



CITY COUNCIL MEETING AGENDA

Mayor - To Be Appointed

Mayor Pro-Tempore Charlie Taylor
Council Member Chris Ewald
Council Member Kellen Nielson
Council Member Chad Moses
Council Member Jesse Grover

September 22, 2026 7:00 PM City Council Meeting

50 West 100 South Street,
Blanding Utah 84511

Meetings live streamed when available at:

<https://meet.google.com/ksn-wsxi-zea>

Notice is hereby given that the City Council of Blanding, Utah will hold a Regular Council Meeting on **September 22, 2026** at 7:00 pm at the City Office, located at 50 W. 100 S.

POLICY MEETING

1. Call to Order
2. Roll Call
3. Prayer or Thought
 - a. Anyone in attendance is invited to notify the Mayor prior to the meeting if they would like to offer a prayer or thought
4. Pledge of Allegiance
5. Consent Agenda & City Council Minutes Approval - 09.08.2026 Meeting - **Pg. 03**
6. Declaration of Conflicts of Interest

Public Input

City Council and staff strive to keep all discussions respectful, on topic, and solution-focused. Comments should be conducted with kindness and professionalism, and we ask that all public comments follow the same standard. **Comments are limited to 3 minutes.**

Anyone wishing to address the Council on any item is invited to do so. Public Input is an opportunity for the public to bring information to the Council. Clarifying questions may be asked by the Council, but it is not an appropriate time for substantive discussion.

Reports

1. Mayor
2. City Council
3. Pratt Redd
 - a. City Manager Report
 - b. Court Report **Pg. 10**
 - c. Transfer Station, Gas Line Update, WOS
4. Trevor Palmer
 - a. Monthly Water & Public Works Report **Pg. 13**
5. Taylor Francom
 - a. Monthly Airport & Building Reports **Pg. 16**



Business Items

1. Interviews and Appointment of Mayor
 - a. Rye Wojick
 - b. Trent herring
 - c. Bryce Parker
 - d. Michael Bradford
 - e. Talia Hansen
 - f. Bret Hosler
 - g. Levi Meyers

Closed Session

Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character, professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale or lease of real property. *Utah Code 52-4-205*

Adjournment

In compliance with the ADA, individuals needing special accommodations during this meeting may call the City Offices at (435) 678-2791 at least twenty-four hours in advance. Every effort will be made to provide the appropriate services. One or more members may participate in the meeting electronically, according to Blanding City Ordinance 1-5-5-F regarding electronic meeting participation. All agenda times are approximate.



CITY COUNCIL MEETING AGENDA

Mayor - To Be Filled in September

Mayor Pro-Tempore Charlie Taylor

Council Member Chris Ewald

Council Member Kellen Nielson

Council Member Chad Moses

Council Member Jesse Grover

September 8th, 2026 6:00 PM - Work Session

September 8th, 7:00 PM City Council Meeting

50 West 100 South Street,

Blanding Utah 84511

Meetings live streamed when available at:

<https://meet.google.com/xxg-uefm-yut>

Work Session - 6:00 pm

1. Utility Tier Rate Review

- Mr. Redd introduced a proposal to expand the current two-tier utility system to four distinct tiers. They explained that while classes one and three represent the existing arrangements, classes two and four are new additions intended to standardize billing for inactive, vacant, and surrendered utility services. Mr. Redd shared research indicating that many Utah communities utilize similar tier structures. For connected but inactive properties (Class two), other municipalities typically charge a monthly base fee to cover infrastructure maintenance, including meters, lines, and system capacity. Mr. Redd noted that while some cities use an annual standby fee, Blanding City prefers continuing the monthly billing model, noting that base rates like \$16 for power and \$13 for gas remain below the found minimum annual standby fees of \$250. The group discussed Class three, which refers to properties with utilities stubbed but never metered. Mr. Redd acknowledged historical frustrations from residents who were allegedly told these \$4 fees would eventually cease. While there is no official written record of such a promise, Mr. Redd noted that some community members and past officials were associated with these claims. Mr. Redd clarified that for vacant properties that are fully hooked up (Tier two), the city would not charge for consumption, but would charge a base rate to maintain the infrastructure. They noted that previously paid fees would be credited toward future impact or connection costs, preventing double-billing. Mr. Redd introduced the fourth tier, allowing property owners to formally surrender utilities. This requires a signed document and effectively removes the property from the utility bill. Future connections would then be treated as new construction, requiring full impact fees. Participants discussed that water and gas lines are difficult to remove



physically, so the policy will primarily involve disconnecting electricity at the pole. The city plans to charge a disconnect fee to cover staff time and equipment costs. This option aims to assist property owners, such as those with multiple water services, who wish to avoid paying for infrastructure they no longer intend to use. Mr. Redd clarified that under the new system, even if a structure is vacant, the city will charge for storm water because the property continues to impact the system through curb and gutter infrastructure. Trash services will not be charged if the property is unoccupied. Mr. Redd outlined an implementation plan: code reviews will occur in two weeks, followed by public notices and emails. The objective is to approve the changes by the end of October.

2. Hangar Discounts Review

- Mr. Redd introduced standardized discount options for both commercial and non-commercial hangar tenants. Discounts are prospective, requiring annual verification by JJ Bradford and Pratt Redd. Rates are based on square footage (over/under 1,400 square feet) and will be reviewed annually. Mr. Redd explained that commercial hangar tenants can receive discounts based on employee counts. He detailed a second discount option based on tenant-funded maintenance and improvements. Tenants must obtain prior written approval for any upgrades, which then become city property. At the end of the fiscal year (May 31st), tenants submit receipts for approved expenses to receive a 10% credit applied to their lease. The group discussed the potential for extending water and gas utilities to hangars, particularly the four main hangars. Mr. Redd expressed that while the cost might be significant due to solid rock conditions, it would be prudent to complete this work while the apron is being replaced. Attendees noted that currently, only one hangar has water, gas, and electricity, and that utility costs are generally low, averaging \$20 to \$30 per month. Mr. Redd confirmed that tenants could utilize multiple discount options simultaneously. The administration will maintain a tracker to manage these updates. The council recommended presenting the proposed hangar rates and discount policies to the airport advisory committee for review before final approval.

3. Landlord Guarantor Discussion

- Mr. Redd presented a proposal making landlords the guarantors for utility accounts on properties they own, similar to systems used by Rocky Mountain Power. This policy aims to improve payment collection by alerting



landlords via email when a renter is 10 days away from disconnection. Existing balances will not shift to landlords immediately, but the policy will apply to new accounts established after October 21st, with a full rollout on January 1st. Mr. Redd confirmed that the city's computer system is prepared to track landlord-tenant relationships. They emphasized that this policy does not mandate a shift in billing practices; landlords may continue to keep utilities in their own names and bundle costs into rent if they prefer.

4. Cats

- Mr. Redd addressed concerns regarding neighborhood cat populations. They noted that Blanding City lacks the infrastructure (pounds) and staff resources to humanely handle or trap cats. Because state regulations prohibit certain methods of disposal, the city will not implement a municipal trap-and-cull program. Instead, they encouraged community-led solutions, such as neighborhood-based conflict resolution regarding feeding practices, and suggested that residents might organize their own capture-and-neuter efforts through veterinary partnerships in neighboring regions.

POLICY MEETING

1. Call to Order
2. Roll Call
3. A Prayer was offered by Councilmember Taylor
4. The Pledge of Allegiance was recited by all in attendance.
5. Consent Agenda & City Council Minutes Approval - 08.25.2026 Meeting

Councilmember Ewald made a motion to approve the consent agenda and minutes from August 25, 2026. Councilmember Grover seconded the motion. Mayor Pro Temp Taylor repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

Those voting aye:

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

Those voting nay:

None



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

6. Declaration of Conflicts of Interest - Councilmember Ewald stated that he is a hangar tenant and he has been running a business out of it, but as of right now, it has been suspended.

Public Input - None

Reports

1. **Mayor**
 - N/A
2. **City Council**
 - None
3. **Pratt Redd**
 - a. **City Manager Report** - In the next three months the ownership of triangle park will be moved from UDOT to Blanding City. At that time, Blanding City will make some plans for that area.
 - b. Regarding the upcoming mayoral election, four candidates have applied, with a deadline of September 21st at 5:00 p.m. Interviews and appointment of the mayor are scheduled for September 22nd. Mr. Redd stated he will participate in the September 22nd meeting remotely due to mandatory training in St. George.
4. **James Francom**
 - a. **Monthly Finance Director Report** - The finance report was available for the council members and they had no questions.
5. **Police Chief JJ Bradford**
 - a. **Monthly Police Report** - We stayed busy with a lot of calls for service and arrests. I was able to work more alongside our newer officers and assist them with cases. We are a few weeks into the new school year and have made adjustments to crosswalks to try and improve the flow of traffic for school drop off and pick up. There was some discussion about some other busy areas before and after school and potentially having more cross walks.
6. **Ben Muhlestein**
 - a. **Monthly Community Development Report - Events:**

Fall Festival: The Fall Festival is this week! We'll be there at 7:30am to set up with everything starting around Noon. We'll have bounce houses, face painting, pumpkin painting, the corn pit, tons of booths, bike activities, and music during the community meal. As of the writing of this report we could use volunteers for some of the information booths we cover as well as set up and take down. We could also use volunteers to help grill hot dogs for the community dinner. These are low stress opportunities to really serve the community! Contact me if you would like to volunteer.

Community Development:



- The Planning Commission has been hard at work. They had land use training last month as well as a work session to continue working on the subdivision code. We'll continue hammering out those details at our meeting this week.

Walter C. Lyman - I suggest we follow the recreation master plan at this point. Clear projects would be - repair/refurbish BBQ spots, walking path-connection to 3rd/4th, bathroom refurbishment, parking and similar projects. Outdoor rec grants are available for most if not all of these updates.

Marathon - Ben stated that the registration is pretty slow, but so is tourism in general. He believes there will be enough registrations to cover the costs.

- b. **San Juan ATV Safari Request** - Lynn Shumway was present at the meeting and she stated that they have about 120 riders signed up for this year, they have lots of guides and good rides planned. She stated that people have been worried about trails because of the fire, she has been assuring people that there are still plenty of trails to ride. She is asking for \$500 from the city for the ATV safari. Council gave advice and consent to give \$1000, they agree that it is a great event that brings lots of people and business to the city.

Discussion Items

1. Hangar Contract Review

- The council reviewed a 40-page draft for a commercial hangar lease. Key decisions included rejecting the collection of a percentage of gross revenues and agreeing to a five-year term with two optional renewals . The council discussed concerns regarding insurance requirements for additional insured status, snow removal responsibilities, and parking . It was suggested that a six-month grace period be implemented for business issues, consistent with policies for unairworthy aircraft . The council agreed to have the airport committee review the document for further edits

2. Landlord Guarantor Discussion

- See work session notes.

3. Cat Ordinance

- See work session notes.

Advice and Consent

1. Weaving our Stories Scholarship - USU

- The council discussed a request from Utah State University for a \$5,000 donation to sponsor a "Weaving Our Stories" scholarship, which would support two students. Council members expressed concerns regarding the high cost, the lack of a direct tie to Blanding citizens, and the potential for establishing a precedent for future requests . A suggestion was made to explore funding the donation through utility funds, though questions about the total amount and recipient eligibility remained . The council



requested further information before proceeding

2. San Juan County Transfer Station Contract

- Mr. Redd proposed a partnership with San Juan County to reopen a transfer station, noting that the current tenant plans to vacate by October 31. The proposal involves an annual lease at no cost to the county for operation two days a week, which the council supported as a community benefit. The council also touched on the availability of power from Rocky Mountain Power for the facility.

Business Items

3. Resolution 09-08-2026-1 Adoption of Minimum Standards for BDG Airport

- WHEREAS, Blanding City (the "City") owns and operates the Blanding Municipal Airport; and WHEREAS, the City desires to establish reasonable baseline operational and facility requirements for businesses, entities, and individuals desiring to conduct Commercial Aeronautical Activity at the Airport; and WHEREAS, the City has developed the "Blanding Municipal Airport Commercial Aeronautical Activity Minimum Standards" (the "Minimum Standards") to protect Airport safety, preserve public Airport access, and ensure aeronautical activities are compatible with the Airport's capacity; and WHEREAS, the City Council finds that adopting these Minimum Standards is essential for the orderly development of the Airport and the public interest.

Councilmember Ewald made a motion to approve Resolution 09-08-2026-1, adopting the minimum standards for the BDG airport with the correction on page 4 scratching the term AV gas. Councilmember Grover seconded the motion. Mayor Pro Temp Taylor repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

Those voting aye:

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

Those voting nay:

None

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

Closed Session

Councilmember Nielson made a motion to go into closed session to discuss personnel. Councilmember Grover seconded the motion. Mayor Pro Temp Taylor repeated the motion. He asked for discussion or questions. Hearing none, he called for a vote.



Those voting aye:

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

Those voting nay:

None

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

Adjournment

Councilmember Nielson made a motion to adjourn. Councilmember Grover seconded the motion. Mayor Pro Temp Taylor repeated the motion. He asked for discussion or questions. Hearing none, he called for a vote.

Those voting aye:

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

Those voting nay:

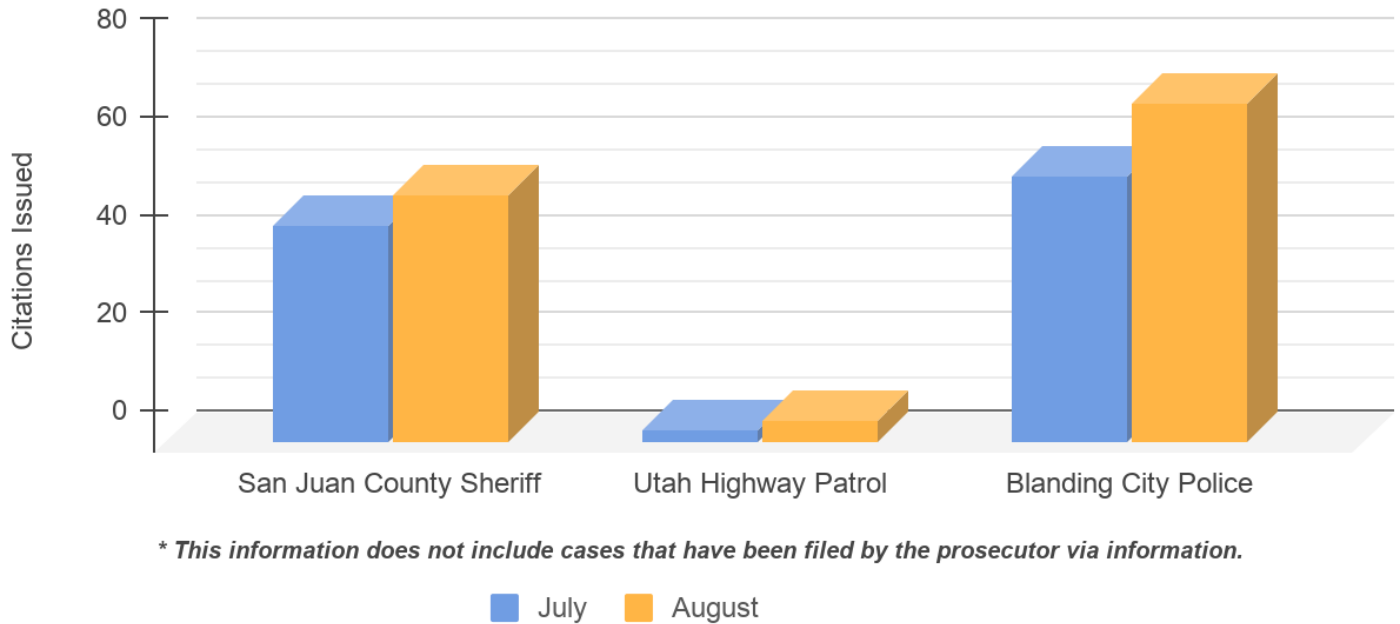
None

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

The meeting adjourned at 8:10pm.

Filing and Disposition by Prosecutor Report for ALL LEAS

July 1 - August 31, 2026



*Case types all range from traffic/criminal to class B misdemeanors and Small Claims.

*Some cases may have been deleted due to court jurisdiction reasons, ex. Eligible District/Juvenile Court cases, duplicate cases.

	July	August
SJC Sheriff's Office	44	50
UHP	2	4
BPD	54	69
Total	100	123

Small Claims filed for the month of: 0

SEVENTH JUDICIAL DISTRICT - BLANDING JUSTICE COURT
Filing Summary Report
ALL CASES
Report Period: 07/01/2026 - 07/31/2026

Case Type	Count	Percent
CRIMINAL		
State Felony	0	0.0 %
Misdemeanor	8	88.89 %
Infraction	0	0.0 %
Not Applicable	0	0.0 %
Special Matters	0	0.0 %
Misdemeanor DUI	1	11.11 %
TOTAL CRIMINAL	9	9.0 %
TRAFFIC		
Deferred Traffic Pro	0	0.0 %
Parking Citation	0	0.0 %
Parking Court Case	0	0.0 %
Traffic Citation	68	74.73 %
Traffic Court Case	23	25.27 %
TOTAL TRAFFIC	91	91.0 %
GENERAL CIVIL		
Contempt	0	0.0 %
Miscellaneous	0	0.0 %
Small Claim	0	0.0 %
Small Claims - Govt	0	0.0 %
Small Claims/Park TP	0	0.0 %
TOTAL GENERAL CIVIL	0	0.0 %
GRAND TOTAL	100	100.0 %

SEVENTH JUDICIAL DISTRICT - BLANDING JUSTICE COURT
Filing Summary Report
ALL CASES
Report Period: 08/01/2026 - 08/31/2026

Case Type	Count	Percent
CRIMINAL		
State Felony	0	0.0 %
Misdemeanor	9	90.0 %
Infraction	0	0.0 %
Not Applicable	0	0.0 %
Special Matters	0	0.0 %
Misdemeanor DUI	1	10.0 %
TOTAL CRIMINAL	10	8.13 %
TRAFFIC		
Deferred Traffic Pro	1	0.88 %
Parking Citation	0	0.0 %
Parking Court Case	0	0.0 %
Traffic Citation	88	77.88 %
Traffic Court Case	24	21.24 %
TOTAL TRAFFIC	113	91.87 %
GENERAL CIVIL		
Contempt	0	0.0 %
Miscellaneous	0	0.0 %
Small Claim	0	0.0 %
Small Claims - Govt	0	0.0 %
Small Claims/Park TP	0	0.0 %
TOTAL GENERAL CIVIL	0	0.0 %
GRAND TOTAL	123	100.0 %

City of Blanding Monthly Water Report



August 2026

Reported in Acre Feet

(1 acre foot = 325,851 gallons)

Reservoir	Total Reservoir Capacity	Required Consrvm Capacity	Total Usable Capacity	City Share of Total Capacity	Current Reservoir Volume	Unused City Storage	City Share of Current Volume	City Share of Volume 2025	City Share of Volume 2024
Starvation	500	0	500	500	89	411	89	113	442
4th Reservoir	2,350	250	2,100	2,100	1,742	608	1,492	1,295	1,858
3rd Reservoir	250	50	200	200	86	164	36	120	200
Drywash	500	100	400	0	0	0	0	0	0
Recapture	8,444	2,500	5,944	800	2,800	453	453	800	800
Total	12,044	2,900	9,144	3,600	4,717	1,636	2,070	2,328	3,300

	Gallons/Per Day	Acre Feet/Month
Pipeline Flow	222,548	21.17

	Gallons	Acre Feet
Monthly Total Treated	26,412,890	81.05
Monthly Total Pumped	Well A	10.65
	Well B	0.00
	Well C	0.00
Total Montly Treated and Pumped		91.70

Notes:
3rd Reservoir 34% full 4th Reservoir 74% full moving into September. US Drought Monitor shows severe drought for our area. Precipitation plot for Camp Jackson shows 25.7" for the water year which is up 1" from last month.

Month to Month Reconciliation Upper System	
Beginning Reservoirs Storage	1,867.00
Plus Water Taken From Pipeline	21.17
Plus Water Taken From Ditch	0.00
Plus Water Pumped from Recapture	0.00
Plus Water to System from Irrigation Shares	0.00
Less Water Treated	81.05
Less Water Sold Third Parties	0.00
Less Raw Water Tap Sales	0.00
Less Water Loaned Irrigation Agreement	0.00
Less Evap/Ditch/Theft/Backwash losses	190.12
Ending Reservoir Storage	1,617.00

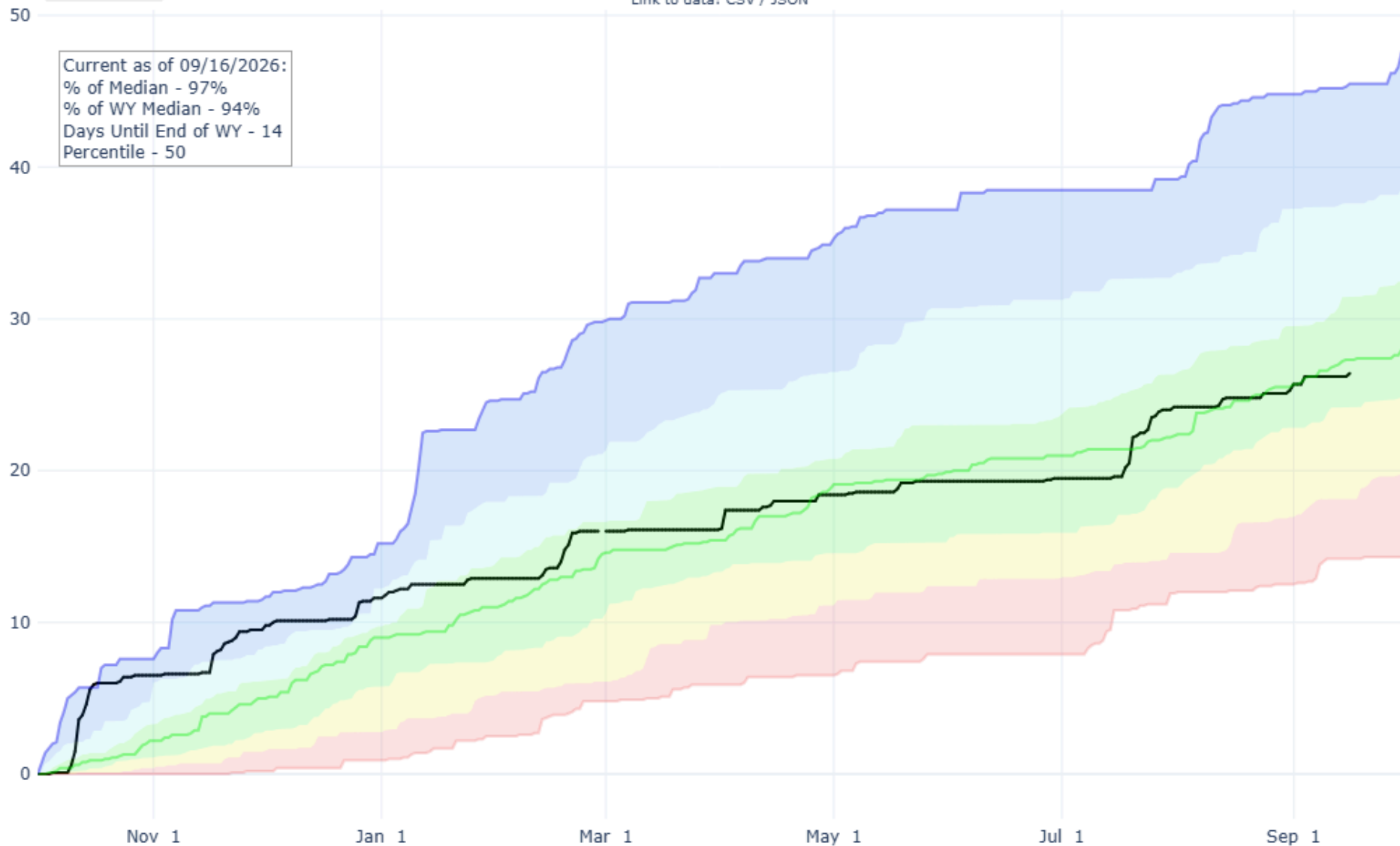
3rd Reservoir Raw Water Meter 35.18 acft
Blanding City Water from Recapture Sold to Energy Fuels: 0.36 ac ft

Reset Range

[Link to data: CSV / JSON](#)

Current as of 09/16/2026:
% of Median - 97%
% of WY Median - 94%
Days Until End of WY - 14
Percentile - 50

Precipitation Accumulation (in.)

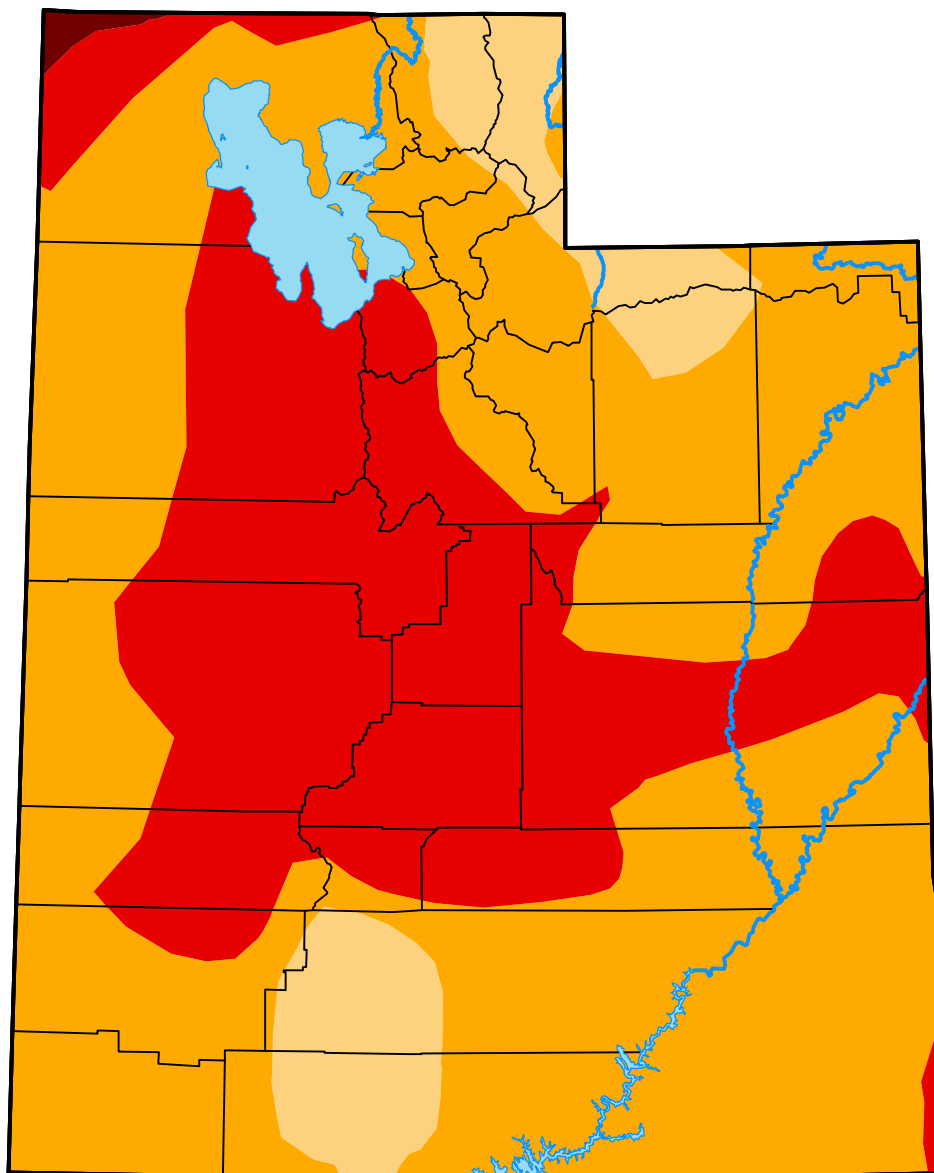


- Max
- Median (POR)
- Median ('91-'20)
- Min
- Stats. Shading
- 2026
- 2025
- 2024
- 2023
- 2022
- 2021
- 2020
- 2019
- 2018
- 2017
- 2016
- 2015
- 2014
- 2013
- 2012
- 2011
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- 2004
- 2003
- 2002

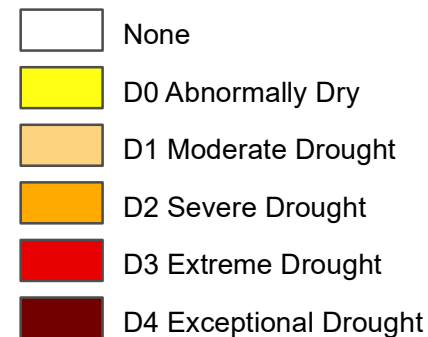
U.S. Drought Monitor

Utah

September 8, 2026
(Released Thursday, Sep. 10, 2026)
Valid 8 a.m. EDT



Intensity:



The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

Author:

Curtis Riganti
National Drought Mitigation Center



droughtmonitor.unl.edu



CITY COUNCIL MEETING - STAFF REPORT

Prepared By: Taylor Francom
Department: Building Department
Subject: August 2026 Report

New permits issued

- 7 Permits
 - 1 Electric Meter Set
 - 1 Electrical
 - 2 Mechanical
 - 1 Mobile Home
 - 1 Repair
 - Commercial Remodel

Inspections Completed

- 40 Inspections completed
 - 28 Residential
 - 12 Commercial

Notes:

- Active issued permits- 26

issue date	summary	Owner / Builder	street address	Permit Type	+ inspection
08/27/2026	BLA26-030	O Kight Construction LLC	355s Main	Commercial Remodel	+ inspection
08/18/2026	BLA26-029	Sturdy Builds LLC	218 W 700 N	Repair	+ inspection
08/15/2026	BLA26-027	Beh Brothers Construction	340 E 400 S	Electric Meter Set	+ inspection
08/10/2026	BLA26-026	Stone River Construction	88 West 800 North n/a	Mechanical	+ inspection
08/10/2026	BLA26-025	Stone River Construction	255 East 200 North	Mechanical	+ inspection
08/03/2026	BLA26-023	Nena Madison	757 s moki dr Blanding, ut 84511	Mobile Home	+ inspection
07/21/2026	BLA26-028	Colby Davis	100 W 200 S	Commercial	+ inspection
06/08/2026	BLA26-020	Shyrlan Beck	38 South 100 West	Addition	+ inspection
05/21/2026	BLA26-019	Kyson Shumway	61 S 300 W	Single Family Dwelling/Townhomes	+ inspection
05/12/2026	BLA26-016	Hans Hurst	142 N 400 W	Remodel	+ inspection
05/11/2026	BLA26-015	Tri-Hurst Construction	148 South 200 West, Monticello	Commercial Remodel	+ inspection
05/11/2026	BLA26-014	Tri-Hurst Construction	525 N 100 E	Commercial Remodel	+ inspection
04/29/2026	BLA26-009	Travis and Dan construction	200 w 700 s	Single Family Dwelling/Townhomes	+ inspection
03/10/2026	BLA26-007	Ladd Shumway	364 E. 300 S. Palmer subdivision	Single Family Dwelling/Townhomes	+ inspection
03/08/2026	BLA26-006	Rachel and Magnum Nielson	209 S 200 E, Blanding, Utah 84511	Single Family Dwelling/Townhomes	+ inspection
01/12/2026	BLA26-001	Joseph and Loni Harris	494 W 550 N NA / Lot NA	Addition	+ inspection
10/28/2025	BLA25-048	M J Hayes Construction	234 E 200 S	Single Family Dwelling/Townhomes	+ inspection
10/08/2025	BLA25-045	Cal Dean Black	<u>243 East 200 South</u>	Addition	+ inspection
08/11/2025	BLA25-033	Tri-Hurst Construction	311 North 100 East	Commercial - Inspection Only	+ inspection
07/16/2025	BLA25-030	Peyton Black	236 N 200 W	Garage	+ inspection
01/14/2025	BLA25-003	William Roy yoakam	493 N 200 W; 487 N 200 W	Building Permit	+ inspection
01/14/2025	BLA25-002	M J Hayes Construction	234 E 200 S	Single Family Dwelling/Townhomes	+ inspection
09/16/2024	BLA24-026	Preston Palmer	<u>1106 S 300 E Blanding Utah</u>	Single Family Dwelling/Townhomes	+ inspection
05/24/2024	BLA24-008	Bret/Pam Hosler	<u>142 South 100 East</u>	Single Family Dwelling/Townhomes	+ inspection
08/28/2023	BLA23-021	Alva Byron Clarke	464 N. 400 W. cedar circle	Addition	+ inspection
06/06/2022	BLA22-017	Orlo Knight	430 west 100 south	Single Family Dwelling/Townhomes	+ inspection



CITY COUNCIL MEETING - STAFF REPORT

Prepared By: Taylor Francom
Subject: Airport Report

Fuel Farm

- Fuel pump 3 pulse transmitter went out. Spackman Enterprise replaced it with a new one under warranty.
- Upgraded card reader has been working great

Apron Rehabilitation

- Lochner is making progress with construction docs and getting ready to send out to pre-bid.

Notes:

- Requested preferred runway and run ups sign installed on handrails outside of terminal building.
- FBO replaced wind sock.