry Ekker

No questions or comments for this report.

6. Police Report- Chief Bradord

No questions or comments for this report.

PRESENTATION

1. **Community Youth Award - San Juan County Prevention Action Collaboration - Mayor Monson**

Mayor Monson and SJCPAC awarded Spencer Gosney along with his associates, Max Russell, Brigham Ward, and Austin Pincock for outstanding service to the community. Together they raised \$1,200 in donations for the domestic violence shelter, Gentle Ironhawk located in Blanding.

BUSINESS ITEM

1. **Resolution 03-08-2022-1 Commercial Development Agreement & Guiding Policy**

Councilmember Bowers asked why blighted properties were not added to policy. Mr. Johnson clarified these properties are covered under the Community Redevelopment Agency (CRA) which is limited to property tax.

Councilmember Bowers moved to adopt Resolution 03-08-2022-1 Commercial Development Agreement & Guiding Policy. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser**

Those voting NAY

NONE

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

ADJOURNMENT

Councilmember Perkins moved to adjourn the meeting. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Perkins
Councilmember Bowers
Councilmember Nielson
Councilmember Grover**

Councilmember Gasser

Those voting NAY

NONE

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

Council adjourned the meeting at 5:29 p.m.

By: _____

Jonna Meyer, Deputy Recorder



CITY COUNCIL MEETING

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, March 22, 2022

Present:

City Mayor:

Logan Monson

City Councilmembers:

Len Gasser

Erik Grover

Kellen Nielson

Kd Perkins

City Manager:

David S. Johnson

City Finance Director:

Kim Palmer

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

City Recreation Director:

David Palmer

*Excused Councilmember Bowers and Economic Development Director, Pratt Redd.

Others: KayLea Spillman, Tayia Bennett, Chris Ewald, Eva Ewald, Lloyd Nielson, Rick Meyer, Hunter Black, Trason Jack and Danny (Scoot) Flannery.

Prayer/Thought - The prayer was offered by Mayor Monson.

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Grover moved to approve the minutes of the March 8, 2022 meeting and consent agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

**Councilmember Gasser
Councilmember Grover
Councilmember Nielson
Councilmember Perkins**

Those voting NAY

NONE

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

PUBLIC INPUT



1. KayLea Spillman - National Honor Society, San Juan High School

San Juan High School Easter Egg Hunt on April 15th will be held at Centennial Park baseball fields. Ms. Spillman asked council for \$500 to cover the same costs as last year. Mr. Johnson announced cost is in budget and approved.

2. Chris Ewald - Representative from Guardian Flight

Mr. Ewald stated Guardian has 30 employees and several young men learning to fly of which some have their own airplanes. With that being said, he referenced the upcoming meeting April 12th where Council will discuss Airport Commercial Draft Policy, specifically increasing hangar rates. He stated the policy has unsuitable comparables and the research data is erroneous. He ended his comments stating Guardian's goal is continuing airport growth and supporting young people pursuing an aviation career.

REPORTS

1. Mayor Monson -

He asked for Councilmembers' support judging the Blanding Elementary Art Contest scheduled for Saturday, April 2. Once further information is given, he will text or email Councilmembers.

2. City Council -

None

3. City Manager - David Johnson

- **Pickleball Community Development Block Grant** - Grant was approved. Councilmember Perkins asked "Why can't we have pickleball and still have the sand volleyball; just a question I have been asked? Mr. Palmer replied that currently the City has sand volleyball courts and pickleball courts will be located by tennis courts.
- **Swallows Nest Grant** - Unfortunately, was not approved. Staff will come up with alternate plan and funding for removing grass and adding gravel for water run-off.
- **Airport Commercial Draft Policy** - Planned for April 12th meeting where policy will be discussed after reviewing community feedback and further research. There is a possibility discussion may take place at the April 26th council meeting.

4. Staff Reports

a. Accounts Payable/Finance Report - Kim Palmer

- i. **Council Budget Work Session** - Council Budget Work Session is scheduled for Saturday, April 30th at 8:00 a.m. If there is a conflict, please contact Ms. Palmer.
- ii. **ARPA (American Rescue Plan Act) tranche 2nd payment** - Councilmember Perkins inquired about unreceived ARPA tranche 2nd payment of \$200,000 of which Ms. Palmer did not know why the February

payment had not been sent. Mayor Monson asked what was the full funding amount and Ms. Palmer replied \$400,000.

b. Publics Works Project - Terry Ekker

Mr. Ekker reviewed each item on his report. Regarding UAMPS, Mayor Monson asked for previous contract price of which Mr. Ekker replied, \$.10 higher at \$31.45/MWH. From previous discussions about San Juan Generating Station, Councilmember Perkins asked if the City will continue buying power from Enchant of which Mr. Ekker replied we do not buy power from this company.

c. Parks and Recreation Report - David Palmer

i. Mr. Johnson asked Mr. Palmer to share current openings (please see <https://www.blanding-ut.gov/employment>).

- Maintenance Workers-applicants must be 16 and older.
- Youth Lifeguard-applicants must be 15 and older.
- Pool Manager and Assistant

DISCUSSION ITEMS

1. Sunrise Outfitting - David Johnson (filling in for Pratt Redd).

Mr. Johnson gave appreciation to owner Josh Nielson for his efforts. Mr. Johnson explained that Mr. Redd along with feedback from City administration and staff evaluated Sunrise Outfitting using Commercial Development Guiding Policy Analysis for which they scored 18 allowing a reimbursement up to \$12,000 which is not guaranteed. With infrastructure costs finalized, City Council will move forward with a discussion for an approved Commercial Development Agreement with Sunrise Outfitting. This discussion will include City administration and staff recommendations. After agreement approval, Sunrise Outfitting agrees to pay all upfront costs. After a final inspection for infrastructure is passed, then a reimbursement will be made.

Mayor Monson mentioned the CDA Policy benefits both new developers and the City. Councilmember Grover inquired if Sunrise Outfitting Building Permit was established of which staff confirmed it was approved today. Councilmember Grover asked about the gas line dilemma from last City Council Meeting (3-08-22). The issue was resolved thanks to efforts from Shelby Seely, owner of Super Splash Car Wash adjacent from Sunrise Outfitting's development.

BUSINESS ITEMS

1. Resolution 03-22-22-1 Airport Consultant Contract - Bret Hosler

Councilmember Grover asked who manages airport maintenance such as lights and rain gutters. Mr. Hosler explained the lights are maintained by FBO (Fixed Base Operator) whereas rain gutters are maintained by the City. Mr. Johnson added the rain gutters will

be repaired under the Hail Damage Claim of which Councilmember Grover remarked that claim is from two years ago. Mr. Johnson explained the initial claim adjustment did not include airport damage. During Mr. Johnson's first year (2021), previous Mayor Lyman asked for reassessment from all City establishments and then it was discovered the rain gutters were not included in the claim. Mr. Johnson said there is a current RFP and general contractor proposals will be received either the end of this week or next.

Councilmember Perkins moved to adopt Resolution 03-22-22-1 Airport Consultant Contract approving contract with Armstrong Airport Consulting Engineers. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Gasser
Councilmember Grover
Councilmember Nielson
Councilmember Perkins**

Those voting NAY

NONE

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

2. Resolution 03-22-2 Water Infrastructure Design Contract - Terry Ekker

Mr. Ekker explained resolution correlates with State Principal Forgiveness Agreement Grant funding totaling \$380,984 for design services. Scope of work includes drilling and equipping a new well near the existing treatment facility. Other project items include a wellhouse, arsenic removal building, connection to the existing system and master meter located near 550 N and 600 W. Jones & DeMille's proposal total is \$326,000.

Councilmember Perkins asked what happens if the City does not receive State funding. Mr. Johnson answered that regardless of the purpose for design services, the funding remains and the City's monthly pay requests will receive reimbursements from the State. Mr. Ekker explained with engineering services completed, this allows the City leverage for future funding. Councilmember Nielson asked where the cash flow difference would be allotted. Mr. Ekker answered that the difference allows for a change order that may either lower a cost or increase it. Further, there are two items in the proposal that are at an hourly rate.

Councilmember Grover stated, "If we are putting our taxpayers on the hook for a project outside of City limits, I believe we are doing our City an injustice unless we are ready to provide water services to every home on this mesa."

Councilmember Perkins moved to adopt Resolution 03-22-22-2- Water Infrastructure Design Contract authorizing assignment order with Jones & DeMille

Engineering. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Gasser Councilmember Nielson Councilmember Perkins
Those voting NAY	NONE
Those ABSTAINED	Councilmember Grover

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

- 3. Resolution 03-22-22-3 Municipal Wastewater Planning Program - Terry Ekker**
No comments or questions.

Councilmember Nielson moved to adopt Resolution 03-22-22-3 Adoption of 2021 MWPP- Municipal Wastewater Planning Program. Councilmember Perkins seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Gasser Councilmember Grover Councilmember Nielson Councilmember Perkins
Those voting NAY	NONE

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

CLOSED SESSION

Councilmember Perkins moved to enter a closed session. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Gasser Councilmember Grover Councilmember Nielson Councilmember Perkins
Those voting NAY	NONE

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

Council entered a closed session at 7:45 p.m.

Councilmember Grover moved to re-enter an open session. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Gasser
	Councilmember Grover
	Councilmember Nielson
	Councilmember Perkins

Those voting NAY	NONE
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council re-entered an open session at 8:00 p.m.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Councilmember Perkins seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Gasser
	Councilmember Grover
	Councilmember Nielson
	Councilmember Perkins

Those voting NAY	NONE
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned meeting at 8:02 p.m.

By: _____
Jonna Meyer, City Deputy Recorder

Audio: <https://www.youtube.com/watch?v=sPLpqXEMdnA>



SPECIAL MEETING MINUTES

Blanding City Office

50 W 100 S Blanding, Utah 84511

Thursday, March 24, 2022 @ 5:30 p.m.

Present:

City Mayor:

Logan Monson

City Councilmembers:

Cheryl Bowers

Len Gasser

Erik Grover

Kellen Nielson

City Manager:

David S. Johnson

Finance Director:

Kim Palmer

Public Works Director:

Terry Ekker

Others: None

*Councilmember Perkins was excused.

Prayer/Thought - The prayer was offered by Councilmember Bowers.

*Councilmember Perkins was excused.

Declaration of Conflict - none

1. The Pledge of Allegiance was recited.
2. **Councilmember Grover moved to approve the consent agenda. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

Councilmember Bowers

**Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting NAY

NONE

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

BUSINESS ITEMS

1. Resolution 03.24.2022-1 - Purchase of Petty Property -Terry Ekker

Mr. Ekker explained the City has long sought to purchase an additional one acre parcel surrounding the Public Works Shop off the Dump Road located at 567 West 550 North. The property will prepare for community growth and create a greater buffer between private properties. The shop serves as a warehouse for equipment and crew assembles there every morning. Asking price is \$50,000.

Councilmember Bowers asked if location was inside City limits and zoned residential of which Mr. Ekker replied yes to both questions. Further, she asked if the City is limiting a residential purchase from the community. Councilmember Grover said no resident would want to live by the shop. Since it is only 150 yards from Councilmember Grovers' lot, he recommended the purchase.

Councilmember Grover moved to approve Resolution 03.24.20221-Approving the Purchase of the Petty Property, County Parcel ID B36220272411. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting NAY None

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

ADJOURNMENT

Councilmember Gasser moved to adjourn the meeting. Councilmember

Nielson seconded the motion. Mayor Monson repeated the motion and called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting NAY None

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

Council adjourned the meeting at 5:38 p.m.

By: _____
Jonna Meyer, Deputy Recorder

Audio: <https://www.youtube.com/watch?v=IUVntgUCO7U>



CITY COUNCIL MEETING

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, April 12, 2022

Present:

- | | |
|--------------------------------------|------------------|
| City Mayor: | Logan Monson |
| City Councilmembers: | Len Gasser |
| | Erik Grover |
| | Kellen Nielson |
| | Kd Perkins |
| | Cheryl Bowers |
| City Manager: | David S. Johnson |
| City Finance Director: | Kim Palmer |
| City Engineer: | Terry Ekker |
| City Community Development Director: | Bret Hosler |
| City Recreation Director: | David Palmer |
| Fire Chief: | Cory Spillman |
| Police Chief: | J.J. Bradford |

Others: Chris and Eva Ewald, Cody Nielson, Brian and Silvia Stubbs.

Prayer/Thought - The prayer was offered by Len Gasser.

Declaration of Conflict: None

- The Pledge of Allegiance was recited.
- Councilmember Nielson moved to approve the minutes of the March 22, 2022 and Special Meeting, March 24, 2022 and consent agenda. Councilmember Perkins seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE	Councilmember Bowers
	Councilmember Gasser
	Councilmember Grover
	Councilmember Nielson
	Councilmember Perkins

Those voting NAY	NONE
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Constituting all members thereof, Mayor Monson declared the motion carried.

PUBLIC INPUT

1. **Chris Ewald - Guardian Flight Regional Manager**

Mr. Ewald stated small hangar fee increases each year are reasonable while tripling increases are inappropriate and other fees would be unattractive for the airport. He pointed out to council that the FFA Compliance Manual has a section on airport fees; therefore, airport policy decisions should be compliant. He mentioned there are several items at the airport not operating in compliance. He supports both airport ordinances and federal and grant funding. Finally, he recommended Council to consider input from airport experts such as himself and his associates to be a reference for policy decisions and further, would like an Advisory Board for the Airport be reactivated. Mr. Ewald said he is willing to volunteer his time assisting the City with policy and together, as allies, finding solutions.

2. **Mike Bowers - San Juan High School Softball Coach**

Councilmember Bowers was given permission from Mayor Monson allowing Coach Bowers to give public input during the agenda. Coach Bowers called the new field dirt the "Greatest Dirt on Show." He expressed his appreciation for the dirt added to the baseball/softball fields earlier this year.

REPORTS

1. **Mayor Monson -**

Last month's art contest at the elementary school turned out well. Next week he will be attending the Utah League of Cities and Towns Midyear Conference held in St. George.

2. **City Council -**

Councilmember Bowers reminded the Council of the Republican Caucus scheduled for this Thursday held in Monticello. Also, this Friday San Juan High School National Honor Society will be hosting the annual Colorfest Egg Hunt.

3. **City Manager - David Johnson**

- **Airport Commercial Policies** - Although Mr. Johnson has had thorough discussions with Mr. Ewald and Fixed Base Operator and already spoken to six other small airports some of which some Mr. Ewald provided, he chose not to have the Airport Commercial Policies as a discussion item today because he would like to bring a complete perspective to Council by having recommendations from staff and gathering more data this week. He hopes for a discussion at the next Council meeting, April 26, 2022.

Councilmember Perkins said as the City is working towards capital improvement plans, are there depreciation schedules including the airport because that is imperative as Council discusses why the City charges fees? Mr. Johnson replied it does not. He explained, "rent is cheap because of the disrepair it is in, but we

can't make improvements if rent remains the same." Mr. Johnson added the 2023 budget will include five- and ten-year capital plans from each department to save for costly upgrades.

- **Deep Well** - Mr. Johnson stated originally funding was to be fully provided by the State for the well; however, their funding is short. The Lieutenant Governor said the State will fund \$1.6 million and asked the City to provide the difference. Mr. Johnson will pursue a USDA (United States Department of Agriculture) grant to fill the gap. Mr. Johnson will discuss the MOU (Memorandum of Understanding) with staff and the city attorney and will bring it to Council for discussion at the next meeting on April 26, 2022.
- **Quarterly Reports from Fire and Police Departments-** Mr. Johnson announced Fire Chief Spillman and Police Chief Bradford will both present quarterly reports to the Council instead of monthly reports. Councilmember Bowers said she still wants monthly reports from the Police Department. After a brief discussion, the Council agreed to receive monthly reports per email from Police Chief Bradford.

4. Staff Reports

a. Accounts Payable/Finance Report - Kim Palmer

i. American Rescue Plan Act (ARPA) & Advanced Metering Infrastructure (AMI) -

Ms. Palmer explained the purchase and installation of the AMI system is within the parameters of approved uses of ARPA funds. AMI will remotely collect customer water usage data in real time with no crew required to read residential meters. Currently, the City's meter reading system is 10-years old and outdated. The overall benefit of the AMI system is improved accuracy, customer service and water conservation. Expected funds from ARPA will be June or July. Final approval to use ARPA funds for the AMI System will be brought to Council at a later date.

b. Water Report - Terry Ekker

Mr. Ekker informed the Council of a hard drive failure on the computer where data was not collected from January 1-13, 2022 and February 1-17, 2022. Resumed data collection and regular reporting began on February 18, 2022. As such, there were two State water violations: loss of data recorded and failure to notify State within a 10-day period. The systems that produce safe drinking were never compromised and were checked manually during these time periods. Further, a backup system was installed to prevent a similar data loss in the future. A mandatory letter informing customers will be sent accompanying their city bill.

c. Parks and Recreation Report - David Palmer

Last weekend's volleyball tournament included 65 teams of which 49 of those teams traveled to Blanding. Mr. Palmer estimated between 900 and 1,200 people visited the City for the tournaments which were held at the Wellness Center and Middle School. Two major summer positions were filled: Pool Manager hired is Hannah Blake and her assistant is Alexis James. Councilmember Bowers asked why the protective netting has not been placed yet at the ball fields of which Mr. Palmer replied his department was slow to hire seasonal staff and it will be up soon.

d. Police Report - Chief J.J. Bradford

Councilmember Perkins commented that Chief Bradford caught a sheep (which was returned to owner).The department just received body cams which are easy to use and offer protection for the officers. When the cameras are charging, simultaneously the evidence is electronically uploaded to the cloud. Already the evidence disputed complaints. Councilmember Gasser offered thanks to Chief Bradford and his department for working hard.

e. Fire Report- Chief Corey Spillman

Chief Spillman stated the department has 19 members. Currently seven members are certified with the following Utah State Certifications acquired through UVU/ Utah Fire and Rescue Academy finishing their Firefighter 1 and 2. Six members are working towards completing the above which requires a four- month commitment working Thursdays, Fridays and Saturdays.

Eight members are Red Card Certified meaning after the initial first response to a wildland fire on federal and state lands, these members are trained to continue fighting the fire while those not certified are dismissed. It is an online 60-hour course. Finally, three members are currently working on receiving their Red Card Certification. Council gave their appreciation to the volunteer firefighters and the department's overall dedication.

DISCUSSION ITEMS

1. Blanding Polling Location - Mayor Monson

Mayor Monson and Councilmember Bowers want to have a Blanding polling location, especially since Blanding is the biggest city in the county and the only city not offered this service. Mayor Monson and Council spoke to the county several times and learned, due to a previous county lawsuit, a Certified Navajo Speaking Translator must be available during polling at a Blanding location. Also, Mayor Monson reached out to citizens and Republican Party for help, but discovered the overall responsibility lies upon the City to establish a polling location. Councilmember Bowers asked Mr. Johnson regarding his discussions with the County. Mr. Johnson, referring to the last City election, replied the County had a foreign polling location, but since it was a City election, the City

paid the County a proportional share to have City staff assist. Mr. Johnson was originally told by the County that an interpreter was required too, but wasn't sure how the City got around it for the last election. Mayor Monson stated if the County requires Blanding to always pay but not receive service, then the other cities in the county should pay their fair share.

Mayor Monson mentioned there are citizens who like mail-in voting while others prefer a polling location. Councilmember Nielson said he knew there were lots of people who did not get their votes in because they thought there was a polling location in Blanding. Mr. Johnson was notified from the County that the foreign polling location had minimal voting and their main concern was dedicating staff members that have to be paid for the day and is it worth the cost if only 10 to 20 come in to vote. Mayor Monson and Councilmember Bowers concurred whether it is 10 to 11 votes, they are important. Mr. Johnson stated the City should receive clarification from the County about costs for a polling location for budgeting purposes. Councilmember Bowers said the City needs solutions soon so as not to use an excuse of not being prepared for this year's election. Mr. Johnson will schedule a meeting with the County.

BUSINESS ITEMS

1. **Water Forecast and Water Availability Color Code - Terry Ekker**

Mr. Ekker explained the City developed a color-coded designation to promote water use which aligns with water availability. This year due to poor snowpack and less water in the reservoirs, the City is moving from Yellow to Orange for water availability. Studies show the best way to encourage conservation is pricing. For customers to have the same water bill as last year, they should lower their water usage by 36%. If not, their water bill will increase. There are no restrictions such as specific hours to water. A flyer explaining this change will be sent to each customer. Also, to assist customers to understand water rates, their monthly bill and availability to use a bill calculator, the following City website is a great resource: www.blandingwater.com.

Councilmember Bowers moved to approve a change of color code from Yellow to Orange for Water Availability for 2022. Councilmember Perkins seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson
Councilmember Perkins**

Those voting NAY

NONE

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

2. Hail Damage General Contractor Selection - David Johnson

Mr. Johnson explained the point of discussion is which contractor would the Council like to go with and how to move forward. Mr. Johnson stated the City received two bids from Arrowhead Construction from Huntington, Utah and Tri-Hurst Construction from Blanding for hail damage repairs. Bids will most likely be comparable, yet Mr. Johnson is awaiting a full bid from THC since they did not include roof repair costs for City Hall. THC said it is unlikely to find the same roofing material for the existing type of roof. Mr. Johnson stated he has contacted THC CEO, Joe Hurst, twice for an estimate on alternative roofing materials yet has not heard back from him.

Although Councilmember Bowers gave a motion to approve THC providing they give the roof bid, Mr. Johnson recommended tabling it “so we don’t put off Arrowhead in case THC doesn’t get back to us.” Since the Council would like to hire local, Mayor Monson and Councilmember Grover asked Mr. Johnson to reach out to Joe Hurst this week, of which he agreed.

3. Resolution 04-12-2022-1-David Johnson

Mr. Johnson stated that each year the City renews a contract with Fire, Forestry and State Lands (FFSL) in an effort to combat wildfires. FFSL reimburses the City for water they use from City reservoirs.

Councilmember Perkins moved to adopt Resolution 04-12-2022-1 Fire, Forestry and State Lands Reimbursement Agreement. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Bowers
	Councilmember Gasser
	Councilmember Grover
	Councilmember Nielson
	Councilmember Perkins

Those voting NAY	NONE
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Constituting all members thereof, Mayor Monson declared the motion carried.

ADJOURNMENT

Councilmember Perkins 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. Voting was as follows:

Those voting AYE	Councilmember Bowers
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**Councilmember Gasser
Councilmember Grover
Councilmember Nielson
Councilmember Perkins**

Those voting NAY

NONE

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

Council adjourned meeting at 8:20 p.m.

By: _____
Jonna Meyer, City Deputy Recorder

Audio: <https://www.youtube.com/watch?v=B7IUCJxwaXo>

**MINUTES OF A COUNCIL WORK SESSION
BLANDING CITY COUNCIL HELD ON
APRIL 30 2022
AT 8:00 A.M. IN THE COUNCIL CHAMBERS**

Present:

City Mayor:

City Councilmembers:

Logan Monson

Cheryl Bowers

Kellen Nielson

Erik Grover

Len Gasser

City Manager:

David Johnson

Finance Director:

Kim Palmer

I. FY2023 Budget Discussion

- General Fund is \$213,473 less than FY2022. This difference can be attributed to the ARPA funds budgeted in FY2022.
- Significant increases in departmental budgets include,
 - Sales tax revenue increased to \$900,000
 - \$32,000 for dispatch services
 - \$6,000 for AWOS services
 - A 46% increase in the cost of attorney services.
- Capital Projects include
 - Airport Projects \$711,524
 - Hail Damage \$186,000
 - Streets Maintenance Project \$300,000
 - SCBA's for Fire Department \$150,000
 - 4 Radio's for Fire Department Engines \$10,000
 - Wellness Center Floor Cleaner \$6,000 and A/C unit \$10,000
 - General Plan Design - \$80,000
 - Pickleball Courts – \$120,000
 - Wellness Center Fire Suppression System - ???????
 - Wellness Center Showers - ???????
 - Council discussed the different projects and funding sources to be used for them.
- Enterprise Funds include,
 - Advanced Metering Infrastructure (AMI)
 - West Water deep well project
 - Water Treatment Plant and ignition upgrade
 - Sewer Master Plan
 - West Water electric project
 - Natural gas master plan

II. Payroll

- Staff and Council discussed the recent salary study.
- Staff and Council discussed the FY2023 payroll

III. Council Requests

- Council requested staff to make adjustments to the payroll numbers.

- Add in an estimated expense and revenue for the Fire Suppression system at the Wellness Center.
- Reevaluate the general fund for additional savings.
- A follow up work session will be held on May 17th at 6:00 pm

Councilmember Bowers motioned to adjourn the meeting and Councilmember Nielson seconded it. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

Councilmember Bowers
Councilmember Nielson
Councilmember Grover
Councilmember Gasser

Those voting NAY

None

Work Session ended at 11:50 a.m.

By: _____
Kim Palmer, Deputy Recorder



CITY COUNCIL MEETING

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, April 26, 2022

Present:

City Mayor Pro Tempore:

Kd Perkins

City Councilmembers:

Len Gasser

Erik Grover

Kellen Nielson

Cheryl Bowers

City Manager:

David Johnson

City Finance Director:

Kim Palmer

City Community Development Director:

Bret Hosler

Others: Kelly Laws, Jason Nay, David Redd, Kyson Shumway, Kasper Pedersen, Robert Ogle, Evan Black, Taylor Black, Hunter Black, Rick Meyer, Tanner Holliday, Chase Palmer, Trent Holliday, Trason Jack, Chris and Eva Ewald, Clint Black, Dakodta Clements, Jason (Punk) Holliday, Chavis Holliday, Jayne Holliday, Briona Holliday, Glenn Gurney, Tason Holliday, Randy and Lisa Rarick, Shelby Seely and Robert Turk.

*Mayor Monson briefly spoke on the phone while he was traveling. Michael Sanders and Joe Hurst, CEO of Tri-Hurst, attended by Zoom.

Prayer/Thought - The prayer was offered by David Johnson.

Declaration of Conflict: Erik Grover is an out-of-city irrigation water user.

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the minutes of the April 12, 2022 meeting and consent agenda. Councilmember Gasser seconded the motion. Mayor Pro Tempore Perkins repeated the motion and asked for discussion. Hearing none, she called for a vote. Voting was as follows:**

Those voting AYE

**Councilmember Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting NAY

NONE

Councilmember Grover said no. Mr. Meyer said the purpose of assessors is to match tax notices with reasonable market values on properties and to be fair and equitable. Mr. Meyer would like to come back as the County Assessor to the City Council with further information of how the process affects the City and County. Both Mr. Johnson and Mayor Pro Tempore Perkins invited Mr. Meyer for a formal presentation at a future City Council meeting.

7. **Glenn Gurney** - Mr. Gurney stated he currently rents three hangars from the airport and owns seven aircraft. In the airports he is familiar with, there are Airport Advisory Committees that generally have one city council member on board and then other board members are customers of the airport. Then if there is a pressing issue, the council member attending takes it back to the city council for recommendations. Mr. Gurney said the City has gone about the process backwards by not having a committee first. Further, he stated the hangars easily fell apart during the hailstorm because there was no ongoing maintenance through past years.
8. **Kasper Pedersen - Part Owner and Manager of Freedom Fuels and Fixed Base Operator** - Mr. Pedersen sent a letter to the City over a month ago and asked if there were any questions about the letter. He stated that along with Guardian, Freedom Fuels is the face of the airport who greets those utilizing the airport. With ongoing good customer service, he hopes the airport will continue to grow which in turn helps businesses in Blanding to grow specifically hotels and restaurants. Mr. Pedersen said Freedom Fuels use feedback from customers to improve their quality of business such as providing heated de-icer 24/7 that supports the call of critical medical response during winter months including infants in incubators. Mr. Pedersen would like to be part of the proposed Airport Advisory Board since they work closely with the customers.
9. **Dakodta Clements - Roman Air Pilot** - Mr. Clements is a flight instructor and corporate pilot for Roman Air who rents a hangar from the airport. He said raising hangar rental fees and tie down rates deters those who would like to fly into the airport, especially transient pilots who will go somewhere else. Customers like the nicest and cheapest airport possible. He stated that the airport customers bring income to the economy of Blanding as opposed to the airport itself. Further, Mr. Clements stated it is better to cater to the customers rather than receive more income from them.
10. **Tanner Holliday** - Mr. Holliday stated he is a concerned citizen about the sale of raw water. He said the citizens are continually told that Blanding is in a drought and must conserve; however, the City sold 10 Acre Feet. When Mr. Holliday inquired about this with the City, he was treated poorly.
11. **Kyson Shumway** - Mr. Shumway is an employee of both San Juan Water Conservancy and Blanding Irrigation Company. He informed the Council that he is knowledgeable of how the water system and processes work with both companies. He inquired of a City

finding funding for the Wellness Center should be Mr. Johnson's first priority over all other City projects because it is his responsibility to do so. Mr. Johnson replied the project was listed on the Community Impact Fund Board (CIB) for grant funding.

- **Blanding Polling Location -**

Mr. Johnson met with representatives from San Juan County and together, they agreed Blanding should have a polling location. There are some restraints such as certain locations are mandated to have polling machines leaving a shortage of machines to provide for Blanding on the day of the election. However, Mr. Johnson said they will provide one machine for three weeks on a Monday prior to the election and then only a drop box on election day. Mr. Johnson stated for City Elections, there will always be a machine provided from the county on election day. Councilmember Bowers stated the public should be notified in advance of times and locations to vote. Councilmember Nielson asked about the requirement of having a translator during polling of which Mr. Johnson replied it was not discussed during the meeting.

4. Finance - Kim Palmer -

- a. **Accounts Payable Register - Kim Palmer**

No comments.

- b. **Natural Gas Rate Study Report -**

Ms. Palmer said the study came back positive with no increase in rates but to continue the current process of adjusting rates monthly based on the cost of gas.

DISCUSSION ITEMS

1. Airport Administration Policy and Ordinance - David Johnson

Mr. Johnson, referring to earlier public comment made by Mr. Clements, stated that the airport is the cheapest but not the nicest because of lack of funds. Mr. Johnson pointed out from his report that the Blanding Airport has significantly lower rates compared to other airports within the state listed on his report. Except for Vernal, all other airports like Provo and Spanish Fork have additional fees beside hangar rates.

Council was informed by staff that the airport has yearly revenues approximately of \$42,000 which were allotted to the general fund and not to an airport revenue account. Councilmember Grover who recently visited the airport voiced that the City has been "robbing the airport of their funding and that is why the airport, especially the hangars, are in such disrepair." Mr. Johnson explained that there were no savings to maintain the airport; however, in the upcoming 2023 budget, all departments including the airport will have a capital investment account for maintenance and future upgrades.

Johnson had line items that can be negotiated by lowering the scope of costs of the insurance funds by approximately \$10,000 but not his bid.

Councilmember Grover asked Mr. Hurst where he buys his materials from which he replied local San Juan Building Supply of which Councilmember Grover commented the City would be supporting two businesses in town. Mr. Johnson added staff would bring a contract back to Council for approval at a future meeting.

Councilmember Grover moved to approve Tri-Hurst Construction as contractor for Hail Damage and directed staff for negotiations with Mr. Hurst. Councilmember Nielson seconded the motion. Mayor Pro Tempore Perkins repeated the motion and asked for discussion. Hearing none, she called for a vote. Voting was as follows:

Those voting AYE	Councilmember Bowers Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting NAY	NONE
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Constituting all members thereof, Mayor Pro Tempore Perkins declared the motion carried.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Councilmember Nielson seconded the motion. Mayor Pro Tempore Perkins repeated the motion and asked for discussion. Hearing none, she called for a vote. Voting was as follows:

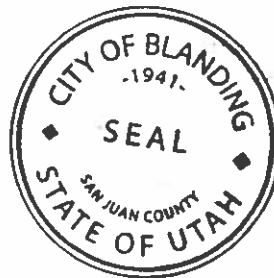

Those voting AYE	Councilmember Bowers Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting NAY	NONE
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Constituting all members thereof, Mayor Pro Tempore Perkins declared the motion carried.

Council adjourned meeting at 9:03 p.m.

By: _____





CITY COUNCIL MEETING

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, May 10, 2022

Present:

City Mayor:

Logan Monson

City Councilmembers:

Len Gasser

Erik Grover

Kellen Nielson

Cheryl Bowers

City Manager:

David Johnson

City Finance Director:

Kim Palmer

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

Police Chief

J.J. Bradford

Others: Rick Meyer, Chris Ewald, Evan and Taylor Black, Jeff Blake, and Shadd Christensen

Prayer/Thought - The prayer was offered by Jonna Meyer.

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the minutes of the April 26, 2022 City Council Meeting, Council Budget Work Session, April 30, 2022, and consent agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

Councilmember Bowers

Councilmember Gasser

Councilmember Grover

Councilmember Nielson

Those voting NAY

NONE

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

PUBLIC INPUT

1. Chris Ewald - Guardian Flight Regional Manager

Mr. Ewald gave thanks for Council's consideration with the airport. He said he did not see the airport on the agenda and wanted a development update on the Airport Advisory Committee which will positively assist the airport. Secondly, he gave thanks from Guardian Flight and pilots for the upcoming AWOS (Automated Weather Observing System) to be installed which will improve safety at the airport. He offered his experience and knowledge to volunteer with the City in moving forward with a committee.

2. Evan Black -

Mr. Black expressed concern regarding the yearly airport revenue of \$42,000 and had it been reconciled properly, since in the last Council Meeting there was only \$20,000 that was accounted for. Councilmember Bowers replied it was discussed in Council's Budget Meeting where the full revenue was expensed properly and with next year's budget, the airport accounting will be more transparent.

3. Shadd Christensen -

The City Council listened to Mr. Christensen speak about the negative impacts of nightly rentals. Since accommodations are only for a couple of days, neighborhoods see a multitude of tourists (strangers) staying next door, leaving trash, creating parking issues, disturbing peace, and transforming the quality of life within the neighborhood. Mr. Christensen said there is a reason for zoning in a city and likewise, there should be city restrictions for nightly rentals for the safety of its residents.

Councilmember Nielson said this matter should be addressed. Councilmember Bowers said this issue was presented to Council three years ago and public input did not want any City regulations. She recommended that Mr. Christensen should bring it to Council with other residents that have the same concerns.

4. Rick Meyer - San Juan County Assessor

Mr. Meyer said the older system used to assess homes was corrupted and San Juan County is migrating into a new system which requires updated information about properties within the County. Mr. Meyer explained a recent Resident Property Declaration was sent to every property owner, approximately 8,000 parcels, within San Juan County. The information requested such as if their property is a primary or secondary residence and the number of bedrooms and bathrooms, assists with market values of the home. Mr. Meyer gave the example of the incorrectness of the old system with his own home listed as two-story when it is not. Additionally, the declaration saves money by not having to canvass neighborhoods for information. Lastly, Mr. Meyer stated all property taxes stay in San Juan County going towards the school district, cemetery district and cities.

REPORTS

1. Mayor Monson -

None.

2. City Council -

None.

3. City Manager - David Johnson

- **City Council Vacancy-**

Currently the City has received two applicants for vacancy: Trent Herring and Larry Turk. City of Blanding residents may apply up to May 23, 2022 because the decision will be made during the City Council Meeting held Tuesday, May 24, 2022.

- **General Master Plan-**

Mr. Johnson pointed out from his report that the City was awarded \$70,000 Utah Department of Transportation (UDOT) Technical Planning Assistance (TPA) with a \$10,000 match to update its General Plan which is the overarching plan that ties all other master plans together. This allows the public to give feedback and opinions such as nightly rentals through open houses and surveys. Mr. Johnson further noted the State has recently passed legislation that has really tied the hands of cities on how they process nightly rentals.

- **Airport Advisory Committee -**

Since Council was not in a hurry to discuss an Airport Committee and staff is working to meet budget deadlines, Mr. Johnson stated he will bring back an Airport Advisory Committee discussion either late June or first of July.

4. Staff Reports

a. Accounts Payable/Finance Report - Kim Palmer

No questions or comments from Council. Ms. Palmer announced there were 85 kindergarteners who had field trips to the City making it “the best day in the City.”

b. Water Report - Terry Ekker

Mr. Ekker informed the Council the runoff continues and the City is receiving its base right which is going into the 4th Reservoir for parks and schools use. Blanding Irrigation continues to pass their water through the 3rd Reservoir for upper system users; however, the water will quickly diminish with most of the snow being gone.

c. Parks and Recreation Report - David Palmer

Mr. Johnson said Mr. Palmer was excused. Councilmember Bowers thanked the Recreation Department for having protective netting in place at the ball fields. The pool will open for the public Saturday, May 28th.

d. Police Report - Chief J.J. Bradford

Chief Bradford stated officers completed State mandated training. April's citations compared to last year at this time were down. Further, he announced the public must be careful and aware while driving due to young people riding motorcycles and electric scooters on the streets. Councilmember Bowers asked if Blanding Officers respond to incidents located on White Mesa. Chief Bradford replied that since the City does not have an agreement with Bureau of Indian Affairs (CIB), City Officers cannot respond or the department would be sued.

PRESENTATION

1. Blanding Received "Get Healthy Award" from Utah League of Cities and Towns - David Johnson

Mr. Johnson presented Mayor Monson the "Healthy Utah Community Award" from Get Healthy Utah and the Utah League of Cities and Towns for Blanding City. This designation was given to Blanding City for recognition of the City's hard work promoting good health within the community.

2. Community Development - Bret Hosler

Mr. Hosler gave a brief report about a new technology that the airport is interested in implementing. It is the Veritower which allows the airport to track real-time operations at the airport. The State of Utah has contracted with a company to install this tower at all Utah airports. There are no costs except for providing power to operate the equipment.

BUSINESS ITEMS

1. Resolution 05-10-2022-1 - Meadowlark Subdivision Bond Release - Terry Ekker

Mr. Ekker said Meadowlark Subdivision site improvement is completed. Mr. Ekker stated with completion, it is time to release the performance bond and accept the warranty bond at 10% of the original bond in the amount of \$99,590. The warranty bond goes into effect for one year from April 12, 2022 to April 11, 2023.

Councilmember Grover moved to approve Meadowlark Subdivision Bond Release Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

**Councilmember Bowers
Councilmember Gasser**

**Councilmember Grover
Councilmember Nielson**

Those voting NAY NONE

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

2. Resolution 05-10-2022-2 - Blanding Electric Tree Trimming Policy - Terry Ekker

Mr. Ekker brought to Council's attention that there is not a formal written policy for trimming trees which are growing within 10 feet of electric lines. He noted from his report that customers should not attempt to trim any tree that is near a power line. Mr. Ekker explained the policy will allow customers to either hire a professional tree trimming crew at their own expense or call Blanding Electric and they will have a crew perform the work free of charge, if the work is deemed necessary, during business hours. The City crew will haul off removed limbs unless requested by the customer not to.

Councilmember Nielson moved to adopt Resolution 05-10-2022-2 Blanding Electric Tree Trimming Policy. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

**Those voting AYE Councilmember Bowers
 Councilmember Gasser
 Councilmember Grover
 Councilmember Nielson**

Those voting NAY NONE

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

3. Resolution 05-10-2022-3 Hail Damage Repair Contract - David Johnson

Mr. Johnson met with Joe Hurst from Tri-Hurst Construction and negotiated a Hail Damage Repair Contract down to \$190,855.56 due to duplicate costs. Although insurance reimbursement will be \$186,000, the difference of \$4,855.56 will be drawn from City's savings. Mr. Johnson noted there are no material downgrades within the contract. Since the contract left off the completion date of 180 days, Mr. Johnson will meet with Mr. Hurst and have this added to the terms of the contract.

Councilmember Bowers moved to adopt Resolution 05-10-2022-3 Hail Damage Repair Contract with Tri-Hurst Construction with the stipulation that the contract will state 180 days completion. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE

Councilmember Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting NAY

NONE

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

CLOSED SESSION

Councilmember Grover moved to enter a closed session to discuss personnel. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council entered a closed session at 8:15 p.m.

Councilmember Bowers moved to re-enter an open session. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council re-entered an open session at 8:40 p.m.

ADJOURNMENT

Councilmember Gasser moved to adjourn the meeting. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned meeting at 8:42 p.m.

By: _____
Jonna Meyer, City Deputy Recorder

<https://www.youtube.com/watch?v=dea4n26JEbo&t=1050s>



CITY COUNCIL MEETING

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, May 24, 2022

Present:

City Mayor:

Logan Monson

City Councilmembers:

Len Gasser

Erik Grover

Kellen Nielson

Chris Ewald

Cheryl Bowers

City Manager:

David Johnson

City Finance Director:

Kim Palmer

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

City Economic Development Specialist:

Pratt Redd

Others: Randy and Lisa Rarick, Jeff Blake, Chris Ewald, Katie and Larry Turk, Trent Herring and Chris Sanchez. * City Attorneys, Eric Johnson and Joel Yellowhorse, attended the meeting via Zoom.

Prayer was offered by Councilmember Grover.

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. Councilmember Grover moved to approve the minutes of the May 10, 2022 City Council Meeting and Council Work Session Meeting on May 18, 2022 and consent agenda. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. **Council voted unanimously.**

PUBLIC INPUT

None.

BUSINESS ITEMS

1. City Council Vacancy - David Johnson

Mr. Johnson asked the City attorney to clarify the voting process. Mr. Yellowhorse explained if there is an even split vote, then the Mayor would vote and only a coin toss would occur if the Mayor abstained from voting. It takes three votes, the majority, to choose an applicant. There were four candidates interviewed: Larry Turk, Jeff Blake,

Chris Ewald and Trent Herring. Each applicant was interviewed separately. The following questions were asked by council:

1. What is your agenda if appointed?
2. City government runs slowly and five council members are making decisions for the city. What if four of the five council members agree with an issue and you, as the fifth member, do not. How will you respond?
3. What do you think the City's role is in government especially with the responsibilities to provide for its citizens?
4. What are your thoughts regarding tourism for Blanding?
5. If appointed, at what level is your commitment, would you run again after completing this term?
6. Where do you stand regarding the growth of Blanding?
7. Why should the Council pick you?
8. For you personally, what would be the number one issue or challenge of living in Blanding?
9. Upon permission from Mayor Monson, one final question was asked by Councilmember Grover when all candidates were in the chambers: considering the City's role in government, what are we responsible for, especially when it comes to providing recreation for our City and how far do we go?

Councilmember Bowers summarized the process as all candidates did well answering Council's questions and are excellent members of the community. The decision comes down to "what is best for the city" which is difficult to decide. Finally, she thanked all candidates and their willingness to go through the vacancy process. Mayor Monson asked the Council how they would like to proceed with the vote. All were in favor of writing down their vote. The first vote was not a majority and second vote led to only voting for the top two candidates and the final vote was as follows:

Those voting Chris Ewald

**Councilmember Bowers
Councilmember Grover
Councilmember Nielson**

Those voting Jeff Blake

Councilmember Gasser

Mr. Ewald was appointed and sworn in by City Manager Johnson and then Councilmember Ewald took his seat at the Council table.

After the vote, Councilmember Gasser was excused from the meeting.

REPORTS

1. Mayor Monson -

Mayor Monson met with other mayors in the area including Monticello, Moab, Bluff and Castle Valley. He mentioned the ULCT (Utah League of Cities and Towns) will attend the next Mayor Meeting as well as attending Blanding's City Council meeting. Mayor

Monson spoke of a document which refers to the process and rules of a City Council meeting which he will email to other Councilmembers.

2. City Council -

Since the City of Kamas is similar to Blanding in size, population and growth, a representative reached out to Councilmember Bowers for a meeting to discuss the crucial issue of affordable housing, overnight rentals and decreasing home rentals for both cities. She asked for other council members to attend the meeting with the City of Kamas for collaborative brainstorming.

Mayor Monson stated he has heard State legislation will be discussing nightly rentals, but the ULCT will be supportive of smaller towns creating their own policies rather than the State making decisions for one size fits all.

3. City Manager - David Johnson

- **Wellness Center Sprinkler System & Showers -**

Currently, no funding has been found. Permanent Community Impact Fund Board (CIB) application for a grant will be sent by June 1st. Mr. Johnson anticipates the City will receive a loan with a low interest rate rather than a grant.

- **Deep Well -**

Mr. Johnson informed the Council that bids for Deep Well Construction were higher than the State's commitment of 1.65 million leaving a gap of 2.2 million. Mr. Johnson informed the State that the City does not have additional staff time or resources to pursue additional grants or loans of this magnitude. Mr Johnson said the memorandum of understanding (MOU) is incomplete and there are a few versions going around. Once the MOU is finalized, then it will be brought to the Council for a decision.

Mr. Johnson said representatives from the Church of Jesus Christ of Latter-day Saints reached out to him twice and said that they would work to help address funding gaps to see the project through. The Church has already given half a million towards the power side of the project. Lastly, Mr. Johnson said the project will be brought to Council at the June 28, 2022 meeting.

4. Staff Reports

- a. **Finance Report - Kim Palmer**

Ms. Palmer said the City has incorporated ClearGov which is a cloud-based budget and performance management software built for local governments. This tool provides transparency of the City's financial status especially the ongoing budget and will be updated quarterly. It will be available on Blanding City's website.

b. Public Works Project - Terry Ekker

Mr. Ekker spoke to Council about the following Public Works Project Report for May 2020:

Westwater Power/Water Project

All the overhead and underground work have been completed on the power project. We should finish the primary metering cabinet and associated wiring by the end of the month. Design on the water well project is moving forward. We have a new cost estimate from Jones and Demille Engineering. The good news is the total estimated project cost is down \$1.9 million. The bad news is that we still have a funding shortfall of \$2.2 million.

Street Maintenance Project

We have completed the pavement surface survey and are working to establish project priorities/budgets and then move forward with project design, bid, and construction. We are evaluating the project schedule and the scope of work.

Water Master Plan Update

Staff is reviewing the draft final report.

Natural Gas Master Plan Update

We are a little bit behind schedule on this project. I have a draft scope of work and expect to finalize the scope of work and get an RFP put together for the selection of a consultant to complete the study as soon as possible.

Natural Gas Compliance Audit Update

We went through our compliance audit and per the usual they found a few NOPV's (notice of probable violation). I will work to get those corrected. The biggest item is addressing the new Section 114 requirements. This is a new piece of regulation that we were not aware of.

Dam Inspections Update

We had Dam Safety inspectors perform their annual inspection on Blanding No. 3, Blanding No. 4, and Starvation Dams. David Lyman and I were both out of town for other duties and Trevor Palmer was able to attend the walk throughs. Everything went well with the normal recommendations to keep maintaining the brush and rodent control.

c. Building Permit Process for Applicants - Pratt Redd & Bret Holser

Mr. Redd stated Community Development, Economic Development & Public Works have worked together to create three flowcharts for the public and developers of what is the required process of obtaining building permits for Minor and Major subdivisions, and Residential that will be posted on City's website. Council agreed that a hard copy of the flowcharts should be available at the front office for residents to take and also, add a "Frequently Asked Questions" section on the City's website to benefit customers.

PUBLIC HEARINGS

- 1. Community Development Block Grant (CDBG) #2 Hearing - Pratt Redd**
Councilmember Bowers made the motion to enter a public hearing #2 for CDBG Hearing. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council entered a public hearing at 7:47 p.m.

Mr. Redd announced that the City has been awarded a Community Development Block Grant in the amount of \$69,762 for the 2022 Program Year. He stated the purpose of the hearing is to provide citizens with pertinent information about the funds awarded for a Pickleball Complex at Central Park. These funds have not been available to Blanding City in some time and it is a great opportunity to be on CIB's list of eligible cities once again. Mr. Redd said Pickleball Courts are low-maintenance, worthwhile recreation that offers enjoyment for both young and old people and everyone in between.

Councilmember Grover made the motion to leave a public hearing. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council left a public hearing at 7:51 p.m.

- 2. City Budget and Enterprise Transfers Fiscal Year 2023 - Kim Palmer**
Concilmember Nielson made the motion to enter a public hearing. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council entered a public hearing at 7:51 p.m.

Ms. Palmer said each year the City transfers enterprise funds into the general budget to cover overhead costs. A public hearing is required to allow citizens to comment on the proposed budget for 2023 and enterprise funds (utility companies) transfer before final adoption of the budget.

Ms. Palmer said the general fund includes 13 accounts which are funded nearly entirely by tax dollars and are balanced and budgeted conservatively. Enterprise funds were also

budgeted in an effort to continue the level of service expected by customers. Each enterprise fund is budgeted conservatively with only necessary items included and shows a marginal profit to increase savings for future projects necessary to continue a high standard of service to residents. Ms. Palmer stated the Fiscal Year Budget for 2023 and Transfers will be on the next council meeting agenda (June 14, 2022).

Councilmember Grover made the motion to leave a public hearing.

Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council left a public hearing at 7:51 p.m.

DISCUSSION ITEMS

1. Solid Waste Agreement - David Johnson

Mr. Johnson spoke of the upcoming 5-year renewal of the Solid Waste Agreement with Waste Management. There are two types of indexes to choose how garbage pick-up rates are determined. One is the Consumer Price Index (CPI) that measures the monthly change in prices paid by all consumers of all goods and services including fuel costs whereas the second index (WST) only looks at monthly change prices for Waste, Sewer and Trash. With the increasing price of fuel, the CPI index takes this into account and the contract would increase the rate of garbage pick-up from \$19 per month to \$21.50; however, Mr. Johnson stated the rates will most likely keep increasing throughout the coming years.

On the other hand, WST would have a higher cost the first year from \$19 per month to \$22.25 but then have only small increments of price increase since again, fuel costs are not considered in the index. Mr. Johnson said “the key point is that WST is less volatile and that is a fact.” Mr. Johnson stated staff researched the WST index and recommended Council to switch to the less volatile index for savings over the long term and the majority of Council gave advice and consent to move forward with the contract using WST index. Councilmember Bowers abstained due to uncertainty of raising costs for both City commercial and residential customers. Mayor Monson stated no one really knows how market rates will increase or decrease.

2. Natural Gas Study 2022 - Kim Palmer

Ms. Palmer gave a PowerPoint presentation about the recent Natural Gas Rate Study by Utility Financial Solutions, LLC. Purpose of the study was to see if raising gas rates would be profitable to cover overhead, specifically infrastructure and to prepare for the unexpected expenses and timely replacement of assets. The base rate of \$8.00 was set 27 years ago. The base rate covers meter reading, customer service, billing a portion of the meter operation and maintenance, administrative expenses and contributions to the General Fund.

Ms. Palmer said the study found residential customers are subsidizing commercial customers and current gas rates are not sufficient to maintain the financial health of the gas utility through the projection period (2023-2027). Ms. Palmer stated the City does not want commercial customers subsidizing residential nor the other way around. Each class should provide their own base rate to cover natural gas overhead expenses. The proposed rate design is raising the residential base rate each year by \$2.00 while decreasing the natural gas rate and thereby keeping revenue from the customer even or neutral. Yet, customers need to keep in mind that if the natural gas rates in the country go up, there will be increases due to the market. Council gave advice and consent to move forward with Natural Gas Study recommended financial adjustments and a resolution to bring back to Council.

CLOSED SESSION

Councilmember Grover moved to enter a closed session to discuss several items mainly real estate and reasonably imminent litigation. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council entered a closed session at 8:51 p.m.

Councilmember Grover moved to re-enter an open session. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council re-entered an open session at 9:22 p.m.

ADJOURNMENT

Councilmember Grover 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. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned meeting at 9:23 p.m.

By: _____
Jonna Meyer, City Deputy Recorder

<https://www.youtube.com/watch?v=WupPJ1QNKA>



CITY COUNCIL MEETING

Blanding City Office, 50 W 100 S, Blanding Utah 84511
Tuesday, June 14, 2022

Present:

City Mayor:

City Councilmembers:

Logan Monson

Len Gasser

Erik Grover

Kellen Nielson

Chris Ewald

Cheryl Bowers

City Manager:

David Johnson

City Finance Director:

Kim Palmer

City Community Development Director:

Bret Hosler

City Economic Development Specialist:

Pratt Redd

City Recreation Director:

David Palmer

City Police:

Chief Bradford

Others: None

Prayer was offered by Councilmember Nielson.

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. Councilmember Bowers moved to approve the minutes of the May 24, 2022 City Council Meeting and consent agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. **Council voted unanimously.**

PUBLIC INPUT

None.

REPORTS

1. **Mayor Monson - None**



2. City Council -

Councilmember Grover reported that there is the potential for project funding through the San Juan Transportation District. More information will follow at a later date.

3. City Manager - David Johnson

- **Wellness Center Sprinkler System & Showers -**

A request for funding has been submitted to the Permanent Community Impact Board (CIB). It is anticipated that the City will receive a low interest loan rather than a grant. An additional request for funding has been submitted to USDA. This request is in a pending status to establish the eligibility of the request.

- **Deep Well -**

Mr. Johnson said that the Navajo Nation has offered to use their own funding for the West Water distribution system, leaving the \$1.8 million allocated to them by the State to be diverted to the City to complete the well and infrastructure related to it. This will make the total allocation to Blanding City \$3.5 million. This will also require changes to the MOU.

- **Natural Gas -**

Mr. Johnson reported that the natural gas rate has been locked in for 2 years at a rate of \$7.49. The current rate is \$2.43 set five years ago. Rates have been steadily increasing over the past several months.

4. Staff Reports

- a. **Finance Report - Kim Palmer**

Ms. Palmer stated that all accounts are within budget. She also presented the 2022 Fraud Assessment to the Council for approval. This is required each year and will be submitted to the State auditor office. Council gave advice and consent.

- b. **Recreation Report - David Palmer**

Mr. Palmer reported that there are more girls playing softball this year than last year. Several compliments on the upgraded fields have been received from the community.

- c. **Water Report - David Johnson**

Mr. Johnson asked Council to forward any questions regarding the report to Terry Ekker. He was unable to attend the meeting.

- d. **Police Report - Chief Bradford**

Chief Bradford told Council that UNHS has donated new thermal printers for the department. He expressed his appreciation to UNHS for the donation and their desire to service the community.

He also shared information regarding the recent active shooter training the department has had in recent weeks. When asked if children were involved he responded they were not. There is some controversy regarding having children involved in the training. When asked how to get that changed so children can



participate in a drill of some kind, Chief Bradford suggested school board members be approached. He also stated that officers are trying to spend time in the schools so the kids know who they are and a level of trust can be established.

Councilmember Grover asked if there was any training being offered at the schools regarding bike, skateboard or scooters? There has not been any training in several years, responded Chief Bradford. Mayor Monson will discuss the training with the school community council and see if something could be scheduled.

DISCUSSION ITEMS

1. Airport Advisory Committee - David Johnson & Bret Hosler

Mr. Johnson reviewed information from other airport advisory committees. He recommended the committee be made up of the following; 2 different aviation business seats, 2 at-large seats, 2 hangar tenants and the FBO. He also stated that at least four of the seven seats would be made up from Blanding City residents and the remaining seats may be filled by San Juan County residents who live within 25 miles of the City. During the discussion it was determined that terms on the committee would be 4 years. However the FBO will have a continuous seat.

PUBLIC HEARINGS

1. Community Impact Board (CIB) Application for the Wellness Center - David Johnson

Councilmember Grover made the motion to enter a public hearing for the Community Impact Board (CIB) Application Hearing. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council entered a public hearing at 7:39 p.m.

There were no comments made.

Councilmember Grover made the motion to leave a public hearing. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council left a public hearing at 7:40 p.m.

2. Fiscal Year 2022 Budget Adjustments - Kim Palmer Councilmember

Bowers made the motion to enter a public hearing. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council entered a public hearing at 7:41 p.m.

Ms. Palmer briefly shared information regarding the amendments to the FY 2022 budget. There were no comments made.



Councilmember Grover made the motion to leave a public hearing. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Council left a public hearing at 7:43 p.m.

BUSINESS ITEMS

1. Mayor Pro-Tempore - Mayor Monson

Mayor Monson asked for Council's input in the selection of Mayor Pro-Tempore. Councilmember Grover nominated Councilmember Bowers. Council unanimously gave advice and consent. Councilmember Bowers will serve as Mayor Pro-Tempore.

2. Resolution 06-14-2022-1 Approving Temporary Use Mobile Home - Bret Hosler

Mr. Hosler shared information regarding the temporary use of a mobile home code to the Council. Kim Hawkins has requested a renewal of her temporary use for an additional two years. Mr. Hosler also shared that Ms. Hawkins has relocated the trailer to the back of her property. Council questioned if the location will still be easily accessible for emergency vehicles should there be a need. Mr. Hosler responded that it is accessible.

Councilmember Grover made the motion to approve Resolution 06-14-2022-1 Approving Temporary Use of Mobile Home. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously.

3. Resolution 06-14-2022-2 Fiscal Year 2022 Budget Adjustment - Kim Palmer

Ms. Palmer discussed the general fund adjustments to the FY2022 budget. The proposed adjustments were needed due to unforeseen expenses in equipment, IT repairs, and attorney fees. A transfer of revenue overage was also made to the capital projects fund for future projects. Councilmember Bowers requested that a breakdown of the savings transfer be included in the adjustment resolution in the future.

Councilmember Bowers made the motion to approve Resolution 06-14-2022-2 Fiscal Year 2022 Budget Adjustment. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously.

4. Resolution 06-14-2022-3 Adopting the FY2022-FY2023 Fiscal Budget - Kim Palmer

A total budget of \$14,986,701 was presented to Council for approval. The FY2023 budget is balanced and conservative stated Ms. Palmer. When asked why the budget for water was so much, Ms. Palmer stated that the Westwater project and the AMI project is included in the water fund.

Councilmember Nielson made the motion to approve Resolution 06-14-2022-3 Adopting the FY2022-FY2023 Fiscal Budget. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously.

5. Resolution 06-14-2022-4 Adopting the Fiscal Year 2023 Fee Schedule - Kim Palmer

Ms. Palmer told Council that the approval of the fee schedule is required by the State for each fiscal year.



Councilmember Grover made the motion to approve Resolution 06-14-2022-4 Adopting the Fiscal Year 2023 Fee Schedule. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously.

6. Resolution 06-14-2022-5 Natural Gas Rate Changes - Kim Palmer

Ms. Palmer requested that Council table this approval until the next meeting. An additional review of the changes is necessary, due to the recent lock in of rates.

Councilmember Grover made the motion to table item #6 on the agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously.

7. Resolution 06-14-2022-6 Adopting the Certified Tax Rate - Kim Palmer

Ms. Palmer discussed the process for setting the certified tax rate. She told Council that as the value of property increases the rate actually drops, to keep revenues neutral. Changes to the rate to increase property taxes would require the City complete the truth in taxation process. The proposed new rate is .001658 and the new growth is \$1,504.

Councilmember Grover made the motion to approve Resolution 06-14-2022-6 Adopting the Certified Tax Rate. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously.

ADJOURNMENT

Councilmember Gasser 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. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 8:17 p.m.

By:

Kim Palmer,, City Deputy Recorder

<https://www.youtube.com/watch?v=ZsEMK7PQ3gk>



CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council Member Chris Ewald
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, June 28, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=5u8bodEmI0A>

Absent:

Mayor ProTempore Bowers
Council Member Len Gasser

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Community Dev. Dir. - Bret Hosler

City Engineer - Terry Ekker
City Police - Chief Bradford
City Fire - Chief Spillman

Others:

Evan Black, Taylor Black

Prayer was offered by Mayor Monson

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the minutes of the June 14, 2022 City Council Meeting and consent agenda. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.**

PUBLIC INPUT

None.

REPORTS

1. **Mayor Monson - None**



2. City Council -

Councilmember Nielson reported on the SITLA meeting he and Councilmember Grover had attended. In regards to the proposed SITLA-Federal land exchange, it appeared that SITLA was not interested in input from the local citizens. Of the 150,000 acres being traded only 49,000 will remain in the County.

3. City Manager - David Johnson

- An invoice has been received from Sunrise Outfitting for their project. Staff is currently reviewing the reimbursement request.

4. Staff Reports

a. Finance Report - Kim Palmer

Ms. Palmer stated that all accounts are within budget.

b. Project Status Report - Terry Ekker

Westwater Power/Water Project

The primary metering cabinet is set. The meter is being installed for the NTUA side. There has been a delay on the Navajo Nation side of things and an updated schedule of when NTUA will run the distribution to the homes in Westwater has not been received.

The design for the drilling of the deep well is nearing completion. A contract for the drilling of the well can not move forward until funding is secured by others. The project schedule will slip behind until funding is secured and committed to Blanding City. Once the well has been drilled and the pump tested, the design of the permanent infrastructure can continue.

Street Maintenance Project

The pavement surface survey has been completed and project priorities/budgets are being established. Project design, bid, and construction will follow.

Water Master Plan Update

The Water Master Plan is completed and will come back to Council at the July 12th meeting for approval.

Natural Gas Master Plan Update

The scope of work has been drafted. When it is finalized an RFP will be put together for the selection of a consultant to complete the study as soon as possible.

Natural Gas Compliance Audit Update

All corrections to NOPV's were made with the exception of the new Part 114 requirements. On those, we requested a few months to research and incorporate the new requirements into our operating plan.

BUSINESS ITEMS

1. Resolution 06-28-2022-1, USU MOU, Chief Bradford

Chief Bradford told the Council that the MOU is necessary to formalize the services that are currently being provided to USU by the police department.



Councilmember Nielson made the motion to approve Resolution 06-28-2022-1, USU MOU . Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

2. Resolution 06-28-2022-2, USU Land Exchange - Terry Ekker

The solution provided by the land and easement exchange will benefit both the City and USU stated Mr. Ekker. The City will sell 6,336 square feet to USU at full market value of \$6,101.57. The City will purchase a utility easement from USU of 10,428 for \$5,026.30.

Councilmember Grover made the motion to approve Resolution 06-28-2022-2, USU Land Exchange. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

3. Resolution 6-28-2022-3, Fireworks Restrictions - Chief Spillman

Chief Spillman told the City Council that due to the dry conditions the restrictions presented in the packet are necessary.

Councilmember Nielson made the motion to approve Resolution 06-28-2022-3, Fire Restrictions. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

4. Resolution 6-28-2022-4, Natural Gas Rate - Kim Palmer

Ms. Palmer stated that the resolution formalizes the rates proposed by the Natural Gas Rate Study that has been previously discussed.

Councilmember Ewald made the motion to approve Resolution 06-28-2022-4, Natural Gas Rate Study. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

5. Resolution 6-28-2022-5, Airport Advisory Committee - David Johnson

Council briefly discussed the resolution regarding the airport advisory committee. A few changes for clarification were made prior to the approval of the resolution.

Councilmember Ewald made the motion to approve Resolution 06-28-2022-5, Airport Advisory Committee. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

CLOSED SESSION

Councilmember Grover moved to enter a closed session. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.



Council entered a closed session at 7:26 p.m.

Councilmember Grover moved to leave the closed session. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council returned to the open meeting at 7:53 p.m.

ADJOURNMENT

Councilmember Grover 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. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 7:55 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Mayor Pro-Tempore Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, July 12, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

https://www.youtube.com/watch?v=0Mh5_g-nbVk

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Community Dev. Dir. - Bret Hosler
City Econ. Dev. Specialist - Pratt Redd

City Engineer - Terry Ekker

City Police - Chief Bradford

City Recreation Direc. - David Palmer

Others: Kelby Palmer, Hailee Palmer, Janet & Steve Wilcox, Josh Nielson, Lloyd Nielson, Scoot Flannery, Trent Herring, Chirstian Olsen, Javen Ivins

Prayer was offered by Mayor Pro-Tempore Bowers

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Ewald moved to approve the minutes of the June 28, 2022 City Council Meeting and consent agenda. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.**

PUBLIC INPUT

None.

REPORTS

1. **Mayor Monson - None**



2. City Council -

Councilmember Grover stated that he and City Engineer Terry Ekker had attended the San Juan Transportation meeting.

3. City Manager - David Johnson

Mr. Johnson told Council that applications for the recreation committee and the airport committees are being advertised.

4. Staff Reports

a. Finance Report - Kim Palmer

Ms. Palmer stated that all accounts are within budget.

Mr. Johnson told Council that he has discussed with the City Attorney the number of hours being billed for. It is anticipated that invoices in the future will be more in line with what has been budgeted for.

b. Water Report - Terry Ekker

Precipitation is 63% of normal reported Mr. Ekker. Usage throughout the City was down 18% from last year and 20% less than 2020. When asked if the wells were being pumped Mr. Ekker responded not currently.

c. Recreation Report - David Palmer

When asked about the number of baseball/softball tournaments held this year, Mr. Palmer responded that one for each league had been held. Plans are in the works to hold a league tournament earlier in the summer and an invitational at the end next year. Mr. Palmer also reported that visitation at the Wellness Center hit a record number in June.

d. Police Report - Chief Bradford

Chief Bradford reported that dispatch services have been with the Price dispatch Center for a month and a half and things are going well. Officer Chris Sanchez has resigned and the process to replace him is underway. Officers have been involved with active shooter training, and will receive more in the future.

e. Fire Report - David Johnson

Chief Spillman was unable to attend the meeting. A report on the fire department is in the packet.

PRESENTATIONS

1. Citizen of the Year - Mayor Monson

Janet Wilcox was presented the Citizen of the Year award by Mayor Monson. Janet is known by many for her years as a teacher at San Juan High School and the many years serving in the community. Janet enjoys writing, quilting, historical research, preserving family histories, piano, scrapbooking, teaching, gardening, playing games, being a mother and grandmother.

2. 2022 4th of July Recap - Pratt Redd

Mr. Redd stated that this year's event was well attended. The firework show held on the



following Saturday, was also well attended. He expressed appreciation to the 4th of July Committee and City staff who stepped in to help with ideas, preparations, set up and clean up of the different events of the weekend. Councilmember Grover expressed appreciation to Mr. Redd for his efforts. He also felt like the event was a success.

3. 2022 Parade Winners - Pratt Redd

The following individuals, groups and organizations were awarded for their entry in the parade.

- People's Choice Award - San Juan High School Cheer
- Most Creative - Tiny Trains (Mike and Terri Liechty)
- Best Theme - Blue Mountain Hospital
- Best Overall - USU

BUSINESS ITEMS

1. Resolution 07-12-2022-1, Waste Management Contract, David Johnson

Mr. Johnson introduced Dan Darnell, Area Manager for Waste Management. Mr. Darnell answered questions regarding the difference between the WST and CPI indexes.

Councilmember Gasser made the motion to approve Resolution 07-12-2022-1, Waste Management Contract. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

2. Resolution 07-12-2022-2, Sunrise Outfitting CDA Request - Pratt Redd

Councilmember Grover made the motion to approve Resolution 07-12-2022-2, Sunrise Outfitting CDA Request. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

3. Resolution 7-12-2022-3, Steel Solar Contract Amendment - Terry Ekker

Changes made by UAMPS required a contract amendment be approved by Council.

Changes in the contract include date of delivery changes and a slight price increase from \$31.50 to \$34.55. The City will begin receiving power from this source in September 2023. When asked if the cost would increase, Mr. Ekker responded there would be no increase for 25 years. The NuScale, carbon free project will provide power at \$55 per megawatt when it comes on line stated Mr. Ekker.

Councilmember Bowers made the motion to approve Resolution 07-12-2022-3, Steel Solar Contract Amendment. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

4. Resolution 7-12-2022-4, Water Master Plan Update - Terry Ekker

Mr. Ekker told Council that the City received a grant of \$38,900 to fund the Water Master Plan Update from the Department of Water Resources. Jones and Demille Engineering completed the plan update. Javen Ivins from Jones and Demille reported on the process

taken to complete the plan and share recommendations from it. Additional water sources, water storage and upgraded distribution lines were among the recommendations. Mr. Ekker told Council that staff will rely on the plan to set priorities and schedule capital improvements for the water system. When asked what the system's largest deficiency is, Mr. Ivins responded it is the amount of flow through the system.

Mr. Ekker also discussed the deep water wells and the arsenic levels in them. The state requires no more than 10 parts per billion during a 12 month rolling average. Staff currently monitor those readings monthly. The amounts vary month to month. The City has a permit from the State to blend the well water with the other water sources.

Councilmember Bowers made the motion to approve Resolution 07-12-2022-4, Water Master Plan. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 8:50 p.m.

By:

Kim Palmer, City Deputy Recorder



CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Mayor Pro-Tempore Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, July 26, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

https://www.youtube.com/watch?v=0Mh5_g-nbVk

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Community Dev. Dir. - Bret Hosler

City Engineer - Terry Ekker
City Police - Chief Bradford

Others: Scoot Flannery, James Bayles, Kara Laws, Eric Johnson, Tim Davies, Elder Todd Larkin

Prayer was offered by Len Gasser

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the minutes of the July 12, 2022 City Council Meeting and consent agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.**

PUBLIC INPUT

1. Kara Laws - spoke to Council regarding the number of short-term rentals in the community. Included in her comments were questions regarding zoning ordinances for short-term rentals or why short term rentals are exempt. She also expressed concerns regarding the lack of long term housing at affordable rates due to the number of homes being used as short term rentals.
2. James Bayles also expressed concern regarding the lack of affordable housing available in the community. He also questioned how short term rentals were regulated and recommended that they be managed responsibly and respectfully.

REPORTS

1. Mayor Monson - None

2. City Council - None

3. City Manager - David Johnson

Mr. Johnson reported that CIB has accepted the application for the Wellness Center repairs. The project will be presented to CIB on August 4, 2022. Currently the project has been qualified for \$29,000 grant funding and a 30 year, 1% loan of \$341,000.

In response to the concerns and questions expressed by Ms. Laws and Mr. Bayles, City Manager Johnson stated that the Legislature has taken the regulation of short term rentals out of the City's hands. However, a committee established by Utah League of Cities and Towns is currently studying the impact of short term rentals on community rentals. A data based recommendation from the committee will be presented to the State Legislature in an effort to better understand the impact of short term rentals on housing.

4. Staff Reports

a. Finance Report - Kim Palmer

Ms. Palmer stated that all accounts are within budget.

b. Project Status Report - Terry Ekker

Mr. Ekker reported that the Blanding side of the West Water power project has been completed. NTUA will complete the power installation to the homes when site leases and clean up has been completed.

Well A is currently down, due to either a bad conductor (wire) or motor, reported Mr. Ekker. Staff has contacted a well drill contractor who will pull the well and identify the actual problem. The cost to determine the problem is roughly \$21,000. More information will be provided to Council as it is received regarding the repair.

BUSINESS ITEMS

1. Resolution 07-26-2022-1, FY2022 Budget Adjustment - Kim Palmer

Ms. Palmer told Council that due to the late invoices received from the City attorney, there was a need to adjust the FY2022 budget.

Councilmember Grover made the motion to approve Resolution 07-26-2022-1, FY2022 Budget Adjustment. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

2. Resolution 07-26-2022-2, State of Utah, Navajo Tribe & NTUA MOU - David Johnson

In the discussion regarding the Westwater water project MOU, Mr. Johnson shared that the \$3.5 million allocated by the State for the project would be coming to the City. The Navajo tribe has located funding for their side of the project. The project is for 29 homes only. The State will also be approaching San Juan Water Conservancy for 58 ac feet of water. Mr. Ekker commented that the water will not be in Recapture, but most likely from the San

Juan River. Mr. Johnson continued to state that the Church of Jesus Christ of Latter Day Saints has provided \$500,000 for the Westwater water project.

Tim Davies from Water Quality told Council that the additional well will be an asset to the community. The State would like to see all residents provided with safe, clean water. Councilmember Nielson asked what the process would be if the cost to fund the project was more than has been allocated. Mr. Davies responded that the State would assist the City in finding additional funding. Current project estimates have been calculated with a 20% contingency, so it is anticipated that the project will not go over budget.

Councilmember Grover stated that the State should locate the funding for the project. When asked what the MOU would bind the City to, Mr. Johnson replied that it gives the approval to move forward with the actual design, engineering etc., for the project.

Mr. Ekker commented that the cons of the project are that the City would be selling water outside City limits, pros of the project include, an additional water source, arsenic removal and assisting our neighbors. A formal water purchasing agreement would be written at a later time. This would set procedures, rates and additional items.

Mayor Monson asked Elder Larkin if he had any thoughts or comments he would like to share. Elder Larkin stated that the "Church" would like to see this happen and he is pleased to see the project reach this point. The new well would be beneficial to the residents of the City and to the Westwater community. He encouraged the Council to approve the MOU and move forward with the project.

Councilmember Ewald made the motion to approve Resolution 07-26-2022-2, State of Utah, Navajo Tribe & NTUA MOU. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. The vote was as follows,

Those voting in Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser Councilmember Nielson
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Those voting Nay:	Councilmember Grover
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Constituting all members thereof, Mayor Monson declared the motion carried.

ADJOURNMENT

Councilmember Nielson moved to adjourn the meeting. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 8:12 p.m.

By:

Kim Palmer, City Deputy Recorder



CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Mayor Pro-Tempore Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, August 23, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=OChH9VUznPA>

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Community Dev. Dir. - Bret Hosler

City Engineer - Terry Ekker
City Police - Chief Bradford
City Recreation Director - David Palmer

Others: Glenn Gurney, Evan Black, Taylor Black, Trent Herring, Kyle Hosler, Casper Pedersen, James Bayles, Jason Nay, Emily Olsen, Dakota Clements

Prayer was offered by David Johnson

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Gasser moved to approve the minutes of the July 26, 2022 City Council Meeting and consent agenda. Councilmember Nielson seconded the motion. Mayor Pro-Tempore Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.**

Those voting Aye: Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those abstaining: None

Constituting all members thereof, Mayor Pro-Tempore Bowers declared the motion carried.

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PUBLIC INPUT

Glen Gurney approached Council requesting the current airport hangar lease requirements be suspended due to the issue of locating the required insurance. Mr. Gurney stated that the required insurance can only be purchased from one vendor. He would like to purchase his insurance from his local agent, who is a single mom with four children. The agent is unable to provide the coverage required on the hangar. He also asked Council to drop the presumed lawsuit against him. The situation has cost him \$3000 in attorney fees to this point.

REPORTS

1. Mayor Monson

Mayor Monson reported he attended a meeting with the Governor's staff and fellow Mayors from around the state to discuss short term rentals. The state will begin addressing short term rentals in the next few months. More information will be shared as it is received.

2. City Council

Mayor Pro-Tempore Bowers stated that the Fall Festival/Dutch Oven Days has been scheduled for September 24, 2022.

3. City Manager - David Johnson

Mr. Johnson reported an open house is scheduled for August 30, 2022 from 5:00 - 7:00 pm at the Visitor Center. The open house is being held to get suggestions and input from residents on the plan.

A CIB request for funding for the Wellness Center repairs has been accepted by CIB, \$341,000 in loan and \$29,000 in grant, and will now move forward to the final funding approval meeting in October.

A grant for \$50,000 for the Wellness Center has also been submitted to USDA.

4. Staff Reports

a. Finance Report - Kim Palmer

Ms. Palmer reported that all purchases were within budget. The financial audit has been completed and went well.

b. Recreation Report - David Palmer

Mr. Palmer reported that the pool will be closing on September 3rd for the season.

c. Water Report - Terry Ekker

Precipitation is at 73% of normal reported Mr. Ekker. 91 acre feet was treated in July.

BUSINESS ITEMS

1. Recreation Advisory Committee Appointments, Mayor Monson

The following individuals were approved by advice and consent to serve on the Recreation Committee: Kyle Hosler, Emily Olsen, Trent Herring and Laura Sterns.

Mayor Monson expressed appreciation for the several applications that had been received

for the Recreation and Airport Committees.

2. Airport Advisory Committee Appointments, Mayor Monson

The following individuals were approved by advice and consent to serve on the Airport Advisory Committee: Dakota Clements, Jason Nay, Chase Palmer, Evan Black, Kristian Olsen, Chris Allen, Casper Pedersen.

CLOSED SESSION

Councilmember Gasser moved to enter a closed session. Councilmember Grover seconded the motion. Mayor Pro-Tempore Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.

Those voting Aye:	Councilmember Ewald Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Those abstaining:	None
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Constituting all members thereof, Mayor Pro-Tempore Bowers declared the motion carried.

Council entered a closed session at 7:35 p.m.

Councilmember Grover moved to enter a closed session. Councilmember Ewald seconded the motion. Mayor Pro-Tempore Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.

Those voting Aye:	Councilmember Ewald Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Those abstaining:	None
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Constituting all members thereof, Mayor Pro-Tempore Bowers declared the motion carried.

Council re-entered an open session at 8:09 p.m.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Councilmember Nielson seconded the motion. Mayor Pro-Tempore Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.

Those voting Aye:	Councilmember Ewald Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay: None

Those abstaining: None

Constituting all members thereof, Mayor Pro-Tempore Bowers declared the motion carried.

Council adjourned the meeting at 8:10 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council Member Cheryl Bowers
Council Member Chris Ewald
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, September 13, 2022 at 7:00pm
50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:
<https://www.youtube.com/watch?v=xqRb3g3SegE>

Absent: Len Gasser

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Community Dev. Dir. - Bret Hosler

City Police - Chief Bradford
City Recreation Director - David Palmer

Others: Beverly Vowell Black, Officer Tell Stewart

Prayer was offered by Kim Palmer

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the minutes of the August 23, 2022 City Council Meeting and consent agenda. 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 Bowers
Councilmember Ewald
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those abstaining: None

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

PUBLIC INPUT

None

REPORTS

1. **Mayor Monson**



Mayor Monson shared that David Archuleta will be performing at San Juan High School auditorium on December 15th. Tickets will be available for purchase in the near future.

2. City Council

Councilmember Ewald told Council that a group of pilots with experimental aircraft are at the airport this week. They are spending their time touring the area.

The ATV Safari will begin on Wednesday, September 14th and run through Saturday, September 17th.

An event is being held at the college on Friday, September 16th to celebrate the completion of the West Water power project.

3. City Manager - David Johnson

Mr. Johnson reminded Council that he will be attending the final CIB funding meeting on October 6th in Salt Lake to make a final request for the Wellness Center repair projects.

Judge Hazelton will be retiring in December and Diane will be retiring at the end of September. Further discussion on the Justice Court will be held at an upcoming meeting.

An RFP for the General Plan will be advertised next week. The pickle ball court RFP will also be advertised.

4. Staff Reports

a. Finance Report - Kim Palmer

Ms. Palmer reported that all purchases were within budget.

b. Recreation Report - David Palmer

Mr. Palmer reported that the pool has been emptied, with most of the water going on to the ball fields.

When asked about the increase in numbers at the Wellness Center, Mr. Palmer responded that the change to Sportsman has really allowed a better count of the attendance at the facility. Reminder emails and text messages are also being sent through Sportsman regarding upcoming recreation registrations. It has worked quite well.

c. Water Report - Terry Ekker

Mr. Ekker was not in attendance.

d. Police Report - Chief Bradford

Chief Bradford introduced Tell Stewart as the department's newest officer. Officer Stewart comes to Blanding from the Logan area where he was an officer.

PRESENTATIONS

1. Update on Digitizing Blanding Histories to FamilySearch - Beverly Vowell Black

Mrs. Black shared details regarding the digitizing of family, individual and area histories. The project is taking place at the Family History Center, located at the South Chapel. Blanding is one of only four sites in Utah scanning at this time. There is no charge and histories can be viewed online for free. There are currently 500,000 free genealogy books, family histories, maps, yearbooks, etc., available for viewing.



BUSINESS ITEMS

- 1. Resolution 09-13-2022-1 Contract to Receive Westwater ARPA Grant - David Johnson**
Mr. Johnson asked for Council’s approval to accept the Westwater ARPA grant from the State of Utah.

Councilmember Bowers moved to approve Resolution 09-13-2022-1 Contract to Receive Westwater ARPA Grant. Councilmember Ewald seconded the motion. Mayor Pro-Tempore Bowers repeated the motion and asked for discussion. Hearing none, he called for a vote.

**Those voting Aye: Councilmember Bowers
Councilmember Ewald
Councilmember Nielson**

Those voting Nay: Councilmember Grover

Those abstaining: None

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

ADJOURNMENT

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

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

Those voting Nay: None

Those abstaining: None

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

Council adjourned the meeting at 7:40 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council Member Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, September 27, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=WNFa9ZNB3s>

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Engineer - Terry Ekker

City Police - Chief Bradford
City Recreation Director - David Palmer
City Community Dev. Dir. - Bret Hosler

Others: Michelle Palmer, Logan Shumway,
Mike Stagg, Jim Peters, Travis Erickson

Prayer was offered by Chris Ewald

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the minutes of the September 13, 2022 City Council Meeting and consent agenda. 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 Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those abstaining: None

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

PUBLIC INPUT

None

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REPORTS

1. Mayor Monson

Mayor Monson shared that he will be attending the Utah League of Cities and Town fall conference. He will also join the City Manager at the CIB meeting.

2. City Council

Councilmember Bowers reported that the Fall Festival/Dutch Oven Days had a great turnout.

Councilmember Grover asked for the weeds on 600 South be taken care of.

3. City Manager

Mr. Johnson expressed appreciation to Energy Fuels, San Juan PAC and USU for their support and sponsorship for the Fall Festival/Dutch Oven Days. He also shared there were 22 vendors and approximately 1500 attended the event.

Justice Court Clerk Diane Bradford will be retiring after 27 years of service.

Councilmember Bowers asked if it would be possible to put in tennis courts with pickleball courts drawn on them. This would give the high school additional places to play. In answer to the question, staff and the Mayor responded that would possibly change the scope of the project and could affect the funding. Mr. Johnson will follow up.

4. Staff Reports

a. Finance Report - Kim Palmer

Ms. Palmer reported that all expenses were approved in the budget. There were no questions.

b. Public Works Report - Terry Ekker

West Water Power/Water Project - Mr. Ekker reported that the power project has been completed. The community system was energized on September 1, 2022.

The tentative schedule for the bid opening for the deep well drilling phase of the project is anticipated for the first part of October. The project award will be presented to Council for approval at the October 25th meeting.

Street Maintenance Project - The seal coat project has been completed. A chip seal project is scheduled for 2023.

Natural Gas Master Plan Update - The RFP for this project has been completed. It is anticipated that a selection of a consultant will take place the second meeting in November.

Mr. Ekker also reported that the pump and motor on well A have been pulled. A cut in the conductor was found. A new conductor is currently being located. The anticipated cost of the replacement is \$69,000.

c. Forest Plan - Terry Ekker

Mr. Ekker told Council that the Manti-LaSal forest plan update has been in the works for sometime. Due to Covid, the process has been very slow. Currently



a draft environmental impact statement is being written. When completed it will be released for public comment.

The plan covers not just our local area, but the entire Manti-LaSal forest unit, which includes Sanpete county area forests. Because it is a plan for the “whole”, it may be beneficial for our local forest areas, stated Mr. Ekker.

PRESENTATIONS

1. Utah Local Governments Trust Award - Mike Stagg

Mike Stagg, Risk Manager from Utah Local Governments Trust presented the Silver Award to the Blanding Wellness Center Pool for 2021. Mr. Stagg complimented the staff and leadership at the Center for their attention to safety. He also stated that the Center has had zero claims in the past 5 years.

DISCUSSION ITEMS

1. Justice Court - David Johnson

Mr. Johnson led the discussion of replacing the Justice Court Judge, who would be leaving at the end of the year. The hiring process for a new judge can take several months. Replacing the court clerk, will not be quite as difficult as a current part-time clerk can immediately fill that position.

Justice Court cases historically have served approximately 25 percent of local residents. The percentage has declined to 15 percent, mostly due to the increase in tourists driving through the community.

Mr. Johnson proposed two options for the Council to consider. The first option is to begin the process of hiring a new judge and maintaining the court; the second option is to dissolve the court and allow future court proceedings to be managed by the County.

Mr. Johnson introduced Jim Peters from the State Administration of the Courts who shared information regarding the process in selecting a new Justice Court. The process could take 5-6 months. A temporary, certified judge could be selected in the meantime to help keep things moving forward and reduce a backlog of cases.

Following a lengthy discussion about the pros and cons of dissolving the court, the Council unanimously agreed that the Court should remain in operation.

2. Raw Water Commercial Sales - David Johnson

Mr. Johnson shared information regarding the raw water rates with Council. Institutional customers, such as the school district, the Church of Jesus Christ of Latter Saints and City properties are charged at a rate of 75% of culinary rates. The Cemetery is charged a rate of \$175 per acre foot and Energy Fuels is charged a rate of \$75 per acre foot. In comparing the rates, he told Council that the Mill is paying \$.23 per 1,000 gallons, while a City property is paying \$2.27 per 1,000 gallons. “The Mill pays 10% of the cost as the City for raw water, for 100 times the usage, at nearly the same price.” The Cemetery is paying about 23% of the rate compared to other raw water users. Neither the Mill or Cemetery rates are affected by the fluctuations in the tiered water policy.

Included in the discussion regarding raw water rates, it was noted that the Mill is the only customer served through a pipeline directly coming from Recapture. The infrastructure is

minimal and with the exception of a short distance, is owned by the San Juan Conservancy District.

Council directed staff to design and propose a draft policy that is fair to all those who use the City's raw water. Logan Shumway, Mill Manager, will also participate by providing historical data, documents and recommendations. It was determined that a policy be passed by early February 2023.

BUSINESS ITEMS

- 1. Resolution 09-27-2022-1 Contract for AMI Metering System - Kim Palmer Councilmember Grover moved to approve Resolution 09-27-2022-1 Contract for AMI Metering System. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

Those voting Aye:

**Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Nielson
Councilmember Grover**

Those voting Nay:

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

CLOSED SESSION

Councilmember Grover moved to enter a closed session for personnel. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:

**Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

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

Council entered a Closed Session at 8:58 p.m.

Councilmember Nielson moved to re-enter the open session. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:

**Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

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

Council re-entered the open session at 9:28 p.m.



ADJOURNMENT

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

Those voting Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser 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 9:30 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson via Zoom
Council Member Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, October 11, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=RV0BEbL-aaA>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker

City Police - Chief Bradford
City Recreation Director - David Palmer
City Community Dev. Dir. - Bret Hosler

Prayer was offered by Eric Grover

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Ewald moved to approve the minutes of the September 27, 2022 City Council Meeting and consent agenda. Councilmember Grover seconded the motion. Mayor Pro Tempore Bowers repeated the motion and asked for discussion. Hearing none, he called for a vote.**

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

Those voting Nay: None

Those abstaining: None

Constituting all members thereof, Mayor Pro Tempore Bowers declared the motion carried.

PUBLIC INPUT

None

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REPORTS

1. Mayor Monson

Mayor Monson reported that he attended the Utah League of Cities & Towns conference and that the League took a position on short-term rentals and the use of websites. He will report more at the next City Council meeting. He is currently at the Utah One Summit.

2. City Council

No reports.

3. City Manager

Mr. Johnson mentioned that he attended the Community Impact Board (CIB) the prior week and the City received funding approval from the Board for \$341,000 in loan and \$29,000 in grant. He added that the staff would now move forward with the appropriate paperwork and then the implementation of the retrofit of the Wellness Center.

4. Staff Reports

a. Finance Report

Ms. Palmer was not present. Mayor Pro Tempore Bowers asked about a spreadsheet with the financial report. Mr. Johnson reported that the staff report was brief and did not include that item for this City Council meeting.

a. Recreation Report - David Palmer

Reported that the Recreation department has an opening for the Parks and Facilities Maintenance position. Councilmember Grover asked about the Swim Team. Mr. Palmer provided information about the program.

b. Police Report - Chief Bradford

Chief Bradford provided an update about training the department is doing. He reported on a service that the state now requires all departments to provide for the mental and physical well-being of officers. The annual cost is \$1,000.

Councilmember Gasser brought up an email that a resident on 100 W sent to the City Council about halloween safety and recommendations. City Council members asked if more could be done to ensure safety. Council member Grover mentioned that it changes over the years where people go for trick-or-treating.

Councilmember Gasser said the main concern was safety and that it would be too hard to shut it down. Mr. Johnson cautioned about drawing the whole city to one location by trying to shut down specific roads. Mayor Pro Tempore requested that it be brought back at the next City Council meeting. Mr. Johnson said that staff will put together some recommendations and bring those to the City Council at the next meeting.

c. Water Report - Terry Ekker

Mr. Ekker stated that the precipitation at the beginning of the new water year has been positive, but the annual precipitation for the prior year was at 74 percent. He explained the differences between local and state water-year durations. He mentioned that the drought monitor has the City mostly in Orange.

PRESENTATIONS

1. Retirement of Diane Bradford as Justice Court Clerk, Logan Monson



This item was moved to the October 25, 2022 meeting.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Councilmember Gasser seconded the motion. Mayor Pro Tempore Bowers repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Council adjourned the meeting at 7:23 p.m.

By: _____
David Johnson, City Manager/ Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council Member Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, October 25, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=A-55JUf33BQ>

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Engineer - Terry Ekker

City Police - Chief Bradford
City Fire Chief - Chief Spillman
City Community Dev. Dir. - Bret Hosler

Others: Diane Bradford, David Bradford,
Nicole Bradford, Monica Jacobsen, Chas
Jacobsen

Prayer was offered by Kellen Nielson

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the minutes of the October 11, 2022 City Council Meeting and consent agenda. Councilmember Gasser 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 Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those abstaining: None

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

PUBLIC INPUT

1. Monica Jacobsen expressed concerns over the City's policy change regarding full-time employees who are also firefighters. She questioned the process and legalities of the



change.

2. Chas Jacobsen expressed his concerns regarding his position as Assistant Fire Chief and the new policy change being discussed that will no longer allow him to serve on the department. He questioned why the discussions regarding him were being held without his presence. He has been with the department for 10 years and sees no new conflict with his full-time position with the City.

REPORTS

1. Mayor Monson

None

2. City Council

Councilmember Gasser reported that the first Airport Advisory Committee meeting had been held recently.

Councilmember Bowers asked if Council would be interested in joining with the Monticello City Council in a letter regarding the recent emails published between the County Commission and two outside entity lawyers. Council expressed support for the letter.

Councilmember Nielson reported that the historical committee had met recently. Toni Turk has resigned from the committee.

3. City Manager

Mr. Johnson reported that the bonding process for the funding from CIB is currently being completed. There may be a need to run the process through the Municipal Building Authority. More information will follow on this.

There have been no applications received for the Justice Court Judge position. There has to be 9 to complete the application process. The time for application has been extended.

The RFP for the General Plan closes on Friday.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

Ms. Palmer reported that all expenses were approved in the budget.

b. Public Works Report - Terry Ekker

West Water Power/Water Project - Mr. Ekker reported that the power project has been completed. The community system was energized on September 1, 2022.

The bid opening for the deep well occurred on October 20th. Preliminary results with a recommendation to award, will be given to Council during the first meeting in November.

Street Maintenance Project - A chip seal project is scheduled for 2023.

Tantalus AMI Project - The service contract has been signed. The initial phase of the project will include the deployment of system software, repeaters and 300 electric meters. Other phases, including a customer portal, will follow.

Natural Gas Master Plan Update - The RFP submittal deadline is November 10th.

A recommendation to award the contract is expected to take place at the November 22nd Council meeting.

UAMPS Update - Mr. Ekker gave a report on the Steel Solar project, the decommissioning of the San Juan project, Muddy Creek and the Carbon Free Power Project (CFPP). In discussing the CFPP he told Council that it is anticipated that the economic competitive test being conducted next month will show an increase in the cost of a megawatt from the project. That is anticipated to be about \$50. The cost increase will be a result of both inflation and interest rates.

c. Fire Quarterly Report - Chief Spillman

In a discussion regarding the number of firefighters the department has and the number of those responding, Chief Spillman told the Council that on average 5 firefighters are responding. The number of those responding has seen a decline since 2020. The lack of firefighters is inhibiting the ability to receive certification training, which requires at least 10 participants. The decline in participation may be the result of several firefighters who have young families making it difficult to get to training and even emergency calls.

d. Police Report - Chief Bradford

Chief Bradford told Council that after reviewing the logistics of shutting down roads on 100 West on Halloween, that it was not going to be possible. The City does not have the officers to do this. Councilmember Grover stated that the City would not want the liability associated with it either. Councilmember Gasser stated that most of the people he has spoken to just request more law enforcement presence in the area. Chief Bradford told Council that he has scheduled more help for that evening.

PRESENTATIONS

1. Retirement of Diane Bradford as Justice Court Clerk - Mayor Monson

Mayor Monson presented Ms. Bradford a plaque recognizing her 27 years of employment with the City as the Justice Court Clerk. He stated she has worked with 6 judges during her time as the Clerk and has done an excellent job.

2. Utah State University Wellbeing Survey - Courtney Flint

Courtney Flint from Utah State University, briefly shared information collected in the recent wellbeing survey conducted in the City. 207 surveys were collected. The survey respondents stated that recreational activities were a high priority and major concerns included water supply, access to quality food, affordable housing and continued access to public lands. The entire survey is available online at usu.edu/utah-wellbeing-project/

BUSINESS ITEMS

1. Certification of FY22 Financial Audit - Kim Palmer

Ms. Palmer discussed the FY2022 Financial Audit report stating that the City's net position had increased by 10% over last year's numbers. The increase is due to the conservative nature of the spending philosophy, increase in sales tax and ARPA funds. The City was able to set aside approximately \$233,000 in savings for the different departments and approximately \$320,000 in general capital project savings. She continued to report that long-term debt had decreased by \$768,183 during the year. There were no compliance

findings in the audit. Ms. Palmer also shared that three recommendations made by the auditors are in the process of being implemented. Electronic timesheet and invoice processes will be in place by the end of the fiscal year. Also, 1099 firefighters will be transitioned to W2 employees beginning January 1st.

Councilmember Bowers moved to Certify the FY2022 Financial Audit. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

CLOSED SESSION

Councilmember Nielson moved to enter a closed session for personnel. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Council entered a Closed Session at 8:21 p.m.

Councilmember Grover moved to re-enter the open session. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Council re-entered the open session at 9:38 p.m.

ADJOURNMENT

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

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

Council adjourned the meeting at 9:40 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, November 8, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=7NfPWTITp6A>

Absent: Councilmember Cheryl Bowers

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Engineer - Terry Ekker

City Police - Chief Bradford
City Community Dev. Dir. - Bret Hosler

Others:

Prayer was offered by Mayor Monson

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Gasser moved to approve the minutes of the October 25, 2022 City Council Meeting and consent agenda. Councilmember Ewald 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 Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those absent: Councilmember Bowers

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



PUBLIC INPUT

1. None

REPORTS

1. Mayor Monson

Mayor Monson reported that he had met with Ellen Williams from Kigalia Fine Arts. The group is in the process of restarting their organization and events.

Gentle Iron Hawk recently celebrated their one year anniversary. Currently UNHS is operating the facility.

2. City Council

Councilmember Gasser reported that the BackCountry Santa organization will be making Christmas deliveries to the reservation in the next few weeks.

3. City Manager

Mr. Johnson reported that three RFP's have been received for the general plan. The selection committee will be reviewing them in the next couple of weeks.

Three applications have been received for the Justice Court Judge.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

Ms. Palmer reported that all expenses were approved in the budget.

b. Recreation Report - Dave Johnson

Mr. Johnson shared information from the report. Girls basketball has started and registrations for boys basketball are being received. Clint Black has been hired to replace Brian Bilbao as the parks and facilities manager.

c. Water Report - Terry Ekker

Mr. Ekker reported the drought monitor is showing improvement in San Juan County.

Well A has been pulled. The contractor is waiting on the wire and materials to complete the repairs.

d. Police Report - Chief Bradford

Chief Bradford told Council that the department had recently participated in a 3 day sex crimes investigation training. There has been an increase in domestic violence and assaults over the past month. Councilmember Gasser expressed appreciation to the department for their attention during Halloween. He said things went really well on 100 east. Mayor Monson also stated the local school's appreciation to the department.

MUNICIPAL BUILDING AUTHORITY AGENDA

Councilmember Ewald moved to enter the Municipal Building Authority meeting. Councilmember 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 Gasser Councilmember Grover Councilmember Nielson
Those voting Nay:	None
Those Abstaining:	None
Those Absent:	Councilmember Bowers

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

Council entered the Municipal Building Authority Meeting at 7:18 pm

1. Resolution 11.08.2022-1 - Lease Revenue Bond - David Johnson

- a. **Consideration and adoption of a Resolution authorizing an annually renewable Lease, a Master Resolution, Security Documents and the issuance and sale by the Authority of its Municipal Building Authority of Blanding City, San Juan County, Utah Lease Revenue Bond, Series 2023 to finance the cost of safety renovations to the Wellness Center; calling of a public hearing to receive input with respect to the issuance of Lease Revenue Bonds and any impact to the private sector from the construction of the Project to be funded by the Bonds; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated.**

Mr. Johnson told Council that the resolution is necessary to accept the CIB funds for the Wellness Center repairs. As previously discussed the funds will be received and administered by the Municipal Building Authority. The City will make lease payments on the facility at a rate equal to the bond payment. Upon completion of the loan, the facility will be returned to the City.

Councilmember Ewald moved to approve Resolution 11.08.2022-1 - Lease Revenue Bond . Consideration and adoption of a Resolution authorizing an annually renewable Lease, a Master Resolution, Security Documents and the issuance and sale by the Authority of its Municipal Building Authority of Blanding City, San Juan County, Utah Lease Revenue Bond, Series 2023 to finance the cost of safety renovations to the Wellness Center; calling of a public hearing to receive input with respect to the issuance of Lease Revenue Bonds and any impact to the private sector from the construction of the Project to be funded by the Bonds; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated. Councilmember Gasser 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 Gasser
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Councilmember Nielson
Councilmember Grover

Those voting Nay: None

Those Abstaining: None

Those Absent: Councilmember Bowers

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

Councilmember Gasser moved to leave the Municipal Building Authority meeting and enter the regular Blanding City Council meeting. Councilmember 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 Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those Abstaining: None

Those Absent: Councilmember Bowers

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

Council entered the Blanding City Council meeting at 7:25 p.m.

BUSINESS ITEMS

1. **Resolution 11.08.2022-1 - Lease Revenue Bond - David Johnson**
 - a. **Consideration and adoption of a Resolution authorizing an annually renewable Lease, a Master Resolution, Security Documents and the issuance and sale by the Authority of its Municipal Building Authority of Blanding City, San Juan County, Utah Lease Revenue Bond, Series 2023 to finance the cost of safety renovations to the Wellness Center; calling of a public hearing to receive input with respect to the issuance of Lease Revenue Bonds and any impact to the private sector from the construction of the Project to be funded by the Bonds; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated.**

Councilmember Ewald moved to approve Resolution 11.08.2022-1 - Lease Revenue Bond . Consideration and adoption of a Resolution authorizing an annually renewable Lease, a Master Resolution, Security Documents and the issuance and sale by the Authority of its Municipal Building Authority of Blanding City, San Juan County, Utah Lease Revenue Bond, Series 2023 to finance the cost of safety renovations to the Wellness Center; calling of a public hearing to receive input with respect to the issuance of Lease Revenue Bonds and any impact to the private sector from the construction of the Project to be funded by the Bonds; and authorizing the taking of all other



actions necessary to the consummation of the transactions contemplated. Councilmember 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 Gasser Councilmember Nielson Councilmember Grover
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Those voting Nay:	None
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Those Abstaining:	None
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Those Absent:	Councilmember Bowers
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Constituting all members thereof, Mayor Monson declared the motion carried.

Mayor Monson asked that a time frame for the completion of the project be brought to Council for discussion when it is available

1. Resolution 11.08.2022-2 - Airport AWOS Contract - Bret Hosler

Councilmember Ewald asked who is responsible for the repairs and maintenance of the AWOS. Mr. Hosler responded that the City is responsible. However, only a certified individual can work on the equipment. Currently the closest company certified is out of California. They will be coming about every six months to monitor, repair and service the equipment. The cost will be \$6000 per year. Mayor Monson asked if there was any warranty on the equipment. It was not known if there was.

When asked about the meeting with the Ute Tribe, regarding the fence and property, Mr. Johnson reported that the recent meeting went well. Tribal attorneys are currently reviewing the items.

Councilmember Nielson moved to approve Resolution 11.08.2022-2 - Airport AWOS Contract. Councilmember Ewald 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 Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Those Abstaining:	None
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Those Absent:	Councilmember Bowers
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Constituting all members thereof, Mayor Monson declared the motion carried.

CLOSED SESSION



Councilmember Ewald moved to enter a closed session for legal. Councilmember 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 Gasser Councilmember Grover Councilmember Nielson
Those voting Nay:	None
Those Abstaining:	None
Those Absent:	Councilmember Bowers

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

Council entered a Closed Session at 7:38 p.m.

Councilmember ----- moved to re-enter the open session. Councilmember ----- 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 Gasser Councilmember Grover Councilmember Nielson
Those voting Nay:	None
Those Abstaining:	None
Those Absent:	Councilmember Bowers

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

Council re-entered the open session at ----- p.m.

ADJOURNMENT

Councilmember ----- moved to adjourn the meeting. Councilmember ----- 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 Gasser Councilmember Grover Councilmember Nielson
Those voting Nay:	None
Those Abstaining:	None
Those Absent:	Councilmember Bowers



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

Council adjourned the meeting at --- p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Councilmember Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, November 22, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=7NfPWTITp6A>

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Engineer - Terry Ekker

Others: Scoot Flannery

Prayer was offered by Cheryl Bowers

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Ewald moved to approve the minutes of the November 8, 2022 City Council Meeting and consent agenda. 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 Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay:

None

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

PUBLIC INPUT

1. None

REPORTS

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1. Mayor Monson

Mayor Monson told Council that the Tree For All was scheduled for Friday and Saturday, December 2nd and 3rd at the Wellness Center. He also stated that the Student Council has started a Kindness Campaign.

2. Council Reports

Councilmember Grover applauded the youth in the community for the good things they are doing. He also expressed concerns regarding wildlife traps that have been set around the 4th reservoir. Individuals who are walking there have reported their dogs being caught in them. State wildlife personnel have been notified of the situation.

3. City Manager Report

Mr. Johnson reported that three proposals had been received for the General Plan and staff has reviewed them. A request for approval of one of them will come to Council for approval at the December meeting.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

Ms. Palmer reported that all expenses were approved in the budget.

b. Public Works Report - Terry Ekker

Mr. Ekker discussed the current public works projects taking place.

A detailed report on the CFPP project was presented to the Council by Mr. Ekker. He told Council that an Economic Competitiveness Test will be conducted on the project to determine the cost of energy over the 40 year life of the project. A cost over \$58 will lead to the termination of the project. The project is still seeking additional participants to join the project. The additional participants will reduce the risk to all involved.

He also shared that the increase in the price of the project is a result of the ever changing financial market and inflationary pressures on the energy supply chain. Pressures that have not been seen in 40 years. UAMPS has investigated other non-intermittent, non-carbon, dispatchable energy sources and has found CFPP to be cost-competitive with them.

BUSINESS ITEMS

1. Resolution 11.22.2022-1 - Deep Well Bid Award - Terry Ekker

Mr. Ekker told Council that two bids had been received to construct the new Blanding Treatment Plant Well. The low bidder's qualifications, experience and references have been evaluated by Jones & Demille Engineering. It has been determined they have the ability to complete the project.

The total bid submitted by KP Ventures is \$1,365,724, which is \$311,724 above the engineer's opinion of probable cost, but not necessarily over budget. The total cost of the project cannot be determined without drilling the well first. Through value engineering and if needed additional funding acquisition, the project can be successfully funded and built.

Councilmember Bowers moved to approve Resolution 11.22.2022-1 Deep Well Bid

Award to KP Ventures Well Drilling & Pump Co. LLC. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

**Those voting Aye: Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Nielson**

Those voting Nay: Councilmember Grover

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

2. Resolution 11.22.2022-2 - Natural Gas Master Plan - Terry Ekker

Mr. Ekker told the Council that proposals from four different firms were received. Staff has evaluated each proposal and recommended B3PE, LLC., be awarded the project.

Councilmember Grover moved to approve Resolution 11.22.2022-2 - Natural Gas Master Plan and award B3PE, LLC with the project in the amount of \$30,000. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

**Those voting Aye: Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

3. Resolution 11-22-2022-3 - Bears Ears Cooperating Agency MOU - David Johnson

Mr. Johnson shared that the MOU allows the City to have a voice at the table as discussions are held on how to manage the Bears Ears National Monument.

Councilmember Nielson moved to approve Resolution 11.22.2022-3 - Bears Ears Cooperating Agency MOU. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

**Those voting Aye: Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

CLOSED SESSION

Councilmember Grover moved to enter a closed session for legal discussions. Councilmember Ewald seconded the motion. Mayor Monson repeated



the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser 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 entered a Closed Session at 7:53 p.m.

Councilmember Grover moved to re-enter the open session. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser 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 re-entered the open session at 8:12 p.m.

ADJOURNMENT

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

Those voting Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser 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 8:13 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, December 13, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

https://www.youtube.com/watch?v=LEk5W_jL
CW8

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Police Chief - Chief JJ Bradford

City Community Dev. Dir. - Bret Hosler
City Fire Chief - Chief Corey Spillman
City Rec. Dir. - David Palmer

Absent: Cheryl Bowers

Others: Corey Workman, Janet Wilcox, Irene Hurst, Cardon Slade, Donna Slade, Micheal O'Donnell, Gabe Clarke, Reagan Workman, Jacob Walker, Dakota Bowers, Monica Jacobsen, Chas Jacobsen, Macey Jacobsen, Craig Stanley, David Bradford, Diane Bradford, Jennifer Lake, Linda Simmons, Ed Simmons, Jeanna Grover, Jennifer Johnson

Prayer was offered by Len Gasser

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the minutes of the November 22, 2022 City Council Meeting and consent agenda, removing the presentation item. Councilmember Gasser 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 Gasser
Councilmember Grover**



Those voting Nay: None

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

PUBLIC INPUT

1. Corey Workman, Dakota Bowers, Janet Wilcox, Gabe Clarke, and Craig Stanley all spoke in support of fellow emergency responder Chas Jacobsen. Each stated Chas's willingness to respond and serve the community. His inability to serve will be a detriment to the fire department and to the community.
2. Linda Simmons also spoke in support of Chas Jacobsen. She also expressed appreciation to those who are willing to serve, which requires time away from families and other activities. She asked Council to evaluate the risk between not having enough responders and following Federal guidelines. She believes the risk to not have enough responders is far greater than any repercussions of not following Federal guidelines.
3. David Bradford, echoed all previous comments. He also stated that rural America needs volunteers. He expressed frustration that the City is asking for volunteers to serve, expecting other business owners to allow those volunteers to leave and serve, while they are not.

REPORTS

1. Mayor Monson

Mayor Monson reported that the Justice Court is in the process of being relocated to the City office. He also shared that City staff had participated in an activity at the high school where they shared briefly information about each of their departments. He has been asked to serve on the ULCT rural team during the State Legislature to participate in discussions about rural Utah issues.

2. Council Reports

Councilmembers Grover and Ewald expressed appreciation for those community members who were in attendance and to those who are serving in emergency services in the community.

3. City Manager Report

Fire Chief Corey Spillman reported that the department had received funding to replace nine radios. The MSRP of those radios was just under \$100,000, but the grant funding through the Utah Communications Authority the match for the City will be \$11,000.

Mr. Johnson directed the Council to the project status report in the packet and asked if there were any questions regarding it. There were none.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

Ms. Palmer reported that all expenses were approved in the budget.

b. Water Report - David Johnson

Mr. Johnson told Council that if there were any questions about the water report to contact Terry Ekker, who was unable to be in attendance due to his UAMPS obligations.



c. Recreation Report - David Palmer

Mr. Palmer reported that girls basketball had been completed and drafts for the boys league had taken place.

d. Police Report - Chief Bradford

Chief Bradford reported that the department has been spending a lot of time with the recent increase in graffiti in the community.

MUNICIPAL BUILDING AUTHORITY MEETING

The Permanent Community Impact Fund Board CIB authorized a \$29,000 grant and a \$341,000 loan at 2% interest to the Municipal Building Authority of Blanding City for the construction of the safety renovations to the Wellness Center, including the installation of fire alarms, a fire suppression sprinkler system and indoor shower improvements. The City will contribute \$150,000 with an additional \$500,000 USDA grant.

Councilmember Ewald moved to enter a Municipal Building Authority Public Hearing, for Lease Revenue Bonds for the Wellness Center. 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 Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

Those Absent: Councilmember Bowers

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

Council entered a Municipal Building Authority Public Hearing at 7:40 p.m.

Councilmember Ewald moved to leave the Municipal Building Authority Public Hearing, for Lease Revenue Bonds for the Wellness Center. Councilmember 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 Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

Those Absent: Councilmember Bowers

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

Council returned to the regular Council meeting at 7:42 p.m.

BUSINESS ITEMS



1. **Resolution 12.13.2022-1 - 2023 City Council Meeting Schedule - Kim Palmer**
Councilmember Gasser moved to approve Resolution 12.13.2022-1 2023 City Council Meeting Schedule. Councilmember Ewald 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 Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those Absent: Councilmember Bowers

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

2. **Resolution 12.13.2022-2 - 2023 City Holiday Schedule - Kim Palmer**
Councilmember Grover moved to approve Resolution 12.13.2022-2 - City Holiday Schedule. 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 Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those Absent: Councilmember Bowers

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

3. **Resolution 12-13-2022-3 - Mowing Services Contract - David Palmer**
Mr. Palmer stated that the mowing contract is a three year contract. There were three companies who bid on the contract. Walker Enterprises has had the contract for the past three years and also submitted the winning bid for the next three.

Councilmember Nielson moved to approve Resolution 12.13.2022-3 - Mowing Services Contract, award to Walker Enterprises. Councilmember Ewald 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 Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

Those Absent: Councilmember Bowers

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

4. **Resolution 12-13-2022-4 - General Plan Contract - David Johnson**
Mr. Johnson told Council the City had received three proposals for the General Plan



project. They were all under the \$70,000 limit set for the project. He reminded the Council that the City had received a grant of \$70,000 from the Department of Transportation, with a \$10,000 match from the City. The City must pay the \$10,000 match regardless of the cost of the project.

Councilmember Gasser moved to approve Resolution 12.13.2022-4 - General Plan Contract, award to Rural Community Consultants . 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 Ewald Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Those Absent:	Councilmember Bowers
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Constituting all members thereof, Mayor Monson declared the motion carried.

CLOSED SESSION

Councilmember Ewald moved to enter a closed session for legal discussions. Councilmember 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 Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Those Absent:	Councilmember Bowers
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council entered a Closed Session at 7:53 p.m.

Councilmember Grover moved to re-enter the open session. Councilmember Ewald 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 Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Those Absent:	Councilmember Bowers
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Constituting all members thereof, Mayor Monson declared the motion carried.



Council re-entered the open session at 8:40 p.m.

ADJOURNMENT

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

Council adjourned the meeting at 8:41 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL SPECIAL SESSION MINUTES

Council in Attendance:

Mayor Logan Monson
Mayor Pro Tempore Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, December 21, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Staff Members in Attendance:

City Manager - David Johnson
City Police Chief - Chief JJ Bradford

City Fire Chief - Chief Corey Spillman
City Natural Gas Operator - Chas Jacobson

Prayer was offered by Logan Monson

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.

PUBLIC INPUT

1. No public comment

CLOSED SESSION

Councilmember Ewald moved to enter a closed session for legal discussions. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:

**Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay:

None

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

Council entered a Closed Session at 7:06 p.m.

Councilmember Nielson moved to re-enter the open session. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.



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

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

Council re-entered the open session at 8:32 p.m.

ADJOURNMENT

Councilmember Grover 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 Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

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

Council adjourned the meeting at 8:32 p.m.

By:

David S. Johnson,
City Manager & Recorder

