



CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Tuesday, January 10, 2023 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

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 Engineer - Terry Ekker

City Rec. Dir. - David Palmer

Absent: Mayor Monson

Others: Mason Baker, Jason Nay, Jared Palmer, Shelby Seely, Casper Pedersen, Chas Jacobsen, Monica Jacobsen

Prayer was offered by Dave Johnson

Declaration of Conflict

1. Councilmember Ewald declared his conflict in business item #1. He has a leased hangar at the airport.
2. Councilmember Grover declared his conflict with discussion item #1. He is a Blanding Irrigation Company water shareholder.
3. The Pledge of Allegiance was recited.
4. **Councilmember Ewald moved to approve the minutes of the December 13, 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

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

PUBLIC INPUT

1. None

REPORTS

1. Council Reports

Councilmember Ewald reported that the Airport Committee had met and discussed the addendum to the FBO agreement.

2. City Manager Report

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.

Council agreed to move the February 14th meeting to the 15th, due to the Valentine's holiday.

3. Staff Reports

a. Finance/Council Report - Kim Palmer

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

b. Water Report - Terry Ekker

Mr. Ekker reported that there is 9.5" inches of water in the 34" of snow at Camp Jackson.

c. Recreation Report - David Palmer

Mr. Palmer reported there were 50,808 visits to the Wellness Center during 2022, and increase of 7889 from 2021. Staff has re advertised for a contractor to construct the Pickleball courts.

d. Police Report - Chief Bradford

Chief Bradford reported that incidents in December were down compared to the previous month. Councilmember Gasser shared that he had been approached by several residents expressing their appreciation for the increase in patrols in their neighborhoods.

PRESENTATION

1. CFPP Update - Terry Ekker

Mr. Ekker introduced UAMPS General Manager, Mason Baker who was attending the meeting electronically. Mr. Ekker told Council that with the completion of the class 3 project estimate (PCE) several key activities were triggered in moving the project forward. They included, running the Economic Competitive Test (ECT), Amending the Development Cost Reimbursement Agreement (DCRA) and a revision of the budget and plan of finance. During the discussion, Mr. Ekker reported that the ECT had been completed and the result was a target amount of \$89 MWh in 2022 dollars. The previous amount was \$58 MWh, in 2020 dollars. Comparatively \$58 would be \$75 if calculated at 2022 numbers. Several factors impacted the increase including but not limited to inflation, interest rates, material and supply costs.

The project is still looking for more subscriptions. The goal for the project is 80%. Another ECT will be run in late fall 2023. In January of 2024 another off-ramp from the project will be made available. If the project is terminated the amount due from the City would be

approximately \$116,000 of which \$55,000 has previously been paid and would be used. The remainder would come from a holding at UAMPS. However if the City chooses to leave, without termination, the cost to the City would be approximately \$573,000.

When asked what other cities were doing for power, Mr. Baker responded that many are buying it on the market. This can be volatile and expensive. He continued to tell Council that there has been some interest from both UAMPS members and other nonmembers in joining the project.

Mr. Ekker explained the Inflation Reduction Act (IRA) which will provide funding to the project and help offset the costs. The current project cost is approximately 9 billion dollars, with cost sharing and the IRA reduction of 35.7% the total amount is reduced to 5 billion. The Cities exposure is 2% of that amount, if the project is completed at that amount. Mr. Ekker concluded by recommending that the Council continue on the path with the CFPP through next January. A resolution will come back at the next meeting for Council approval.

PUBLIC HEARING

1. CDBG Funds - Recreation Capital Projects

Councilmember Nielson moved to enter a public hearing regarding CDBG Funding. 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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Constituting all members thereof, Mayor Pro Tempore Bowers declared the motion carried.

Council entered a Public Hearing at 8:03 p.m.

Mayor Pro Tempore Bowers read the following statement:

Blanding City now will hold the Community Development Block Grant (CDBG) Small Cities Program public hearing on January 10th, 2023 at 50 W 100 S, Blanding Utah at 7:00 pm.

Blanding City is eligible to apply to the Utah Department of Workforce Services for funding under the Community Development Block Grant (CDBG) Small Cities Program, a federally funded program administered by the State of Utah, Housing and Community Development Division (HCD). Blanding City is eligible to apply for CDBG funding provided Blanding City meets the applicable program requirements.

The purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications. This public hearing will cover eligible activities, program requirements, and expected funding allocations in the region. The South Eastern Utah Association of Local Government is expected to receive \$778,000 for this year's funding cycle. Blanding City was awarded \$69,762 in the 2022 cycle for our upcoming pickleball courts.



The CDBG Program can fund a broad range of activities, including, but not limited to: construction of public works and facilities, water and sewer lines, fire stations, acquisition of real property, and provision of public services such as food banks or homeless shelters. In the event that Blanding City chooses to apply for CDBG funding, a second public hearing will be held at a later time to discuss the project.

Further information can be obtained by contacting David Palmer at 435-678-9977. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this hearing should have notified David Palmer at 1013 S 300 W Blanding Utah at least three days prior to the hearing.

During the discussion on qualified projects, Councilmember Grover and Nielson on behalf of community members asked if the Wellness Center water project or the infield dirt project would qualify. Pratt Redd clarified they did not qualify because the Wellness Center and infield dirt are paid facilities and programming. Projects that benefit “non-paying” activities do. Things such as safety shade structures, pavilions, pickleball courts, sewer projects, waterline projects are examples of projects that qualify. Recreation Director David Palmer then spoke on behalf of some community members, and his department that safety shade structures would be a good fit for the CDBG project this year. David Palmer reiterated that Blanding City had intentions to do shade structures before COVID. Councilmember Bowers asked if the tennis courts could be added to receive shade structures also. Mr. Palmer stated no that would not be possible for this go around. Items requested must be on the 10 year Capital Improvement list.

Councilmember Gasser moved to leave the public hearing regarding CDBG Funding. 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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Constituting all members thereof, Mayor Pro Tempore Bowers declared the motion carried.

Council returned to open meeting at 8:16 p.m.

DISCUSSION

1. Recapture Reservoir Raw Water Sales - David Johnson

Mr. Johnson gave a quick summary of the current RAW sales. Those who are receiving water from the third reservoir pay 75% of culinary rates, with the exception of the Cemetery which pays \$175 per acre foot. The Mill receives its water from Recapture at \$75 per acre foot. Mr. Johnson recommended that the water rates become more standardized by all entities on these systems. The change would require the Cemetery to receive water at a rate of 75% of culinary rates. Water coming from the Recapture to the Mill would be 25% of culinary rates. The water coming from the Recapture is cheaper for the City, because the infrastructure that transports that water is not owned by the City so there is no



maintenance required, thus the lower rate is justifiable.

The proposed change would also put these two entities under the same water rate structure, meaning their allocation would fluctuate with the water color code system. During the discussion several comments were made regarding the appropriate way to charge these entities for their water. Mr. Johnson reiterated several times that more standardization would be beneficial to the City in the long term. If there were other entities that requested to receive water from Recapture the rate structure would be in place. There would be no need for negotiations in that area. Some concern was expressed regarding the large increase to these customers, to which Councilmember Ewald recommended a smaller increase over the next three years in reaching the target amount. In conclusion, Council asked that the item return to Council for further discussion.

BUSINESS ITEMS

1. Resolution 01.10.2023-1 - FBO Contract Addendum - David Johnson

Mr. Johnson told Council that over the past year staff has been looking at ways to increase the revenues at the airport to increase capital savings for needed repairs, maintenance and equipment purchases. An Airport Advisory Committee was formed to assist in this and other airport related matters. During this time, he approached the City's Fixed Base Operator (FBO), Freedom Fuels and began the discussion of a transient hangar and then late a discussion of amending the FBO contract to include the management of the City's 16 hangar leases and any other services. Through several discussions and negotiations an addendum to the current contract was developed. The following are highlights from the addendum;

- The addendum will coincide with the current 25-year contract term, which ends in October 2045.
- Freedom Fuels will manage all tenant leases, inspections, evictions, and use the same City lease agreement.
- Freedom Fuels will pay the City 50% of all hangar lease fees and 25% of all transient hangar leases fees and any other services and fees, except fuel sales.
- The hangar fee schedule makes up for lost inflation at the start, but gradually decreases the inflation of the rate every 5 years to eventually break even with the average inflation of 4% annually.
- The City will lose approximately \$10,000 in annual revenues at the start just in hangar tenant leases, but will recoup its costs and start making a profit by 2027 at the latest.
- There is a 90-day notice clause for both parties if this addendum demonstrates ineffective at generating increased revenues.

The Airport Advisory Committee has reviewed the document and recommend approving the addendum to the FBO Contract. Councilmember Bowers asked if six were too many transient hangars? Committee Chairman Jason Nay responded that the committee saw no issue with the six hangars.

Councilmember Gasser moved to approve Resolution 01.10.2023-1 FBO Contract Addendum . 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**

Those voting Nay:

None



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

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

Council adjourned the meeting at 9:24 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Monson
Council Member - Cheryl Bowers
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, January 24, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer

City Community Dev. Dir. - Bret Hosler

City Engineer - Terry Ekker

Absent: Council Member Chris Ewald

Others: Chas Jacobsen, Monica Jacobsen,
Scoot Flannery

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 January 10, 2023 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 Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay:

None

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

PUBLIC INPUT

1. Chas Jacobsen distributed documentation to Council. The documentation consisted of Utah State Code and a guide for communities and fire chiefs. Mr. Jacobsen encouraged the Council to review the documents.



REPORTS

1. Mayor Report

Mayor Monson reported that the league is watching and will continue to watch the policy meetings being held during the Utah Legislative session.

2. Council Reports

None.

3. City Manager Report

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.

The General Plan open house is scheduled for January 31st, 4 - 8 p.m.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

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

b. Public Works Status Report - Terry Ekker

Mr. Ekker reviewed with Council the project status report from the packet. In discussing the deep well at the water treatment plant, Mr Ekker reported that there are issues with the driller selected for the project. He then explained that the driller does not want to accept any liability for completion of the project. Meaning that he does not want to be charged damages if the project is not completed within the time frame allotted. Mr. Ekker also stated that he and Mr. Johnson are working with the driller to come to a resolution. However, if a comparable resolution is not reached soon, the project will have to be rebid. Mayor Monson asked how long the rebid process would take. Mr. Ekker responded that the entire process could take at least two months to complete.

BUSINESS ITEMS

1. Resolution 01.24.2023-1 - Wellness Center Retrofit Assignment Order - David Johnson

Mr. Johnson told Council the resolution is necessary to assign the architecture work for the Wellness Center repairs to Campbell Architecture which is a subsidiary of Jones & DeMille Engineering. Councilmember Grover asked how long before the project can go to bid. Scoot Flannery, from Jones & DeMille responded that it would be a couple of months.

Councilmember Grover moved to approve Resolution 01.24.2023-1 Wellness Center Retrofit Assignment Order. 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 Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay:

None

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

- 2. Resolution 01.24.2023-2 - CFPP Continuation Resolution - Terry Ekker**
Mr. Ekker reminded Council that the approval of the resolution will keep the City in the CFPP project through January 2024.

Councilmember Bowers moved to approve Resolution 01.24.2023-2 CFPP Continuation Resolution . 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 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. 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 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 7:27 p.m.

Councilmember Nielson moved to leave the closed 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 Gasser
 Councilmember Grover
 Councilmember Nielson**

Those voting Nay: None

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

Council re-entered an open meeting at 7:48 p.m.



ADJOURNMENT

Councilmember Nielson 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 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 7:49 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Wednesday, February 15, 2023 at 7:00pm
50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:
<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

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

City Community Dev. Dir. - Bret Hosler
City Economic Development - Pratt Redd
City Recreation Director - David Palmer
City Justice Court Clerk - Lakesia Lopez

Others: Chas Jacobsen, Monica Jacobsen,
Asa Bradford, Melissa Palmer, Diane Bradford,
David Bradford, Eva Ewald, Nicole Perkins,
Jolyn Orr, Shane O'Donnal, Danalee
O'Donnal, Jim Peters (by zoom)

Prayer was offered by Chris Ewald

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Grover moved to approve the minutes of the January 24, 2023 City Council Meeting and consent agenda. 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.

PUBLIC INPUT

Eva Ewald expressed concerns with appointing a judge from outside the area. She encouraged the City to promote locals for open vacancies and positions.

Nicole Perkins also expressed her feelings regarding the selection of candidates for open positions stating that locals have a greater “investment” in the community and should be given preference in hiring and the appointments made in the City.

REPORTS

1. Mayor Report

Mayor Monson reported the Utah State Legislature is discussing the retirement of law officers. A new requirement being discussed is that of the selection of a justice court judge. In the future a justice court judge must have a law degree which will prolong the selection of a judge. Mayor Monson also announced that a Little Miss Blanding contest will be held prior to the 4th of July Celebration.

2. Council Reports

None.

3. City Manager Report

Wellness Center Sprinkler System & Showers: The design on the project is currently being completed. An RFP for the project will follow and a contractor selected.

Deep Well: There has been a delay in negotiating the timeline to formalize the contract with the contractor reported Mr. Johnson. Mayor Monson asked when the project is going to start? Mr. Johnson responded that best case scenario would be 4 months, worst case 18 months.

Swallows Nest: The project will be completed when the ground is dry and gravel can be spread.

UDOT TPA Grant for General Plan: The consultant is currently reviewing City ordinances, mapping and reviewing feedback from the public.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

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

b. Water Report - Terry Ekker

Mr. Ekker reported that precipitation is 160% of normal and there is currently 17” of water in the snow pack. Reservoirs should fill, including Recapture. Well A is also back up and running.

Mr. Ekker shared information regarding the UAMPS ICUA youth rally essay contest. The contest is open to high school sophomores and juniors. If selected, the winner will attend the youth rally in Idaho next summer. The electric company will cover the travel to and from the rally up to \$500.

c. Police Report - Chief Bradford

Chief Bradford reported that Officer Trey McDonald attended a forensic training. The training entailed methods and procedures for interviewing children. Previously the interviewing of children was done through the County.

d. Recreation Report - David Palmer

Mr. Palmer reported that the girls' volleyball league has started. Blanding's volleyball tournament is scheduled for the first Saturday in March.

e. Economic Development - Pratt Redd

Pickleball Courts: Mr. Redd reported that the design for the pickleball courts is currently taking place. It is anticipated that the project can be awarded to a contractor by late March.

Boat Ramp Design: The Department of Wildlife Resources (DWR) has received a grant for \$50,000 for the design of two parking areas, updated restrooms and new concrete ramp to replace the asphalt boat ramp on the west side of Recapture Reservoir. The City will receive the funds and oversee the design process.

Parks and Recreation Master Plan: The plan is nearing completion. The adoption of the plan is anticipated to take place in April.

VisitBlanding.com Marketing: The City was awarded \$10,450 in September reported Mr. Redd. Funding will be used with additional TRT funding to run a campaign targeting Bears Ears National Monument and Natural Bridges throughout the year.

4th of July: The band and fireworks have been scheduled for the 4th of July Celebration. The 4th of July committee will begin meeting in March.

Marathon: A marathon for November 2023 is currently in the early planning stages stated Mr. Redd. The event would take place between Blanding and Bluff. Funding for the event will come from TRT and sponsorships. Staff is currently working with a professional timing company to ensure the event is organized, professional and a Boston Marathon qualifier.

In conclusion, Mr. Redd told Council that in 2022 the City received nearly \$150,000 in grant funding that was used for the Recapture Dock, City events, marketing and pickleball courts. The City also received \$30,000 in community sponsorships (Energy Fuels, USU, SJCPAC). He expressed appreciation to all sponsors and volunteers that supported City events during 2022.

f. Justice Court - David Johnson

Mr. Johnson discussed the relocation of the Justice Court to the City Administration building. Jim Peters, attending the meeting by zoom, told Council there were safety concerns regarding the prior location. This is a better location for the court and staff. He stated that no location will be perfect. He suggested the City have the state court security director come and give his opinion on both locations. Former Justice Court Clerk Diane Bradford in attendance at the meeting stated she was never worried about safety at the old location. New Court Clerk Lakesia Lopez stated the opposite. She feels more comfortable at the new

location. Police Chief Bradford stated he did not feel the new location was as secure as the previous court location.

Councilmember Bowers expressed concerns over the relocation occurring without the Council being aware of it. She also had concerns over the privacy of individuals attending the court. The administration building is a busy place.

Council then questioned what would become of the old location. Mr. Johnson responded by stating the vacated space could be used to expand the police department or be used for meetings. The building will need repairs regardless of what its use becomes. The final consensus of the council was to ask the security director for his opinion on the location, budget for repairs to the old location, get input from the new judge and then bring the information back for further discussion.

PRESENTATION

Utah State University, Care About Childhood Program, Korrin Olson

Korrin Olson sharing information regarding USU's Childhood Program. The program can assist new providers and help individuals find providers for their children. She stated that currently there are grants available to help someone get started in being a licensed provider.

DISCUSSION

Suicide Prevention - Mayor Monson

Mayor Monson introduced Nikki Olsen, a UNHS licensed therapist. Nikki shared information regarding the County's suicide prevention coalition with the Council. She also shared information regarding the training available to help people hear and understand when someone is contemplating suicide. The training is free. She asked the Council to support and allow City employees to attend this training. Council members were in full support of employees attending the training.

BUSINESS ITEMS

1. Capital Projects - David Johnson

Mr. Johnson presented the Capital Projects 10 year plan. The plan must be submitted to CIB before March 1st. Items must be on the list to be considered for CIB funding. Council requested the Justice Court/Police building renovations be added to the list. Advice and Consent was unanimous.

2. Sportsman for Fish & Wildlife Event Application - David Johnson

Councilmember Grover moved to approve the event application for the Sportsman for Fish & Wildlife, with the event being run just like last year. 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.

3. Resolution 02.15.2023-1 - Raw Water Policy - David Johnson

After a brief discussion Council decided to wait until information is received from Logan Shumway regarding the proposed changes to the water used at the Mill.

Councilmember Grover moved to table Resolution 02.15.2023-1 Raw Water Policy.

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.

4. Justice Court Judge Appointment - Mayor Monson

Mayor Monson discussed the process for the selection of a Justice Court Judge. He stated that through the process he learned that there was no “perfect” person. Each individual had positive and negative comments during the public comment portion of the process. One of the three candidates had dropped out during the past month leaving two to be chosen from. In discussing the process Mayor Monson also stated that no information collected during the process can be shared with Council members. Councilmember Bowers expressed concerns that they can not have access to that information, yet they must ratify the selection. Mayor Monson continued that if the selection was not ratified at this meeting it would need to be completed by March 4th or the entire process would start again. Mayor Monson stated he is appointing Kelly Laws to the position.

Councilmember Gasser moved to approve appointing Kelly Laws as Blanding City Justice Court Judge. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion.

Councilmember Bowers stated that there should be no fear in working with individuals from Grand County. But she agrees that the community makes a point in their comments about selecting locally. She will take any concerns she has with Mr. Laws to him personally.

Following her comments Mayor Monson 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 Bowers 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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Constituting all members thereof, Mayor Monson declared the motion carried.

Council entered a closed session at 9:02 p.m.

Councilmember Grover moved to leave the closed session. 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
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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 an open meeting at 9:28 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
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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 9:29 p.m.

By:

Kim Palmer, City Deputy Recorder







CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Tuesday, February 28, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

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

City Community Dev. Dir. - Bret Hosler

Others: Travis Erickson, Marty Clinger

Prayer was offered by Erik Grover

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Gasser moved to approve the minutes of the February 15, 2023 City Council Meeting and consent agenda. 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.

PUBLIC INPUT

None

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REPORTS

1. Mayor Report

Mayor Monson shared that entrance forms for the Little Miss Blanding contest are available at the City Office. The contest will be held prior to the 4th of July Celebration. Lacey Ivins is organizing the event. An essay contest entitled "Why I Like My Community" is being held by the Utah League of Cities and Towns. The contest is open to 4th - 7th graders. Essays are due by March 17th.

2. Council Reports

None.

3. City Manager Report

Mr. Johnson reported that there were no changes to report from the last Council meeting

4. Staff Reports

a. Finance/Council Report - Kim Palmer

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

A schedule of the FY2024 budget process was included in the packet. A budget work session will be held on May 2nd at USU's Arts and Events Center.

b. Public Works Report - Terry Ekker

Mr. Ekker reported no changes to the prior public works report. There is about 20.5" of water at Camp Jackson.

PRESENTATION

District Court Letter - Travis Erikson

Mr. Erikson from Utah's Seventh District Court presented a letter of appreciation to the City of Blanding for their willingness to house a web-x booth. Blanding is one of three locations in the State to house a booth. The booth will allow individuals to attend district court cases remotely. The booth will be controlled by the Court.

BUSINESS ITEMS

1. San Juan High School National Honor Society - Mayor Monson

Marty Clinger from San Juan High School National Honor Society requested funding for the annual Easter egg hunt. He asked if the City would be willing to increase the amount from \$500 to \$900. Council gave advice and consent for the funding and expressed appreciation to the organization for organizing and offering the event.

CLOSED SESSION

Councilmember Nielson moved to enter a closed session for personnel.

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**

Those voting Nay:

None



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

Council entered a closed session at 7:25 p.m.

Councilmember Grover moved to leave the closed session. 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
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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 an open meeting at 7:34 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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Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 7:35 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Tuesday, March 14, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

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

City Community Dev. Dir. - Bret Hosler

Others: Javen Ivins, Josh Nielson, Lloyd Nielson

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 February 28, 2023 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.**

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

Josh Nielson expressed appreciation to the City for their help in development of utilities at their business. The building is now complete and an open house is scheduled for April 21st. He also shared that Utah ATV will be holding an event locally the weekend of April 14th. So far 60 plus machines have registered for the event.

REPORTS

1. Mayor Report

Mayor Monson shared that a \$30 internet rebate is available for households with children. The funds have been appropriated through the Governor's Office of Economic Development. He also reported he has been appointed to the Olene Walker Housing Board.

2. Council Reports

Councilmember Ewald reported that Guardian Flight is advertising for 5-10 apprentices for their location in Blanding.

3. City Manager Report

Mr. Johnson reported the following to the Council, in addition to the information located in the packet.

- Pratt Redd, Economic Development Director has resigned and accepted a new position elsewhere.
- A draft of the Parks and Recreation Plan should be available soon.
- It is anticipated that the contractor for the treatment plant deep well will be on site mid-late April to begin work.
- The “down-town” general plan consultant has been visiting with local business owners.
- In regards to the fencing around the airport, the National Guard is working on getting surveys done. The Ute Tribe is also moving forward, but very slowly.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

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

b. Water Report - Terry Ekker

Annual precipitation is currently at 145.8% of normal. Snow to water equivalent is 20.6” which is 162.2% of normal.

c. Recreation Report - David Johnson

Mr. Johnson asked Council to reach out to David Palmer if there were questions regarding the recreation report.

d. Police Report - David Johnson

Mr. Johnson asked Council to reach out to Chief Bradford if there were questions regarding the police report in the packet.

DISCUSSION

1. Airport Snow Plow Sander Box - David Johnson

The County has offered in exchange for the sander box to take care of the weed removal at the airport. Mr. Johnson stated that the responsibility of weed removal at the airport is included in the Interlocal Agreement, but is not being done. There is no need to make an exchange to get the weeds taken care of. Councilmember Grover stated that currently the

sander box is sitting in the back of the snow plow at the airport, being used only as weight. The box is not being used for its purpose. Councilmember Ewald agreed. He also asked if there had been any discussion with the County about their part in the agreement regarding weed spraying and snow removal. Mr. Johnson responded that he has spoken with the County administrator and those issues are being addressed. He also recommended that the City not give the sander box to the County but allow them to use it as needed. Council was in support of this recommendation.

BUSINESS ITEMS

1. Resolution 03-14-2023-1 Streets Project - Terry Ekker

Mr. Ekker told the Council that the City is putting together a street improvement project. The budget for the project is \$800,000. Consulting engineering services are needed to develop construction specifications, contract documents, plan & profile drawings, engineering details and construction inspection/testing.

Funding for the project will come from the C-Roads budget and \$200,000 received from the San Juan Transportation Special Service District.

The resolution is to approve the assignment order for the project to Jones & Demille Engineering.

Councilmember Bowers moved to approve Resolution 03-14-2023-1 A Resolution Approving a Contract with Jones & Demille Engineering. 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.

2. Resolution 03-14-2023-2 - Sprinkler Shop Drawings - David Johnson

Mr. Johnson explained the necessity to approve the resolution. The following resolution will expedite the shop drawing for the alarm and sprinkler system for the Wellness Center retrofit. Although the contracts refer to this item as design, these are not the same as the architectural designs previously approved by the Council. Shop drawings are part of the construction phase of the project.

Councilmember Grover moved to approve Resolution 03-14-2023-1 A Resolution Approving a Contract with Johnson Controls Fire Protection LP. 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
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**Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

ADJOURNMENT

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

**Those voting Aye: Councilmember Bowers
 Councilmember Ewald
 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 7:50 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Mayor ProTempore Kellen Nielson

Tuesday, March 28, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

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

City Fire Chief - Corey Spillman
City Community Dev. Dir. - Bret Hosler
City Recreation Director - David Palmer

Absent: Mayor Monson, Cheryl Bowers

Others: Chas Jacobsen, Macy Jacobsen,
Monica Jacobsen

Prayer was offered by Len Gasser

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Grover moved to approve the minutes of the March 14, 2023 City Council Meeting and consent agenda. Councilmember Ewald seconded the motion. Mayor ProTempore Nielson 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

Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.

PUBLIC INPUT

None

REPORTS

1. **Mayor Report**



None

2. Council Reports

None

3. City Manager Report

Mr. Johnson reported the following to the Council, in addition to the information located in the packet.

- A draft of the Parks and Recreation Plan is expected soon.
- It is anticipated that the contractor for the treatment plant deep well will be on site mid-late April to begin work.
- A pre-bid meeting was held for the Wellness Center Sprinkler System and Showers project.
- Jones & Demille will be handling the bidding process for the Pickleball Courts.

Mr. Johnson asked Chief Spillman to report on the recent residential fire. Chief Spillman reported that a home located on 100 North between 400 and 500 West was a total loss, due to an electrical fire. The fire department responded with nine firefighters. City police, San Juan County EMS, Sheriff deputies and Rocky Mountain Power personnel also responded to assist where and if needed. The home is a total loss, but there were no injuries.

David Palmer reported that the City has recently been awarded a CDBG grant. The funds will be used to purchase and install shade structures at the Centennial ball fields.

Bret Hosler shared that after almost 40 years a signed deed for 23.5 acres has been received from the Ute Tribe for property located at the airport. This additional property will make it possible for a higher fence around the airport property. Mr. Hosler was commended for his efforts in finally getting the much needed deeds signed.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

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

b. Public Works Project Report - Terry Ekker

Mr. Ekker asked if Council had any questions regarding the Public Works Project Report located in the packet. There were none.

PUBLIC HEARING

Councilmember Grover moved to enter a public hearing for the Water Fund budget resolution. Councilmember Gasser seconded the motion. Mayor ProTempore Nielson 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

Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.



Council entered a public hearing at 7:11 p.m.

There were no public comments.

Councilmember Grover moved to leave the public hearing. Councilmember Ewald seconded the motion. Mayor ProTempore Nielson 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

Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.

Council left the public hearing and re-entered the regular meeting at 7:13 p.m.

DISCUSSION

1. RAW Water Policy - David Johnson

Mr. Johnson told the Council that the intent was to draft a policy to:

1. Establish a formal policy that addresses all raw water systems in the City.
2. Establish a consistent policy that incentivizes water conservation.
3. Address extremely low rates for current Recapture water sales.
4. Ensure an equitable policy and rate for all current and future raw water users.
5. Ensure that raw water policies and rates keep up with inflation and subject to rates studies that account for maintenance and capital replacement costs for all systems.

The chart below and located in the packet details the differences between the previous contract, a proposed contract from the Mill and a City proposed contract. The information in the chart was discussed by Council.

Category	Previous Contract	Proposed Contract	City Proposed Policy
Term	- Current Year-to-Year - Prior 25-year contract that City took over. - Previous contract extended 1 year if the City did not have sufficient water to provide.	- 10 years - 5 year renewal, up to 25 years - Contract extends 1 year if the City has less than 100 acre-feet to provide.	- Year-to-Year, based on water availability, as determined by the City Engineer and Chief Water System Operator. - Provides flexibility to contract the sale of water, based on economic development ROI to the City.
Cost Per Acre Foot	\$75 an Acre Foot	- 5 yrs - \$120 an Acre Foot - 5 yrs - \$130 an Acre Foot - 5 yrs - \$5 increase every 5 years max of \$145 an Acre Foot - Average of \$134 an Acre Foot over 25 years. - Mill would pay \$502,500	- 15% of Culinary in City Limits - 20% of culinary outside city limits - Prices may increase based on inflation, water availability, usage, and updated rate studies.



		over 25 years.	- Mill would pay \$630,000 over 25 years, based on today's current rate (does not include inflation or updated rate studies.) - Provides flexibility to contract the sale of water, based on economic development ROI to the City.
Pressure	40 lbs per sq in	40 lbs per sq in	Based on what is needed.
Additional Terms	Mill pays \$11,250 regardless of water received.	Mill pays \$5,000 regardless of water received.	No guaranteed annual payment.

During the discussion, Councilmember Grover told Council that he has a document in his possession that was signed by the Mill and Blanding City in the mid 80's that states the Mill will pay \$25,000 a year to the City for water. He continued to state that the Mill was making the payment on the bond for the City with this yearly water payment.

When questioned by Councilmember Gasser about his feelings and thoughts, Terry Ekker stated that he is in favor of a longer contract of up to 10 years. The proposed contract by the Mill would need a few adjustments but overall he approves of it. He is also not in favor of a tiered system for the Recapture water.

Mr. Johnson stated that 10 years was too long, he prefers nothing more than 3 years. He also suggested that a policy was necessary to stipulate how to write the contract. Mr. Ekker responded that would take away any flexibility in constructing contracts in the future.

Mr. Johnson expressed concerns regarding additional entities that want to access the City's water in Recapture. He said that having a base policy in place would help create a safeguard to protect the City from being taken advantage of or run over by potential developers that may come in, which has happened to other small towns. Mr. Johnson also said he was trying to create a hybrid policy that left it flexible and open to negotiate a contract, but still provide a base rate if the City, or potential user, did not want to go through negotiating a contract. He restated that one of the purposes of a base policy is also to incentivize conservation.

Councilmember Grover responded that in his opinion those instances could be handled as needed. Mayor ProTempore Nielson stated that the City and Mill have always had a good working relationship. He would like to see that continue.

In conclusion, Council directed staff to write the policy based on the discussion and bring it back for further discussion.

2. Firefighter Policy - David Johnson & Chief Spillman

Mr. Johnson directed the Council to page 26 of the packet to a chart showing three options and the costs for compensating volunteer firefighters. He and Chief Spillman recommended the second option, part-time paid, volunteer on-call option. This is a hybrid between a part-time firefighter and a volunteer. This is a common practice by other

departments in the State. Firefighters would be paid an hourly rate based on their rank for calls and training. Currently compensation is based on a per call basis. Chief Spillman stated that changing the basis of how they are compensated may do two things, incentivize response to calls and training while also assisting in recruitment.

When asked how many firefighters Chief Spillman would like in the department, he responded twenty would be the goal. Council directed staff to write the policy and bring it back for discussion and approval.

BUSINESS ITEMS

1. Resolution 03-28-2023-1 FY2023 Water Fund Budget Amendment - Kim Palmer

Councilmember Ewald moved to approve Resolution 03-28-2023-1 FY2023 Water Fund Budget Amendment. Councilmember Gasser seconded the motion. Mayor ProTempore Nielson 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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Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.

CLOSED SESSION

Councilmember Grover moved to enter a closed session for legal. Councilmember Ewald seconded the motion. Mayor ProTempore 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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Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.

Council entered a closed session at 8:14 p.m.

Councilmember Grover moved to leave the closed session. Councilmember Ewald seconded the motion. Mayor ProTempore Nielson 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

Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.

Council re-entered an open meeting at 8:21 p.m.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Councilmember Ewald seconded the motion. Mayor ProTempore Nielson 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

Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.

Council adjourned the meeting at 8:25 p.m.

By:

Kim Palmer, City Deputy Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Tuesday, April 11, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker
City Police Chief - JJ Bradford

City Fire Chief - Corey Spillman

City Community Dev. Dir. - Bret Hosler

City Recreation Director - David Palmer

Absent: Chris Ewald

Others: Scoot Flannery

Prayer was offered by Cheryl Bowers

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the minutes of the March 28, 2023 City Council Meeting and consent agenda. Councilmember Gasser seconded the motion. Mayor ProTempore Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.**

Those voting Aye:

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

Those voting Nay:

None

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

PUBLIC INPUT

None



REPORTS

1. Mayor Report

None

2. Council Reports

None

3. City Manager Report - David Johnson

Mr. Johnson reported the following to the Council, in addition to the information located in the packet.

- Introduced Ben Muhlestein as the new Economic Development & Visitor Services Manager.
- Announced that the Finance Director position was open and posted. Pelorus accounting software staff is helping during the transition.
- Wellness Center may be able to save \$100,000 in project costs, because a voice activated system is not needed. Staff is still verifying that this is the case. He mentioned that a new addition to the Wellness Center in the future would require the upgrade and asked if the council would like to proceed forward without the voice fire alarm or keep the voice fire alarm. He asked the City Council for advice and consent to move forward with the bid requests for the project without the fire alarm. The City Council provided unanimous advice and consent.
- Mr. Johnson reported that the Dig Deep Foundation also is granting \$100,000 toward the deep well project.

4. Staff Reports

a. Finance/Council Report - David Johnson

Mr. Johnson stated that a draft budget is prepared and ready for the upcoming Budget Work Session.

b. Water Report - Terry Ekker

Mr. Ekker said that the City received two and a half times what an average year would be. Councilmember Grover asked how many acre-feet per day, how long would it take. Mr. Ekker estimated 55 days. Mr. Ekker informed the City Council that work on the deep well is starting to get underway.

c. Recreation Report - David Palmer

Mr. Palmer asked if there were any questions on his report. Councilmember Nielson asked about the baseball fields. Mr. Palmer said they are going to rent equipment to prep the dirt again this year. Councilmember Bowers thanked Mr. Palmer for getting up the baseball nets. Councilmember Bowers asked about updating the Centennial bathrooms. Mr. Palmer said that it will be included in the next fiscal year budget. Mr. Palmer also reported on volleyball upcoming.

c. Police Report - Chief JJ Bradford

Reported that they had to address a situation with youth playing with tannerite.

Councilmember Bowers asked about police pulling over individuals into her place



of business and asked if they could not do that. Chief Bradford said that police get over where the individuals pull out and that parking lots are usually the safest locations. Councilmembers Bowers said that it made sense. Councilmember Bowers also brought up residents' concerns about patrolling 300 West for speeding. Mayor Monson added that people were concerned about after school, as well as 100 East.

d. Fire Report - David Johnson

Mr. Johnson was filling in for Chief Spillman and asked if there were more questions. There were none.

BUSINESS ITEMS

1. 2023 Water Forecast and Water Availability Color Code - Terry Ekker

Mr. Ekker said that based on the water and snow pack that this year would move from an Orange color-code year to a Green color-code year, based on policy.

Councilmember Gasser moved to accept 2023 Water Forecast and Water Availability Color Code of Green. Councilmember Nielson seconded the motion. Mayor ProTempore Bowers repeated the motion and asked for discussion.

Councilmember Grover said that we should continue to encourage residents to be conservative and said that when people have to pay more for their use that they conserve more. Mayor ProTempore Bowers and Councilmember Gasser both said they want to encourage conservation but give residents a break, per policy.

Mayor ProTempore Bowers for a vote on the motion.

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 ProTempore Bowers declared the motion carried.

2. Resolution 04-11-2023-01, Water Planning Exchange Agreement - Terry Ekker

Mr. Ekker explained the history of the current agreement and that it had expired. Based on the Blanding Irrigation Company's request for more time, Mr. Ekker recommended tabling the agenda item, but still providing interim use, based on the previous expired contract.

Councilmember Grover moved to table Resolution 04-11-2023-01, Water Planning Exchange Agreement. Councilmember Nielson seconded the motion. Mayor ProTempore Bowers repeated the motion and asked for discussion. Hearing none, Mayor ProTempore Bowers for a vote on the motion.



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

Those voting Nay: None

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

Councilmember Grover moved to provide advice and consent to allow interim use by Blanding irrigation, per the previous contract until a new contract is in place. Mayor ProTempore Bowers repeated the recommendation and the present City Councilmembers provided unanimous advice and consent.

CLOSED SESSION

Councilmember Nielson moved to enter a closed session for pending litigation. Councilmember Grover seconded the motion. Mayor ProTempore Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.

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

Those voting Nay: None

Constituting all members thereof, Mayor ProTempore Nielson declared the motion carried.

Council entered a closed session at 7:47 p.m.

Councilmember Grover moved to leave the closed session. Councilmember Nielson seconded the motion. Mayor ProTempore Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.

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

Those voting Nay: None

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



Council re-entered an open meeting at 8:30 p.m.

ADJOURNMENT

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

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 ProTempore Bowers declared the motion carried.

Council adjourned the meeting at 8:31 p.m.

By:

David Johnson, City Recorder/City
Manager



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, April 25, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker

City Community Dev. Dir. - Bret Hosler

Others: Scoot Flannery, Judge Lyon Hazelton

Kelly Laws, Terri Laws, Kendall Laws, Tori Johnson

Prayer was offered by Mayor Logan Moson

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the minutes of the April 11, 2023 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 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. Torri Johnson on Reservoir Road
 - a. She said that she had all of her questions answered. She had concerns about property lines and survey lines that were off with the new deep well project and access.
 - b. Councilmember Bowers stated that she would like to discuss property line issues in



a future City Council meeting.

REPORTS

1. Mayor Report

None

2. Council Reports

- Councilmember Nielson asked if there was an update on the Swallows Nest project.
- Economic Development Manager Ben Muhlestein reported that the Recreation Department identified where the old sprinklers are at and are capping them off and we are waiting on them.
- Councilmember Nielson asked about repairs to the building.
- City Manager Johnson said they have focused on the gravel and need to look at potential repairs.
- Councilmember Bowers asked about updates on the non-profit new museum. Councilmember Nielson reported that there was not.

3. City Manager Report

- Mr. Johnson reported that Sunrise Outfitting opened up the new building as part of the grand opening and that At Your Leisure came out to film. He mentioned that Sunrise Outfitting was part of the City Council's incentive program.
- He reported that the wellness center retrofit had two bids and the low-bid was going before the council tonight.
- Deep Well driller was mobilized and the Dig Deep Foundation granted \$100K to the City toward the project.
- The Parks & Rec Master Plan is getting finalized and they are going through it to bring to the City Council at the end of June.
- Jones and DeMille sent out the Pickleball court project out to bid. May need to roll into the next fiscal year.
- General Plan grant is continuing and the consultant is going through all of the ordinances.
- Councilmember Bowers asked for an update about the Safety Shade Structure. Mr. Johnson said that the 2nd public hearing is coming to the City Council on May 9th.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

Mr. Johnson reported that the budgets were on track. No questions.

b. Public Works Project Report - Terry Ekker

Mr. Ekker asked if Council had any questions regarding the Public Works Project Report located in the packet.

- Councilmember Bowers asked about the Deep Well notifications to the neighbors. Mr. Ekker explained that the property lines needed cleaning up with the deeds. Mr. Johnson added that the well was not on the property. Mr. Ekker said that he would put together a slide for the next time. Councilmember Grover asked if there is another deep well. Mr. Ekker said there is not another deep well and that they are trying to stay away from other neighboring wells.
- Streets maintenance project moving forward, based on cost estimates.
- AMI project is moving slow, but will keep moving forward.
- Natural Gas Master Plan model is moving forward and to calibrate correctly. Should be wrapped up this fiscal year.

DISCUSSION



1. Raw Water Policy - David Johnson

Mr. Johnson reported that he and Mr. Ekker simplified the policy since the previous discussion. It includes:

- Blanding City will negotiate a water sales contract with the Recapture Pipeline and present any contract to the City Council for approval. Blanding City shall obtain approval from the City Council to serve customers from San Juan Water Conservancy District and Blanding Irrigation, then negotiate a water sales agreement with a prospective customer, and take said agreement to City Council for approval.
- All prospective customers that do not have an agreement may purchase excess water at 25% of the cost of culinary, based on a 4" meter, only if obligations to existing contract customers are able to be fulfilled, and if there is excess water availability, as determined by the City Engineer and Chief Water System Operator, with approval by the City Manager. The City Council shall be informed. The City Manager, City Engineer, and Chief Water System Operator may recommend a lesser cost to sell excess water with advice and consent from the City Council.
- Blanding City will receive/negotiate sales terms with other governmental agencies, such as SJWCD, and present a water sales contract and recommendation to the City Council for approval.

Mr. Johnson said that it gives a baseline for entities wanting to purchase water without a contract, but still gives the City Council the flexibility to enter a contract.

Councilmember Grover asked if the Mill was buying water elsewhere and if the City would not be selling water to them this year. Mr. Ekker said that the City will sell water to the Mill this year, but we have been waiting to get this policy approved to then enter a contract with the Mill.

Councilmember Bowers asked why they bought from someone else and if the Mill got a better rate. Mr. Ekker said it was because of so much excess water and that they did get a good rate. Mr. Johnson added that the reason the Mill purchases water from the City is because it is cheaper for the Mill than pumping their own wells.

Councilmember Grover asked the breakeven point for pumping water vs. buying water from the City. Mr. Johnson said that the reason the Mill buys water from the City is because it costs less for them than to pump their own wells, but he did not know the exact number for the breakeven point for the Mill.

Councilmember Bowers asked if the City created a separate agreement and how to move forward with the Mill. Mr. Johnson said the City can or could follow the baseline of the policy.

Mr. Grover asked the size and location of the Mill meter. Mr. Ekker said it was a 4-inch line and said it was on the Mill's property.



Councilmember Bowers asked if this policy would override any existing contracts. Mr. Johnson confirmed that the Mill's current contract is expired and no contract is in place. He said that staff will adjust the contract with the Mill, but the policy gives a base if the council does not want a contract

Councilmember Grover said it would protect the City from entities without a contract. Councilmember Bowers said she liked that it also gives flexibility to enter contracts with other potential entities and is headed in the right direction. Mr. Johnson said that this policy is an economic development tool. Councilmember Gasser added that he liked that as well.

Councilmember Grover asked if the Mill had a 10-inch line. Mr. Johnson said it's a 10-inch line, but reduces to a 4-inch meter.

Councilmember Ewald said it looked like a good baseline.

Councilmember Nielson asked about the Cemetery. Mr. Johnson said they go to normal rates, but would have to request financial support from the City as a budget request each year.

The City Council provided unanimous advice and consent to bring the policy back as a business item.

BUSINESS ITEMS

1. Appointment of Justice Court Judge, Kelly Laws.

Councilmember Grover moved to approve Resolution 03-28-2023-1 FY2023 Water Fund Budget Amendment. 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 Bowers 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.

Judge Hazelton thanked the City Council for supporting him in his service as the Blanding city Justice Court Judge. He reminded everyone that the backbone of the Justice Court are the clerks. Judge Hazelton swore in Kelly Laws as the new Judge. Judge Laws thanked the Mayor and Council. Mayor Monson thanked the Judges.

2. Resolution 04-25-2023-1 - DWR Grant and Agreement

Councilmember Nielson asked if it would exceed the \$100K amount. Mr. Johnson said No, but if it did that the City would work that out with DWR. Councilmember Grover asked if it was in the budget. Mr. Johnson said it is in next year's FY24 budget.

Councilmember Ewald moved to approve Resolution 04-25-2023-1 DWR Grant and



Agreement. 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 Ewald
Councilmember Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

3. Resolution 04-25-2023-2 - Wellness Center Retrofit

Mr. Johnson said that the fire alarm portion of the project was removed and it created savings. Although inflation impacted the rest of the project, it will still come in below budget. Tri-Hurst Construction was the low bid.

Councilmemembr Bowers asked if the price would be locked in. Scoot Flannery with Jones and DeMille confirmed that it would be. Councilmember Bowers asked for a timeline for the project. Mr. Johnson said 210 days for the whole project. The showers would be completed in the Fall, due to delays in materials and best timing for the pool season.

Councilmember Nielson moved to approve Resolution 04-25-2023-2 Wellness Center Retrofit and Notice of Award to Tri-Hurst Construction. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

4. Resolution 04-25-2023-3 - MWPP

Mr. Ekker detailed the MWPP. Mayor Monson asked if there were significant changes. Mr. Ekker said no. Councilmember Grover asked what the capacity of the system was. Mr. Ekker said that it is about 0.5 million gallons a day and that we run about one-third of that. Councilmember Grover asked how much we treat a day. Mr. Ekker said he did not have that number on hand.

Councilmember Ewald moved to approve Resolution 04-25-2023-3 MWPP. 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 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 for personnel. 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 Ewald
Councilmember Bowers
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 7:48 p.m.

Councilmember Nielson moved to leave the closed 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 Ewald
Councilmember Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

Council re-entered an open meeting at 8:53 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 Ewald
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 8:53 p.m.

By:

David Jonson, City
Manager/Recorder





CITY COUNCIL WORK SESSION

Tuesday, May 2, 2023 at 5pm

Held at the USU Blanding Arts & Events Center

715 West 200 South, Blanding, Utah 84511

Present:

City Mayor:

Logan Monson

City Councilmembers:

Cheryl Bowers

Kellen Nielson

Chris Ewald

Len Gasser

Erik Grover

City Manager:

David S. Johnson

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

City Recreation Director:

David Palmer

City Police Chief:

JJ Bradford

City Fire Chief:

Corey Spillman

City Economic Development Manager:

Ben Muhlestein

AGENDA ITEMS

1. Introduction

- a. Mr. Johnson welcomed everyone and detailed the proceedings of the meeting.
- b. Each department has set goals to build public trust.

2. Department Reports

a. Public Works, Terry Ekker

- i. Replace Cimline 110 DHR Crack Seal Machine - \$80,000
- ii. Multiple maintenance issues per year
- iii. Engineering Technician 2024 Budget
- iv. Utility Maintenance Worker 2026 Budget

b. Recreation, David Palmer

- i. During calendar year 2022, recreation programs had 1,083 participants in 12 different youth sports—a 43% increase in participation since calendar year 2017. This also translated into a 66% increase in registration revenues since 2017.
- ii. Secured with the CDBG a grant to improve Centennial Parks ball fields by adding Permanent Shade Structures.
- iii. Centennial Park restroom remodel
- iv. Seal the front entrance overhang at the Wellness Center
- v. Fix landscaping at Wellness Center
- vi. Equipment budget to have the right tools for the job

c. Community Development, Bret Hosler

- i. Airport capital
 - 1. Fence

- 2. Fuel farm
- 3. Items budget, even though we may not get all approved by the feds.
- d. Economic Development
 - i. Need more data for developers about Blanding
 - ii. Looking to initiate a Main Street revitalization campaign, we need a bit more guidance for that. Our general plan should shed some light on that.
 - iii. Visitor Center roof will need replacement in the next couple of years.
- e. Enterprise Funds
 - i. Pressure Transducer/Level Probe \$9,000.00 – Two probes for wells - Water
 - ii. Training/Travel increase – Water Operator Transition, 5 total certifications - Water
 - iii. SCADA Upgrade – Software renewal \$12,000 & Programming \$13,000 - Water
 - iv. Sewer Camera - \$50,000 – Two Options - Sewer
 - v. Master Plan Update - \$50,000 – 10 Year Update Cycle - Sewer
 - vi. Ford F250 \$42,800 Public Works pickup – Electric
 - vii. Vacuum Excavation Trailer \$100,000 – Streets, Water, Sewer, Stormwater, Power, Gas
 - viii. Air Compressor \$25,000 – Streets, Water, Gas
- f. Police
 - i. In need of a new officer, particularly to assist in the schools
 - ii. Annual Vehicle
 - iii. Rifle and other standards equipment
- g. Fire
 - i. Need SCBAs. Grant applications have proved unsuccessful. Budgeting for 4 SCBAs at \$40,000 each year for 4 years.
 - ii. Moving from volunteer to part-time firefighters.
- 3. City Manager Report
 - a. Projects
 - i. Wellness Center Showers & Fire Suppression System
 - ii. Westwater Electric & Water
 - iii. Advanced Metering Infrastructure (AMI)
 - iv. Master Planning
 - v. Recapture Reservoir Boat Ramp & Parking
 - vi. Pickleball Courts
 - b. Staffing needs in all departments
 - c. Health insurance costs increased by 3.9%, which is 1.9 less than the 5.8% increase during FY23, as well as the double digit increase in past years.
- 4. Goals & Vision
 - a. N/A
- 5. Fiscal Year 2023-2024 Budget
 - a. Mr. Johnson presented a budget with expenses balance, but with excess revenues of \$119,000
 - b. Unrestricted fund balance currently at 30% and projected to reach at least 35%, the max allowed by state code, by the start of FY24.
 - c. Mr. Johnson highlighted budget discussion points from the department directors.
 - d. Payroll
 - i. Budgeted 4% COLA with performance-based, merit raises, per policy. Currently, COLA for FY24 increased to 8%, which is 3.3% higher than

- ii. FY23's 4.7%.
- ii. Staff performance-based, merit raises for the FY24 budget for full-time and year-round, part-time staff increased 1.09%, before adding new staffing.
 - 1. City Council gave advice and consent to budget 3% COLA, if unrestricted fund balance would be at 35%
- e. Staffing
 - i. Fire department moving from volunteer to part-time
 - 1. \$4,000 budget increase.
 - 2. Recommended to increase \$10,000 as a precaution

Fiscal Year	General Fund	Enterprise Funds
2024	Police Officer ~ \$75,000 Part-time Firefighters ~ \$44,000 (\$4,000 increase from \$40,000)	Engineering Tech ~ \$75,000
2025		
2026	Parks & Recreation Crew ~ \$60,000 (partial funding taken from seasonal positions)	Streets Utility Crew ~ \$70,000
2027		
2028	Parks & Recreation Crew ~ \$60,000	

- ii. Mr. Johnson recommended that excess revenues go toward filling staffing needs.
- iii. Discussion was had about adding a new police officer.
 - 1. City Council gave advice and consent to budget for a new police officer, based on obtaining additional grant funding to assist in the schools.

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. Voting was as follows:

Those voting AYE

**Councilmember Cheryl Bowers
Councilmember Kellen Nielson
Councilmember Chris Ewald
Councilmember Len Gasser
Councilmember Erik Grover**

Those voting NAY

NONE

Constituting all members thereof, Mayor Monson declared the motion carried.
Council adjourned the meeting at 9:04 p.m.

By: _____
David Johnson, City Manager/Recorder



CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Tuesday, May 9, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker
City Police Chief - JJ Bradford

City Community Dev. Dir. - Bret Hosler

City Recreation Director - David Palmer

Prayer was offered by Councilmember Chris Ewald

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the minutes of the April 25, 2023 City Council Meeting and consent agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, she called for a vote.**

Those voting Aye:

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

Those voting Nay:

None

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

PUBLIC INPUT

None



REPORTS

1. Mayor Report

- Mayor Monson said that the Governor may be visiting Monticello, but he did not have any details.
- A meeting was held for the 4th of July event and a schedule would be out soon.

2. Council Reports

• Councilmember Bowers

Council Members Bowers reported that she read an article about state funding for landscaping and water conservation. Staff said they would look more into it and bring back information.

3. City Manager Report - David Johnson

Mr. Johnson reported the following to the Council, in addition to the information located in the packet.

- The Swallows Nest gravel was completed.
- Kindergartens from Elementary Schools came to visit City Hall.
- An offer was extended and extended by James Francom from the County as the City's new Finance Director.
- Mr. Johnson was accepted into the International City Managers Association (ICMA) Credential Manager program.

4. Staff Reports

a. Finance Report- David Johnson

- Mr. Johnson asked if the Council had any questions. Councilmember Ewald asked about the streetsweeper. Staff said it was good.

b. Water Report - Terry Ekker

- 350% percent of the average and normally we would not have any. The reservoirs are spilling.
- Explained distinctions of the property boundaries by the deep well project as a follow up to Torri Johnson's questions at the prior City Council meeting. Jones & DeMille will prepare deeds to correct boundary lines.
- The contractor is putting up the sound walls for the deep well drilling. Expect to start drilling at the end of the week.

c. Recreation Report - David Palmer

- Will include the care of Triangle Park in the maintenance rotation.
- The volleyball season finished and it was very busy. Used school facilities with City facilities.
- A new pool manager started.
- Moving forward with the next steps of the safety shade structures CDBG process.

c. Police Report - Chief JJ Bradford

- Did track in training and had to put it to use recently.
- Reported that mental health issues are still increasing, but the department is



working to assist and works with the Mobile crisis outreach team. It has helped reduce the time the police are involved to ensure people are safe.

PUBLIC HEARING

1. Community Development Block Grant (CDBG) 2nd Public Hearing for Centennial Park Safety Shade Structures

Councilmember Ewald made the motion to enter a public hearing #2 for CDBG 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 entered a public hearing at 7:06 p.m.

Mayor Monson announced that the City has been awarded a Community Development Block Grant in the amount of \$117,249 for the 2023 Program Year. He stated the purpose of the hearing is to provide citizens with pertinent information about the funds awarded for a Blanding City Centennial Park Safety Shade Structures.

Councilmember Ewald 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 7:38 p.m.

BUSINESS ITEMS

2. Resolution 05-09-2023 - Raw Water Policy, David Johnson & Terry Ekker

Mr. Johnson introduced the policy and explained that the intent is to create a consistent raw water policy for the water system. He detailed that the new policy creates a baseline for raw water sold out of recapture reservoir, but still allows the city council to negotiate a contract outside of that. The cemetery will move to pay the raw water rate from the upper system, but that city council can support the cemetery through budget requests not directly related to water sales.

Councilmember Nielson asked if staff plans to reach out to the Mill to negotiate a contract after the policy is in place. Mr. Johnson confirmed that staff plans to do so.

Councilmember Bowers asked if the Mill would be at the baseline rate before the contract is in place. Mr. Johnson said that right now the Mill is not currently receiving water from the City and will work to get the contract in place.

Councilmember Ewald asked about the cemetery rates and if they were aware. Mr. Johnson said that staff has worked with them to make them aware and they have been understanding. The cemetery can do an annual budget request, which equalizes the rates with other customers.

Councilmember Bowers asked about a contract with the cemetery. Mr. Johnson responded that the cemetery is on the upper ditch system, which is why that change needed to be made, and



that the contract only applied to raw water sales from Recapture Reservoir. The cemetery currently pays \$175 per acre-foot, and would range based on the time of the year, likely between \$500-700 an acre-foot.

Mr. Johnson said that the intent of water policies are to encourage consumers to conserve and use less water. Mr. Ekker added that the City currently charges its own Parks Department more than the cemetery.

Councilmember Ewald said that although the policy is not perfect, he appreciated the hard work on the policy to get it to this point. Councilmember Bowers asked what happens if the policy is not passed. Mr. Johnson said that it would default to precedence, which has created issues in the past.

Councilmember Ewald moved to approve Resolution 05-09-2023 - Raw Water Policy. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion.

Mayor Monson asked for a vote on the motion.

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

Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

CLOSED SESSION

Mayor Monson said that there was a need for a closed session for personnel. He asked for a motion.

Councilmember Bowers moved to enter a closed session for pending litigation. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, she called for a vote.

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 ProTempore Nielson declared the motion carried.



Council entered a closed session at 7:56 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, she called for a vote.

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

Council re-entered an open meeting 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, she called for a vote.

Those voting Aye:	Councilmember Bowers Councilmember Gasser Councilmember Grover Councilmember Nielson Councilmember Ewald
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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 9:23 p.m.

By:

David Johnson, City Recorder/City
Manager



CITY COUNCIL WORK SESSION

Tuesday, May 23, 2023 at 6pm

Blanding City Hall

50 West 100 South, Blanding, Utah 84511

Present:

City Mayor:

Logan Monson

City Councilmembers:

Cheryl Bowers

Kellen Nielson

Chris Ewald

Len Gasser

Erik Grover

City Manager:

David S. Johnson

City Finance Director:

James Francom

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

City Recreation Director:

David Palmer

City Police Chief:

JJ Bradford

City Economic Development Manager:

Ben Muhlestein

DISCUSSION ITEMS

1. Fiscal Year 2023-2024 Budget

Mr. Johnson spoke through the various City funds.

a. General Fund

Mr. Johnson walked through the various General Funds departments and highlighted the revenues and expenses related to each item. The max unrestricted fund balance is projected to be at the state maximum of 35% at the start of the new fiscal year. This balance fluctuates, based on money in and money out for revenues and expenses for general operations and various projects. Unrestricted savings today is at \$935,000. The City is projecting that year end will come in at \$650,000 to be at 35%. In the last three years, unrestricted savings has increased over \$225,000. In 2015, the total unrestricted savings was only \$125,000. The City savings at that time was 49% and excess by the end of the year will need to be transferred to other funds to be at the 35%.

i. Revenues

1. Sales tax is projected to reach \$1.2 million, but Administration budgeted for \$1 million to be conservative in projections.

ii. Justice Court

1. Decrease in number of staff from a retirement, but increase in the Judge's salary, per state requirements.

iii. Council

1. COLA was applied to the City Council salary.

iv. Administration

1. ARPA budget is budgeted into Administration. After December 2024, we can remove this line because all ARPA funding must be spent.
- v. Attorney
 1. 30% of budget goes to Attorney and 70% goes to Justice Court for prosecution.
- vi. Police
 1. Increase is due to change in dispatch services.
 2. Annual purchases reflected.
 3. Training costs have increased.
- vii. Fire
 1. Increased budget \$10,000 to move from volunteer to part-time firefighters.
- viii. Public Works, Terry Ekker
 1. Increase in gasoline costs and other general overhead costs.
- ix. Community Development, Bret Hosler
 1. Airport capital
 - a. Increases in utilities.
- x. Economic Development
 1. Increase in budget is from additional revenues and expenses related to the marathon.
- xi. Recreation
 1. Budgeted \$1,000 a month for facilities maintenance.
- xii. Wellness Center
 1. Free weights were doubled the last time the equipment was updated.
- xiii. Transfers
 1. Additional revenues from the marathon will transfer into the savings.
 2. C Roads money will transfer over to savings.
- b. Capital Projects
 - i. Expenses and revenues for the airport are budgeted high, because the City is unsure what the feds will fund this year.
 - ii. Parks & Rec for shade structures and other potential grants.
 - iii. Centennial Parks bathrooms.
 - iv. Parks UTV snow plow.
 - v. Public Works portion of vacuum excavation trailer.
- c. Enterprise Fund

Some years the City spends more out of savings and others the City spends less than in past years. Excess in operational transfers into capital. Enterprise funds do not need to balance in the same way as the General Fund. Often the City budgets for projects, but the City may not always do all of the projects and spend all of the budgeted funding, based on timing of projects, grants received, etc. Staff will print off the enterprise capital and include it for City Council.

 - i. Water
 1. Portion of SCADA and other items coming out.
 2. Westwater grant revenues and expenses budgeted in the water fund.
 - ii. Sewer
 1. General costs. Some capital needs are divided with other funds.
 - iii. Electric

1. New truck was budgeted to be under Electric. Some capital needs are divided with other funds.
- iv. Natural Gas
 1. Budgeted cost to replace gas ERTs. Some capital needs are divided with other funds.
- v. Sewer
 1. General costs. Some capital needs are divided with other funds.
- vi. Solid Waste
 1. Tipping fees are fees paid to dump at the landfill.
- vii. Storm Water
 1. No significant changes.
- viii. Enterprise Capital Projects
 1. Pressure Transducer/Level Probe \$9,000.00 – Two probes for wells - Water
 2. Training/Travel increase – Water Operator Transition, 5 total certifications - Water
 3. SCADA Upgrade – Software renewal \$12,000 & Programming \$13,000 - Water
 4. Sewer Camera - \$50,000 – Two Options - Sewer
 5. Master Plan Update - \$50,000 – 10 Year Update Cycle - Sewer
 6. Ford F250 \$42,800 Public Works pickup – Electric
 7. Vacuum Excavation Trailer \$100,000 – Streets, Water, Sewer, Stormwater, Power, Gas
 8. Air Compressor \$25,000 – Streets, Water, Gas
- d. Staffing
 - i. Added new engineering tech and police officer.
 - ii. The policy provides performance-based merit raises, but the City Council is not obligated to provide COLA.
 - iii. Staff over the mid-points of their salaries are only eligible for up to a 1% performance-based merit increase.
 - iv. Approximately half of full-time staff are over the midpoint.
 - v. Individuals need to be discussed in a closed session.
 - vi. Councilmember Ewald expressed concern about legacy pay issues and getting behind market values if the City does not provide higher COLA.
 - vii. Councilmember Bowers said that she wanted to see the overall increase of every individual position.
 - viii. Mr. Johnson calculated different COLA rates and the City Council discussed various options.
 - ix. The difference for every 1% of COLA for overall staff salary increases is about \$12,000.
 - x. Salary costs are divided among the General Fund and the Enterprise Funds.
 - xi. This year employee health benefits did not increase as significantly as in the past.
 - xii. Majority of City Council gave advice and consent to bring the budget back with a 4% COLA.

ADJOURNMENT

Councilmember Bowers 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. Voting was as follows:

Those voting AYE

**Councilmember Cheryl Bowers
Councilmember Kellen Nielson
Councilmember Chris Ewald
Councilmember Len Gasser
Councilmember Erik Grover**

Those voting NAY

NONE

Constituting all members thereof, Mayor Monson declared the motion carried.
Council adjourned the meeting at 7:39 p.m.

By: _____
David Johnson, City Manager/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, May 23, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker

City Community Dev. Dir. - Bret Hosler
Economic Development - Ben Muhlestein
Parks & Recreation - David Palmer

Others: Robert Donigan, Blu Line Designs

Meeting began at 7:42pm

Prayer was offered by Council Member Erik Grover

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Grover moved to approve the minutes of the May 2, 2023 Work Session and May 9, 2023 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 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

1. Mayor Report

- Graduation and end of school this week.

2. Council Reports

- None

3. City Manager Report

- Introduced new Finance Director, James Francom
- Deep well is drilling.

4. Staff Reports

- **Finance/Council Report - David Johnson & James Francom**
 - Everything is well within budget for FY23
 - Interest is growing more than in recent years
- **Public Works Project Report - Terry Ekker**
 - The Deep Well has a sound wall around it, which is temporary.
 - AMI project moving forward
 - Natural Gas study looking to be done by the end of the year
- **Landscape Conversion Incentive Program - Terry Ekker**
 - The City would need to create an ordinance to qualify for the state program.

PUBLIC HEARING

1. Enterprise Transfer Public Hearing

- Open 8:10 Councilmember Grover & Councilmember Nielson
- No public Input
- Close 8:11 Councilmember Grover & Councilmember Gasser

BUSINESS ITEMS

1. Resolution 05-23-2023-1 - Blanding Irrigation Agreement

The Blanding City/Blanding Irrigation Water Planning and Exchange Agreement Number One & Two expired in September 2022. These agreements between the City and the Irrigation Company formalize how we use upper-system water. Much of the upper-system is interconnected and the two entities rely on each other to serve our customers.

Councilmember Bowers moved to approve Resolution 05-23-2023-1 Blanding irrigation Agreement. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay:

None

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

2. Resolution 05-23-2023-2 - Pickleball Court Notice of Award

The City received two bids on the project. The low bid was T.W.S Construction. Staff recommend notice of award to T.W.S.

Councilmember Grover asked what the increase in bid was over the estimate. Mr. Muhlestien said that the increase was approximately \$17,000 more. The City has the capital savings to move forward with the project. Councilmember Bowers stated that she did not want to lose the \$70,000 grant toward the project. Councilmember Ewald did not like the increase, but saw the value in the project.

Councilmember Bowers moved to approve Resolution 05-23-2023-2 - Pickleball Court Notice of Award to T.W.S. Construction. 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 Bowers
Councilmember Gasser**

**Those voting Nay: Councilmember Grover
Councilmember Nielson**

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

3. Resolution 05-23-2023-3 - Parks & Recreation Master Plan

Rob Donigan from Blu Line Designs presented the draft Parks, Recreation, Trails and Open Space Master Plan.

Councilmember Bowers asked if this helps with applying for Grants. Mr. Donigan said that it will assist, especially if the City institutes impact fees. Mr. Johnson said that impact fees will be studied as part of the master plan process and will come before the City Council at a future date.

Councilmember Ewald moved to approve Resolution 05-23-2023-3 - Parks & Recreation Master Plan. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

CLOSED SESSION



Councilmember Ewald moved to enter a closed session for personnel. 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 Ewald
Councilmember Bowers
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 8:55 p.m.

Councilmember Grover moved to leave the closed session. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

Council re-entered an open meeting at 9:13 p.m.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. 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 Ewald
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 9:14 p.m.

By:

David Jonson, City
Manager/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, June 6, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker

City Community Dev. Dir. - Bret Hosler
Economic Development - Ben Muhlestein
Parks & Recreation - David Palmer

Others: Robert Donigan, Blu Line Designs

Meeting began at 7:42pm

Prayer was offered by Council Member Kellen Nielson

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Nielson moved to approve the consent agenda. 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**

Those voting Nay:

None

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

PUBLIC INPUT

1. None
- 
- A decorative horizontal bar at the bottom of the page, consisting of a yellow segment on the left and a blue segment on the right.

REPORTS

1. Mayor Report

- None

2. Council Reports

- None

3. City Manager Report

- Period to declare candidacy for the upcoming election is June 1 - June 7, 2023.

PUBLIC HEARING

1. FY 2023-2024 Budget Public Hearing

- Open 7:03 Councilmember Grover & Councilmember Nielson
- No Public Input
- Close 7:04 Councilmember Grover & Councilmember Ewald

BUSINESS ITEMS

1. Resolution 06-06-2023-1 - FY 2023-2024 Budget Adoption

- Mr. Francom reviewed the following budget totals:

City & Enterprise Budgets	Fund	Capital	Total
General	\$2,887,141	\$3,360,102	\$6,247,243
Water	\$1,238,444	\$3,704,238	\$4,942,682
Sewer	\$541,884	\$215,000	\$756,884
Electric	\$3,049,788	\$335,000	\$3,384,788
Natural Gas	\$1,266,650	\$140,252	\$1,406,902
Storm Water	\$147,791	\$58,000	\$205,791
Solid Waste	\$265,375	\$0	\$265,375
Total	\$9,397,073	\$7,812,592	\$17,209,665

- Mr Johnson reviewed the following:
 - The FY24 General Fund is balanced with revenues and expenditures.
 - The total projected revenues and expenses for FY24 are \$2,887,141.
 - Fund Balance:
 - The City anticipates excess unrestricted General Fund balance at the end of FY23.



- FY23 is budgeted to transfer \$280,000. Staff is projecting approximately \$350,000 to transfer into Capital Projects Fund. This may fluctuate, based on year-end actuals.
 - The City will have approximately a 35% unrestricted fund balance to start FY24.
 - Capital Projects:
 - General Plan
 - Wellness Center Showers & Fire Suppression System
 - Deep Well Project
 - Remodel Centennial Park bathrooms
 - Advanced Metering Infrastructure (AMI)
 - Recapture Reservoir Boat Ramp & Parking
 - Safety Shade Structures at Centennial Park
 - Vacuum Trailer
 - Public Works and Police vehicles
 - Multiple potential Airport Projects
 - Fire Department SCBA's
 - UTV for snow plowing sidewalks and parks
 - Enterprise Funds:
 - All Enterprise fund operations are in the black.
 - Electric and Natural Gas Operations have seen a steep increase in costs from the market.
 - Natural Gas is going through a rate study.
 - Staff did not recommend an Electric rate study for FY24, but recommends a study in FY25. The last study was done in 2019.
 - Solid Waste went up 4.8% on the WST index, which was significantly lower than the 8% CPI. Rates will adjust accordingly.
 - Personnel
 - Staff performance-based, merit raises for the FY24 budget for full-time and year-round, part-time staff increased 2.90%, before adding additional staff and COLA. Currently, COLA for FY24 increased to 8%, which is 3.3% higher than FY23's 4.7%.
 - With a 4% COLA and performance-based merit raise, staff salaries will increase collectively by 5.70% (COLA was not applied to seasonal positions), before adding additional staff.
 - With adding additional Police Officer, an Engineering Tech for public works, and the increased cost of moving the Fire Department from volunteer to part-time staff, the total increase in staff salaries is 11.70%.
 - Health insurance costs increased by 3.9%, which is 1.9 less than the 5.8% increase during FY23, and much less than the double digit increases in past years.
 - 5-Year Staffing Plan

Fiscal Year	General Fund	Enterprise Funds
2024	Police Officer ~ \$75,000 Part-time Firefighters ~ \$50,000 (\$10,000 increase from \$40,000)	Engineering Tech ~ \$75,000
2025		



2026	Parks & Recreation Crew ~ \$60,000 (partial funding taken from seasonal positions)	Streets Utility Crew ~ \$70,000
2027		
2028	Parks & Recreation Crew ~ \$60,000	

- Councilmember Bowers asked if we could pay off debt with increased interest. Mr. Johnson said that it was something that they could look into.
- Councilmember Bowers recommended that in the future that the City Council look at using excess revenues to evaluate rates for utilities or in other ways.
- Councilmember Ewald asked a clarifying question if the City approved the budget if the City Council can decide to amend the Budget to make changes at a later time. Mr. Johnson responded that it is possible.
- Councilmember Bowers asked to go into closed session to discuss personnel.

CLOSED SESSION

Councilmember Bowers moved to enter a closed session for personnel. 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 Bowers
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 7:23 p.m.

Councilmember Grover moved to leave the closed session. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None



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

BUSINESS ITEMS CONT.

Council re-entered an open meeting at 7:58 p.m.

2. Resolution 06-06-2023-1 - FY 2023-2024 Budget Adoption

- Councilmember Bowers commented that she put a lot of thought into the salaries and that the City Council has been very frugal with increases to salaries to almost the bare minimum to be conservative with tax dollars. She stated that the City has increased funds and this is the year to provide the increases that are presented within the budget.

Councilmember Ewald moved to approve Resolution 06-06-2023-1 - FY 2023-2024 Budget Adoption. 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 Bowers 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.

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.

Those voting Aye:	Councilmember Ewald 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 Monson declared the motion carried.

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

By:

David Jonson, City
Manager/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, June 27, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker

Economic Development - Ben Muhlestein

Parks & Recreation - David Palmer

Police - Chief JJ Bradford

Others: Ryan McArthur, FFSL

Meeting began at 7:42pm

Prayer was offered by Mayor Logan Monson

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Ewald moved to approve the consent agenda. 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**

Those voting Nay:

None


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

PUBLIC INPUT

1. None

REPORTS

1. Mayor Report

- Mayor Monson reported that the Little Miss Blanding Pageant went well.
 - He reported on a National award that the City received from the APPA for the Westwater project.
- 
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2. Council Reports

- Council member Ewald Reported that the AWOS system at the City Airport was replaced.

3. City Manager Report

- City Manager Johnson added to Councilmember Ewalds report that the City now owns the AWOS, instead of the state, so that the City can address issues more promptly.
- The General Plan made good progress, but is moving forward into the new fiscal year to ensure adequate time to go before the Plannings commission, public hearings and the City Council. Mr. Johnson helped guide the overall direction and now Mr. Hosler, the Community Development Director is moving into the next phase of getting into specific ordinances and code.
- Councilmembers Bowers asked about the progress of the Wellness Center retrofit. Mr. Johnson reported that the contractor was working on the dedicated water line for the fire suppression system. Council member Grover added that he saw the contractor covering up the new line.
- Mr. Johnson reported that the pool heater was out and the pool parts were on order. The part was a significant part that does not typically go out. Councilmember Bowers asked about backup parts. Director David Palmer reported that this was not a typical part that is kept in stock.
- Councilmember Bowers asked that the Safety Shade Structures be added to the City Manager report.
- Mr. Johnson thanked Public Works staff for addressing the Power outage. Mr. Johnson and Director Ekker explained that it was a Rocky Mountain Power transmission line and that they were slow to provide updates. In the end the power outage lasted only a few hours for the majority of the City. Mr. Ekker said that it takes a while to check the whole line to ensure that there are not multiple issues.

4. Finance Reports

- Director James Francom proposed presenting a check register for future meetings. Councilmember Ewald said he was interested. Councilmember Bowers said she liked the more detailed breakdown. Councilmember Bowers asked if they could see both and decide at a future meeting.
- Councilmember Ewald asked about the battery purchases. Mr. Ekker explained that it was for the odorizer.
- Mayor Monson asked about when sales tax would be finalized. Mr. Francom said that it should be after the start of the new fiscal year.

5. Water Report

- Councilmember Grover asked if the City was still getting a lot of runoff. Mr. Ekker said that the runoff has slowed and the reservoirs are full.

6. Public Works Project Report

- Mr. Ekker gave highlights of the report from the packet. Councilmember Bowers asked about how deep the deep well should go. Mr. Ekker explained that it needs to hit 2000 feet and that the drillers are currently over 800 feet.

7. Police Report

- Councilmember Nielson asked if there was a reason for more Juvenile problems. Chief Bradford said that school was out and kids are staying out past curfew. Councilmember Grover asked about the power outage. Chief Bradford said that there were no real problems. Councilmember Gasser asked about the problem with Kids on motorcycles. Chief Bradford said that it increases in the summer, but they

are trying to stop kids and talk to them.

8. Recreation Report

- Director Palmer explained that the CDBG Grant required that the City resubmit a final application. Now it is a matter of waiting and then meet requirements to eventually get contractors.
- Mr. Palmer reported that the skate park was closed for a week, due to vandalism. It will be reopened for the 4th of July celebration.
- Teen swim has started on Saturday nights.
- Councilmember Grover asked about a softball tournament. Mr. Palmer reported that there was a softball and baseball tournament and they played from light until dark. three girls tournaments and four boys. Blanding played in the majority of the championship games.
- Mr. Palmer explained that the part on the pool heater that went out is due to a part that does not typically go out and that they are waiting on the part.

9. Economic Development - 4th of July Report

- Mr. Muhlestein reported on sponsors and that vendor booths are full and referring to additional vendors to the new planned music festival on the day before. The city Council is riding on the fire truck.
- Councilmember Bowers asked about businesses building in the City. Mr. Johnson said that businesses have inquired, but applications have not been received.
- Councilmember Grover said that people have requested to do fireworks on saturday.
- Mr. Muhlestein said that fireworks should be around full dark.

PUBLIC HEARING

1. Parks & Rec IFA & IFFP Public Hearing

- Open 7:50 Councilmember Grover & Councilmember Nielson

Councilmember Bowers asked about a public hearing. Mr. Johnson explained that it is typical to hold a public hearing prior to bringing it for discussion or a vote on impact fees.

Councilmember Ewald moved to open the Public Hearing. 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:

Councilmember Bowers

Constituting all members thereof, Mayor Monson declared the motion carried and opened the Public Hearing at 7:50pm.

- There was no public input during the public hearing.

Councilmember Ewald moved to open the Public Hearing. 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 and closed the Public Hearing at 7:51pm.

BUSINESS ITEMS

1. Resolution 06-27-2023-1 - FFSL Contract Extension, David Johnson

- Mr. Johnson explained that the 5-year contract the state let go past across the entire state. Mr. Ryan McArthur with FFSL explained that this is an extension of the current agreement until a new agreement could be created.

Councilmember Bowers moved to approve Resolution 06-27-2023-1 - FFSL Contract Extension. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

2. Resolution 06-27-2023-2 - FFSL Wildfire Water Use Agreement, David Johnson

- Mr. Johnson explained that this is a renewal for FFSL to draw water from City reservoirs during wildfires and to reimburse the City.
- Councilmember Ewald asked about the reimbursement rate. Mr. McArthur said that it is \$500.

Councilmember Ewald moved to approve Resolution 06-27-2023-2 - FFSL Wildfire Water Use Agreement. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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



- 3. Resolution 06-27-2023-3 - SJSD MOU School Resource Officer, David Johnson**
- Mayor Monson explained that the School District approved a district-wide policy and MOU and that it was reviewed by the City Attorney and staff.
 - Mr. Johnson said that the School District will contribute \$40,000 and that there is an auto-renewal with notice. Policy provides opportunity for all schools in the district who choose to allocate a portion of their budget and work with their local municipality or the County.
 - Councilmember Ewald asked Chief Bradford if he was happy with the MOU. He responded that he was.

Councilmember Nielson moved to approve Resolution 06-27-2023-3 - SJSD MOU School Resource Officer. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

- 4. Resolution 06-27-2023-4 - FY23 Budget Amendments, James Francom**
- Mr. Francom presented the resolution and explained the adjustments to the Enterprise funds were due to the increasing costs that are also made up with the increase in charges.
 - Councilmember Bowers clarified that the adjustment was for both expense and revenue.

Councilmember Bowers moved to approve Resolution 06-27-2023-4 - FY23 Budget Amendments. 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 Bowers
Councilmember Gasser
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

- 5. Resolution 06-27-2023-5 - Certified Tax Rate, James Francom**
- Mr. Francom recommended approving the certified tax rate.

Councilmember Ewald moved to approve Resolution 06-27-2023-5 - Certified Tax Rate. 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 Ewald 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 Monson declared the motion carried.

6. Resolution 06-27-2023-6 - FY2024 Fee Schedule Adoption, James Francom

- Mr. Francom explained that no changes were made to the fee schedule this year.

Councilmember Ewald moved to approve Resolution 06-27-2023-6 - FY2024 Fee Schedule Adoption. 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 Bowers 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.

7. Ordinance 2023-1 - Parks & Recreation Impact Fees, David Johnson

- Mr. Johnson explained that the analysis was the next step as part of the Parks and Recreation Master Plan.
- Mr. Johnson said that the City Council is not required to implement an impact fee.
- Mr. Johnson explained that the IFA tells the City the cost to the City for every new home that is built. The purpose of the impact fees were to cover the cost impact that new development and residents have on the community and parks. That way current taxpayers and residents are not subsidizing new residents.
- The rate is determined per capita and multiplied by the average household size, based on the single-family or multi-family homes.
- Councilmember Nielson asked if current residents who build a new home have to pay the impact fee. Mr. Johnson said that is the exception.
- Mr. Johnson introduced Mr. Aaron Sanborn with Zions Public Finance, via Zoom. Mr. Sanborn explained the process for determining the IFA and IFFP.
- Mr. Johnson explained that the City Council could choose a full, partial or no impact fee.
- Councilmember Bowers expressed concern that another impact fee would detour new development. Councilmember Grover shared the same concerns.
- Mayor Monson said he does not have a hesitation to have an impact fee, but is not sure about a \$6,000 impact fee per home.
- Mr. Johnson said that impact fees are to help supplement capital projects for parks.
- Councilmember Grover said he would like more time to talk about it. Councilmembers Bowers and Councilmember Ewald expressed the same interest.
- Mayor Monson suggested that the City Council consider lowering the level of



- service to determine the impact fee.
- Mr. Johnson said that the City Council tabled the discussion for the future.
 - Mayor Monson said that he would like to see some comparables.
 - Councilmembers Bowers said she is not against, but would like to see lower options.
 - Mr. Johnson asked Mr. Sanborn if they could go back and create options to bring back to the City Council at a future date.

Councilmember Grover moved to table Ordinance 2023-1 - Parks & Recreation Impact Fees. 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 Ewald 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 Monson declared the motion carried.

CLOSED SESSION

- None

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.

Those voting Aye:	Councilmember Ewald 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 Monson declared the motion carried.

Council adjourned the meeting at 8:44 p.m.

By:

David Jonson, City
Manager/Recorder





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Councilmember Cheryl Bowers
Councilmember Chris Ewald
Councilmember Erik Grover
Councilmember Kellen Nielson

Tuesday, July 25, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - David Johnson
City Engineer - Terry Ekker
City Finance Director - James Francom

City Community Dev. Dir. - Bret Hosler

Economic Dev. Dir. - Ben Muhlestein

Police Chief- JJ Bradford

Fire Chief - Corey Spillman

Others: Corrine Johnson, Andrea Jeppesen, Kelly Jeppesen, Destiny Bingham, Kennedy Bingham, Lacey Ivins, Chezney Ivins, Emri Black, Navy Nieves, Joe B. Lyman, Nicole Black, Kevin Black, Keri Jensen, Scoot Flannery, Kathleen Pugh, Kendall Laws

Mayor Monson called the meeting to order at 7:00pm

Prayer was offered by Councilmember Cheryl Bowers

Declaration of Conflict - None

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the consent agenda moving the presentations to the next item on the agenda and approving the minutes from the June 27, 2023 Council 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 Grover
Councilmember Nielson**

Those voting Nay:

None

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



PRESENTATIONS

1. Outstanding Citizen of the Year - Andrea Jeppesen, Mayor Monson

Mayor Monson explained the nomination process for this award and that a committee makes the final selection. The 2023 Outstanding Citizen of the Year is awarded to Andrea Jeppesen for her countless hours of dedication and commitment to improving the City of Blanding, volunteering and making a difference in the schools, serving in her church and neighborhood, and as a devoted wife and mother.

2. Little Miss Blanding Recognition - Mayor Monson

Mayor Monson reported that the inaugural Little Miss Blanding had a number of girls aged 10 to 12 who participated under the direction of pageant director Lacey Ivins. He then introduced the new Little Miss Blanding royalty: Queen Kennedy Bingham daughter of Blake and Destiny Bingham, First Attendant Chezney Ivins daughter of Tyler and Lacey Ivins, Second Attendant Emri Black daughter of the late Taylor and Marci Black, and Third Attendant Navy Nieves daughter of Ronnie and Mandy Nieves.

PUBLIC INPUT

Mayor Monson requested to hear comments from Terry Ekker and David Johnson prior to hearing from public input participants.

- Terry Ekker thanked the Mayor, Council, and Community for the opportunity he had to provide public service as City Engineer for over 19 years. He stated that living in Blanding has been a great place to raise his family and they now have an opportunity for him to take another position elsewhere. He stated they will miss Blanding but hope to come back to retire here in the future.
- City Manager David Johnson submitted his formal resignation effective immediately per the mutual separation agreement he entered into with the City. He expressed appreciation for Mayor Monson and former Mayor Joe B. Lyman as well as the many council members, staff, private and governmental agencies, and citizens he has worked and interacted with during his time as City Manager and for their unflinching commitment to the Community. Mr. Johnson proceeded to highlight the accomplishments that had occurred during his 2+ years as City Manager and the impact these have and will have on the community in the future. He stated that he understands the City wants to go in a different direction and he respects the Mayor and Council for each of their efforts and wanted that to be made clear publicly. Lastly, he thanked those individuals and family who took the time to warmly welcome his family and make them feel loved, appreciated, and part of the community. Kindness goes a very long way.
- Former Mayor Joe B. Lyman requested that Mayor Monson read his prepared comments which in part stated David Johnson was always respectful and professional and he never heard him speak in a derogatory manner against the Mayor, Council, Staff, or community members. He is saddened it was not reciprocated.
- Andrea Jeppesen remarked on how wonderful it is to live in Blanding and thanked the Mayor and Council for the hours of service they give. She stated that developing relationships is the most important thing we can do and she hopes open communication in the future will help to move Blanding in a positive direction.
- Nicole Black wanted to publicly express her support for David Johnson and the great things he has done for the community. She appreciates the Johnson family for all they have done to support the schools and rec programs.
- Keri Jensen echoed the things that have been said and to express her deep sadness over the turn of events with David Johnson's recognition. She can't speak to his professional responsibilities as a City Manager, but she can speak to the hours he has spent volunteering and mentoring the youth of the community. She can't believe there isn't a way to work this out. She doesn't feel it is the best

- direction for the City. Mr. Johnson and his family will be a great loss to the City.
- Scoot Flannery remarked on the 8 years he has worked with Terry Ekker on projects and how great it was to work with someone who genuinely cares about the community. He thanked David Johnson for the time they spent working on projects for the City as well as the time Mr. Johnson invested in being a track coach for his daughter.
 - Kathleen Pugh expressed her sorrow that David Johnson was resigning as a City Manager. Her only experience has been interacting with him, his wife, and children and the many things they have contributed to the community. She feels bad their family hasn't had the same experience she has had moving to this community.
 - Kendall Laws wanted to inform the City Council of what is happening with the planning process with the Bears Ears Monument. The City has cooperating agency status and the next meeting is on Monday, July 31, 2023. The draft document is about 700 pages and he recommends they read it in preparation for the meeting. There are rules against him speaking publicly about the process but if any of them have questions, he can speak with them privately as part of his day job. Cooperating agencies have advanced notice to voice their concerns and then it will be available for public comment at a later date.

REPORTS

1. Mayor Report

- Mayor Monson informed Council there is a follow-up meeting on Thursday, July 27, 2023 to recap the 4th of July celebration.

2. Council Reports

- Councilmember Bowers thanked Mayor Monson for his efforts with the Outstanding Citizen of the Year award and the Little Miss Blanding pageant.

3. City Manager Report - David Johnson

- Dedicated Wellness Center water line is complete.
- The pool furnace has been fixed.
- The new deep well is now at 1400 feet and the casing is being installed.
- Parks and Trails Master Plan impact fees were previously discussed. Mayor Monson will need to meet with Zions Bank.
- Pickleball Court pre-construction meeting has been held with construction starting in the next week. The majority of the project will occur in late September or early October.
- The General Plan is headed to the Planning Commission for review and feedback after which it will come back to the City Council.
- Safety Shades status remains the same.
- White Mesa Mill raw water agreement has not yet been completed. The plan was to meet with them soon to discuss.

4. Finance Reports - James Francom

- A new detailed check register was presented for review. Councilmember Bowers asked if the grant money had already been received for the KP Ventures Well Drilling expenditure. Mr. Francom stated it will be reimbursed.
- Councilmember Ewald asked what the chlorine expenditure was for to which Mr. Francom responded it was for the water treatment plant.

5. Public Works Status Report - Terry Ekker

- He has been working with Navajo Nation to identify the location to install the water meter for Westwater Community which will be on West Center Street.
- The Tantalus AMI project is in the process of coordinating the integration with

Pelorus.

- The Natural Gas Master plan is in the final review and a final report will be submitted to the City Council at a later date.
- Councilmember Nielson inquired about the status of the carbon free project. Mr. Ekker reported it is still moving forward and will be a big topic of discussion for the City Council late fall into early winter.
- Steel solar project will be online approximately two weeks after the original deadline.
- Blanding City is in the study process for a Natural Gas plant or smaller plants throughout the state for UAMPS members.

6. Water Report - Terry Ekker

- Waiting for the monsoon season to start to help increase water storage.
- Drywash currently has about 80 acre feet for upper ditch users.

7. Police Report - Chief Bradford

- Testing for 7 applicants to fill the new officer position will occur on Monday, July 31, 2023. The chosen candidate will take Officer Palmer's spot while he moves into the new SRO position with the schools. Two of the applicants are P.O.S.T certified; one from San Juan County and one from Carbon County.
- Chief Bradford reported there have been several compliments for the professional way Officers are handling calls and traffic stops.

8. Recreation Report

- David Johnson reported that David Palmer and Kristen Bayles were attending a Parks and Recreation Certification session. There were no questions on the Recreation Report.

9. Economic Development - 4th of July Recap, Ben Muhlestein

- The 2023 4th of July Celebration was a successful event. Traditional events as well as two new events were included. Mr. Muhlestein thanked the multitude of sponsors and volunteers that oversee the events as the celebration would not be successful without them.
- Bears Ears Farms event had over 4,000 attendees.
- Grayson Music Festival met their goal and provided more vendor opportunities which in turn provides additional sales tax revenue for the City.
- There was a larger than normal attendance at the Mayor's Breakfast.
- Large attendance at the fireworks and the band received numerous compliments.
- Midnight Madness concluded at 7:00 am on July 4, 2023.
- There are a number of improvements for consideration and Mr. Muhlestein invited any Councilmembers that would like to attend the recap meeting on July 27, 2023.

BUSINESS ITEMS

1. Resolution 07-25-2023-1 - Firefighter Personnel Policy , Corey Spillman

- Chief Spillman asked if any of the Councilmembers had any questions about the proposed updates on the firefighter personnel policy. Councilmember Ewald asked Chief Spillman if he felt good about the policy to which he responded he did. Councilmember Nielson stated he hoped it would generate more volunteers. Councilmember Bowers reiterated that the hourly wage would be paid for training and callouts and addresses anyone that is already a City employee. David Johnson stated he believed the hourly rate would promote a higher commitment from new and existing firefighters.

Councilmember Nielson moved to approve Resolution 07-25-2023-1 - Update to

Personnel Policy Regarding Part-Time Firefighters. 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 Bowers
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

2. Resolution 07-25-2023-2 - Price Dispatch Agreement, David Johnson

- San Juan County made the final decision to move to Price, Utah for dispatch services. Therefore, Blanding City's portion for the first year is \$32,000. Chief Bradford reported that the City is benefitting from this service with police calls, fire calls, public works issues, and EMS services. Councilmember Nielson asked if Chief Bradford had any concerns to which he responded that Price Dispatch has been very responsive and the police have been able to respond to calls while the caller is still on the line with Dispatch.

Councilmember Ewald moved to approve Resolution 07-25-2023-2 - Contract for Dispatch Services with Price, UT. 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 Ewald
Councilmember Bowers
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

3. Resolution 07-25-2023-3 - DWR Project Assignment Order, David Johnson

- The DWR has funding set aside to improve access plans for boating and fishing. Blanding City has partnered with DWR to accept the funding via a pass-through method for the design work being prepared by Jones and DeMille. Currently the plans will be for the west side of Recapture. If there are excess funds they will go towards plans for the east side of Recapture.

Councilmember Grover asked if the City has any liability to which Mr. Johnson responded there would be no attachment for ownership.

Councilmember Nielson asked Scoot Flannery with Jones and DeMille if the process of pass-through funds is common to which Mr. Flannery responded it is a typical practice.

Councilmember Bowers stated she is excited about the improvements to Recapture Reservoir.



Councilmember Bowers moved to approve Resolution 07-25-2023-3 - Assignment Order with Jones & DeMille for Design Work at Recapture Reservoir in Behalf of the Division of Wildlife Resources. 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 Bowers
Councilmember Nielson**

Those voting Nay: None

Those Abstaining: Councilmember Grover

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

4. Resolution 07-25-2023-4 - Streets Project Bid Award, Terry Ekker

- Mr. Ekker reported that the bid opening for the Streets Project was held on Tuesday, July 18, 2023. Two bids were received with LeGrand Johnson as the low bidder in the amount of \$1,145,062.80. He recommends awarding the bid to LeGrand Johnson. With the funds the City has available, there would be funds to complete the project and leave enough for concrete participation, crack sealing and other street funding needs.

Councilmember Grover moved to approve Resolution 07-25-2023-4 - Awarding Streets Project Bid to LeGrand Johnson. 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 Bowers
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

CLOSED SESSION

Councilmember Nielson moved to enter a closed session for personnel. 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 Ewald
Councilmember Bowers
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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



Council entered a closed session at 8:28 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.

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

Those voting Nay: None

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

Council re-entered an open meeting at 8:50 p.m.

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 Ewald
Councilmember Bowers
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

Council adjourned the meeting at 8:51 p.m.

By:

Lisa S. Rarick, Clerk





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council member Cheryl Bowers
Council member Len Gasser
Council member Erik Grover
Council member Kellen Nielson

Tuesday August 8, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

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

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

Others: Charlie Taylor

Mayor Monson called the meeting to order at 7:00pm

1. A prayer was offered by council member Gasser
2. The Pledge of Allegiance was recited.
3. **Councilmember Grover moved to approve the consent agenda and approve the minutes from the July 25, 2023 Council meeting. 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 Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay:

None

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

4. Declaration of conflict - None
5. Public Comment - None

REPORTS

1. Mayor Report

- "Things are busy."

2. Council Reports



- Council member Bowers inquired if there were applications for the open positions. Mayor Monson reported that there were some applications and that they would talk more about staffing in closed session.

3. City Manager Report

4. Finance Report - James Francom

- Mr. Francom advised the council of the normal check register and to look it over and see if there are questions.
- Councilmember Grover inquired of a chunk of money that was used for chemicals for the pool, he stated that last month \$7,000 was used for chemicals also, Mayor Monson reminded them that the chemicals were actually for the treatment plant, not the pool.
- Councilmember Bowers inquired about the fire suppression system at the wellness center, and commented that a large amount has been paid to Tri-Hurst.

5. Public Works Status Report

6. Water Report -

- The council discussed the water levels. Hoping for more from mother nature.

7. Police Report - Chief Bradford

- Chief Bradford reported on the testing of the city cop applicants. He said they have made a tentative offer to one of the applicants. The next available time for him to go to the academy will be in November.
- There will be only one city cop on shift until the new guy is certified.
- Officer Palmer will start as SOR when school starts on the 16th.
- Councilmember Grover asked how the court is going with the new judge. Chief Bradford reported that Judge Laws has put out a lot of standing orders with how he wants things to run. He is getting familiar with the flow of things. Chief Bradford is pleased with Judge Laws.

8. Recreation Report - David Palmer

- David Palmer reported on the current grant situation. The next step is an environmental review, which he is almost done with. After that they will start involving contractors and whatnot. Councilmember Grover asked why we have to do an environmental review for a shade structure. Other members commented that it is a requirement for the grant.
- He also reported on the new suppression system that has been put in. It has gone through a pressurized test and it passed. He is pleased with the work that has been done by Tri-Hurst. Council was happy with the report.
- Labor day will be the last day the pool is open.
- City rec soccer has started tonight.

9. Economic Development

BUSINESS ITEMS

1. Resolution 08-08-2023-01 - Appointment of new UAMPS representative , Mayor Monson

- Mayor Monson explained that Terry Ekker has been the UAMPS rep for several years, Mayor Monson was his back up. And now with Terry gone, Mayor Monson said he is happy to fill that role until someone else can be appointed.
- Councilmember Grover asked if Mayor Monson had time for it, to which he replied that there is a board meeting next week in Wyoming and he has arranged his schedule to be there for that.

- Mayor Monson explained that different cities do things differently. Some cities like to have the elected official as the board member and the non-elected official as the alternate. But either way, it needs to be passed by resolution so that traveling expenses will be covered.

Councilmember Bowers moved to approve Resolution 08-08-2023-01 - Appointing the UAMPS representative for the city of Blanding as Logan Monson. 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 Gasser Councilmember Bowers 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.

2. Resolution 08-08-2023-02 - Revision of the employee leave policy, James Francom

- James explained to the council that he is seeking approval of the changes that have been made in the policy. James then goes on to explain the changes to the council.
- There was a group discussion on time, employees, hours, PTO, sick leave, time off.
- James explained that the change will encourage employees to take time off throughout the year and not have everyone all taking time off at the end of the year.
- Councilmember Bowers pointed out one of the numbers in the policy needed to be corrected.
- There was a discussion on pay out for vacation time vs. sick leave. And if employees give proper notice or not and how that may or may not affect pay out.
- James pointed out some mistakes that are in the current policy that need to be corrected.

Councilmember Bowers moved to approve Resolution 08-08-2023-02 - Revision of the employee leave policy. 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 Gasser Councilmember Bowers 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.

CLOSED SESSION

Councilmember Grover moved to enter a closed session for personnel. 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 Gasser
Councilmember Bowers
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

Council entered a closed session at 7:27p.m.

Councilmember Grover moved to leave the closed session. 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 Gasser
Councilmember Bowers
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

Council re-entered an open meeting at 8:42p.m.

ADJOURNMENT

Councilmember Nielson moved to adjourn the meeting. 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 Gasser
Councilmember Bowers
Councilmember Grover
Councilmember Nielson

Those voting Nay: None

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

Council adjourned the meeting at 8:43p.m.

By:

Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Tuesday August 22, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

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

City Community Dev. Dir. - Bret Hosler
Economic Dev. Dir. -
Police Chief-
Fire Chief -
Recreation Dir. -

Others:

Mayor Monson called the meeting to order at 7:00pm

1. A prayer was offered by James Francom
2. The Pledge of Allegiance was recited.
3. **Councilmember Grover moved to approve the consent agenda and approve the minutes from the August 8, 2023 Council meeting. 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 Gasser
Councilmember Grover
Councilmember Ewald
Councilmember Nielson**

Those voting Nay:

None

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

4. Declaration of conflict - None
5. Public Comment - None

REPORTS

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1. Mayor Report

- Mayor Monson reported that he was at the UAMPS board meeting in Wyoming last week. It went well. There is a lot going on with the carbon free project.
- He met with Hans Hurst with Tri-Hurst. He reported that the sprinkling system at the wellness center is done. They are still working on some of the cleanup. They will start working on the showers the week after the pool closes.
- The sound barrier is coming down at the deep well site. Council member Grover asked if they know how much water there is. Mayor advised that he hasn't seen a report on that yet.
- The pickle ball courts-they are trying to find someone to finish the cement for that project.

2. Council Reports

- Council member Grover reported that the grant with the TPA was approved. He was in a meeting with them last week.
- Council member Bowers reported that she has spoken with San Juan County commissioner Stubbs and they want to form a committee to address the housing problem that all of San Juan County is facing. The council, along with Bret Hosler had a general discussion about short term rentals and zoning and how the state can possibly help in the way of grants and funding. They talked about possible legislation from the state that will regulate short term rentals. They discussed the rights of property owners and having the choice of what to do with your own property. Mayor Monson said that he was recently appointed to the Olene Walker Housing board, and that might be a source of help.

3. City Manager Report

4. Finance Report

5. Public Works Status Report

6. Water Report

7. Police Report

8. Recreation Report

9. Economic Development

BUSINESS ITEMS

1. Sanding Equipment, Barricades, Court Building-Council member Grover

- Council member Grover advised that he has talked to a San Juan County representative about making some trades involving the sanding equipment (a piece of machinery that spreads sand on icy/snowy roads) and some barricades. Barricades would be used to secure the justice court building. They would be put in the driveway area at the court building.
- Bret advised that the truck and the sanding equipment were bought at the same time. It was required to buy the sanding equipment, it was purchased for \$500. Bret talked about some mowing and weed spraying that needs to be done at the airport and possibly having that included in the trade deal made with the county.
- Big concrete barriers would also be used for additional weight in the back of the plow truck for better traction.
- The court building needs to be put on the list for bug spray. It needs a new coat of paint. Judge Laws has already taken it upon himself to fix the wood work in the courtroom.
- The council, along with Judge Laws, discussed the needs, safety and requirements of the courtroom. They talked about IT, cameras, windows, window covering, a pass through drawer. They discussed the requirements of receiving money and how that is to be handled. Judge Laws stated that the court is supposed to be open to the public for at least two hours a day.

- Council member Bowers recommended that the court be added to the budget meeting so that the court needs can be met.
- Judge Laws advised that a court recertification is coming up in a few months, it has to be done by the end of the year. There is a checklist of things that have to be done. One of them being the Judge sitting down with council and the financial director and going over court, its operation, its financial needs, the budget, etc.
- Council member Bowers expressed her appreciation to Judge Laws for being present and for communicating the needs of the court.
- Mayor Monson said that he would get a list of things that need to be done and pass it on to staff in the next staff meeting.

CLOSED SESSION

Councilmember Nielson moved to enter a closed session for personnel. 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 Gasser Councilmember Bowers Councilmember Grover Councilmember Ewald Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council entered a closed session at 7:37p.m.

Councilmember Ewald moved to leave the closed 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 Gasser Councilmember Bowers Councilmember Grover Councilmember Ewald Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council re-entered an open meeting at 8:28p.m.

ADJOURNMENT

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

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

Those voting Nay: None

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

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

By:

Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council member Cheryl Bowers
Council member Len Gasser
Council member Chris Ewald
Council member Kellen Nielson

Tuesday September 12, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager -
City Engineer -
City Finance Director - James Francom
Judge-

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

Others: Justin Baker, Scoot Flannery, Corey Higden, Matthew Damon, Taylor Begay, Jaelyn Levier, Ryan Barton, Corwin Willmore, Tony Dayish, Russell Seeley



Mayor Monson called the meeting to order at 7:03pm

1. A prayer was offered by Chris Ewald
2. The Pledge of Allegiance was recited.
3. **Councilmember Nielson moved to approve the consent agenda and approve the minutes from the August 22, 2023 Council 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 Gasser
Councilmember Ewald
Councilmember Nielson**

Those voting Nay:

None

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

4. Declaration of conflict - None
5. Public Comment - None



REPORTS

1. Mayor Report

- Patrick Parsons has accepted the position of city engineer and he will start next week on Thursday.
- Mayor Monson went to the League of cities and towns last week. There was a lot of talk about updating policy in regards to the upcoming legislative session. Land use is a big topic as well as housing and rentals. They talked more about having some rural caucus type meetings, and getting feedback from rural communities, which is nice because that fits our needs.

2. Project Status Report - Mayor Monson - Jones and DeMille

- Jones and Demille representatives are here to report on some projects that they are working on. Justin Baker reported on the project at the wellness center, he said demolition is taking place in the bathrooms. The fire suppression / sprinkling system has been installed and inspected. The State Fire Marshall needs to come down and inspect it. They're hoping to start plumbing next week.
- Justin Baker reported on the pickleball courts as well. He spoke with the contractor, TWS, today. They are having issues with getting a concrete sub-contractor on board. They're hoping to be on-site next week to hold a pre-construction meeting.
- Justin Baker reported that the city streets project is up and going. The chip seal is finished. The community has been informed of what areas they are working on Via social media. The city crew is cleaning up the excess chips. This is in preparation for the last step, the flush coat. Hopefully that will happen in the next week or so.
- Council member Bowers inquired about the state fire marshall that needs to come and inspect the system that has been installed. Justin informed that that will be the responsibility of Tri-Hurst to schedule that.

3. Finance Report - James Francom

- James informed the council that the check register is attached to the agenda. There are about a month's worth of checks on the register. He stated that a lot of the amounts are large, but a lot of those will be reimbursed for the well project, so don't be too alarmed.
- Council member Nielson inquired about an overpayment. James informed the council that it was an HSA overpayment that has been returned.
- Council member Bowers inquired about the Peak Software Systems under recreation. David Palmer informed the council that it is the system that they use to run all of the different functions at the wellness center. It is an annual cost.

4. Police Report - Chief JJ Bradford

- The council was given the progress report and stat sheet. Council member Ewald inquired about the autism training and what that entails. Chief Bradford reported that an AP&P agent does that training and he teaches on how to deal with and identify signs of autism for better outcomes.
- Council member Bowers stated that she has heard so many good things about the SRO. (School Resource Officer). Chief Bradford also stated that he has had someone from each school reach out to him and tell him good things about the SRO. Council member Bowers also stated that she has encountered a citizen in town that has complimented the police officers and he has changed his opinion about officers in general.

5. Airport - Bret Hosler

- Bret was happy to report that Blanding City was successful in getting a grant for the west terminal building at the airport. They have worked closely with the FBO's,

Casper and Shelby. The West Terminal building will get new flooring, new sheetrock, some electrical repairs, there will be new furniture, it will be a good general facelift.

- Council member Bowers inquired who would take the lead on that, the FBO, or the city. Bret explained that it would be a joint effort.
- Bret explained that there are some showcases in that building that aren't needed anymore. He got advice and consent to move forward with trying to sell those.
- Council member Ewald stated that it was good work to get that grant approved, he said that there has been more traffic at the airport and more pilots coming through and hanging out, so getting that terminal spruced up will be a good thing.

6. Recreation Report - David Palmer

- David reported on the status of the CDBG grant for the shade structure. He has been going through the checklist of requirements, one of them being the environmental study. They have returned their critiques and follow ups. And now the next step will be to get a contractor involved.
- David reported that he found out a few hours before this meeting that the lights at the old baseball fields have gone out because of a blown transformer, therefore, the little league football teams will have to find a different location to play their games. Councilmember Bowers expressed the need for lights at the city baseball fields. David said that with advice and consent he would search for grants for that purpose. David said that he is talking with Monticello and Moab to see if they will host a few more games than they normally would.

7. Fraud Risk Assessment - Mayor Monson

- The Mayor stated that when we had our audit, he and James completed a fraud risk assessment which was sent into the state.
- After the election cycle, new elected officials will go to fraud training.

8. West Water Update

- All the guests at the meeting introduced themselves and told what organization they were with. There were representatives from the Utah State Department of Environmental Quality division of drinking water, Navajo Tribal Utility Authority, WIA Water Corps. technician training program, a hydrologist with Navajo Nation Department of resources and water management branch, civil engineer with Brown and Caldwell, Jones and DeMille, administrator for Utah Navajo Trust Fund.
- Scoot Flannery with Jones and DeMille stated that the construction of the deep well project is complete; it is drilled to a depth of 1913 feet. He explained the construction and some features of the well. Test pumping will happen in the next couple weeks. The well yields 150 gallons of water a minute. He spoke on where the meter will be placed. The next step in the project will be the treatment design. He anticipates construction for the water line and meter will begin this fall. The annexation plat down center street has been given to Bret Hosler and that is on the planning commission agenda for this Thursday.
- Corwin Willmore, the civil engineer consultant with Brown and Caldwell, did a presentation to the council with some slides and pictures. He showed the stakeholders that are associated with the project. He showed a map of the water lines and the lots in Westwater. The map showed known archaeological sites. He said that the average water usage per day will be 20,000 gallons. He reported on the water storage requirements. There was a general discussion about the proposed annexation property. Council member Bowers inquired about time lines. Corwin reported that he has submitted 60% plans for review and he hopes for a quick turn around.
- Russel Seeley with the division of drinking water stated that they have been working closely with Brown and Caldwell and Jones and DeMille on this project. They have been closely watching the impact on the city, he has inspected the well construction multiple times and everything has proceeded nicely and meets division of drinking water criteria. He appreciates the partnership with Blanding City and

everything they've done to move this project forward.

- Ryan Barton with Navajo Nation Department of resources and water management, stated that about 2 years ago he and Tony Dayish spoke with Council member Bowers about extending the electric line to West Water. He stated that it's a good thing when people can get those basic needs met. He is very grateful that the stakeholders and city are applying the same idea to the water line.
- Council member Bowers inquired about the treatment of the water that will come from the deep well. Scoot Flannery explained some of the options for treating that water, but it's not yet been decided because a pump test hasn't been done yet.
- Corey Higdon with Navajo Tribal Utility Authority has worked closely with Ryan and Corwin on this project. She expressed her thanks for getting power and eventually water to the people in West Water. It is a huge life improvement for them.
- Mayor Monson thanked everyone for being there and for their comments and presentations.
- Council member Bowers stated that she remembers the meeting with Ryan and Tony and she recalls that there were many discouraging things that have hindered the project from moving forward for years and she is joyful to actually see it to fruition.

BUSINESS ITEMS

1. Landfill - Mayor Monson

- The Mayor reported that the person who runs the transfer station had to leave and at this point it is not likely that they will return. The Mayor inquired if it would be worth it to hire someone new and reopen the transfer station. There was a general discussion on the benefits, the usage, the cost, the days that it has been open. Justin Baker stated that he lives on westwater road and he has seen an increase in people hauling trash out that road to the "old dump." James said that he would get some numbers on the cost of having the transfer station open. James stated that it's always been a loss for the city to keep it open.

2. Resolution - 09-12-2023-01 - Steel Solar Second Amendment

- Mayor Monson stated that the project requested this amendment to allow it to take advantage of a production tax credit, referenced as a PTC. PTC became available To solar resources through the Inflation Reduction Act. When the council entered the first amendment, this tax credit wasn't available. It essentially doesn't change anything except for listing these amendments.
- Council member Nielson inquired if the tax credit benefited the project itself, and not necessarily the city. The mayor directed everyone to see the listed benefits to UAMPS, and since we are members of UAMPS, those benefits will come over to us.
- Council member Ewald stated that there doesn't seem to be any negative points.

Council member Ewald moved to adopt resolution 09-12-2023-01, authorizing the Steel Solar Project Second Amendment. Council member 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 Gasser
Councilmember Ewald
Councilmember Nielson**

Those voting Nay: None

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 Gasser
Councilmember Bowers
Councilmember Nielson
Councilmember Ewald**

Those voting Nay: None

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

Council entered a closed session at 8:07p.m.

Councilmember Nielson 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.

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

Those voting Nay: None

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

Council re-entered an open meeting at 8:48p.m.

ADJOURNMENT

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

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

Those voting Nay: None

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

Council adjourned the meeting at 8:49p.m.
By:



Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council member Cheryl Bowers
Council member Len Gasser
Council member Chris Ewald (via zoom)
Council member Kellen Nielson

Tuesday September 26, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager -
City Engineer - Patrick Parsons
City Finance Director - James Francom
Judge-

City Community Dev. Dir. - Bret Hosler
Economic Dev. Dir. - Ben Mulstein
Police Chief-
Fire Chief -
Recreation Dir. -

Others: Ryan Barton via zoom, Christine
Watkins via zoom, Corey Higdon

Mayor Monson called the meeting to order at 7:00pm

1. A prayer was offered by Council member Grover
2. The Pledge of Allegiance was recited.
3. **Councilmember Bowers moved to approve the consent agenda and approve the minutes from the September 12, 2023 Council 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 Gasser
Councilmember Ewald
Councilmember Nielson**

Those abstaining:

Councilmember Grover

Those voting Nay:

None

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

4. Declaration of conflict - None
5. Public Comment - None

REPORTS

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1. Mayor Report

- This week is prevention week at the high school. They have been having different activities throughout the week. Mayor Monson spoke at an assembly at SJH. The community is encouraged to wear bright colors to school events and games.
- Next week Mayor Monson will go to the One Utah Summit convention and make a presentation there. He will attend one day. It is a convention put on specifically for rural communities.
- Council member Bower said that she reached out to Governor Cox's office, she has been a council member for 9 years and she has never seen him here in Blanding. His office invited her to the convention. She may go.

2. City Council

- Council member Nielson said that the pickle ball courts are moving slowly. The pile of cement has been removed.
- Mayor Monson also reported that the sprinkling system is done in the wellness center. The showers and bathrooms remodel will start soon.
- The deep well is complete and will be in the testing phase.
- Council member Grover asked about the fall festival and if the corn was going to make it here for the corn pit. Ben reported that a city employee will go pick it up on Thursday.

3. Finance Report - James Francom

- James reported that he has been working on customized reports for each head of the departments. He can individualize it and send it out monthly via email.
- Check register is attached to the agenda and he said that he would take any questions.
- Council member Bowers asked if he was going to do quarterly reports. He said he will. She also inquired about the legal payment, she wants to make sure we are staying within our budget for legal services. She asked what the Geniva Capital Contract payment for the wellness center is. David Palmer was not there to chime in, James said that he will look into it and see what that payment is.

4. Economic Development - Ben Muhlestein

- Ben gave a brief update on economic development. He reported that Blanding received a grant from the Utah office of Tourism to help promote tourism. It will help in developing ads to promote tourism. He said that a small video will play at the visitor center and will also be online that will promote different businesses. Video ads tend to be a little more expensive, but also seem to get more results.
- The pickle ball courts have been delayed for a while because of concrete contractor issues. But they have made some progress in the last few days. Concrete will be laid in the next week or two.
- Events: 128 people have registered for the marathon. There is still a month to register. Flyers for the eclipse will be put in hotels, businesses and the visitor center and will direct people to a central place to avoid confusion and traffic jams. The fall festival is looking good, there are plenty of activities and all booths are full. We will need volunteers to help with setting up, running the event and cleaning up. Mayor Monson advised that he will try and get some youth rounded up to volunteer. Council member Bowers advised that she is happy to help if she is in town.

5. Sale of Airport Excess - Bret Hosler

- Bret reported that one of the show cases has sold. There is other stuff that is up for sale from the airport such as some old furniture. He has posted it on Facebook but there isn't a lot of interest in it so far.
- New furniture will be purchased with the new grant money.

6. Southeastern Utah Association of Local Government - Christine Watkins

- She reported on the days that she will be at the One Summit conference and she said that the Governor will be there.
- She stated that she was a state representative for San Juan County for four years.



- She is a local administrative advisor, she is in charge of helping 19 different cities. She said that all of those cities have a population of less than 5,000. She is taking a grant writing class. She is impressed with the city and their receiving of grants.
- She has been a legislator for 11 years. If there is something she doesn't know or can't do, then she probably knows someone who knows and can.
- She has been to Blanding many times. She used to work for UEA and San Juan was one of the areas that she covered.

BUSINESS ITEMS

1. Landfill/Transfer Station

- The Mayor reported that the employee for the transfer station can come back and work for a few months. Mayor Monson filled in council member Grover on what was discussed at the last meeting concerning the transfer station.
- James advised that he attached some financial numbers to the agenda. They went over those numbers and talked about the loss that the city has had over the years financially due to the transfer station.
- The council had a general discussion about illegal dumping, a possible city clean up day with the national guard, and people dumping in business' large dumpsters, the big dumpster that has been provided by the city around Christmas time, what days would be the most beneficial, the process of how the transfer station works, advertising it better, etc. They talked about other county locations that also have transfer stations.

2. NTUA Agreement

- Mayor Monson stated that the title of the agreement is "Water Treatment and Conveyance Contract." The water portion of the agreement will be similar to the power agreement. Terry Ekker had drafted a lot of it before he left. Mayor Monson has stepped in on some of the meetings that have been happening since Terry left. The city attorney has reviewed the agreement and he changed a few things and now the draft that we have now is current.
- Council member Grover asked about water rights being brought to Blanding city for this project to move ahead. Council member Bowers said that our policy says that if someone wanted water and we had water rights or sufficient amount of water or source of water or return of water in the amount that was going to be used. NTUA requires that there is sufficient water available and proof that there is water to have water sold to them. Ryan Barton with Navajo Nation Department of Resources and Water Management advised that it is his understanding that the San Juan water conservancy district has transferred 50 acre feet of water to the city of Blanding for the deep well. Council member Grover advised that for every well that is drilled a water right has to be filed. Ryan said that the transfer of the 50 acre feet of water to Blanding is water right #09-438 and as of Aug. 31, Blanding City has not filed for that water right yet. Council member Grover was not happy that the ball had been dropped on this step or the process. Patrick Parsons said that he will take that responsibility on.
- Council member Bowers inquired about the meter that will be put in, she wanted to know if this is normal practice, to put a meter in at the city's cost for a new water line. Bret advised that for individual's that is not normal practice but the city council adopted a new policy to sell water to other government organizations. And this is the first time that policy is being put into use.
- The council talked about tabling the contract until the water right has been filed by the city. Patrick said that he would appreciate time to get more familiar with the project before he speaks on it.
- Bret talked about the chunk of land and street that are in the works of being annexed. He said that the annexation plan has been seen by the planning commission and steps for that process are being taken.
- The council had a general discussion about the concern of the pressure of the water that will go out to WestWater. It was said that the water engineers took that issue into

consideration when planning. Patrick asked about the 29 lots and questioned about the possibility of more houses being built there. It was said that there are contracts and agreements in place that prohibit more than 29 units.

Council member Bowers moved to table the water contract with NTUA to allow the new city engineer to get familiar with the contract and for Blanding City to file for water rights. Council member Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Those voting Nay: None

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

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 Gasser
Councilmember Bowers
Councilmember Ewald
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

Council adjourned the meeting at 8:01p.m.

By:

Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council member Cheryl Bowers
Council member Len Gasser
Council member Chris Ewald (via zoom)
Council member Kellen Nielson
Council member Erik Grover

Tuesday October 10, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager -
City Engineer - Patrick Parsons
City Finance Director - James Francom
Judge-

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

Others: Ryan Barton, Corey Higdon, Tyler Nielson, Jaelyn Levier, Grant Sonata, Russel Seeley

Mayor Monson called the meeting to order at 7:01pm

1. A prayer was offered by Council member Nielson
2. The Pledge of Allegiance was recited.
3. **Councilmember Bowers moved to approve the consent agenda and approve the minutes from the September 26, 2023 Council 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 Gasser
Councilmember Ewald
Councilmember Nielson
Councilmember Grover**

Those voting Nay:

None

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

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4. Declaration of conflict - None
5. Public Comment - None

REPORTS

1. Mayor Report

- Project report: Wellness center sprinkling system and showers. David reported to council that they have poured concrete and have access to all the lines that they need for the showers.
- Deep well: The well is complete, we are in the testing phase, waiting for a pump at this point which will test what we are able to produce out of it. It should be here at the end of this week.
- Pickleball courts: the work has been progressing. Ben reported that the concrete should all be poured on Friday. Council member Bowers asked if there would be a fence around it, Ben reported that yes, there will be a fence.
- The General Plan: it is an ongoing process. Bret reported that the planning commission will meet this week and will discuss the plan and make a recommendation to the mayor and council.

2. City Council

- Council member Nielson reported on the swallow's nest. He said the historical commission stated that the county has funds to help with that. Possibly up to \$5,000. Winston Hurst has been and will be a valuable source of information on how to restore a structure like that. Council member Nielson said that it was a concern that the funds may not be available after the year is over, so things need to happen in a timely manner.
- Mayor Monson added that a member of the community approached him about trick-or-treating on 100 west and the possibility of closing that street. He stated that that has already been talked about in depth in the past and it isn't the most feasible idea. The Mayor stated that this citizen also inquired about the possibility of people donating candy to those who live on the street as it is extremely busy on Halloween. The mayor has no problem with that.
- Council member Bowers is planning on going to the open house at the Energy Fuels Mill. She invited anyone that wants to join her. The Mayor added that Energy Fuels have been a sponsor for a lot of community events, so it would be great to support them. Council member Grover said that they are doing good things at the mill.
- Mayor Monson said that the college had a grand opening of their diesel mechanic and welding program facility. just south of Clark's. He said the president of the university came down and she is interested in expanding things here at the Blanding campus.
- Mayor Monson went to the One Summit Conference last week and it was good.

3. Economic Development - Ben Muhlestein

- Ben reported on the fall festival. He feels it was a good turn out despite the wind. It was estimated that 1500 people showed up. He wanted to thank all the sponsors that helped make the event happen. He mentioned that it couldn't have happened without the volunteers.
- The eclipse is this coming Saturday. He has talked to multiple hotel owners and they are all totally booked. He wants citizens to be aware of the increase of people that will be showing up. He wants to guide people to the centennial park. There will be vendors and food there at the park. Fliers with that information will be put out in the community. He said that there are some eclipse viewing glasses that have been donated to the city. Anyone is welcome to come in and get those for their family.
- Events: 147 people have registered for the marathon which is a little less than a month away. It is estimated that there will be closer to 175 registrants. Volunteers

are welcome to that event, it is on November 4th.

4. Recreation Report - David Palmer

- David went to the open house at the Energy Fuels Mill and was impressed with the work that they are going down there. He said the open house was worthwhile.
- He reported that they have received several emails asking if there was an event for the eclipse and they have been telling people about the event at the park.
- David reported that being able to use the high school football field for little league football has been a lifesaver and he is very grateful for that. Council member Grover asked about the status of the lights at the old baseball fields. Mayor Monson reported that it was a transformer that was ruined in a lightning storm. He talked to the superintendent last week and they are going to try and get it fixed. It is the responsibility of the school district. Mayor Monson said that it makes sense for David to be at the meeting when that is discussed.
- Council member Bowers inquired about bathrooms at centennial park for the eclipse viewing event. David informed that the bathrooms will be open and working and Ben also reported that some port-a-potties will be brought in.

5. Police Report - JJ Bradford

- Chief Bradford stated that the council has the report and stats in their packet. He reported that they are staying busy.
- Cole is staying busy at the schools as the SRO. His presence has been beneficial at the schools. He taught a few classes in the freshman mentoring program. He organized a K-9 search and they sent a few dogs into the schools for a few hours and found a few drug items.
- Mayor Monson reported that KSL did a story on Cole and some students about the SRO and the benefits of having him in the schools. It should air soon.
- Council member Bowers asked what TAC is. Chief Bradford informed that it is the Terminal Access Coordinator. It is the state's online Criminal Justice System and the TAC officer manages the usage of that system. Hillhouse is the TAC officer.
- Council member Grover asked about POST for the new officer. Chief Bradford informed that he will be going on November 13th. He will graduate in March.
- Chief Bradford reported that there will be a few officers taking on some extra hours during the busy weekend, due to the eclipse.
- Chief Bradford reported that a highway patrol trooper did a speed enforcement shift in town and in 3.5 hours, he wrote 8 citations. Speeding through town is a big problem.

6. West Center Street Annexation - Bret Hosler

- Bret had a large plat map for the mayor and council to see. He said that this annexation needs to happen for the water project to move forward. Bret explained that it would be wise for our water lines and meter to be on the city's land and in city limits.
- He said that there is a small piece of land owned by Tom Winder's daughter and her husband, they were approached and asked if they wanted to be part of this annexation process, they said they did not.
- Bret said that a public hearing has to be advertised for a certain amount of time. He said it is quite the process to do this. It's already been to the planning commission and is ready to move forward and have the proper people sign off on it. He would like the council to set a time for a public hearing. And then two weeks after the public hearing the council can pass a resolution to annex the land.
- Mayor Monson feels like November 14 gives us plenty of time to advertise and make sure everything is in place to do this right. Council member Grover wondered if this also gives us time to talk to the other property owners in the area to see if they want to join in on the annexation also, so that we don't have to do this process again. Bret advised that we could do that, but then we would have to redo the plat. Because any area that is going to be annexed, has to be recognized on the plat.
- Bret wanted to be sure that we are meeting all the state requirements.

BUSINESS ITEMS

1. NTUA Agreement

- Mayor Monson said that this is the same contract that was discussed at the last meeting. Some changes have been made and they are highlighted in red. It shows the 29 lots and also lists some of the people and businesses that have been involved in this project. It states that NTUA will have to inform the city if there is a new connection. There currently are not 29 homes there but there are 29 lots.
- Russel is from the division of drinking water. Previous to this position he was the city engineer in Price and he dealt with a lot of water rights issues. He said that there are lots of different water rights. There are paper water rights and wet water rights. He said this particular water right is a paper water right, it is 50 acre feet of water from the San Juan Conservancy district and it has not yet been certificated. He explained that as a private citizen you have to prove that you are going to use the water within 7 years. But it is different for cities. Cities can have water rights indefinitely. He said that it makes sense to leave the water right as it is until you are ready to develop that water right and show beneficial use.
- Blanding city owns lots of water rights. A lot of them are paper water rights. There are more paper water rights than wet water rights. Blanding City uses mostly surface water rights to treat and use for drinking water. Blanding city has lots of ground water rights.
- In talking with Terry, Blanding has sufficient ground water rights in the existing wells. And some of those water rights can be shuffled around and moved to this new well. One of the reasons we don't want to move the water rights yet is because we don't know how much water that well can produce. Russel reported that there are more rights than there is water in the ground.
- Patrick wanted to clarify that the water right is in place but has not yet been certificated and there is no threat in losing the water right. Russel clarified that that is right. There is no threat of losing the water right because of seniority.
- Council member Bowers wanted clarification about the certification and why it doesn't need to be more pressing at the moment. Russel explained that Blanding has existing groundwater rights and as soon as we know how much water this new well produces, we can move some of those water rights over to this well, but certification doesn't need to happen with the state until we know how much it produces. Russel said that he is perfectly happy to help anyone learn more about water rights and the whole process of water rights.
- Mayor Monson stated that the title of the agreement is "Water Treatment and Conveyance Contract."

Council member Bowers made a motion to approve the City of Blanding, Navajo Tribal Utility Authority water treatment and Conveyance Contract. Council member 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 Gasser
Councilmember Ewald
Councilmember Nielson**

Those voting Nay: Councilmember Grover

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

2. Appointing a City Administrator

- Mayor Monson stated that multiple applicants let him know that they couldn't be

there in person to the meeting tonight. They are otherwise occupied.

- Mayor Monson expressed his appreciation to everyone throughout the entire process. It has been quite the process and it has been going on since July.
- There were 25 applicants for the city administrator position. Three rounds of interviews were done, Which included an interview with city staff, with some citizens, and then City council. Some candidates that made it through those rounds participated in some activities such as drafting a resolution, responding to emails, and some other requests made by the mayor.
- Mayor Monson stated that the talent and caliber of all the applicants is really outstanding. Several individuals demonstrated remarkable qualifications. It wasn't easy to make a decision as it never is when you have to pick one person. Within the deliberations they had to pick one person who they felt aligned with the City Council and the direction they want to go, and who they felt aligned best with the community and the staff.
- After careful consideration and thorough evaluation, Mayor Monson appoints Trent Herring as the city administrator, pending council's approval and an agreement on a contract.
- Mayor Monson stated that Trent's track record, leadership, experience all gave them a vision that they felt aligned with everyone involved.
- Mayor Monson expressed his heartfelt appreciation for everyone who was involved with this process. He hopes that we can come to an agreement on a contract with Trent and he looks forward to working with him.
- Council member Bowers stated that she was thrilled with the candidates they had. She got to sit in on several of the interviews. She also wants to thank the Mayor, she said that the process was done very well, she felt very comfortable in the decision. She appreciates the process, she feels like it was thorough and complete.

Council member Bowers made a motion to approve the appointment of Trent Herring as the city manager according to the request of the Mayor. Council member Gasser seconded the motion. Mayor Monson called for a vote.

**Those voting Aye: Council member Gasser
Council member Bowers
Council member Nielson
Council member Grover
Council member Ewald**

Those voting Nay: None

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

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 Gasser
Councilmember Bowers
Councilmember Ewald
Councilmember Grover**



Councilmember Nielson

Those voting Nay: None

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

Council adjourned the meeting at 7:51p.m.

By:

Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council member Cheryl Bowers
Council member Len Gasser
Council member Chris Ewald (via zoom)
Council member Kellen Nielson
Council member Erik Grover

Tuesday October 24, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager -
City Engineer - Patrick Parsons
City Finance Director - James Francom
Judge-

City Community Dev. Dir. - Bret Hosler
Economic Dev. Dir. -
Police Chief-
Fire Chief -
Recreation Dir. -

Others: Ellen Williams, Charlie Taylor

Mayor Monson called the meeting to order at 7:00pm

1. A prayer was offered by Mayor Monson
2. The Pledge of Allegiance was recited.
3. **Council members Nielson moved to approve the consent agenda and approve the minutes from the October 10, 2023 Council meeting. Council member 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 Gasser
Councilmember Ewald
Councilmember Nielson
Councilmember Grover**

Those voting Nay:

None

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

4. Declaration of conflict - None
 5. Public Comment - None
-
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REPORTS

1. Mayor Report

- Project status report - the wellness center sprinkling system and showers are going well, the drywall is almost done. Tile work is in progress. They are hoping to have it all done by the end of November. Council member Nielson inquired about if the showers are going to be private. It was confirmed that there will be a spot to put up shower curtains.
- The deep well testing started today but there are no results yet.
- Pickleball courts - the concrete is poured and nets are up. There is more concrete to be poured.
- General plan - still working through that. Planning commission has been reviewing it. The planning commission is going to have a work meeting this week. The consultant is still giving them additional information, things to review, to see how much of our plan is up to state law and what needs to be changed.
- All kinds of good things - SJH football and volleyball both have state playoffs this week. Cross country was today. Both the boys and girls took 3rd place at state. Tennis just wrapped up. And the marathon is coming up soon.
- David Homedew is retiring. There will be a luncheon for him on Monday at noon. He has done a lot of good work for the city for 34 years.

2. City Council

- Council member Grover wanted to thank the city crews and staff for their good work on installing natural gas lines. He also wants to revamp the forms and process to get work done at people's properties. He is not pleased with the computer process and the issues that come with it. He wants a checklist and a list of who you talk to about getting the work done.

3. Kigalia Fine Arts Presentation - Ellen Williams

- Ellen did a presentation along with a powerpoint for the council. She went over the importance of the arts and some statistics. She reiterated that nothing is free. She went over some costs for different entertainers. Kigalia is committed to fine arts. She spoke on the cost of a yearly family pass. Kigalia is a forty year tradition. They ask for some help in advertising when they put on a free event. They have been successful in getting grants. They received one from the Utah arts and museum board, a small one, but they managed to qualify. She said that a majority of cities sponsor their fine arts council.
- Council member Bowers advised that she is welcome to come to the council's budget meeting and ask for funds. She advised that there are discretionary funds for things like that.
- Ellen stated that they applied and were awarded the San Juan County economic grant for \$2000.

4. Finance Report - James Francom

- Mayor Monson asked if anyone had questions about the check register. James explained that the council can go into the check register and search for specific things and pull up documents. He has shared all documents and invoices since he has started working.
- Council member Bowers said that the only thing she didn't recognize on the check register was for Curtis and Sons for fire professionals and technicians. James clarified that it was for some labor hours for someone that came down and installed a pressure switch for the fire department.



BUSINESS ITEMS

1. Election Notice - Resolution 10-24-2023-2 - A resolution to cancel Blanding City's 2023 Municipal Election

- Mayor Monson stated that state code requires us to cancel our elections by resolution when there is an uncontested election. There are three open seats and there are three people running for those seats.
- The resolution reads in full as follows:
A RESOLUTION TO CANCEL BLANDING CITY'S 2023

MUNICIPAL ELECTION

WHEREAS Section 20A-1-206 (2) of the Utah State Code Annotated states a municipal legislative body may cancel a local election if the ballot for the local election will not include any contested races or ballot propositions; and

WHEREAS Section 20A-1-206 (2) also states the municipal legislative body must pass, no later than 20 days before the day of the scheduled election, a resolution that cancels the election;

NOW THEREFORE, BE IT RESOLVED BY THAT:

Blanding City Council certifies the following:

1. The ballot for the 2023 Blanding City Municipal Election would not include any contested races or ballot propositions; and
2. Blanding City certifies the following individuals have lawfully filed as candidates for the 3 available council seats of the Blanding City Municipal Election to be held November 21st 2023, and are hereby elected to office for 4 year terms to begin January 1st 2024:

Charlie Taylor

Chris Ewald

Kellen Nielson

3. Notice of the cancellation of the election shall be given as required by utah law

Council member Bowers made a motion to approve Resolution 10-24-2023-2 to cancel Blanding City 2023 municipal election, seconded by council member Grover. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:

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

Those voting Nay:

None

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



2. Multi Jurisdictional All Hazard Mitigation Plan - Resolution 10-24-2023-1 - A resolution of Blanding City Adopting the San Juan County Multi Jurisdictional All Hazard Mitigation Plan

- Mayor Monson advised that it essentially says that the county has created a multi hazard mitigation plan that they use to be compliant with the disaster mitigation act of 2000. Because we are a city in San Juan County, we have been asked to adopt that plan as well. The actual plan is about 123 pages long, it lists the resources within the county and what to do in a disaster. In the past, the county has been helpful to Blanding city with their resources.
- The resolution reads in full as follows:
RESOLUTION 10-24-2023-1

A Resolution of Blanding City Adopting the San Juan County

Multi Jurisdictional All Hazard Mitigation Plan

WHEREAS Blanding City recognizes the threat that natural hazards pose to people and property within San Juan County and Blanding City; and

WHEREAS San Juan County has participated in the creation of a multi-hazard mitigation plan, hereby known as the San Juan County Multi-Jurisdictional AllHazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS San Juan County Multi-Jurisdictional All Hazard Mitigation Plan 2023 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in San Juan County from the impacts of future hazards and disasters; and

WHEREAS adoption by Blanding City demonstrates their commitment to hazard mitigation and achieving the goals outlined in the San Juan County Multi- Jurisdictional All Hazard Mitigation Plan 2023

NOW THEREFORE, BE IT RESOLVED BY THAT:

Blanding City adopts the San Juan County Multi-Jurisdictional All Hazard Mitigation Plan 2023

ADOPTED AND APPROVED this 24th day of October, 2023.

Council member Bowers made a motion to approve Resolution 10-24-2023-1, the city of Blanding adopting the San Juan County Multi Jurisdictional All Hazard Mitigation Plan. Seconded by council member Gasser. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:

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

Those voting Nay:

None

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



CLOSED SESSION

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

Those voting Aye:	Councilmember Ewald Councilmember Bowers Councilmember Grover Councilmember Nielson Councilmember Gasser
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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 7:35 p.m.

Councilmember Grover moved to leave the closed 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 Ewald Councilmember Bowers Councilmember Grover Councilmember Nielson Councilmember Gasser
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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 an open meeting at 7:52 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 Gasser Councilmember Bowers Councilmember Ewald Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 7:56p.m.

By:



Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council member Cheryl Bowers
Council member Len Gasser
Council member Kellen Nielson
Council member Erik Grover

Tuesday November 14, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager -
City Engineer -
City Finance Director - James Francom
Judge-

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

Others: Charlie Taylor, Milt Pipkin,
Kendall Laws

Mayor Monson called the meeting to order at 7:00pm

1. A prayer was offered by Council member Bowers
2. The Pledge of Allegiance was recited.
3. **Council members Bowers moved to approve the consent agenda and approve the minutes from the October 24, 2023 Council meeting. Council member Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

Those voting Aye:

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

Those voting Nay:

None

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

4. Declaration of conflict - None
5. **Public Comment** - Milt Pipkin introduced himself, he stated that he has been here for 50 years. He came tonight to ask if he can put a solar panel in his yard for charging his electric vehicle. Mayor Monson advised him that he needed to talk to the city engineer. He advised Milt who that is and how to contact him.

REPORTS

1. Mayor Report

- Mayor Monson informed us that this past week the Carbon Free Power Project has basically come to a halt. Between New Scale and UAMPS, the subscription wasn't met and it was clear that it wasn't going to be met. So the participating parties decided to terminate that project, rather than incur costs. CFPP and New Scale determined that ending the project was in the best interest of both parties. Going forward, UAMPS will look for ways to add renewable energy to replace what was planned there. They're looking to expand the wind farm at horse butte, and additional solar opportunities. Including some natural gas technology that has recently come out. There is a whole list of options that the council can go over at a later time.
- Council member Nielson asked what percentage of our power was going to come from that. Mayor Monson replied that we have a pretty diverse portfolio as far as our power goes and we aren't depending solely on that.
- Council member Grover asked if we are getting money back on that project. Mayor Monson advised that we are. There was a settlement agreement that happened and there will be a reimbursement on that. He doesn't know an exact dollar amount yet, but will keep the council posted.
- Mayor Monson said that everyone was pretty positive on what went into the project and how it opened doors for future projects. Council member Bowers doesn't feel that it was positive because so much money went into it and was wasted and promises weren't kept. Council member Bowers did say that we will be more informed when another project like this comes along.
- Project Status Report - Sprinkling system - the work on the showers is still going on, they are about ready to paint and get the tile done in the showers.
- The deep well - Patrick is out of town but Mayor Monson did report that the testing is done on the well. Ben advised that he talked to Patrick and the main point is that the state has approved to move ahead with the building of the well house.
- Council member Bowers said that an article ran in KSL yesterday. She said that it mentioned some archeological sites. Mayor Monson clarified that the article is talking about the West Water area.
- Pickleball courts - The concrete will cure for another week or so and then painting will begin.
- General plan - Still on going. Planning commission is also working on it.

2. City Council

- Swallow's Nest - Council member Nielson asked if David Palmer had talked with Winston Hurst anymore about the project. They both agreed to make a time to meet as well as talk to Winston.
- Council member Bowers asked when we do the truth and taxation. James informed that usually an email is sent out to inform when that is supposed to happen. Council member Bowers stated that she did some in depth studying on taxes rates for San Juan County. She says that she now understands why businesses in San Juan struggle more than they should. She said that her hotel that she owns, taxes started at \$2400 and now they are up to \$9000 a year. She stated that San Juan County has the 3rd highest property tax rate in the state. She said that we are being taxed like Moab, but Moab can charge triple what we can here. She said that Carbon County is the highest in the state. She doesn't know what to do, but to continue to fight for PILT payments. She wants to know if there is anything the city can do to help with the businesses and residents with taxes.
- James advised that he looked it up and the time for truth and taxation depends on if you are a calendar year or a fiscal year. Property taxes are set by the county and the school district. Council member Bowers stated that our school district's rates are about the 15th highest in the state, and the county is the 3rd highest and the

city is also quite high.

- James informed that the only time you do truth and taxation is when you are wanting to increase your taxes above the standard rate that is set by the county.
- Council member Bowers said that she was shocked to see how high our city rates are.
- Council member Grover said that he had the opportunity to go up to the justice court building. He said that some wood on the building has rotted out and is falling off the building. He thinks that they should be fixed and then maintained after they are fixed. Council member Bowers says that we need to budget in some money for that building. Council member Grover also stated that the flag at the justice court/police station needs to be replaced. As well as others on city owned properties.

3. Financial Report - James Francom

- James stated that he attached a check register to everyone's packet and asked if anyone had questions. Council member Grover asked why we are paying out on the boat ramp. He stated that it is a state project. Ben advised that the money that we are paying out is coming from the state, it's a pass through grant.
- James stated that he had an audit of the financial statements and it was a clean audit. He was happy to hear that they were happy with it.

4. Police Report - JJ Bradford

- Chief Bradford stated that they should have the stat report and general report in their packet. He asked if there were any questions. Council member Gasser asked if Halloween went smoothly. Chief Bradford stated that it did, it's busier than normal but there were no major events.
- Council member Bowers inquired about alcohol being a driving factor, she asked if the officers are being called to homes or is it referring to drinking and driving. Chief Bradford stated it's both. He said that most of the domestic violence calls are alcohol related. Assaults are mostly alcohol related.
- Council member Grover asked about Dylan Blake starting POST. Chief Bradford said that he started two days ago. His anticipated graduation date is March 8th.

5. Recreational Report - David Palmer

- David stated that removing all the bushes in front of the justice court has opened up Pandora's box. There are lots of areas that need some TLC that would require some money in the budget. He said that they spruced up the main room that court is held in, but there is still plenty that needs done.
- David stated that everything is winterized and buttoned up and we are starting into our winter sports.
- Council member Grover asked about the bathrooms at centennial park. David advised work has been started on those. The countertops have been taken out and some things are ordered. The demolition part is done and the rebuilding has started. David said that this is the first thing that has been done to them since the time they were built about 21 years ago.
- Council member Bowers asked about a new drinking fountain on the outside of the building, David said that a new one has been installed and it's even refrigerated.

6. Marathon Report - Ben Muhlestein

- On Nov 4th we held the Bears Ears Marathon. By all accounts it was a success. We made a fair amount of money on it. We had 186 sign up and 158 showed up. He stated that it went really well. The volunteers were great. The runners enjoyed it. He stated that being the first year there were a lot of expenses that we won't have next year. In future years we are expecting more participation and less costs.



- Council member Nielson asked if there were enough aid stations and paramedics along the route. Ben stated that there were.
- Mayor Monson stated that he helped with an aid station and he felt like it went really well. Overall there were not a lot of issues or injuries.
- Ben stated that there was one lady that had a stress fracture (that she had before the race) and she tried to finish the race but had to be picked up by someone.
- Ben stated that we'll put on an even better race next year. He stated that not only do we make money on the race, but it benefits the local businesses. The hotels, the restaurants, visitor's center, etc. Registration for the race was in the visitor's center and the visitor's center had around \$500 in sales during that time.
- Council member Bowers stated that her hotel was fully booked during the race and it's normally a slow time of year. So she was happy about that. Ben stated that they purposely chose this time of year because it normally is a slow season for business.

BUSINESS ITEMS

1. Intent to Annex - Bret Hosler

- Bret stated that we started this process a few meetings ago. Under the new law that the state has, the city has to pass an intent to annex and the law states that the intent has to be public for 30 days. This is so that the public is not left out of the process. This is like a pre-public hearing notice saying the city's intent to annex that piece of land.
- Council member Grover confirmed that the land is already owned by the city, correct? Bret stated, correct.
- Mayor Monson inquired if it needs to be done by resolution or an ordinance. The agenda says ordinance. They came to a conclusion that it needs to be a resolution. Mayor Monson stated that the time frame of the project won't be changed. (Project includes installing a metering station for the water lines that will go out to West Water.)
- Council member Grover asked why we have to annex the land. Mayor Monson stated that it is not necessary.

Council member Bowers made a motion to approve Resolution 11-14-2023-1 with a change of the word ordinance to resolution. Resolution is to establish intent to annex territory into the city of Blanding. Motion seconded by council member Gasser. Mayor Monson repeated the motion and asked for discussion.

Council member Grover asked, if it's our property why do we *have* to have it annexed in order to have the metering station put in?

Mayor Monson replied, it doesn't *have* to be, it's not required to be.

Council member Grover asked, if people are opposed to this piece of land being annexed, a piece of land that we aren't going to build a street on, why does it have to be annexed into the city?

Council member Bowers responded, it's our property, we should want property that we already own within our own city limits. It should have been annexed years ago probably. She asked

Council member Grover asked if it was slowing down the project if it's not annexed.

Mayor Monson confirmed that it is not slowing down the project.

Mayor Monson again asked for questions or discussion on the motion, hearing none, he called for a vote.

Those voting Aye: Councilmember Bowers
Councilmember Gasser
Councilmember Nielson

Those voting Nay: Councilmember Grover

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

CLOSED SESSION

Council member Nielson moved to enter a closed session to discuss possible litigation. Council member Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

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 leave the closed 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 Grover
Councilmember Nielson
Councilmember Gasser

Those voting Nay: None

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

Council re-entered an open meeting at 8:31 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 Gasser



**Councilmember Bowers
Councilmember Grover
Councilmember Nielson**

Those voting Nay: None

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

Council adjourned the meeting at 8:32p.m.

By:

Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Council member Cheryl Bowers
Council member Len Gasser
Council member Kellen Nielson
Council member Erik Grover

Tuesday November 28, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

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

City Community Dev. Dir. - Bret Hosler
Economic Dev. Dir. -
Police Chief-
Fire Chief -
Recreation Dir. - David Palmer

Others: Howard Randall, Guy Harris, Doug Card

Mayor Monson called the meeting to order at 7:00pm

1. A prayer was offered by Council member Gasser
2. The Pledge of Allegiance was recited.
3. **Council member Nielson moved to approve the consent agenda and approve the minutes from the November 14, 2023 Council meeting. Council member 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 Gasser
Councilmember Nielson
Councilmember Grover**

Those voting Nay:

None

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

4. Declaration of conflict - None
5. **Public Comment** - Howard Randall came to discuss a few items. He said that he has been learning how to play pickleball and he would like to say thanks for the new courts that are being built, but upon inspection, the nets are not the right height. He took some pictures and googled it and measured it. The fences aren't very tall for keeping balls in. Also, the fences are pretty coarse and could rip into your hands or legs or what have you. Howard also stated that the fences between the courts are solid fences with no openings



for convenience of retrieving balls that go into the next court. You would have to go out of your court and into the next court to get your stray balls. Guy Harris also chimed in on the matter, he stated that in his experience, there are openings between the courts that make it convenient for moving around when needed. Council member Nielson asked where the plans for the courts came from. Mayor Monson stated that we can look into it. Council member Bowers stated that she has also had several concerns from residents about the courts as well. She inquired about the ability to lower and raise the net. Howard stated that he doesn't think that they can be lowered or raised. Council member Bowers stated that she needs to go look at the courts personally and they need to look into what they approved as a council concerning the project. Doug Card chimed in and said that we don't want it to look like a disaster. We want it to look like other courts, like in St. George, Springville, Mapleton and other places. Howard stated that if we are going to go to the trouble and expense of building it, let's do it right. They have the potential to be there for a lot of years.

Howard stated that another item he wanted to bring up was his property that he owns in the south east corner of town, some of it is in city limits and some is in the county. He said that there isn't a marker for the point of the city property. He said he will get with Patrick and see if they can find a common point for the property.

REPORTS

1. Mayor Report

- Project Status Report - Sprinkling system - there has been discussion about fire inspection. David Palmer reported that the fire marshall passed off on that just this week. And the tile in the showers are being worked on as we speak and should be done by the end of the week.
- The deep well - Patrick reported that the work is done. So we are in the phase of finishing up, getting the facility built and getting the fence built.
- Pickleball courts - Council member Bowers stated that if it's going to be done, it needs to be done correctly. She thinks the fence needs to be higher. She doesn't think that they approved any specs for it, just a bid. Mayor Monson said that it was done through CDBG, and Ben helped on that so he might have some insight on that. James stated that Ben has a meeting tomorrow and he is aware of all the issues that have been brought up tonight, so those will all be addressed.
- General plan - Mayor Monson stated that the UDOT TPA grant for the general plan is still being worked through and that will come to us once it's gone through planning and zoning.
- Mayor Monson said that the tree for all is this weekend. Friday night and Saturday morning.

2. City Council

- Swallow's Nest - Council member Nielson has been working with the San Juan county historical commission and they have some money from the county and they wanted to put that towards the Swallow's nest. David Palmer has also been involved with it, he stated that the money they think they have, acts as a pass through, just like the deep well money. He wants to make sure that the money is really there and can be used. And to also get advice and consent from the council to go forward with it. The work needs to be done at the end of this calendar year. So there is a deadline. He said that a french drain needs to be installed around the base of the building. Right now there is concrete and the water flows into the base and it is eroding the stuff that is holding the rocks together. A professional on historical buildings has been brought in and he recommends the french drain. He has talked with city staff and they feel like they have the capability to do that. He wanted to make sure that the council is ok with city time and resources going

towards that project.

- Council member Grover stated that it seems like the more concrete we put in and around buildings, the more problems it causes. For instance, at the visitor's center, the concrete drains water into the basement. He stated that the more concrete and asphalt causes more problems with run off water.
- Council member Bowers stated she thought the council had budgeted some money for the swallow's nest. David and council member Nielson stated that some work has been done on it, but it's been a while. Council member Bowers stated that she assumed the grant wouldn't cover the employee's time, but inquired if it would cover the cost of everything else. David said that they are looking into that, they are not sure yet.
- Mayor Monson said that he doesn't see a problem with moving forward with the project as long as the money is confirmed and there to use.
- David has reached out to additional sources at the state to see if there is more money that can be donated to the project.

3. Financial Report - James Francom

- James stated that he attached a check register to everyone's packet and asked if anyone had questions. He stated that there are some large expenses. They are the water meters that are being installed. It should be close to getting the readings.
- Council member Bowers inquired if we got all the money from the state or is it on a reimbursement basis for the deep well. James stated that we got the majority of it, it's still an ongoing project, so as we pay for the expenses we will get reimbursed for it. James informed that the AMI isn't part of the deep well, it's for water meters on houses.

4. City Manager - Trent Herring

- Mayor Monson said that typically we would have a city manager report, we don't tonight, but he wanted to at least introduce Trent, although everyone already knows Trent. He is here with us tonight and he will officially start full time in the office on December 11th. Trent stated that he is excited to start.

BUSINESS ITEMS

1. Recertification of the Justice Court - Judge Laws - Resolution 11-28-2023-1 Requesting the recertification of the Blanding Justice Court

- Judge Laws first wanted to thank David and Clint for doing an outstanding job in getting the court back into the old building that they used to be in. They are still working on the barricades, but as of now it meets the requirements that the state has. He said they are happy to be up there in that building, especially his court clerk, she is happy and settled there.
- Judge Laws said that two main things have to take place for the recertification to happen, a court security plan has to be in place. He has a plan to present the city, but it's not a public document, it needs to be kept confidential. He gave it to James. He has submitted the security plan to the state, he hasn't heard back from them yet, but he assumes it will meet their requirements.
- He said that one item on the list is the inter-local agreement, but he doesn't think that there is one in place for the court, and he doesn't think that that's relevant to us.
- Mayor Monson said that we have an inter-local agreement, but he doesn't know if it covers this, because like Judge Laws said, he doesn't know if it's applicable. But he said he would look into it.
- Judge Laws said that UCJIS (Utah Criminal Justice Information System) is a system that gets into the deep records of individuals and in the past UCJIS hasn't been used in the court, but they are required to have access to it. They are working on getting

certified for that. When you have access to UCJIS, you have to have a TAC (terminal agency coordinator) officer. He said that Hillhouse is the TAC officer.

- Judge Laws said that when covid came around all the courts went to virtual court and the system they use is WebX. WebX has video and recording and does everything that we need, *we think*. He looked into all the state requirements and he wrote an email to Jim Peters at the AOC and asked if WebX meets all the requirements. His response was, "That's a good question, no one has asked that." Jim Peters said that he would take it to the council on December 8th. So Judge Laws is not sure at this point if they are in compliance with the recording requirements. He has talked to some other courts and they all have backup recording systems. Judge Laws has found an old recording system the city used before covid and he is trying to figure out how to use it. WebX is what all the courts in Utah have been using, but yet no one knows if it meets all the requirements or not.
- Judge Laws has communicated with Joel Yellowhorse, and he talked about a duress button. It is a requirement that the state has. Peak alarms will be the ones to install an alarm. If the duress button was pushed, an alert goes to Peak Alarm, and their longest response time is 11 seconds, then they send an alert to Price Dispatch who sends it on to officers. It is a requirement that the state has put on us and he has included it in the court security plan. Judge Laws said that he has given the council the prices of the equipment and installation. The equipment comes from Peak Alarm and Ben Ashby with Security Solutions installs it. Judge Laws stated that the council needs to decide if they can come up with about \$2400 to put that system in and then pass a resolution to continue with the justice court.
- Mayor Monson wanted to thank Judge Laws for his hard work and dedication in making the court successful.
- Council member Bowers stated that the council has discretionary funds and inquired if the court does as well. James stated that they don't, the money would come from the general fund.
- Judge Laws said that part of the certification requires him to be part of the budget process and he should meet with council at least once a year to report on the court.
- Trent said that he has worked a lot with Ben Ashby with Security Solutions. He is really good at what he does. He has a great warranty. He has installed systems in the hospital, UNHS, and the detention center. He stated that there are likely going to be some additional expenses that aren't listed. Around \$600-700. For power and network drops.
- Council gave consent to move forward with getting the duress button installed.
- Mayor Monson said that the resolution is the council's approval on recertifying the justice court. Judge Laws has done a great job in getting everything in compliance. The city attorney, Joel Yellowhorse has given his support and approval as well.

Council member Grover made a motion to approve Resolution 11-28-2023-1 request to recertify the Blanding Justice Court. Motion seconded by council member Gasser. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:

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

Those voting Nay:

None

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



2. Proposed adjustment to the vehicle allowance policy - Trent Herring

- Trent advised that the rate normally follows a federal rate and it looks like it wasn't updated in 2023. The previous rate was .625 and the new rate is .655.
- Mayor Monson said that our policy says we follow the federal rate and it's currently not the right rate, so we just need to update it. He said that the total allowance for the employee is adjusted based on that rate, and the monthly miles per position has a different amount and the updated rate will change that amount and reimbursement for the staff.
- Council member Bowers advised that it will be an \$80 per month change.

Council member Bowers made a motion to approve the revision on the vehicle allowance policy to the federal rate of .655. Seconded by Nielson. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Those voting Nay: None

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

3. City Council meeting schedule and Holiday schedule for 2024 - Mayor Monson

- Mayor Monson said that the council meeting schedule is the same with meetings on the 2nd and 4th Tuesdays of each month. Holidays are also the same as last year. He asked if there were any questions or discussion.
- Council member Grover said that if the 5th holiday was dropped he would be all for it. Council member Bowers said that she doesn't disagree with him. She said that she wants to make two different motions.

Council member Bowers made a motion to approve the 2024 City Council Meeting schedule. Motion seconded by Council member Gasser. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Those voting Nay: None

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

- There was a general discussion about holidays and when and why they are celebrated. Mayor Monson advised that most places will observe Juneteenth on Monday, so that it makes for a long weekend.

Council member Nielson made a motion to approve the 2024 holiday schedule with an amendment to observe Juneteenth on Monday June 17th and not on June 19th. Council member Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye: Council member Grover



**Council member Nielson
Council member Gasser**

**Those voting Nay:
Those abstaining:**

**None
Council member Bowers**

4. Comments/Letter for the Manti-La Sal National Forest Draft Land Management Plan - Mayor Monson

- Mayor Monson said that there was a comment period for the management plan and he drafted a letter. He wanted the council to know of the letter and get their advice and consent to approve the letter.
- Council advised that they thought it looked really good and was well written.

ADJOURNMENT

Councilmember Grover moved to adjourn the meeting. Council member Nielson seconded the motion. Mayor Monson repeated the motion and asked for a vote.

Those voting Aye:

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

Those voting Nay:

None

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

Council adjourned the meeting at 7:53p.m.

By:

Nicole Holliday





CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson-absent
Mayor Pro Tem Cheryl Bowers
Council member Len Gasser
Council member Kellen Nielson
Council member Erik Grover

Tuesday December 12, 2023 at 7:00pm

50 West 100 South Street,
Blanding, Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/@blandingcity7442>

Staff Members in Attendance:

City Manager - Trent Herring
City Engineer - Patrick Parsons
City Finance Director - James Francom
Judge-

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

Others:

Mayor Pro Tem Bowers called the meeting to order at

7:00pm

1. A prayer was offered by Trent Herring
2. The Pledge of Allegiance was recited.
3. **Council member Ewald moved to approve the consent agenda and approve the minutes from the November 28, 2023 Council meeting. Council member Nielson seconded the motion. Mayor Pro Tem Bowers repeated the motion and asked for discussion. Hearing none, she called for a vote.**

Those voting Aye:

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

Those voting Nay:

None

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

4. Declaration of conflict - None
5. Public Comment - None

REPORTS

1. **Mayor Pro Tem Report - Cheryl Bowers**



- Mayor Pro Tem Bowers wanted to officially welcome Trent Herring as the new city manager. He's attended city council before, but he is officially in the office full time now.
- Mayor Pro Tem Bowers wanted to thank Council member Gasser. This is his last meeting with the council. She wished him well and said that it has been a pleasure working with him and he will be missed.

2. City Council

- Swallow's Nest - Council member Nielson reported that the county found out that the funds that they originally thought they would have, can't be used for the swallows nest. But there may be some funds available from the state. Council member Nielson reported that the swallow's nest was vandalized last week. The door was kicked in, frame and all. David Palmer stated that he spent half the day Saturday sealing it off. David stated that there has been vandalism in the past, but it's been a lot of years. Mayor pro tem Bowers asked if it is insured. David said that it is. Mayor Pro Tem Bowers also asked if there are any leads on who did the vandalism. Chief Bradford said there isn't any yet but Stg. Hillhouse is looking into it.
- Trent Herring stated that the newspaper wrote an article that stated that the council approved a grant from the county, he sent them an email and asked them to retract that and make it clear that the council gave David Palmer permission to speak with the county about grant funds, at this point he hasn't heard back from them.

3. Financial Report - James Francom

- James stated that he attached a check register to everyone's packet and asked if anyone had questions. Council member Grover asked about "Employee Moral." James stated that he is trying to be more transparent and he made a new code for things like the Christmas party and things that go into that category.
- Council member Ewald stated that he saw several payments for EWAS and wondered if it was all paid for. James stated that he isn't sure where in the process that project is. Bret stated that there is still a lot of paperwork and one last payment of about \$8000.

4. New public works employee - Patrick Parsons

- Patrick stated that they needed to hire someone to replace David Homedew, who just recently retired. They interviewed three people and they hired Manuel Travezio. Patrick said that he interviewed really well and they got several good references from people in the community. He used to work at the landfill. Patrick said that he has a good attitude and is a hard worker. They are excited to have him onboard.
- Mayor Pro Tem Bowers inquired what his role will be. Patrick stated that he is another crew member of the public works team and he will do whatever is needed from the public works crew.

5. Police Report - Chief JJ Bradford

- Chief Bradford stated that the stat sheet is in their packet. He also said that some officers have been doing some training this month with a company that trains on active scenario situations. They have had training with them in the past. Chief Bradford is pleased with them. They played out a scenario in the high school, he believes the officers learned a lot.
- Cadet Blake is in his 5th week at academy. He is doing well and learning a lot.
- Chief Bradford stated that a few of their radars are acting up. There are a few that haven't been recertified when the radar shop came down to do recertifications. He said that the new car that has been ordered and arrived at the dealership yesterday will have a new radar in it. The new car now needs to be outfitted with all the official officer gear.
- Council member Grover asked if Cadet Blake would get the new car. Chief

Bradford said that Officer Stewart is due for a new car and Blake will take Stewart's car. Council member Grover also asked when we are going to liquidate some things. Chief Bradford said as soon as possible.

- Council member Ewald asked if the radars were going to be able to be fixed. Chief Bradford said that the radar in his car is about a \$1200 fix. Council member Grover asked how much a new one costs. Chief Bradford said \$2500-\$3000.
- Chief Bradford said that he would like to start replacing some of the old equipment. He said that in the 7 years he's been with the city, they haven't replaced any radars.

6. Recreation Report - David Palmer

- David stated that the council should have his rec. report in their packet and he would like to point out something on it. The CDBG grant that they have applied for, for the shade structures, has been a long process, the environmental assessment has taken a long time, but it's finally been approved. They sent a certificate and now we can move forward with the project and start involving contractors. David explained that the environment assessment was eye opening and he understands why people don't apply for these grants because it is so much work. There is a long list of things that you have to go through and it has taken several months and he is happy to be past that hurdle and onto the next step.
- David wanted to thank Council member Gasser for his time and work that he has put in on city council. He thanks him as a Blanding citizen and as an employee.

BUSINESS ITEMS

1. PickleBall Courts - Trent Herring

- Trent stated that in the planning stages of the courts, an eight foot fence was discussed, but the four foot fence was approved because of the cost. He said that the courts are beautiful, but they aren't done yet. He believes that some of the citizens' concerns are because things aren't finalized yet. Like the nets, they aren't set yet because the courts aren't painted yet. And they won't be painted until spring. It has to be 50 degree weather for 24 hours straight in order for the paint to adhere properly.
- Trent stated that Ben got some rough quotes for extending the fences to eight feet, he said it would be about \$15,000. Trent also stated that he would prefer to do something permanent rather than something temporary, like netting that will get destroyed.
- Trent wants to have a grand opening of sorts in the spring.
- Trent said that it's a long and complicated process to do a change order with the CBDG grant. Trent thinks it would be best to complete the project and close out the grant and then do improvements on our own.
- There was a general discussion about the fence and whether it can be flipped around so that the rough side is on the outside. Trent stated that Scoot with Jones and DeMille is going to help dig into some of the possible issues and solutions. Trent believes that when the lines are painted there will be plenty of room around the edges of the court. There was also a discussion about the gates and the possibility of adding a gate in between the courts in the existing fence.
- Mayor Pro Tem Bowers said that she remembers discussion on the fences and she remembers that they talked about the existing tennis court fence and she thought that they had agreed upon taller fences, but obviously that didn't happen. She has had multiple calls about the pickleball courts just this week.
- The group again discussed whether they wanted to do the changes under the grant or not. Ben stated that he would investigate some options and see what it would take to get some changes done under the grant. They discussed extending the existing fence or totally replacing the fence with a taller fence. And because it is too cold to paint right

now, there is time to look into it.

- The council agreed that the goal is to have it done and done correctly in spring. Advice and consent was given to look into extending the fence and adding a gate between courts.
- Council member Grover wanted to add that he has chosen to put his name in to run for district 1 county commission. He will do that in January. Council member Bowers added that she likely will too.

ADJOURNMENT

Council member Ewald moved to adjourn the meeting. Council member Grover seconded the motion. Mayor Pro Tem Bowers asked for a vote.

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

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

By:

Nicole Holliday

