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

August 25, 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 **August 25**, 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 - 08.11.2026 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. 08**
4. Trevor Palmer
   a. Monthly Water & Public Works Report **Pg. 11**
5. Taylor Francom
   a. Monthly Airport & Building Reports **Pg. 14**

BLANDING CITY

Discussion Items

1. San Juan County Transfer Station - Jed Tate
2. Airport Discussions
    a. Grant Assurance, FBO, Revenue, Growth - **Pg. 16**
    b. Hangar Rates - **Pg. 25**
    c. Commercial Discount Rate Logic - **Pg. 31**
3. Minimum Standards Review - **Own Document**

Advice & Consent Items

1. Finalize Hangar Rates
2. Finalize Minimum Standards

Business Items

1. Resolution 07-28-2026-1 Approving the Award of ICPE Load Study Project - **Pg. 37**
2. Ordinance 2026-11 Amending the Fence, Wall and Retaining Wall Code - **Pg. 42**

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 Trevor Olsen (resigned)
Mayor Pro-Tempore Charlie Taylor (absent)
Council Member Chris Ewald (virtual)
Council Member Kellen Nielson
Council Member Chad Moses
Council Member Jesse Grover

August 11, 2026 6:00 PM - Work Session
August 11, 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/xxg-uefm-yut

Work Session - 6:00 pm

1. **Landlord Guarantor on Rental Property Discussion**
   - Mr. Francom proposed shifting the burden of utility collection from taxpayers to property owners, discussing two primary options: requiring landlords to be the guarantor for utility accounts or mandating that the utility account remains in the landlord's name. The city aims to create a partnership with landlords to address delinquencies efficiently, with plans to notify landlords of late payments on the 10th of each month. The city intends to hold an open house to educate stakeholders before proceeding to public hearings, with a projected timeline of two to three months to implement the new code.
2. **Hangar Appraisal Review**
   - Pratt Redd introduced the appraisal report for the city's hangers, noting that it covers various facilities. Councilmember Ewald questioned the exclusion of the Guardian Flight Hanger and the terminal building from the appraisal, arguing that these should be included to ensure a complete valuation of city assets. Pratt Redd indicated that these are currently separate contracts but agreed to consult the FAA attorney to determine how these assets should be evaluated and whether the appraisal findings apply to existing agreements. Councilmember Ewald expressed concern that providing office and hanger space at reduced rates without a proper valuation could lead to grant assurance violations, arguing that the city must have a clear understanding of the appraised value for all facilities. The council discussed the balance between offering competitive rates to retain businesses and ensuring fair treatment for all tenants. Pratt Redd proposed a potential contractual structure that provides rate discounts based on the economic impact or number of jobs a business provides to the community. Both Pratt Redd and Councilmember Ewald acknowledged the importance of incentivizing local businesses like Guardian Flight and Freedom Fuels to remain in the area.

   - Councilmember Ewald strongly criticized the appraisal report for using airports in high-cost communities such as Moab, Aspen, and Steamboat Springs as comparables. He argued that these locations do not reflect the economic landscape of San Juan County and result in inflated values. He also advocated for using smaller, more similar airports, such as Farmington, Aztec, or St. Johns, to obtain an accurate and fair market valuation.

- Pratt Redd framed the discussion as a strategic decision regarding whether the city should heavily subsidize the airport to maintain low rates or adjust rates to better cover costs. Pratt Redd highlighted that the city allocates significant funds to airport infrastructure, such as apron rehabilitation, and sought direction from the council on the long-term vision for the airport.
- Pratt Redd noted that the Guardian Flight Hanger is governed by a standalone contract and involves tenant-funded improvements, which should be considered when evaluating the lease. Councilmember Ewald maintained that regardless of specific contract terms, it is imperative to align valuations across all hangers to satisfy grant assurance requirements and avoid perceptions of inequity. Pratt Redd assured him that the FFA attorney he has been talking to stated that it is a non-issue.
- Councilmember Ewald warned that if the city increases hanger rates to match the high values suggested by the appraisal, there is a substantial risk of losing existing tenants and facing vacancy issues. There was discussion about other known hangar rates and costs of rental spaces for businesses. Councilmember Ewald stated that such increases would make operating a business at the airport unfeasible for many current tenants, potentially leading to a loss of the current tenant base.
- The participants discussed the history of maintenance at the airport, with Pratt Redd observing that limited annual maintenance is performed on the 16 city-owned hangers. Councilmember Ewald noted that maintenance costs for the Guardian Flight Hanger have been relatively minimal over time, with the exception of specific renovation projects like floor painting. Pratt Redd suggested that higher rates might provide more revenue to fund future maintenance and facility improvements.
- Pratt Redd and Taylor discussed the potential for future collaboration with Utah State University and the need to strategically plan for airport growth, including the possibility of new hangar construction. The discussion highlighted the ongoing challenge of balancing the desire to grow the airport with the financial reality that the facility likely requires ongoing subsidies. Pratt Redd agreed to follow up with the FAA attorney to clarify the status of existing contracts and to seek legal guidance on grant assurance compliance. Councilmember Ewald reiterated the request for more appropriate comparative data.

POLICY MEETING

1. Call to Order
2. Roll Call
3. A Prayer was offered by Councilmember Nielson
4. Pledge of Allegiance
5. Consent Agenda & City Council Minutes Approval - 06.23.2026 Meeting

Councilmember Moses made a motion to approve the consent agenda and minutes from June 23, 2026. Councilmember Grover seconded the motion. Councilmember Nielson repeated the motion and asked for discussion or questions. Hearing none, he called for a vote.

Those voting aye:

Councilmember Nielson
Councilmember Grover
Councilmember Ewald
Councilmember Bowers

Those voting nay: **None**

Constituting all members thereof, Councilmember Nielson declared the motion carried.

6. Declaration of Conflicts of Interest -Councilmember Ewald stated that he runs a business out of the airport.

Public Input - None

Reports

1. **Mayor**
   - Councilmember Nielson read the resignation letter from Mayor Olsen effective on today's date. Mr. Redd outlined the timeline to fill the mayoral seat: a public announcement will occur on August 25, followed by interviews during the second city council meeting in September, with a vote taking place on September 28. An appointed individual would serve until December 2027 and would need to file for election to remain in the position through the original term ending in 2029.
2. **City Council**
   - Councilmember Grover stated that he has had a lot of people approach him about Walter C. Lyman park. It has been run down for a lot of years and people would like to see it restored. He stated that the grant money for the pump track could go to something like helping restore the park. Mr. Redd stated that Clint Black is known for his green thumb and he is confident that he can get that park to a place where it only needs to be watered twice a week and have nice grass. Councilmember Grover would like to see some funds go towards making the Walter C. Lyman park nice again. Councilmember Nielson stated that he has also had some people talk to him about the same park.
3. **City Manager Report - Pratt Redd**
   - Mr. Redd stated that we are starting to close out five or six fire land use agreements with the fire fighters, which include billing for water usage and reservoir access. Additionally, the mountain area near the causeway will remain

closed for approximately four to five weeks to allow for continued mitigation and tree/soil repair.
- Pratt Redd reported that the city is working with attorney Peter Kersh of Kaplan and Kersh on minimum standards and contract reviews. The minimum standards are expected to be ready for the next meeting, and the three associated contracts are on track to be completed by August 25.

4. **Finance Report - James Francom**
    - Mr. Francom presented an update on the implementation of Tantalus meters, which collect data remotely to avoid manual reading. Of the meters currently in use, 307 are Tantalus meters, and the city aims to replace remaining manual-read problem meters. The system provides daily usage data, assists in identifying water spikes, and allows for remote disconnection of services.
    - Mr. Redd noted that the new metering system proved effective during a recent lightning storm, allowing city staff to identify and report specific power outages to crews immediately, which saved time and resources compared to manual reporting.

5. **Police Report - Police Chief JJ Bradford**
    - 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 had cases where an officer stopped a car for reckless driving and arrested the driver and three occupants for drug related offenses.
    - Our new dash cameras have arrived and we are awaiting the crew to come and install them in the vehicles.

Discussion Items

1. **Hangar Rates and Other Airport Items**
    - Pratt Redd requested the council establish a goal for the maximum acceptable rate for private and commercial hanger leases, suggesting that if rates are not finalized, the city should at least determine a pricing ceiling. The council discussed whether to keep rates low to foster airport growth versus increasing them to match regional comparables, with Pratt Redd noting that current rates are not subsidized.
    - The council discussed the need for stricter enforcement of lease requirements. New contracts will include stipulations requiring hangers to be "airworthy" and used for aircraft, with a process to remove tenants who do not comply.
    - It was suggested that the city should lock in rates for a multi-year block (3 to 10 years) to provide consistency. Councilmember Ewald also criticized the current appraisal as inaccurate, arguing that it compared Blanding's

"bare-bones" hangers to fully equipped facilities in other, wealthier communities, and requested that Pratt Redd follow up on the appraisal quality.

2. **Landlord Guarantor on Rental Property Continued**
    - There was no more discussion on this item.
3. **Fee Tier Review for Vacant Properties**
    - Mr. Redd introduced a proposal to create tiered classifications for utility billing to address properties that remain inactive yet retain connected infrastructure. The proposed classes are: Class 1 (Active/occupied properties), Class 2 (Connected but inactive, paying base rates), Class 3 (Stubbed utilities, paying a $4 fee), and Class 4 (Surrendered or unique properties, such as non-buildable lots).
    - The city aims to move away from the current $4 stub fee for properties with fully connected infrastructure, as this currently incentivizes property owners to leave homes vacant. The goal is to incentivize owners to improve properties or rent them out, rather than allowing them to deteriorate while paying minimal utility fees.
    - The city plans to mirror the process used for landlord agreements, which involves holding open houses and ensuring affected community members are properly informed and consulted before adopting the new policy. Pratt Redd will investigate the policies of comparable cities, such as Nephi, to ensure the new fee structure is aligned with industry standards.

Adjournment

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

Those voting aye:

Councilmember Grover
Councilmember Nielson
Councilmember Ewald
Councilmember Moses

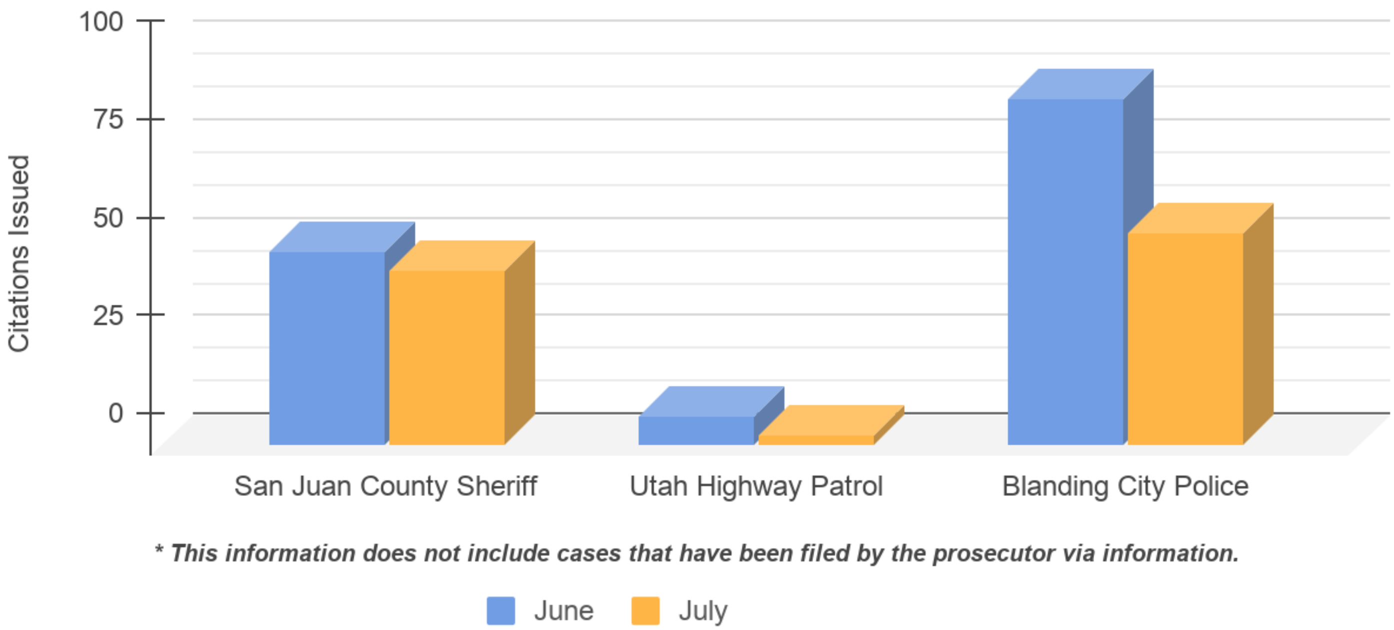
Those voting nay: None

Constituting all members thereof, Councilmember Nielson declared the motion carried.

The meeting adjourned at 7:48pm.

Filing and Disposition by Prosecutor Report for ALL LEAS

June 1 - July 31, 2026



**** This information does not include cases that have been filed by the prosecutor via information.***

*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.

	June	July
SJC Sheriff's Office	49	44
UHP	7	2
BPD	88	54
Total	**144**	**100**

Small Claims filed for the month of: 0

SEVENTH JUDICIAL DISTRICT - BLANDING JUSTICE COURT
Filing Summary Report
ALL CASES
Report Period: 06/01/2026 - 06/30/2026

Case Type	Count	Percent
CRIMINAL		
State Felony	0	0.0 %
Misdemeanor	8	80.0 %
Infraction	0	0.0 %
Not Applicable	0	0.0 %
Special Matters	0	0.0 %
Misdemeanor DUI	2	20.0 %
TOTAL CRIMINAL	**10**	**6.9 %**
TRAFFIC		
Deferred Traffic Pro	0	0.0 %
Parking Citation	0	0.0 %
Parking Court Case	0	0.0 %
Traffic Citation	112	82.96 %
Traffic Court Case	23	17.04 %
TOTAL TRAFFIC	**135**	**93.1 %**
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	**145**	**100.0 %**

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 %**

City of Blanding
Monthly Water Report

BLANDING PUBLIC WORKS

July 2026

Reported in Acre Feet (1 acre foot = 325,851 gallons)

Reservoir	Total Reservoir Capacity	Required Consrvn 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	95	405	**95**	146	442
4th Reservoir	2,350	250	2,100	2,100	1,954	396	**1,704**	1,425	2,015
3rd Reservoir	250	50	200	200	118	132	**68**	175	200
Drywash	500	100	400	0	0	0	**0**	0	0
Recapture	8,444	2,500	5,944	800	2,900	800	**454**	800	800
Total	12,044	2,900	9,144	3,600	5,067	1,733	**2,321**	2,546	3,457

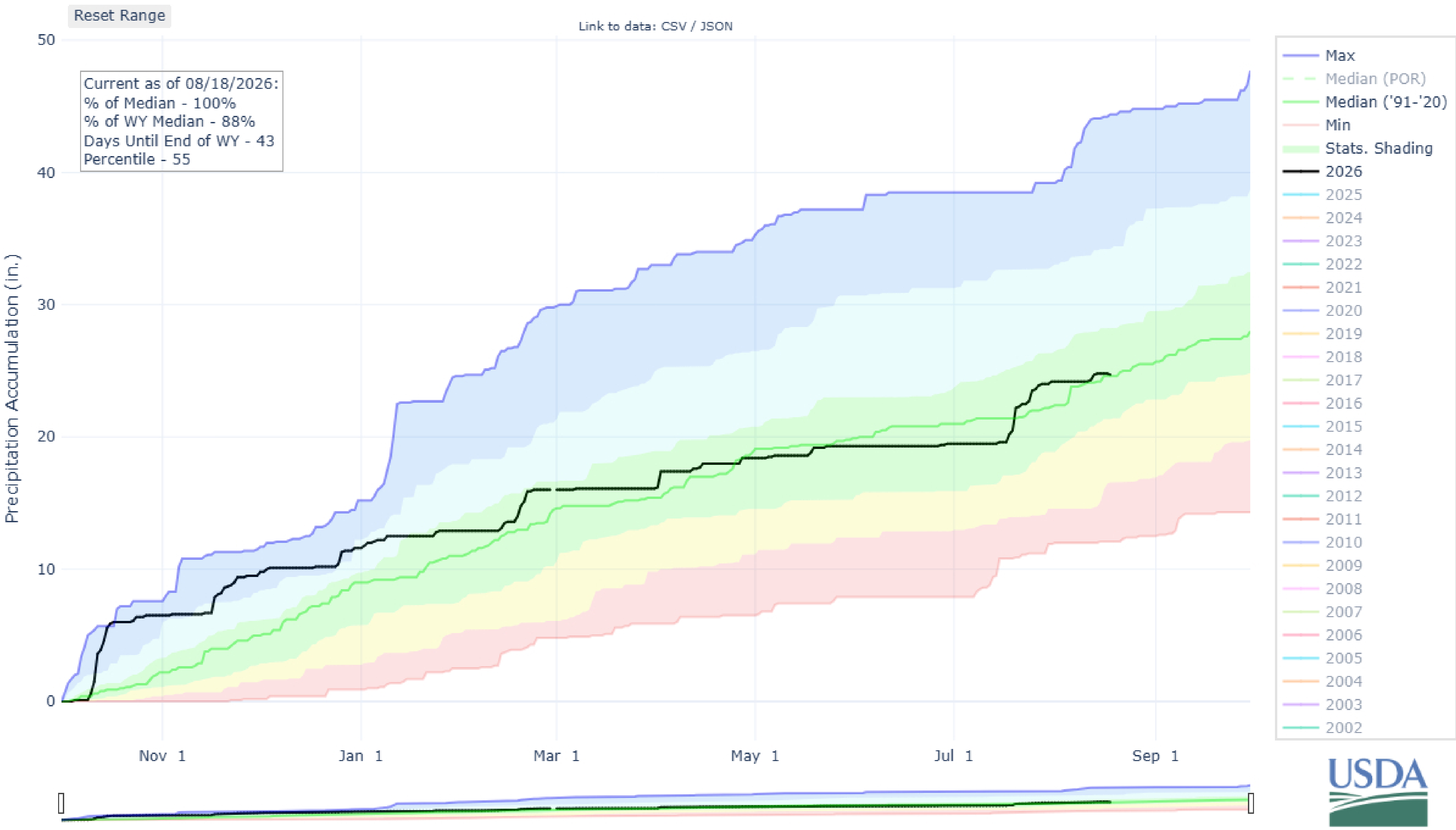
	Gallons/Per Day	Acre Feet/Month
Pipeline Flow	401,710	38.22

		Gallons	Acre Feet
Monthly Total Treated		28,836,040	88.50
Monthly Total Pumped		Well A	10.65
		Well B	0.00
		Well C	0.00
Total Montly Treated and Pumped			99.15

Notes:
3rd Reservoir 47% full 4th Reservoir 83% full moving into August.
US Drought Monitor shows severe to extreme drought for our area.
Precipitation plot for Camp Jackson shows 24.7" of water which is 88% of an average water year.

Month to Month Reconciliation **Upper** System	
Beginning Reservoirs Storage	2,043.00
Plus Water Taken From Pipeline	38.22
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	88.50
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	125.72
Ending Reservoir Storage	1,867.00

3rd Reservoir Raw Water Meter 32.3 ac ft
Blanding City Water from Recapture Sold to Energy Fuels: 4.47 ac ft



Reset Range
Link to data: CSV / JSON
Current as of 08/18/2026:
% of Median - 100%
% of WY Median - 88%
Days Until End of WY - 43
Percentile - 55
Precipitation Accumulation (in.)
50
40
30
20
10
0
Nov 1
Jan 1
Mar 1
May 1
Jul 1
Sep 1
Max
Median (POR)
Median ('91-'20)
Min
Stats. Shading
2026
2025
2024
2023
2022
2021
2020
2019
2018
2017
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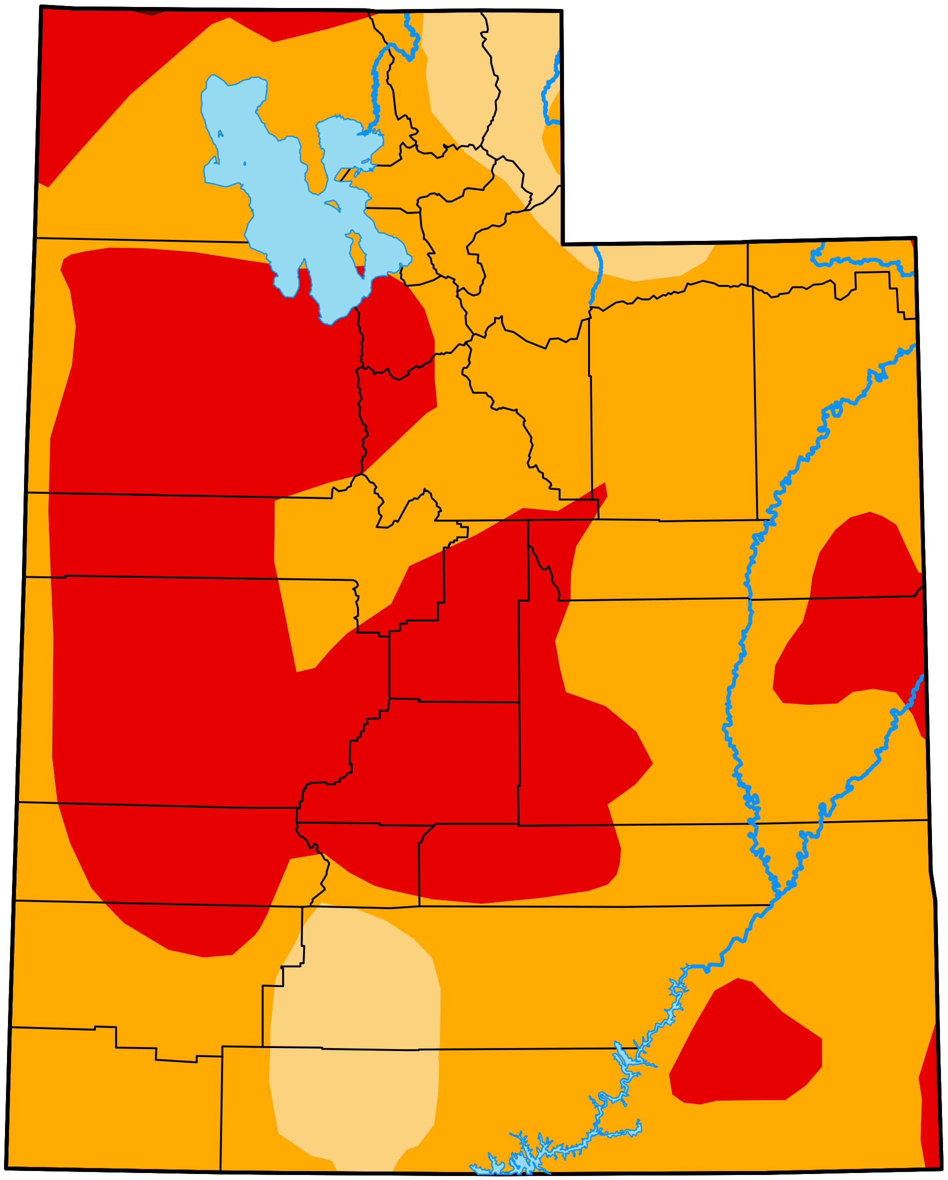
U.S. Drought Monitor
Utah

August 11, 2026
(Released Thursday, Aug. 13, 2026)
Valid 8 a.m. EDT



Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

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:

Richard Tinker
CPC/NOAA/NWS/NCEP

droughtmonitor.unl.edu

BLANDING CITY

CITY COUNCIL MEETING - STAFF REPORT

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

New permits issued
- 3 Permits
  - 3 Commercial

Inspections Completed
- 44 Inspections completed
  - 30 Residential
  - 14 Commercial

Notes:
- Active issued permits- 23

issuedpermits

+ permit

issue date	summary	Owner / Builder	street address	Permit Type	+ inspection
07/23/2026	BLA26-022	Chad Shumway	88 West Center Street	Commercial - Inspection Only	+ 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
05/13/2026	BLA26-017	BMH	1052s 300w	Commercial - Inspection Only	+ 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
02/12/2026	BLA26-004	Kasper Pedersen	845 N 240 W	Outbuilding	+ 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	243 East 200 South	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	1106 S 300 E Blanding Utah	Single Family Dwelling/Townhomes	+ inspection
05/24/2024	BLA24-008	Bret/Pam Hosler	142 South 100 East	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

BLANDING CITY

COUNCIL DISCUSSION MEMO
Blanding Municipal Airport: Management, Rates, Growth, and Revenue

1. Airport Income and Hangar Management Options

Questions/Options:
- Send FBO services to RFP/Bid and end the current contract?
- Remain in partnership with Freedom Fuels
- Remain in partnership with Freedom Fuels but manage hangars?

The decision should be framed as which operation produces the best financial and service result for our airport.

Option	Potential benefit	Cost / risk not captured by gross revenue
Continue current FBO	Preserves local presence, 24/7 terminal access, fuel and customer service, responsive hangar support, and existing relationships.	City may receive less gross hangar revenue but that can be addressed with proper hangar rates.
City retakes hangars	City controls rates, leases, waiting list, and all hangar revenue.	Requires staff for billing, collections, inspections, doors and repairs, after-hours calls, tenant disputes, compliance records, and coordination with fuel/terminal operations. Currently bandwidth would not support the time needed to handle these items.
Rebid management /FBO	Tests market interest and pricing and can update service requirements.	Transition risk, possible legal claims*, procurement and conflict concerns, loss of incumbent investment/knowledge, and no current evidence another provider will be cheaper or better.

Terminating the current FBO arrangement based on current could expose the City to allegations of self-dealing, a conflicted or tainted procurement process, and bad-faith or pretextual contract termination. We also open ourselves up to losing existing services and having few interested parties, and new pricing that is not as favorable. Staff recommends staying the course with Freedom Fuels. As the income survey shows, we have generated more revenue with them at the helm.

2. FAA Grant Assurances and Fee/Rate Structure

Question: Is Blanding City in Violation of Grant Assurances?

The FAA standard is comparability for similarly situated aeronautical users, not a single price for every airport agreement. Kaplan and Krisch states FAA Order 5190.6C states that comparable treatment applies to users that assume similar obligations, use similar facilities, and make similar use of the airport. The same Order expressly recognizes different rates based on differences in debt, location, physical layout, facility condition, capital investment risk, ownership, contract term, and services provided.

For t-hangars and aviation offices, FAA guidance allows rates between the cost of the services/facilities and fair market value; fair-market rent is not automatically required for aeronautical use. This supports a documented rate structure that accounts for facility size and condition, utilities, maintenance allocation, tenant investment, commercial obligations, community benefit, and contract term.

Therefore, a lower rate for a large hangar under a long-standing agreement with substantial tenant maintenance obligations is not, by itself, a Grant Assurance 22 violation. Likewise, adopting a new commercial T-hangar rate does not automatically void separate FBO, Guardian Flight/GMR, or other existing agreements. The compliance question is whether the distinctions are real, documented, reasonable, and applied consistently to similarly situated users.

Terminal Building Offices:

Contract language states “Lessor leases to Lessee the terminal building containing offices, waiting room and restrooms, the fuel storage space and fuel tanks, pumps and all facilities and equipment used in the dispensing of aircraft fuel located on the Blanding Municipal Airport, located near Blanding, Utah

The quoted FBO lease language places the terminal building, including its offices, within Freedom Fuels' leased premises. A third party's offer to pay for an office does not create a right to displace the current user or require the City to carve space out of a new lease. Current FAA guidance requires reasonable terms (which Freedom Fuels needs to document) without unjust discrimination among similarly situated users. FAA guidance does not require the City to displace an existing tenant or subtenant, break an existing lease, or provide unlimited space.

3. Economic Growth and Relationship to the Airport Plan and Leases

Horizon	Opportunity	Lease / plan connection	Practical next step
Immediate	Flight instruction; aircraft maintenance or restoration; avionics; detailing; scenic/backcountry services; workshops; glider/soaring activity.	Adopt commercial leases and minimum standards; identify a limited number of hangars suitable for business workspace; retain City appeal/oversight for conflicts.	Publish available business categories and a neutral inquiry/application process.
Near term	Make BDG a 'base camp to the backcountry' through pilot amenities, courtesy vehicles, camping concepts, fly-ins, pancake breakfasts, static displays, and event fuel promotions.	Coordinate with the FBO; verify any camping/site improvements on the Airport Layout Plan and with FAA/ADO as needed.	Develop one pilot event with a simple budget, fuel-sales target, and partner list.
Near term	Improve transient storage, including capacity for twin aircraft, and strengthen pilot ground transportation.	Coordinate hangar assignment with the FBO and document transient priority and rates.	Evaluate one larger hangar for transient use when turnover permits.
Medium term	Private development of 50x50 or similar hangars through land leases; partnership or grant-assisted construction of larger 80x80 to 100x100 facilities.	Use master-plan/ALP-designated development areas; require FAA review where federally funded apron or other public-use infrastructure may be affected.	Create a developer interest sheet showing available sites, utilities, lease framework, and target aviation uses.
Longer term	Education partnership, mechanic/pilot training, mail/freight activity, and recruitment of a larger aviation employer.	Tie any capital commitment to demonstrated demand, jobs, and private investment.	Conduct targeted outreach before seeking capital funding.

4. Other Revenue Avenues for Upcoming Airport Projects

The most reliable near-term revenue sources are the ones the City already controls: hangar rates, lease structure, occupancy, collections, and airport business agreements. Events and tourism can increase fuel volume and community activity, but they should not be budgeted as dependable project revenue until performance is demonstrated.

Revenue avenue	Revenue potential	City workload	Recommended use
Update personal-hangar rates	High / predictable	Low–moderate	Primary direct source for capital reserve after Council selects rate policy.
Commercial hangar leases with documented credits	Moderate / predictable	Moderate	Support businesses while preserving a defensible base value and maintenance allocation.
Ground leases for privately financed hangars	Moderate / long-term	Moderate upfront	Generate recurring land rent and expand capacity without City funding the full building.
Transient hangar, tie-down, and pilot camping fees	Low–moderate	Moderate	Create modest direct income and support fuel sales; coordinate operations with the FBO.

5. Large Commercial Hangar Appraisal Request

From Kaplan & Kirsch stated that the City could obtain a separate appraisal of the large GMR hangar but recommended against doing so. In his opinion, the GMR facility and the City-maintained T-hangars are sufficiently dissimilar in services, maintenance obligations, size, and contractual terms that he would be very surprised if the FAA found the differing rates problematic.

General Ledger Report - 6/1/2014 to 8/19/2026

3430 - AIRPORT REVENUE		Debit	Credit	
9/3/2014	553340302: GURNEY, GLENN - AIRPORT RENTAL #5, #6, #10, #15 - OCT 2014 - DEC 2014		$ 1,150.00	
9/3/2014	553340303: REDD'S AVIATION MAINTENANCE - AIRPORT HANGAR RENTAL - OCTOBER 2014 - DECEMBER 2014		$ 325.00	
9/3/2014	553341463: JOHNSON, KEITH - AIRPORT HANGAR RENTAL OCTOBER 2014 - DECEMBER 2014		$ 275.00	
9/3/2014	553341463: JOHNSON, KEITH - AIRPORT HANGAR RENTAL JUNE 2014 - SEPTEMBER 2014		$ 275.00	
9/3/2014	553340739: BRIDGES, DOUG - AIRPORT RENTAL AGREEMENT OCT 2014 - DEC 2014		$ 275.00	
9/3/2014	553340304: DUFUR, JOHNNY - AIRPORT HANGAR RENTAL OCTOBER 2014 - DECEMBER 2014		$ 275.00	
9/17/2014	Receipt 140165: UTAH STATE TREASURER - AVIATION FUEL TAX DISBURSEMENT AUG 2014		$ 377.04	
12/3/2014	553340304: DUFUR, JOHNNY - AIRPORT HANGAR RENTAL JAN - MAR 2015		$ 275.00	
12/3/2014	553340739: BRIDGES, DOUG - AIRPORT HANGAR RENTAL JAN - MAR 2015		$ 275.00	
12/3/2014	553341463: JOHNSON, KEITH - AIRPORT HANGAR RENTAL JAN - MAR 2015		$ 275.00	
12/3/2014	553340303: REDD'S AVIATION MAINTENANCE - AIRPORT HANGAR RENTAL JAN - MAR 2015		$ 325.00	
12/3/2014	553340302: GURNEY, GLENN - AIRPORT HANGAR RENTAL #5, #6, #10, #15 JAN - MAR 2015		$ 1,150.00	
12/3/2014	553340447: AMRG - SCENIC AVIATION - ANNUAL RENTAL - OFFICE/HANGAR JAN - DEC 2015		$ 8,800.00	
1/1/2015	553342017: PALMER, KYLE - HANGAR RENTAL		$ 91.67	
1/6/2015	406185002: DUFUR, JOHNNY - CREDIT FINANCE CHARGE - MISBILLED	$ 4.13		
1/6/2015	553340304: DUFUR, JOHNNY - CREDIT FINANCE CHARGE SHOULD NOT HAVE BILLED	$ 4.13		
1/21/2015	553340394: SAN JUAN COUNTY - INSTALLATION OF HANGAR LIGHTS - TOTAL $5694.08/2		$ 2,700.00	
1/21/2015	553340394: SAN JUAN COUNTY - REPAIR REIL LIGHTS $150/2		$ 75.00	
1/21/2015	553340394: SAN JUAN COUNTY - REPAIR WINDSOCK$ 144.08/2		$ 72.04	
1/25/2015	1 - Utility Billing Billing		$ 62.10	
2/25/2015	553342017: PALMER, KYLE - CREDIT BACK OVER BILLED ON AIRPORT HANGAR	$ 91.67		
2/25/2015	1 - Utility Billing Billing		$ 94.63	
3/3/2015	553340304: DUFUR, JOHNNY - AIRPORT HANGAR RENTAL APRIL - JUNE 2015		$ 275.00	
3/3/2015	553340739: BRIDGES, DOUG - AIRPORT HANGAR RENTAL APRIL - JUNE 2015		$ 275.00	
3/3/2015	553341463: JOHNSON, KEITH - AIRPORT HANGAR RENTAL - APRIL - JUNE 2015		$ 275.00	
3/3/2015	553340303: REDD'S AVIATION MAINTENANCE - AIRPORT HANGAR RENTAL APRIL - JUNE 2015		$ 325.00	
3/3/2015	553340302: GURNEY, GLENN - AIRPORT HANGAR RENTAL APRIL - JUNE 2015		$ 1,150.00	
3/25/2015	1 - Utility Billing Billing		$ 91.67	
4/22/2015	553340304: DUFUR, JOHNNY - CREDIT FOR HANGAR - MOVED OUT	$ 183.33		
4/25/2015	1 - Utility Billing Billing		$ 91.67	
5/25/2015	1 - Utility Billing Billing		$ 91.67	
6/4/2015	553340628: KEY, GENE - AIRPORT HANGAR RENTAL #11 JULY 2015 - JUNE 2016		$ 1,000.00	
6/4/2015	553340444: MARKER, MIKE - AIRPORT HANGAR RENTAL #7 - JULY 2015 - JUNE 2016		$ 1,000.00	
6/4/2015	553340921: BARRY, STEVE - AIRPORT HANGAR RENTAL #3 - JULY 2015 - JUNE 2016		$ 1,000.00	
6/4/2015	553340302: GURNEY, GLENN - AIRPORT HANGAR RENTAL #5, #6, #10, #15 - JULY 2015 - SEPTEMBER 2015		$ 1,150.00	
6/4/2015	553340303: REDD'S AVIATION MAINTENANCE - AIRPORT HANGAR RENTAL #5 - JULY 2015 - SEPTEMBER 2015		$ 325.00	
6/4/2015	553341463: JOHNSON, KEITH - AIRPORT HANGAR RENTAL #4 - JULY 2015 - SEPTEMBER 2015		$ 275.00	
6/4/2015	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #1 - JULY 2015 - JUNE 2016		$ 1,000.00	
6/4/2015	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #2 - JULY 2015 - JUNE 2016		$ 1,000.00	
6/4/2015	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #13 - JULY 2015 - JUNE 2016		$ 1,200.00	
6/4/2015	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #14 - JULY 2015 - JUNE 2016		$ 1,200.00	
6/25/2015	1 - Utility Billing Billing		$ 83.33	
6/29/2015	553341989: NAY, KARAH - AIRPORT HANGAR RENTAL - HANGAR #8		$ 83.33	
		$ 283.26	**$ 29,039.15**	**2015**
7/14/2015	553341847: EWALD, CHRISTOPHER - HANGAR RENTAL JULY 2015 - SEPT 2015		$ 275.00	
7/25/2015	1 - Utility Billing Billing		$ 168.06	
8/25/2015	1 - Utility Billing Billing		$ 257.27	
9/18/2015	305250001: REDD, DAVID - SEPTEMBER RENTAL		$ 108.33	
9/18/2015	100860001: JOHNSON, KEITH & DANA - HANGAR RENTAL - SEPTEMBER		$ 91.67	
9/18/2015	553341886: GURNEY, GLENN - HANGER RENTAL FOR ALL HANGARS SEPTEMBER		$ 383.33	
9/25/2015	1 - Utility Billing Billing		$ 858.35	
10/25/2015	1 - Utility Billing Billing		$ 858.35	
11/25/2015	1 - Utility Billing Billing		$ 858.35	
12/15/2015	553340447: AMRG - SCENIC AVIATION - LEASE PAYMENT 2016		$ 8,800.00	
12/15/2015	553340394: SAN JUAN COUNTY - Repair Wiring @ north hangar total:$65		$ 32.50	
12/15/2015	553340394: SAN JUAN COUNTY - Replace broken threshold light on runway total: 297.52		$ 148.76	
12/15/2015	553340394: SAN JUAN COUNTY - Repair Wires on north REIL lights Total: $214.40		$ 107.20	
12/15/2015	553340394: SAN JUAN COUNTY - Lens for lights Total:		$ 167.04	
12/15/2015	553340394: SAN JUAN COUNTY - Repair Fuel Truck Total: $133.10		$ 66.55	
12/25/2015	1 - Utility Billing Billing		$ 858.35	
1/25/2016	1 - Utility Billing Billing		$ 858.35	
2/25/2016	1 - Utility Billing Billing		$ 858.35	
3/25/2016	1 - Utility Billing Billing		$ 858.35	
4/25/2016	1 - Utility Billing Billing		$ 858.35	
5/25/2016	1 - Utility Billing Billing		$ 858.35	
6/20/2016	553340444: MARKER, MIKE - HANGAR RENTAL - JULY 2016 - JUNE 2017		$ 1,000.00	
6/25/2016	1 - Utility Billing Billing		$ 858.35	
			$ 20,189.21	**2016**
7/1/2016	553340628: KEY, GENE - YEARLY HANAGAR RENTAL 2016-2017		$ 1,000.00	
7/21/2016	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #13		$ 1,200.00	
7/21/2016	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #14		$ 1,200.00	
7/21/2016	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #1		$ 1,000.00	
7/21/2016	553340447: AMRG - SCENIC AVIATION - AIRPORT HANGAR RENTAL #2		$ 1,000.00	
7/21/2016	553340921: BARRY, STEVE - AIRPORT HANGAR RENTAL #3		$ 1,000.00	
7/25/2016	1 - Utility Billing Billing		$ 858.35	
8/25/2016	1 - Utility Billing Billing		$ 858.35	
9/25/2016	1 - Utility Billing Billing		$ 858.35	

10/25/2016	1 - Utility Billing Billing		$ 858.35	
11/25/2016	1 - Utility Billing Billing		$ 858.35	
12/2/2016	553340394: SAN JUAN COUNTY - Trouble Shoot Beacon - $465.00		$ 232.50	
12/2/2016	553340394: SAN JUAN COUNTY - New Wind Sock - $286.51		$ 143.25	
12/2/2016	553340394: SAN JUAN COUNTY - Repair Reil Lights - $1391.16		$ 695.58	
12/2/2016	553340394: SAN JUAN COUNTY - Runway Light Repair - $730.66		$ 365.33	
12/2/2016	553340394: SAN JUAN COUNTY - Fuel Pump Repair - $635.05		$ 317.52	
12/2/2016	553340394: SAN JUAN COUNTY - Strobe Light Install - $193.03		$ 96.52	
12/2/2016	553340447: EAGLE AIR MED CORPORATION - 2017 LEASE PAYMENT/OFFICE HANGAR, BLANDING AIRPORT		$ 10,500.00	
12/25/2016	1 - Utility Billing Billing		$ 858.35	
1/25/2017	1 - Utility Billing Billing		$ 858.35	
2/25/2017	1 - Utility Billing Billing		$ 843.57	
3/25/2017	1 - Utility Billing Billing		$ 858.35	
4/3/2017	Account No: 100860001 - AIRPORT HANGAR RENTAL		$ 26.61	
4/25/2017	1 - Utility Billing Billing		$ 834.69	
5/15/2017	553340446: JONES, DR. L. VAL - HANGAR RENTAL - 2017-2018		$ 1,200.00	
5/25/2017	1 - Utility Billing Billing		$ 858.35	
6/14/2017	553340628: KEY, GENE - HANGAR RENEWAL 2017-2018		$ 1,000.00	
6/14/2017	553340444: MARKER, MIKE - AIRPORT HANGAR RENTAL RENEWAL 2017-2018		$ 1,000.00	
6/14/2017	553340921: BARRY, STEVE - AIRPORT HANGAR RENTAL RENWAL 2017-2018		$ 1,000.00	
6/14/2017	553342127: FOUR CORNERS REALESTATE - AIRPORT HANGAR #2 RENTAL RENEWAL - BLANDING - 2017-2018		$ 1,000.00	
6/14/2017	553342127: FOUR CORNERS REALESTATE - AIRPORT HANGAR #1 RENTAL RENEWAL - BLANDING - 2017-2018		$ 1,000.00	
6/14/2017	553342127: FOUR CORNERS REALESTATE - AIRPORT HANGAR #13 RENTAL RENEWAL - BLANDING - 2017-2018		$ 1,200.00	
6/25/2017	Account No: 553342937 - AIRPORT HANGAR RENTAL		$ 91.67	
6/25/2017	1 - Utility Billing Billing		$ 766.68	
6/29/2017	553342133: BUTLER, TROY - HANGAR RENTAL #4 FOR JULY - SEPTEMBER 2017		$ 275.00	
			$ 36,714.07	**2017**
7/25/2017	1 - Utility Billing Billing		$ 766.68	
8/25/2017	1 - Utility Billing Billing		$ 766.68	
9/25/2017	1 - Utility Billing Billing		$ 766.68	
9/27/2017	553342133: BUTLER, TROY - MONTH RENTAL - OCTOBER		$ 91.67	
10/10/2017	Account No: 553342894 - AIRPORT HANGAR RENTAL		$ 45.84	
10/25/2017	1 - Utility Billing Billing		$ 723.90	
11/25/2017	1 - Utility Billing Billing		$ 766.68	
11/26/2017	Account No: 553343133 - AIRPORT HANGAR RENTAL		$ 3.05	
12/4/2017	553340447: EAGLE AIR MED CORPORATION - 2018 LEAVE PAYMENT/OFFICE, HANGAR, BLANDING UTAH AIRPORT		$ 10,500.00	
12/7/2017	553340441: SHUMWAY, KERRY - HALF YEAR HANGAR LEASE - HANGAR #4		$ 500.00	
12/25/2017	1 - Utility Billing Billing		$ 766.68	
1/25/2018	1 - Utility Billing Billing		$ 766.68	
2/25/2018	1 - Utility Billing Billing		$ 766.68	
3/25/2018	1 - Utility Billing Billing		$ 766.68	
4/25/2018	1 - Utility Billing Billing		$ 766.68	
5/25/2018	1 - Utility Billing Billing		$ 766.68	
6/6/2018	553340441: SHUMWAY, KERRY - Hangar Lease - July1, 2018 - June 30, 2019		$ 1,000.00	
6/6/2018	553340444: MARKER, MIKE - Hangar Lease July 1, 2018 - June 30, 2019		$ 1,000.00	
6/6/2018	553340921: BARRY, STEVE - Hangar Lease July 1, 2018 - June 30, 2019		$ 1,000.00	
6/6/2018	553340446: JONES, DR. L. VAL - Hangar Rental July 1, 2018 - June 30, 2019		$ 1,200.00	
6/6/2018	553340628: KEY, GENE - Hangar Rental July 1, 2018 - June 30, 2019		$ 1,000.00	
6/6/2018	553342127: FOUR CORNERS REALESTATE - Airport Hangar #2 Lease July 1, 2018 - June 30, 2019		$ 1,000.00	
6/6/2018	553342127: FOUR CORNERS REALESTATE - Airport Hangar #1 Lease July 1, 2018 - June 30, 2019		$ 1,000.00	
6/6/2018	553342127: FOUR CORNERS REALESTATE - Airport Hangar #13 Lease July 1, 2018 - June 30, 2019		$ 1,200.00	
6/25/2018	1 - Utility Billing Billing		$ 766.68	
		$ -	**$ 28,697.94**	**2018**
7/25/2018	1 - Utility Billing Billing		$ 766.68	
8/25/2018	1 - Utility Billing Billing		$ 766.68	
9/25/2018	1 - Utility Billing Billing		$ 766.68	
10/25/2018	1 - Utility Billing Billing		$ 766.68	
11/25/2018	1 - Utility Billing Billing		$ 766.68	
12/17/2018	553340447: AMRG - 2019 LEASE PAYMENT - BLANDING AIRPORT		$ 10,500.00	
12/25/2018	1 - Utility Billing Billing		$ 766.68	
1/25/2019	1 - Utility Billing Billing		$ 766.68	
2/25/2019	1 - Utility Billing Billing		$ 766.68	
3/13/2019	Receipt 227570: STATE OF UTAH - 4TH QTR AIRPORT FUEL TAX DIST		$ 152.92	
3/25/2019	1 - Utility Billing Billing		$ 766.68	
4/1/2019	Account No: 102070003 - AIRPORT HANGAR RENTAL		$ 20.70	
4/25/2019	1 - Utility Billing Billing		$ 740.07	
5/25/2019	1 - Utility Billing Billing		$ 766.68	
6/13/2019	553342127: FOUR CORNERS REALESTATE - Airport Hangar #2 Lease July 1 2019 - June 30 2020		$ 1,000.00	
6/13/2019	553342127: FOUR CORNERS REALESTATE - Airport Hangar #1 Lease July 1 2019 - June 30 2020		$ 1,000.00	
6/13/2019	553342127: FOUR CORNERS REALESTATE - Airport Hangar Rental #13 Lease July 1 2019 - June 30 2020		$ 1,200.00	
6/13/2019	553340446: JONES, DR. L. VAL - Airport Hangar #14 Lease July 1 2019 - June 30 2020		$ 1,200.00	
6/13/2019	553340628: KEY, GENE - Airport Hangar #11 Lease July 1 2019 - June 30 2020		$ 1,000.00	
6/13/2019	553340444: MARKER, MIKE - Airport Hangar #7 Lease July 1 2019 - June 30 2020		$ 1,000.00	
6/13/2019	553340441: SHUMWAY, KERRY - Airport Hangar #4 Lease July 1 2019 - June 30 2020		$ 1,000.00	
6/13/2019	553340921: BARRY, STEVE - Airport Hangar #3 Lease July 1 2019 - June 30 2020		$ 1,000.00	
6/25/2019	1 - Utility Billing Billing		$ 766.68	
			$ 28,247.17	**2019**
7/25/2019	1 - Utility Billing Billing		$ 766.68	
8/25/2019	1 - Utility Billing Billing		$ 766.68	
9/25/2019	1 - Utility Billing Billing		$ 766.68	

10/25/2019	1 - Utility Billing Billing		$ 766.68	
11/1/2019	553340441: SHUMWAY, KERRY - TERMINATED HANGAR RENTAL	$ 725.00		
11/18/2019	553343829: SOUTHWEST GEOWORX LLC - 97 ROLLS MIRAFI MPV 500 - QTY 48,500		$ 9,700.00	
11/25/2019	1 - Utility Billing Billing		$ 766.68	
12/5/2019	553340447: AMRG - 2020 LEASE PAYMENT - BLANDING AIRPORT		$ 10,500.00	
12/25/2019	1 - Utility Billing Billing		$ 766.68	
1/17/2020	407900001: SHUMWAY, TRAVIS - AIRPORT HANGAR - JANUARY		$ 50.00	
1/17/2020	501580001: REDD'S ACE HARDWARE - CREDIT ONE MONTH HANGAR RENTAL	$ 91.67		
1/25/2020	1 - Utility Billing Billing		$ 704.58	
2/25/2020	1 - Utility Billing Billing		$ 766.68	
3/25/2020	Account No: 553341886 - AIRPORT HANGAR RENTAL		$ 91.67	
3/25/2020	Account No: 553341886 - AIRPORT HANGAR RENTAL		$ 91.67	
3/25/2020	Account No: 553341886 - AIRPORT HANGAR RENTAL		$ 108.33	
3/25/2020	Account No: 553341886 - AIRPORT HANGAR RENTAL	$ 91.67		
3/25/2020	Account No: 553341886 - AIRPORT HANGAR RENTAL	$ 91.67		
3/25/2020	Account No: 553341886 - AIRPORT HANGAR RENTAL	$ 108.33		
3/25/2020	1 - Utility Billing Billing		$ 766.68	
3/30/2020	553343924: BARTON, COLE - APRIL HANGAR RENTAL		$ 91.67	
4/1/2020	553341886: GURNEY, GLENN - MARCH HALF MONTH/ APRIL HANGAR CREDITS	$ 137.51		
4/25/2020	1 - Utility Billing Billing		$ 754.85	
5/25/2020	1 - Utility Billing Billing		$ 766.68	
6/25/2020	1 - Utility Billing Billing		$ 766.68	
6/29/2020	553340446: JONES, DR. L. VAL - HANAGAR RENTAL JULY 2020 - JUNE 2021		$ 1,200.00	
6/29/2020	553340628: KEY, GENE - HANAGAR #11 RENTAL JULY 2020 - JUNE 2021		$ 1,000.00	
6/29/2020	553342127: FOUR CORNERS REALESTATE - Hangar Rental - #2 July 2020 - June 2021		$ 1,000.00	
6/29/2020	553342127: FOUR CORNERS REALESTATE - Hangar Rental #1 July 2020 - June 2021		$ 1,000.00	
6/29/2020	553342127: FOUR CORNERS REALESTATE - Hangar Rental #13 - July 2020 - June 2021		$ 1,200.00	
6/29/2020	553340921: BARRY, STEVE - Hangar Rental #3 July 2020 - June 2021		$ 1,000.00	
6/29/2020	Account No: 407900001 - AIRPORT HANGAR RENTAL		$ 12.22	
		$ 1,245.85	**$ 36,171.79**	**2020**
7/1/2020	553340444: MARKER, MIKE - Airport Hangar #7 Lease July 1 2020 - June 30 2021		$ 1,000.00	
7/25/2020	1 - Utility Billing Billing		$ 833.90	
7/31/2020	553344069: CLEMENTS, RICK - NOV - JUNE HANGAR RENTAL		$ 733.36	
8/25/2020	1 - Utility Billing Billing		$ 858.35	
9/25/2020	Account No: 553341989 - AIRPORT HANGAR RENTAL		$ 91.67	
9/25/2020	1 - Utility Billing Billing		$ 769.64	
10/25/2020	1 - Utility Billing Billing		$ 858.35	
11/25/2020	1 - Utility Billing Billing		$ 858.35	
12/3/2020	553340447: AMRG - 2021 LEASE PAYMENT - BLANDING AIRPORT		$ 10,500.00	
12/25/2020	1 - Utility Billing Billing		$ 858.35	
1/5/2021	Receipt 263535: FREEDOM FUELS - FUEL FLOWAGE FEE		$ 626.23	
1/25/2021	1 - Utility Billing Billing		$ 858.35	
2/25/2021	1 - Utility Billing Billing		$ 858.35	
3/25/2021	1 - Utility Billing Billing		$ 858.35	
4/6/2021	Receipt 268540: FREEDOM FUELS - FUEL FLOWAGE FEE		$ 1,246.97	
4/25/2021	1 - Utility Billing Billing		$ 858.35	
5/25/2021	1 - Utility Billing Billing		$ 858.35	
6/17/2021	553342127: FOUR CORNERS REALESTATE - HANGAR #2 LEASE - JUL 2021 - JUN 2022		$ 1,000.00	
6/17/2021	553342127: FOUR CORNERS REALESTATE - HANGAR #1 LEASE - JUL 2021 - JUN 2022		$ 1,000.00	
6/17/2021	553342127: FOUR CORNERS REALESTATE - HANGAR #13 LEASE JUL 2021 - JUN 2022		$ 1,200.00	
6/17/2021	553340628: KEY, GENE - HANGAR #11 LEASE JUL 2021 - JUN 2022		$ 1,000.00	
6/17/2021	553340444: MARKER, MIKE - HANGAR #7 LEASE JUL 2021 - JUN 2022		$ 1,000.00	
6/17/2021	553340921: BARRY, STEVE - HANGAR #3 LEASE JUL 2021 - JUN 2022		$ 1,000.00	
6/17/2021	553340446: JONES, DR. L. VAL - HANGAR #14 LEASE JUL 2021 - JUN 2022		$ 1,200.00	
6/25/2021	101996001: JONES, DR. L. VAL - TR CR TO 553340446		$ 1,200.00	
6/25/2021	553340446: JONES, DR. L. VAL - TR CR FROM 101996001 AIRPORT HANGAR	$ 1,200.00		
6/25/2021	1 - Utility Billing Billing		$ 858.35	
		$ 1,200.00	**$ 32,985.27**	**2021**
7/2/2021	Receipt 273155: FREEDOM FUELS - FUEL FLOWAGE FEE		$ 1,888.66	
7/25/2021	1 - Utility Billing Billing		$ 979.19	
8/25/2021	553343924: BARTON, COLE - ADJUSTMET - PAYING YEAR	$ 125.29		
8/25/2021	553343924: BARTON, COLE - HANGAR RENEWAL 2021-2022		$ 1,000.00	
8/25/2021	1 - Utility Billing Billing		$ 979.19	
9/1/2021	553344069: CLEMENTS, RICK - OCT - JUNE 2021		$ 700.13	
9/1/2021	553344112: NAY, KARAH & JASON - OCT - JUNE HANGAR		$ 700.13	
9/25/2021	1 - Utility Billing Billing		$ 717.08	
9/28/2021	553343924: BARTON, COLE - CR PAID FULL YEAR	$ 3.36		
10/25/2021	1 - Utility Billing Billing		$ 666.68	
11/2/2021	Receipt 279834: FREEDOM FUELS - FUEL FLOWAGE FEE 3 QRT 2021		$ 3,006.19	
11/25/2021	1 - Utility Billing Billing		$ 666.68	
11/30/2021	553343924: BARTON, COLE - CR CHARGES	$ 104.17		
12/25/2021	1 - Utility Billing Billing		$ 666.68	
1/3/2022	553340447: AMRG - BASE RENT LEASE RENEWAL 2022		$ 12,600.00	
1/5/2022	Receipt 283402: FREEDOM FUELS - FUEL FLOWAGE FEES		$ 2,677.67	
1/25/2022	1 - Utility Billing Billing		$ 666.68	
2/25/2022	1 - Utility Billing Billing		$ 666.68	
3/25/2022	1 - Utility Billing Billing		$ 666.68	
4/4/2022	Receipt 288257: FREEDOM FUELS - FUEL FLOWAGE FEE		$ 2,546.33	
4/25/2022	1 - Utility Billing Billing		$ 666.68	
5/25/2022	1 - Utility Billing Billing		$ 666.68	

6/7/2022	553342127: FOUR CORNERS REALESTATE - HANGAR #2 LEASE - JULY 2022 - JUNE 2023		$ 1,000.00	
6/7/2022	553342127: FOUR CORNERS REALESTATE - HANGAR LEASE #1 JULY 2022 - JUNE 2023		$ 1,000.00	
6/7/2022	553342127: FOUR CORNERS REALESTATE - HANGAR #13 LEASE JULY 2022 - 2023		$ 1,200.00	
6/7/2022	553340628: KEY, GENE - HANGAR #11 LEASE JULY 2022 - JUNE 2023		$ 1,000.00	
6/7/2022	553340444: MARKER, MIKE - HANGAR #7 LEASE JULY 2022-2023		$ 1,000.00	
6/7/2022	553340921: BARRY, STEVE - HANGER #3 LEASE JUL 2022 - JUN 2023		$ 1,000.00	
6/7/2022	553340446: JONES, DR. L. VAL - HANGAR #14 LEASE JUL 2022 - JUN 2023		$ 1,200.00	
6/7/2022	553344112: NAY, KARAH & JASON - HANGAR #8 LEASE JUL 2022 - JUN 2023		$ 1,000.00	
6/7/2022	553344575: JACK, TRASON - HANGAR #6 LEASE JULY 2022 - JUNE 2023		$ 1,000.00	
6/25/2022	1 - Utility Billing Billing		$ 666.68	
		$ 232.82	**$ 43,194.69**	**2022**
7/5/2022	Receipt 293296: FREEDOM FUELS - FUEL FLOWAGE FEES		$ 2,565.37	
7/6/2022	Receipt 293440: STATE OF UTAH - 1ST QTR AIRPORT FUEL AVIATION TAX DIST MAY 2022		$ 1,202.16	
7/25/2022	1 - Utility Billing Billing		$ 666.68	
8/25/2022	1 - Utility Billing Billing		$ 666.68	
8/29/2022	Receipt 296312: STATE OF UTAH - 2ND QTR 2022 FUEL AVIATION TAX DIST		$ 837.94	
9/25/2022	1 - Utility Billing Billing		$ 666.68	
10/4/2022	Receipt 298301: FREEDOM FUELS - FUEL FLOWAGE FEES 3RD QUARTER		$ 3,289.00	
10/25/2022	1 - Utility Billing Billing		$ 666.68	
11/1/2022	553341886: GURNEY, GLENN - CR MONTHLY RATE - MOVED OUT OF HANGAR	$ 125.00		
11/25/2022	1 - Utility Billing Billing		$ 553.79	
12/7/2022	553340447: AMRG - BASE RENT LEASE RENEWAL 2023		$ 12,600.00	
12/7/2022	553340394: SAN JUAN COUNTY - 50% of Airport Expenses 2022 = see attached document for details		$ 1,115.46	
12/14/2022	Receipt 302392: STATE OF UTAH - 3RD QUARTER FUEL TAX		$ 1,504.21	
12/14/2022	553344726: FREEDOM FUELS - HANGAR RENTAL		$ 100.00	
12/25/2022	1 - Utility Billing Billing		$ 541.68	
1/4/2023	Receipt 303197: FREEDOM FUELS - FUEL FLOWAGE FEE		$ 3,625.32	
1/25/2023	1 - Utility Billing Billing		$ 541.68	
2/25/2023	1 - Utility Billing Billing		$ 227.17	
3/1/2023	INV: 149 FREEDOM FUELS - TRANSFER REMAINING HANGAR RENTAL FEES	$ 2,683.34		
3/6/2023	Receipt 306674: STATE OF UTAH - 4TH QTR AIRPORT FUEL TAX DIST		$ 1,185.66	
3/25/2023	1 - Utility Billing Billing		$ 208.34	
4/5/2023	Receipt 308390: FREEDOM FUELS - FUEL FLOWAGE FEE 7 TRANSIENT HANGAR		$ 2,831.36	
4/25/2023	1 - Utility Billing Billing		$ 208.34	
5/8/2023	Receipt 310185: STATE OF UTAH - FAA AIRPORT PMT #10		$ 4,672.40	
5/25/2023	1 - Utility Billing Billing		$ 208.34	
5/26/2023	Receipt 311170: STATE OF UTAH - 1ST QTR AIRPORT FUEL AVIATION TAX DIST MAY 2023		$ 942.44	
6/25/2023	1 - Utility Billing Billing		$ 208.34	
		$ 2,808.34	**$ 41,835.72**	**2023**
7/25/2023	1 - Utility Billing Billing		$ 208.34	
8/7/2023	Receipt 315140: FREEDOM FUELS - 2ND QTR 2023 HANGAR RENTALS		$ 5,803.75	
8/7/2023	Receipt 315141: FREEDOM FUELS - FUEL FLOWAGE FEES 2ND QUARTER 2023		$ 3,049.56	
8/25/2023	1 - Utility Billing Billing		$ 208.34	
9/6/2023	Receipt 316811: STATE OF UTAH - 2ND QTR 2023 FUEL AVIATION TAX DIST		$ 1,164.23	
9/25/2023	1 - Utility Billing Billing		$ 208.34	
9/30/2023	Account No: 553341886 - AIRPORT HANGAR RENTAL		$ 17.37	
9/30/2023	Account No: 553341886 - AIRPORT HANGAR RENTAL		$ 17.37	
10/25/2023	Receipt 319363: FREEDOM FUELS - HANGAR FEE FOR #1, 2, 13, 8, 9, 5		$ 3,513.00	
10/25/2023	Receipt 319364: FREEDOM FUELS - FUEL FLOWAGE FEE		$ 2,688.54	
12/6/2023	Receipt 322455: STATE OF UTAH - 3RD QTR FUEL TAX DIST		$ 1,111.19	
12/26/2023	553340447: AMRG - BASE RENT LEASE RENEWAL 2024		$ 12,600.00	
1/11/2024	Receipt 323985: FREEDOM FUELS - FUEL FLOWAGE FEE 4TH QUARTER 2023		$ 2,857.28	
1/11/2024	Receipt 323986: FREEDOM FUELS - CHRIS EWALD HANGAR #10 RENTAL		$ 401.62	
2/7/2024	553340302: GURNEY, GLENN - Writeoff		$ 71.88	
2/7/2024	553341886: GURNEY, GLENN - Writeoff	$ 659.76		
3/13/2024	Receipt 328598: STATE OF UTAH - AVIATION FUEL TAX DIST FEB 2024		$ 633.07	
4/4/2024	Receipt 328182: FREEDOM FUELS - FUEL FLOWAGE FEE AND TRANSIENT HANGAR FEE		$ 2,873.82	
6/6/2024	Receipt 333168: STATE OF UTAH - AVIATION FUEL TAX DIST - MAY 2024		$ 1,413.70	
		$ 659.76	**$ 38,841.40**	**2024**
8/5/2024	Receipt 334948: FREEDOM FUELS - 2ND QTR 2024 FUEL FLOWAGE FEE and TRANSIENT HANGAR FEE		$ 2,552.84	
9/11/2024	Receipt 337477: STATE OF UTAH - AVIATION FUEL TAX DIST - AUG 2024		$ 1,569.72	
10/29/2024	Receipt 339597: FREEDOM FUELS - 2024 3RD QTR FUEL FLOWAGE & TRANSIENT HANGAR RENT		$ 3,056.21	
10/29/2024	Receipt 339598: FREEDOM FUELS - HANGAR LEASE 7/1/2024 - 6/30/2025		$ 10,018.00	
12/24/2024	Receipt 342814: GLOBAL MEDICAL RESPONSE - Annual Hangar Rental 2025		$ 12,600.00	
1/8/2025	Receipt 344270: STATE OF UTAH - AVIATION FUEL TAX DIST - NOV 2024		$ 1,525.75	
1/10/2025	Receipt 343854: FREEDOM FUELS - 4TH QTR FUEL FLOWAGE		$ 2,583.19	
1/10/2025	Receipt 343854: FREEDOM FUELS - 4TH QTR TRANSIENT HANGAR		$ 300.00	
1/14/2025	553342605: CREATIVE FLOORS - RETURNED ONLINE PAYMENT FEE		$ 25.00	
4/2/2025	Receipt 348431: STATE OF UTAH - AVIATION FUEL TAX DIST - FEB 2025		$ 766.21	
4/14/2025	Receipt 349458: FREEDOM FUELS - 1ST QTR FUEL FLOWAGE FEES and TRANSIENT HANGAR FEE		$ 2,311.56	
6/30/2025	Receipt 353304: STATE OF UTAH - QUARTLY AVIATION FUEL TAX MAY 2025		$ 1,484.09	
		$ -	**$ 38,792.57**	**2025**
7/9/2025	Receipt 354023: FREEDOM FUELS - FUEL FLOWAGE FEE 2ND QTR 2025 & TRANSIENT HANGAR		$ 2,405.84	
9/18/2025	Receipt 358096: STATE OF UTAH - AVIATION FUEL TAX DIST - AUG 2025		$ 1,097.22	
10/8/2025	Receipt 358910: FREEDOM FUELS - 3RD QTR FLOWAGE FEE		$ 2,873.70	
10/8/2025	Receipt 358910: FREEDOM FUELS - 3RD QTR TRANSIENT HANGAR		$ 275.00	
10/14/2025	Receipt 359465: FREEDOM FUELS - HANGAR LEASE 7/1/2025 - 6/30/2026		$ 10,762.50	
12/29/2025	Receipt 363314: GLOBAL MEDICAL RESPONSE - Annual Hangar Rental 2026		$ 12,600.00	
1/15/2026	Receipt 364666: STATE OF UTAH - AVIATION FUEL TAX DIST - NOV 2025		$ 1,523.57	
1/20/2026	Receipt 364790: FREEDOM FUELS - Transient Hangar & Fuel Flowage Fee 4TH QTR		$ 2,543.68	

3/30/2026	Receipt 368476: STATE OF UTAH - AVIATION FUEL TAX DIST - FEB 2026		$ 1,135.19	
4/13/2026	Receipt 369712: FREEDOM FUELS - 1ST QTR FLOWAGE FEES		$ 1,938.25	
4/13/2026	Receipt 369712: FREEDOM FUELS - 1ST QTR TRANSIENT HANGAR FEES		$ 300.00	
		$ -	**$ 37,454.95**	**2026**
7/8/2026	Receipt 374112: STATE OF UTAH - AVIATION FUEL TAX DIST - MAY 2026		$ 1,131.00	
8/3/2026	Receipt 375445: FREEDOM FUELS - 2ND QTR TR FLOWAGE & TRANSIENT HANGAR		$ 2,575.52	
8/12/2026	Receipt 376433: ASKWITH, ANDREW - Runway Light Repair		$ 546.28	
		$ -	**$ 4,252.80**	

Basis for the Recommended Rates

The proposed rates are based on an independent market-rent analysis, current rates charged by comparable rural municipal airports, the size and condition of Blanding's hangars, and the City's responsibility for maintaining the facilities.

The independent appraisal concluded that fair annual rent was $3.50 per square foot for hangars up to 1,400 square feet and $2.50 per square foot for hangars over 1,400 square feet. After reviewing the appraisal and considering Council's concerns, staff reduced the highest proposed rate from $3.50 to $3.25 per square foot.

Council also requested that staff consider communities more comparable to Blanding rather than relying heavily on Moab, St. George, or markets influenced by Aspen. The additional rural airport comparison identified annual rates ranging from approximately $1.20 to $3.87 per square foot. Blanding's existing rates generally range from $1.06 to $1.38 per square foot, placing most City hangars near the bottom of the comparison range.

The recommended 1,400-square-foot division was selected because it separates Blanding's four larger, newer hangars from the remaining 12 hangars. Although the larger hangars receive a lower rate per square foot, they generate a higher total annual payment because of their additional space.

The proposed options do not require Council to accept the full appraised rate immediately. Instead, they provide different ways to balance four objectives:

- Moving rates closer to documented market value.
- Giving existing tenants time and predictability.
- Generating revenue for future airport maintenance and improvements.
- Avoiding a rate structure that requires the City's general taxpayers or other airport users to subsidize hangar tenants indefinitely.

The City currently performs normal maintenance on its rental hangars. Therefore, rental rates must reflect not only the tenant's use of the space but also the City's continuing ownership, repair, replacement, administrative, and long-term capital responsibilities.

Private and commercial tenants will begin with the same published base rental value. A commercial tenant may qualify for a separate credit when the tenant provides measurable benefits or assumes expenses that would otherwise be paid by the City. This prevents the City from arbitrarily favoring one business over another while recognizing legitimate differences in maintenance obligations, utility expenses, employment, airport services, and other documented contributions.

Important distinction

The base rental rate establishes the fair value of the City-owned property. A commercial credit recognizes documented value returned to the City or airport. These are separate calculations.

A one-person business that pays no utilities, performs no City-approved maintenance, and creates limited measurable airport benefit should not automatically receive the same credit as a business that employs 30 people and spends $10,000 annually maintaining City-owned facilities. Giving both businesses the same discount would not be equal treatment because their obligations and contributions are not equal.

Council member should understand:

1. The rates were not invented by staff.
2. Council's concerns about high-priced comparisons were addressed.
3. The maximum recommendation was reduced below the appraisal.
4. Commercial businesses start with the same property value.
5. Discounts must be based on documented contributions, not simply the fact that someone operates a business.

BLANDING CITY

Hangar Rental Pricing Options

Current baseline

Blanding Municipal Airport currently has:

- 12 hangars containing 1,400 square feet or less: ~13,000 total square feet
- 4 hangars containing more than 1,400 square feet: ~6,800 total square feet
- Total rentable hangar area: ~20,000 square feet
- Current annual rental revenue: $23,600
- Projected 10-year revenue with no changes: $236,000

Revenue estimates assume all 16 hangars remain occupied and annual payments are collected. They do not include inflation, vacancies, commercial discounts, or extraordinary maintenance expenses.

***Commercial tenants will begin with the same published base rate as private tenants. Any commercial discount will be calculated separately through the City's standardized commercial-credit policy.*

Option 1: Scheduled Adjustments

Under this option, rates would increase upon approval, again at the beginning of Year 6, and once more in Year 10. The Year 10 rate would remain in effect through the end of the lease term and be reviewed before establishing the next rate schedule.

Lease period	1,400 sq. ft. or less	Over 1,400 sq. ft.	Annual revenue	Increase over current
Years 1–5	$2.00	$1.65	$37,248.50	$13,648.50
Years 6–9	$2.60	$2.05	$47,776.10	$24,176.10
Year 10	$3.25	$2.50	$59,294.50	$35,694.50

Ten-year revenue

Period	Revenue under current rates	Revenue Option 1	Additional revenue
Years 1–5	$118,000.00	$186,242.50	$68,242.50
Years 6–9	$94,400.00	$191,104.40	$96,704.40
Year 10	$23,600.00	$59,294.50	$35,694.50
Ten-year total	**$236,000.00**	**$436,641.40**	**$200,641.40**

Option 1 considerations

- Provides tenants with advance notice of all scheduled increases.
- Reaches the recommended target rates by Year 10.
- Keeps the highest rate below the appraiser's $3.50 recommendation.
- Produces the most revenue of the three options.
- Allows the City to gradually reduce the existing rental subsidy.
- Avoids annual adjustments while preventing rates from remaining frozen for ten years.

Option 2: Annual 5% Increase

Under this option, the initial private rate would be $1.75 per square foot, followed by a 5% annual increase.

The initial qualifying commercial rate would be $1.50 per square foot. It would also increase by 5% annually. The difference between the private and commercial rates represents the preliminary business-use discount and will ultimately be subject to the City's standardized commercial-credit policy.

Year	Private rate	Illustrative commercial rate	Projected private-lease revenue	Increase over current
1	$1.7500	$1.5000	$34,678.00	$11,078.00

2	$1.8375	$1.5750	$36,411.90	$12,811.90
3	$1.9294	$1.6538	$38,232.50	$14,632.50
4	$2.0258	$1.7364	$40,144.12	$16,544.12
5	$2.1271	$1.8233	$42,151.33	$18,551.33
6	$2.2335	$1.9144	$44,258.89	$20,658.89
7	$2.3452	$2.0101	$46,471.84	$22,871.84
8	$2.4624	$2.1107	$48,795.43	$25,195.43
9	$2.5855	$2.2162	$51,235.20	$27,635.20
10	$2.7148	$2.3270	$53,796.96	$30,196.96

The revenue projection assumes all currently rented hangars remain under private leases. Actual revenue would change if hangars convert to commercial leases and receive approved commercial credits.

Option 2 considerations

- Begins with the lowest immediate private rate of the three options.
- Provides smaller, predictable annual adjustments.
- Prevents rates from becoming stagnant.
- The Year 10 private rate remains below the $3.25 maximum.
- Generates nearly the same 10-year revenue as Option 1.
- Requires the City to calculate and communicate a new rate every year.
- Compounding should be calculated using the unrounded rate, even if invoices display a rounded rate.

Option 3: Immediate Adjustment and Ten-Year Rate Lock

Under this option, rates would increase immediately and remain unchanged for the entire ten-year term.

Hangar category	Rate	Annual revenue
1,400 sq. ft. or less	$2.15	$27,961.90
Over 1,400 sq. ft.	$2.00	$13,620.00
Total		**$41,581.90**

Option 3 considerations

- Provides the greatest rate certainty for tenants.
- Requires only one adjustment during the ten-year term.
- Produces an immediate annual revenue increase of $17,981.90.
- Leaves the City's rates below the appraised market rates throughout the entire term.
- Staff Recommended Option

Ten-Year Comparison

Pricing option	Ten-year revenue	Additional revenue over current rates
Current rates continued	$236,000.00	—
Option 1: Scheduled adjustments	$436,641.40	$200,641.40
Option 2: Annual 5% increase	$436,176.16	$200,176.16
Option 3: Ten-year rate lock	$415,819.00	$179,819.00

Standardized Commercial Hangar Rate Logic

Purpose

The purpose of this policy is to establish a consistent method for calculating commercial hangar discounts. Every commercial tenant begins with the same base rental rate. Discounts are then based on measurable value provided to the airport or expenses assumed by the tenant that would otherwise be the City's responsibility.

Pricing is for illustration only:

- Base commercial rental rate: $2.50 per square foot annually
- Minimum permitted rate: $0.80 per square foot annually
- Maximum available discount: $1.70 per square foot

Option 1: Employment, Maintenance and Utility Credits

This option provides separate discounts for full-time employment, approved maintenance and qualifying utilities.

Employment credit

Only full-time employees primarily based at the Blanding Municipal Airport would qualify. Employment must be documented and verified annually.

Full-time airport employees	Rate discount
1–10	$0.10/sq. ft.
11–20	$0.50/sq. ft.
21–30 or more	$0.90/sq. ft.

Maintenance credit

Maintenance Credit = Hangar Square Footage / Approved Annualized Expense

For example, a tenant installs a $24,000 insulation coating approved by the City. If the improvement has a 12-year useful life, its annualized value would be $2,000.

For a 2,000-square-foot hangar:

$2,000÷2,000=$1.00 per sq. ft. credit per year for 12 years (capped at $1.20)

Routine annual maintenance would generally be credited in the year it is completed. Major improvements would be spread over their expected useful life.

Utility credit

A tenant may receive credit for utilities that the City would otherwise pay.

Utility Credit=Hangar Square FootageEligible Annual Utility Cost. Capped an $0.20

Examples

Commercial operation	Employment	Maintenance	Utilities	Final rate
One employee; no other qualifying contributions	$0.10	$0.00	$0.00	$2.40
Eight employees; moderate maintenance	$0.10	$0.40	$0.00	$2.00
Fifteen employees; significant maintenance	$0.30	$0.75	$0.00	$1.45
21 or more employees; maximum qualifying contributions	$0.50	$1.00	$0.20	$0.80

Advantages

- Recognizes employment and direct financial contributions.
- Distinguishes between businesses with materially different impacts.
- Allows a business to earn a lower rate through measurable contributions.

Limitations

- Requires annual documentation and verification.
- Requires staff to determine which expenses qualify.
- More complicated than a maintenance-only system.

Option 2: Maintenance-Only Discount

This option does not consider employment or general economic activity. Discounts are based only on approved maintenance and improvements to the City-owned hangar.

Maintenance discount schedule

Approved annualized maintenance	Rate discount
Less than $2,000	No discount
$2,000–$3,999	$0.15/sq. ft.
$4,000–$5,999	$0.30/sq. ft.
$6,000–$7,999	$0.50/sq. ft.
$8,000–$9,999	$0.70/sq. ft.
$10,000 or more	$1.20/sq. ft.

Advantages

- Easy to calculate and explain.
- Directly recognizes reductions in the City's maintenance costs.
- Does not require the City to measure broader economic impacts.

Limitations

- Does not recognize full-time employment.
- Fixed dollar thresholds can affect small and large hangars differently.

Option 3: Como Model

1. Approved expenses the tenant assumes on behalf of the City.
2. Full-time employment located at the airport.

Step 1: Calculate the avoided-cost credit

Approved maintenance, improvements and qualifying utilities would be annualized and divided by the hangar's square footage:

Avoided-Cost Credit = Hangar Square Footage / Approved Annualized Cost

The maximum avoided-cost credit would be $1.50 per square foot.

Examples of potentially qualifying costs include:

- Structural maintenance
- Roof repairs or protective coatings
- Permanent electrical improvements
- HVAC replacement or major repair
- Door or mechanical-system repairs
- Utilities the City would otherwise be required to pay

Business equipment, aircraft maintenance and movable property would not qualify.

Step 2: Add the employment credit

Full-time airport employees	Rate discount
1–10	$0.10/sq. ft.
11–20	$0.50/sq. ft.
21–30 or more	$1.00/sq. ft.

Step 3: Calculate the final rate

Final Rate = $2.50−Avoided-Cost Credit−Employment Credit

The final rate could not fall below $0.80 per square foot.

Advantages

- Begins with the same property value for every tenant.
- Uses measurable contributions instead of subjective judgments.
- Recognizes both City cost savings and full-time employment.
- Allows any commercial tenant to qualify for the minimum rate by providing comparable value.
- Avoids giving every business the same discount regardless of its contributions.

Limitations

- Requires annual documentation.
- Requires City approval of maintenance and improvements.
- Staff must calculate annualized values for major improvements.

Option 4: Council Discretionary Commercial Benefit Review

Every commercial tenant begins with the established base rental rate of $2.50 per square foot. The City Council may approve one of three commercial discounts after considering the tenant's overall benefit to the airport and the City.

Commercial benefit level & rate

- Minimum - $2.00/sqf.
- Mid - $1.25/sqf.
- Max - $.80/sqf.

Factors considered

The Council may consider the totality of the following:

- Number of full-time employees based at the airport.
- Maintenance performed on City-owned facilities.
- Permanent improvements made to City property.

- Utilities or operating expenses paid by the tenant.
- Services provided to airport users or the public.
- Economic activity generated at the airport.
- Responsibilities and financial risks assumed under the lease.
- Overall reduction in the City's operating or maintenance obligations.

Approval process

1. The tenant submits a commercial-benefit application with supporting documentation. (sales pitch)
2. The Council selects the minimum, mid-level or maximum discount in an open meeting.
3. The motion includes a brief explanation of why the selected tier applies.
4. The approved discount is incorporated into the commercial lease.

Recommended Administrative Rules For Any Option

The following rules should apply regardless of which option is selected:

- All discounts and improvements must be approved in writing before work begins.
- Tenants must provide invoices and proof of payment.
- Major improvements must be spread over their reasonable useful life.
- Employment must be verified annually.
- Employees must be primarily based at the airport or in Blanding City.
- Insurance reimbursements do not qualify.
- Credits end when the qualifying contribution ends.
- Business equipment and aircraft-related expenses do not qualify.
- No rental rate may fall below $0.80 per square foot.
- Discounts should be reviewed annually

BLANDING CITY

RESOLUTION 08-25-2026-1

A RESOLUTION APPROVING THE AWARD OF CONTRACT TO INTERMOUNTAIN CONSUMER PROFESSIONAL ENGINEERS INC. (ICPE) FOR THE BLANDING CITY ELECTRICAL SYSTEM LOAD STUDY PROJECT

WHEREAS, Blanding City Power Department (BCP) identified a need to perform a comprehensive Load Study of the city's electrical distribution system to ensure reliability and accommodate future growth; and

WHEREAS, the proposed project includes updating the power system software model, verifying load data for Circuits 11, 12, 13, and 14, performing load flow analysis, and identifying necessary system upgrades; and

WHEREAS, Intermountain Consumer Professional Engineers Inc. (ICPE) has submitted a proposal to provide these professional engineering services to the City; and

WHEREAS, the City Engineer and Public Works Director have reviewed the proposal and determined ICPE to be qualified and capable of performing the required scope of services; and

WHEREAS, the project fee is based on a Time and Material, not to exceed budget of Twenty-Five Thousand Five Hundred Dollars ($25,500.00); and

WHEREAS, the City Council finds that authorizing this Load Study is essential for the continued maintenance and strategic improvement of the Blanding City electrical system;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BLANDING CITY, UTAH:

SECTION 1. Award of Contract.

The Blanding City Council hereby approves the award of contract to Intermountain Consumer Professional Engineers Inc. (ICPE) for the Blanding City Electrical System Load Study Project in an amount not to exceed Twenty-Five Thousand Five Hundred Dollars ($25,500.00), subject to final contract review.

SECTION 2. Contract Terms and Payment Schedule.

The scope of work shall include the System Model Update, Load Flow Analysis, and delivery of a Summary Report as detailed in the ICPE proposal dated August 11, 2026.

The contract shall be administered on a Time and Material basis, with total compensation not to exceed the approved project budget.

SECTION 3. Authority to Execute.

The Mayor, City Manager, and City Recorder are hereby authorized to execute the professional services agreement and any related documents necessary to proceed with the study.

SECTION 4. Project Administration.

City staff are authorized to coordinate with ICPE, provide necessary system data, and oversee the completion of the Load Study Summary Report.

SECTION 5. Effective Date.

This Resolution shall become effective immediately upon adoption.

ADOPTED AND APPROVED this _______ day of ___________________, 2026.

SIGNED:

____
Charlie Taylor, Mayor Pro-Tempore

ATTEST: ___________________________________
Pratt Redd, City Manager/Deputy Recorder

ICPE
CONSULTING ENGINEERS

1145 East South Union Avenue
Midvale, Utah 84047
(801) 255-1111

August 11, 2026

Trevor Palmer
City Engineer/Public Works Director
Blanding City
50 W 100 S
Blanding, UT 84511

Re: Engineering Services Proposal for *Blanding City Electrical System Load Study* Project

Dear Mr. Parsons:

Intermountain Consumer Professional Engineers Inc. (ICPE) appreciates the opportunity to provide Blanding City Power Department (BCP) with a proposal for the *Blanding City's Electrical System Load Study* project.

A. SCOPE OF SERVICES

ICPE is proposing the following Scope of Services for the Load Study Project.

1. Update the power system software model for Blanding City.
2. In the model, verify existing load data, circuit routing, and construction parameters for the entire distribution system, specifically Circuits 11, 12, 13, and 14.
3. Perform a load flow study for the entire distribution system.
4. Evaluate the load flow results.
    a. Determine the available load capacity, if any, of each circuit.
    b. Identify any system issues, limitations, weak points, and any specific circuit overloading or voltage concerns.
    c. Identify any system upgrades or modifications necessary to the BCP system to better accommodate existing and future additional loads. Include a priority listing of any upgrades needed.
5. Develop and provide a report summarizing the study results and any system improvement recommendations, as required.

B. DELIVERABLES

The deliverables for the Project are as follows:

1. Load Study Summary Report.

C. PROJECT BUDGET

TASK DESCRIPTION	TASK COST
1. System Model Update	$7,500.00
2. Load Flow Analysis	$15,000.00
3. Summary Report	$3,000.00
TOTALS	**$25,500.00**

D. CLARIFICATIONS, EXCLUSIONS AND ASSUMPTIONS

The following items apply in the proposed Scope of Services.

1. The Proposal assumes that BCP will provide and support all the required power system design and system conditions data required for the software model update effort. This includes but is not limited to distribution system single line drawings, existing and forecast load data, circuit routing and configuration, circuit lengths and conductor sizes, service transformer size and locations.

2. The Proposal does not include any detail engineering, design, or drawing development services associated with the power system, system improvements, substations, or distribution lines or circuits.

3. The Proposal does not include any survey, Geotech, material procurement, construction, installation, or testing and commissioning services.

4. The Proposal does not include any travel, site visit, and/or field investigation.

5. The project fee is based on Time *and Material* (*T&M*), not to exceed budget.

6. This proposal is valid for (30) days from the date of issuance.

E. SUMMARY

ICPE proposes to perform services for this Project, as outlined above, for ***$25,500.00*** *(Twenty-Five Thousand Five Hundred US dollars)*. Thank you for the opportunity to provide you with this proposal. Should you have any questions, please give me a call at your convenience.

Sincerely,

Matt Levorsen, P.E.
Chief Electrical Engineer
Office: (801) 255-1111
Matt.Levorsen@icpeinc.com

BLANDING CITY

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF BLANDING, UTAH, AMENDING THE BLANDING CITY MUNICIPAL CODE REGARDING FENCES, WALLS, AND RETAINING WALLS

WHEREAS, the City of Blanding, Utah, has established regulations governing the height, placement, construction, and maintenance of fences, walls, and retaining walls within the City; and

WHEREAS, the City Council finds that amendments to the City's fencing regulations are appropriate to provide property owners with greater flexibility while maintaining appropriate standards for public safety, visibility, property rights, and structural integrity; and

WHEREAS, the City Council desires to allow increased fence, wall, and retaining wall heights in side and rear yard areas while establishing permitting, engineering, and property-owner consent requirements for structures exceeding standard height limitations; and

WHEREAS, the City Council finds that the amendments contained herein are in the best interests of the health, safety, and general welfare of the residents of Blanding City;
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANDING, UTAH, AS FOLLOWS:

SECTION 1. AMENDMENT OF FENCE, WALL, AND RETAINING WALL REGULATIONS

The Blanding City Municipal Code section governing fences, walls, and retaining walls is hereby amended and replaced in its entirety with the following:

A. Fences, walls and retaining walls up to forty-eight inches (48") in height may be erected on any part of the zone lot.

B. Fences, walls and retaining walls, on an interior lot, may be erected to a height of ninety-six inches (96") on any part of the zone lot not in the front setback space.

C. Fences, walls and retaining walls, on a corner lot, may be erected to a height of ninety-six inches (96") on any part of the zone lot, except for the following:

1. Open clear chainlink with no solid blocking, trees, or other landscaping may be erected to a height of seventy-two inches (72") in the front setback on a corner lot; and
2. "Sight triangle" areas are explained as follows: A triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection of such property lines. These sight triangle areas are to contain no obstructions to the view of the driver of a vehicle. Any fencing, landscaping or

other improvements placed within the area of the triangle shall allow visibility across the area. All other fencing, walls and retaining walls, shrubs, boulders, ground covers, landscaping and similar improvements shall be maintained at or below a height of forty-eight inches (48") above grade (ground level).

D. Barbed wire, sharp pointed metal fences and electrically charged fences shall not be permitted.

E. Fences shall be maintained in a good state of repair.

F. Open mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds.

G. The height of fences under this section shall include combinations of walls and fences. The height allowances shall be measured from the high side of adjoining properties allowing each property the right to a six-foot (6') privacy wall, fence or combination from finished grade.

H. Fences, walls, and retaining walls exceeding seventy-two inches (72") in height shall require a building permit and shall be designed by a licensed professional engineer or otherwise demonstrated to meet applicable structural requirements as determined by the Building Official.

I. Upon approval of a building permit, fences, walls, or retaining walls may be erected to a maximum height of one hundred twenty inches (120") on portions of an interior side yard or rear yard lot line that are not located within a required front setback area, provided:

1. The owners of all adjoining properties directly affected by the proposed fence or wall sign a written agreement consenting to the increased height; and
2. The written agreement is submitted with the building permit application and recorded with the San Juan County Recorder prior to permit issuance; and
3. The fence, wall, or retaining wall is designed by a licensed professional engineer and complies with all applicable building code requirements.

SECTION 2. CODIFICATION

The City Recorder is hereby authorized and directed to make the necessary changes to the Blanding City Municipal Code to incorporate the amendments adopted by this Ordinance.

SECTION 3. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its passage, approval, and publication as required by law.

ATTEST:

_________________________________	_____________________________
Pratt Redd, City Manager/ City Recorder	Charlie Taylor, Mayor Pro-Tempore

	VOTE
Charlie Taylor	_____
Kellen Nielson	_____
Chris Ewald	_____
Chad Moses	_____
Jesse Grover	_____

On the _____ day of _________________, 2026 personally appeared before me, a Notary Public in and for the State of Utah, Charlie Taylor, Mayor Pro-Tempore and Pratt Redd, Recorder of the City of Blanding who duly acknowledged to me that they are the signers of the foregoing instrument, who duly acknowledged to me that they executed the same in accordance with authority vested in them by the said City of Blanding.

____
Notary Public

My Commission Expires: _________________________ Residing at: ___________________