



Tuesday, November 9, 2021, 7:00pm

Notice is hereby given that the City Council of Blanding, Utah will hold a Regular Council Meeting on November 9, 2021 at the City Office, 50 West 100 South Street, which meeting will begin promptly at 7:00 pm.

Due to the COVID-19 outbreak and the emergency declaration by the State of Utah, members of the public may be limited to maintain social distancing. Go to <https://bit.ly/2UUIBh2> to view the meeting live on YouTube. If the public wishes to comment, they may email a short and concise comment to cityoffice@blanding-ut.gov. Comments shorter than three minutes in length that are received before the start of the meeting may be read during the open forum portion of the meeting.

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.

POLICY MEETING

- I. Call to Order
- II. Roll Call
- III. Prayer or Thought
Anyone in attendance is invited to notify the Mayor prior to the meeting if they would like to offer a prayer or thought.
- IV. Pledge of Allegiance
- V. Approval: Consent Agenda and Minutes from October 26, 2021
- VI. Declaration of Conflicts of Interest

Public Input

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. City Manager
 - a. Council Project Status Report, David Johnson Pg. 5
4. Staff
 - a. Finance, Kim Palmer Pg. 6
 - b. Water Report Pg. 11
 - c. Recreation Report Pg. 13
 - d. Police Report Pg. 15

Discussion Items

1. Zoning Changes & Planning Commission Recommendations - Bret Hosler Pg. 17
2. Recreation Project Funding - David Johnson, Kim Palmer Pg. 26

Business Items

1. Resolution 11-09-2021-1, Power Project Award - Terry Ekker Pg. 30
2. Resolution 11-09-2021-2, Winscape Reimbursement Agreement - Terry Ekker Pg. 33
3. Resolution 11-09-2021-3, County Redistricting Letter - David Johnson Pg. 42



Closed Session

Motion to enter into closed session for any of the following: purchase, exchange, or lease of real property; discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.

Adjournment



CITY COUNCIL MEETING

Blanding City Office, 50 W 100 S, Blanding Utah 84511

Tuesday, October 26, 2021

Present:

City Mayor:

Joe B. Lyman

City Councilmembers:

Kd Perkins

Robert Turk

Logan Monson

Cheryl Bowers

Kellen Nielson

City Manager:

David S. Johnson

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

City Recreation Director:

David Palmer

City Police Chief:

JJ Bradford

Others: Erik Grover, Paul Murdock

Prayer/Thought - The prayer/thought was offered by Cheryl Bowers

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Perkins moved to approve the minutes of the October 12, 2021 meeting and consent agenda. Councilmember Turk seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:**

Those voting AYE

Councilmember Perkins

Councilmember Bowers

Councilmember Turk

Councilmember Monson

Councilmember Nielson

Those voting NAY

NONE

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

PUBLIC INPUT

No comments

REPORTS

1. Mayor

Mayor Lyman told Council that the bridge at Cottonwood Wash on highway 95 was scheduled to be reopened on Wednesday. The entire bridge is scheduled to be replaced and widened in 2023.

2. City Council - None

3. Administration - David Johnson

City Manager David Johnson reported that an estimate of \$2500 has been received for gravel for the Swallows Nest.

4. Staff

a. Accounts Payable/Finance Report - David Johnson

No Questions.

PRESENTATIONS

1. Get Healthy Utah, Morgan Hadden

Morgan Hadden and Alysia Ducuara shared information about the Get Healthy Utah program offered by the State of Utah. The designation is given to those communities that promote and encourage healthy living.

DISCUSSION ITEMS

1. Redistricting - Logan Monson/Mayor Lyman

Mayor Lyman shared with Council the activities and steps that were taken when the first redistricting took place, including an Amicus Brief. The redistricting split Blanding into three pieces, ultimately eliminating a voice on the Commission board. He recommended a letter be sent to the Commissioners stating the City's position regarding the current redistricting map.

Councilmember Monson shared statements made by the Commissioners regarding Blanding, going so far as to say Blanding needs to be split more and Chapters should be left untouched. It was agreed that a letter and resolution will be drafted. The letter will be read at the upcoming Commission meeting and the resolution will be approved at the next Council meeting.

In addition a letter regarding the current redistricting of the state will also be addressed by a letter and mailed to the State.

BUSINESS ITEMS

1. Surplus Sale - David Johnson

Councilmember Perkins moved to approve the sale of the items on the surplus sale list. Councilmember Monson seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins Councilmember Bowers Councilmember Monson Councilmember Turk Councilmember Nielson
------------------	--

Those voting NAY	NONE
------------------	------

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

2. Resolution 10-26-2021-1, Division of Drinking Water Grant - David Johnson
Councilmember Bowers moved to approve Resolution 10-26-2021-1 Division of Drinking Water Grant. Councilmember Turk seconded the motion. Mayor Lyman repeated the motion and asked for discussion. Hearing none, he called for a vote. Voting was as follows:

Those voting AYE	Councilmember Perkins Councilmember Bowers Councilmember Monson Councilmember Turk Councilmember Nielson
------------------	--

Those voting NAY	NONE
------------------	------

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

ADJOURNMENT

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

Those voting AYE	Councilmember Perkins Councilmember Bowers Councilmember Monson Councilmember Turk Councilmember Nielson
------------------	--

Those voting NAY	NONE
------------------	------

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

Council adjourned the meeting at 7:58 p.m.

By: _____
Kim Palmer, Deputy Recorder

Audio: <https://www.youtube.com/watch?v=u3PBas4IJBU>

City Council Project Status Report

Project	Status	Notes
Deep Well	Ongoing	City Council approved \$40 grant from the state for preliminary engineering. Applying for another \$40k grant for the City Water Master Plan and \$350K for Design. Working with the Lt. Gov's office to secure funding. Dig Deep and the Chuch committed to more funding. The State has secured additional funding and will request more during the legislative session. Also applied for the State Matching Funding. Reached out to Utah contact about the Emergency Community Water Assistance Grants in Utah.
Parks, Recreation, Trails & Open Space Masterplan	In Process	RFP is open to the public, starting on Nov 1st.
Wellness Center Sprinkler System	Ongoing	Received a few bids in the \$100k range, but does not include costs of new alarm, underground connects or patchwork. Most likely still looking at \$200K minimum. Council decided to move forward with the pavillion and shade structure and then come back to this item.
Shade Structure	Ongoing	Received new bids if we install ourselves. It's around \$55k for the structure, not including costs for us to install ourselves. However, the concrete work to do ourselves involves more work than anticipated, due to the need to cut into the current concrete to lay proper footings for the heavy steel beams. Staff is trying to determine if a local contractor can do it and how much it would cost. If not, then we need to re-evaluate. We are waiting to have a discussion on the savings until we know what the true savings will be. The warranty would not be voided if we install ourselves. Estimates for them to install increased from \$117k to \$132k. Using state contract.
Park Pavillion and Pickleball	Ongoing	It increased from \$55K to \$70k. Using state contract. The price if City does installation is significantly less. We are looking to see if it is something that our staff or a local contractor can do. Pickleball courts are not included in this at this time, because further dicussion about the area never received formal approval. However, we will see if we can get estimates on this as well for the future.
Visitor Center Marketing	Ongoing	Waiting on orders to come in for the indoor displays. We decided to turn the TV room into the area for historical items. Even though we figured out a plan to use the upstairs, we are still concerned about the public going up and down the stairs. Measuring the exact size of the billboard. City Welcome signs and Billboard design are going to printers shortly. Economic Development will provide an update in an upcoming meeting.
Visitor Center Gift Shop RFP	Starting	RFP is nearly ready to be sent out.
Baseball In-field Dirt	On hold	City did not receive the grant. Waiting to evaluate funding on other projects.
Swallow's Nest	Ongoing	Received bids for gravel. Evaluating where the budget dollars will come from to pay for the expense.



CITY COUNCIL MEETING - STAFF REPORT

Author: Kim Palmer, Finance Director
Department: Finance
Subject: Accounts Payable Register
Date: November 9, 2021

Budget Impact

Accounts payable register for October 21, 2021 - November 9, 2021

All expenses are approved budget items.

Department Review

Finance

Attachments

Invoice Register

City of Blanding

Invoice Register - 10/22/2021 to 11/4/2021 - All Invoices

11/4/2021

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
10312021	APGA SECURITY AND INTEGRITY	50699	10/31/2021	10/31/2021	\$395.00	5440310	PROFESSIONAL/TECHNICAL	ANTI DRUG & ALCOHOL TOOL
2021-AE-1209	BLANDING ARTS & EVENTS CENTER	50700	10/25/2021	10/25/2021	\$282.00	5340480	OTHER SPECIAL DEPART SU	CHRISTMAS PARTY EVENT C
10252021	BLANDING CITY	50701	10/25/2021	10/25/2021	\$6,369.58			
					160.83	1050270	Econ Dev & Visitor Cntr UTILITI	12 N GRAYSON PKWY
					557.08	1050270	Econ Dev & Visitor Cntr UTILITI	12 N GRAYSON PKWY - WATE
					55.36	1050270	Econ Dev & Visitor Cntr UTILITI	12 N GRAYSON PKWY - PIONE
					343.79	1052270	Police UTILITIES	POLICE STATION UTILITIES
					246.54	1053270	Fire UTILITIES	360 W 200 S FIRE DEPT
					64.18	1053270	Streets UTILITIES	360 W 200 S FIRE DEPT EXPA
					392.58	1060270	ParksRec UTILITIES	567 W 550 N - SHOP NEW
					20.00	1065270	ParksRec UTILITIES	OUT OF CITY LIMITS - 3 RD R
					32.00	1065270	ParksRec UTILITIES	GOLF COURSE
					273.86	1065270	ParksRec UTILITIES	200-300 S 100 W LLEAGUE PA
					38.49	1065270	ParksRec UTILITIES	TENNIS COURT
					265.77	1065270	ParksRec UTILITIES	900 S 300 W 4 PLEX RESTRO
					228.09	1065270	ParksRec UTILITIES	550 S MAIN - SOUTH PARK
					254.50	1065270	ParksRec UTILITIES	1090 S 100 W 4 PLEX - RAW W
					155.99	1065270	ParksRec UTILITIES	1095 S 100 W
					20.62	1065270	ParksRec UTILITIES	900 S 300 W 4 PLEX RESTRO
					21.65	1065270	ParksRec UTILITIES	3030 N RESERVOIR RD
					20.00	1065270	ParksRec UTILITIES	OC/LGOLF COURSE WATER
					1,402.35	1066270	Wellness Center UTILITIES	1013 S 300 W - WELLNESS CE
					66.26	5140270	UTILITIES	MILLION GALLON TANK PUMP
					27.15	5140270	UTILITIES	161 S MAIN - G&H WATER
					32.70	5140270	UTILITIES	50 W 100 S - JAIL
					22.00	5140270	UTILITIES	CENTER ST - PALMERS WATE
					27.15	5140270	UTILITIES	120 S MAIN - CB'S
					22.49	5140270	UTILITIES	OC/L BY SMITHS FIELDS
					23.31	5140270	UTILITIES	VISITOR CENTER WELL #2
					866.19	5140270	UTILITIES	TREATMENT PLANT UTILITIES
					22.80	5240270	UTILITIES	141 E 800 S - LIFT STATION
					34.49	5240270	UTILITIES	N HWY 191 - JOHN IMLAY SE
					21.04	5240270	UTILITIES	260 W 1600 S - PUMP STATION
					86.92	5240270	UTILITIES	491 S 650 W WHITE ROCKS P
					21.68	5240270	UTILITIES	198 E 200 S
					43.08	5240270	UTILITIES	LLEAGUE BOOSTER PUMP ST
					294.63	5340270	UTILITIES	50 W 100 S - OFFICE
					42.22	5440270	UTILITIES	NATURAL GAS BORDER STATI
					161.79	5440270	UTILITIES	153 S 400 W - OLD SHOP
Refund: 5533416	BRADFORD, TOM	50703	11/1/2021	11/1/2021	\$900.00	531310	ACCOUNTS RECEIVABLE	Refund: 553341629 - BRADFOR
5416	COUNTRY COMFORT LLC	ACH.8017.1101211328	10/27/2021	10/27/2021	\$140.00	1065250	ParksRec EQUIPMENT - SUPP	CITY PARKS - PORTA POTT
5417	COUNTRY COMFORT LLC	ACH.8017.1101211328	10/27/2021	10/27/2021	\$140.00	1065250	ParksRec EQUIPMENT - SUPP	CITY PARKS - PORTA POTT
5418	COUNTRY COMFORT LLC	ACH.8017.1101211328	10/27/2021	10/27/2021	\$140.00	1065250	ParksRec EQUIPMENT - SUPP	CITY PARKS - PORTA POTT
5505	COUNTRY COMFORT LLC	ACH.8017.1101211328	10/27/2021	10/27/2021	\$100.00	1065250	ParksRec EQUIPMENT - SUPP	CITY PARKS - PORTA POTT
	Vendor Total:				\$520.00			
PR102521-502	EFTPS	1	10/28/2021	10/28/2021	\$366.83	102221	FEDERAL TAX / FICA PAYABLE	Social Security Tax

City of Blanding

Invoice Register - 10/22/2021 to 11/4/2021 - All Invoices

11/4/2021

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
PR102521-502	EFTPS	1	10/29/2021	10/29/2021	\$29,688.08	102221	FEDERAL TAX / FICA PAYABLE	Medicare Tax
					16,836.86	102221	FEDERAL TAX / FICA PAYABLE	Federal Income Tax
					3,937.78	102221	FEDERAL TAX / FICA PAYABLE	Social Security Tax
					8,913.44	102221	FEDERAL TAX / FICA PAYABLE	Medicare Tax
	Vendor Total:				\$30,054.91			Federal Income Tax
c73e0a2	HEALTH EQUITY - HSA	2	10/28/2021	10/28/2021	\$22.50	102226	HEALTH INSURANCE PAYABLE	HEALTH EQUITY
					22.50			
PR102521-7854	HEALTH EQUITY - HSA	2	10/29/2021	10/29/2021	\$2,439.20	102226.1	HSA PAYABLE	Health Savings Plan - Employer
					1,824.20	102226.1	HSA PAYABLE	Health Savings Plan Employee
	Vendor Total:				\$2,461.70			
11012021	HP FARMS	50708	11/1/2021	11/1/2021	\$400.00	1050480	Econ Dev & Visitr Cntr OTHER	FALL FESTIVAL
					400.00			
17065163	ISCO INDUSTRIES	50709	10/22/2021	10/22/2021	\$141.95	5440250	EQUIPMENT - SUPPLIES & M	HEATER ADAPTER
					141.95			
22868M	MARTIN'S FORD	50710	10/22/2021	10/22/2021	\$6,767.49	5340250	EQUIPMENT - SUPPLIES & M	BUCKET TRUCK REPAIRS
					6,767.49			
797639	MOTOR PARTS	50711	10/25/2021	10/25/2021	\$8.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES & EQUIPMENT
					8.99			
797841	MOTOR PARTS	50711	10/27/2021	10/27/2021	\$12.49	5240250	EQUIPMENT - SUPPLIES & M	SUPPLIES & EQUIPMENT
					12.49			
	Vendor Total:				\$21.48			
INV176105	PACKARD WHOLESale CO	ACH.167.1101211328	10/27/2021	10/27/2021	\$69.02	1044250	Admin EQUIPMENT - SUPPLIE	CLEANING SUPPLIES
					69.02			
524176	PURE COUNTRY WATER	50714	10/22/2021	11/21/2021	\$28.59	1044260	Admin BUILDINGS - SUPPLIES	WATER
					28.59			
524180	PURE COUNTRY WATER	50714	10/22/2021	11/21/2021	\$28.59	1052250	Police EQUIPMENT - SUPPLIE	WATER
					28.59			
	Vendor Total:				\$57.18			
546960046	RAM VALUATION SERVICE	50715	10/26/2021	10/26/2021	\$750.00	5340250	EQUIPMENT - SUPPLIES & M	APPRAISAL FOR PROPERT
					750.00			
845817	REDD'S ACE HARDWARE	ACH.6056.1101211328	10/25/2021	10/25/2021	\$1,770.60	5340250	EQUIPMENT - SUPPLIES & M	FRONT OFFICE - LANDSCAPE
					1,770.60			
845854	REDD'S ACE HARDWARE	ACH.6056.1101211328	10/26/2021	10/26/2021	\$28.58	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES AND EQUIP
					28.58			
845967	REDD'S ACE HARDWARE	ACH.6056.1101211328	10/28/2021	10/28/2021	\$23.97	1066250	Wellness Center EQUIPMENT -	SUPPLIES AND EQUIP
					23.97			
	Vendor Total:				\$1,823.15			
0772215-IN	RELADYNE WEST LLC	50716	10/26/2021	10/26/2021	\$193.98	5140250	EQUIPMENT - SUPPLIES & M	DIESEL
					193.98			
0772221-IN	RELADYNE WEST LLC	50716	10/26/2021	10/26/2021	\$543.77	5140250	EQUIPMENT - SUPPLIES & M	DIESEL
					543.77			
	Vendor Total:				\$737.75			
2110-180951	SAN JUAN BUILDING SUPPLY		10/29/2021	10/29/2021	\$23.78	5340250	EQUIPMENT - SUPPLIES & M	ADMIN FRONT
					23.78			

City of Blanding Invoice Register - 10/22/2021 to 11/4/2021 - All Invoices

11/4/2021

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
2110-181541	SAN JUAN BUILDING SUPPLY		10/29/2021	10/29/2021	(\$108.00)	5340250	EQUIPMENT - SUPPLIES & M	ADMIN FRONT
					-108.00			
2110-181723	SAN JUAN BUILDING SUPPLY		10/29/2021	10/29/2021	(\$18.00)	5340250	EQUIPMENT - SUPPLIES & M	ADMIN FRONT
					-18.00			
2110-181752	SAN JUAN BUILDING SUPPLY		10/29/2021	10/29/2021	(\$283.20)	5340250	EQUIPMENT - SUPPLIES & M	ADMIN FRONT
					-283.20			
	Vendor Total:				(\$385.42)			
7345-2021-22-57	UTAH DEPARTMENT OF PUBLIC SAF	50719	10/28/2021	10/28/2021	\$500.00	1052310	Police PROFESSIONAL/TECH	SURVIVING SPOUSE TRUST F
					500.00			
PR102521-277	UTAH STATE RETIREMENT	0	10/29/2021	10/29/2021	\$26,210.14	102225	RETIREMENT PAYABLE	Retirement
					22,006.91	102225	RETIREMENT PAYABLE	401k
					3,903.23	102225	RETIREMENT PAYABLE	Roth IRA - URS
					300.00			
PR102521-281	UTAH STATE TAX COMMISSION	50698	10/28/2021	10/28/2021	\$25.00	102223	STATE WITHHOLDING PAYAB	State Income Tax
					25.00			
PR102521-281	UTAH STATE TAX COMMISSION	50698	10/29/2021	10/29/2021	\$5,531.40	102223	STATE WITHHOLDING PAYAB	State Income Tax
					5,531.40			
	Vendor Total:				\$5,556.40			
10252021	WASTE MANAGEMENT	50721	10/25/2021	10/25/2021	\$17,131.86	5740310	PROFESSIONAL/TECHNICAL	TRASH REMOVAL
					17,131.86			
0382526-4889-4	WASTE MANAGEMENT OF NM	50722	10/25/2021	10/25/2021	\$135.12	1050270	Econ Dev & Visitor Cntr UTILITI	VISITOR CENTER
					26.31	1065270	ParksRec UTILITIES	3RD RESERVOIR
					108.81			
	Total:				\$100,899.31			
							GL Account Summary	
					30,054.91	102221	FEDERAL TAX / FICA PAYABLE	
					5,556.40	102223	STATE WITHHOLDING PAYAB	
					26,210.14	102225	RETIREMENT PAYABLE	
					22.50	102226	HEALTH INSURANCE PAYABL	
					2,439.20	102226.1	HSA PAYABLE	
					69.02	1044250	Admin EQUIPMENT - SUPPLIE	
					28.59	1044260	Admin BUILDINGS - SUPPLIES	
					799.58	1050270	Econ Dev & Visitor Cntr UTILITI	
					400.00	1050480	Econ Dev & Visitor Cntr OTHER	
					28.59	1052250	Police EQUIPMENT - SUPPLIE	
					343.79	1052270	Police UTILITIES	
					500.00	1052310	Police PROFESSIONAL/TECH	
					310.72	1053270	Fire UTILITIES	
					28.58	1060250	Streets EQUIPMENT - SUPPLI	
					392.58	1060270	Streets UTILITIES	
					528.99	1065250	ParksRec EQUIPMENT - SUPP	
					1,439.78	1065270	ParksRec UTILITIES	
					23.97	1066250	Wellness Center EQUIPMENT -	
					1,402.35	1066270	Wellness Center UTILITIES	
					70,579.69		Total	
					737.75	5140250	EQUIPMENT - SUPPLIES & M	
					1,087.25	5140270	UTILITIES	
					1,825.00		Total	
					12.49	5240250	EQUIPMENT - SUPPLIES & M	
					230.01	5240270	UTILITIES	

City of Blanding
Invoice Register - 10/22/2021 to 11/4/2021 - All Invoices

11/4/2021

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
					242.50		Total	
					900.00	531310	ACCOUNTS RECEIVABLE	
					8,902.67	5340250	EQUIPMENT - SUPPLIES & M	
					294.63	5340270	UTILITIES	
					282.00	5340480	OTHER SPECIAL DEPART SU	
					10,379.30		Total	
					141.95	5440250	EQUIPMENT - SUPPLIES & M	
					204.01	5440270	UTILITIES	
					395.00	5440310	PROFESSIONAL/TECHNICAL	
					740.96		Total	
					17,131.86	5740310	PROFESSIONAL/TECHNICAL	
					\$100,899.31		GL Account Summary Total	



CITY COUNCIL MEETING - STAFF REPORT

Author: Terry Ekker, City Engineer
Department: Public Works
Subject: October 2021 Water Report
Date: November 9, 2021
Type of Item: Report

Background

Monthly water report for Mayor and Council.

Budget Impact

NA

Department Review

David Lyman has taken the appropriate measurements to update this month's records. Terry Ekker has compiled the data in the standard report format.

Recommendation

N/A

Attachments

October 2021 Water Report.

City of Blanding Monthly Water Report



October 2021

Reported in Acre Feet

Reservoir	Total Reservoir Capacity	Required Constrvn Capacity	Total Usable Capacity	City Share of Total Capacity	Current Reservoir Volume	Unused City Storage	City Share of Current Volume	City Share of Volume 2020	City Share of Volume 2019
Starvation	500	0	500	500	245	255	245	363	415
4th Reservoir	2,350	250	2,100	2,100	1,490	860	1,240	1,498	1,801
3rd Reservoir	250	50	200	200	50	150	0	60	180
Drywash	500	100	400	0	115	0	0	0	0
Recapture	8,444	2,500	5,944	800	3,040	800	0	0	0
Total	12,044	2,900	9,144	3,600	4,940	2,065	1,485	1,921	2,396

Pipeline Flow	Gallons/Per Day	Acre Feet Month
	460,322	43.8

	Gallons	Acre Feet Month
Monthly Total Treated	13,997,000	42.96
Monthly Total Pumped	Well A	0.00
	Well B	0.00
	Well C	0.00
Total Monthly Treated and Pumped		42.96

Notes:

Annual Precipitation is at **119.2%** of average

Month to Month Reconciliation Upper System	
Beginning Reservoirs Storage	1,563.00
Plus Water Taken From Pipeline	43.79
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	42.96
Less Water Sold Third Parties	0.00
Less Raw Water Tap Sales	9.58
Less Water Loaned Irrigation Agreement	0.00
Less Evap/Ditch/Theft/Backwash losses	69.26
Ending Reservoir Storage	1,485.00



CITY COUNCIL MEETING - STAFF REPORT

Author: David Palmer
Department: Recreation Department
Subject: General information on the Parks & Recreation
Date: November 5th 2021
Type of Item: Monthly Information

Background:

We have finished Tackle Football

Girls Basketball has begun

City office landscape is about done

We have all new equipment at the Wellness Center



November 2021 Recreation Report

	2020 # of participants	2020 Revenue	2021 # of participants	2021 Revenue
T-Ball	50	\$2,000.00	80	\$3,200.00
Girls Machine Pitch	25	\$1,000.00	38	\$1,520.00
Boys Machine Pitch	59	\$2,360.00	63	\$2,520.00
Girls Softball - Totals	73	\$4,745.00	82	\$5,330.00
Boys Baseball -Totals	113	\$7345.00	136	\$8,840.00
Swim Team	19	\$570.00	22	\$880.00
Boys Basketball	75	\$3,750.00		
Girls Basketball	58	\$2,900.00	65	\$3,250.00
Soccer	220	\$8,800.00	235	\$11,750.00
Flag Football	98	\$3,920.00	39	\$1,560.00
Tackle Football	n/a	n/a	88	\$6,600.00
Youth Volleyball	85	\$4,250.00	116	\$5,800.00
Wellness Center	2020 Annuals	2020 Monthly's	2021 Annuals	2021 Monthly's
October	1,392	34	1,428	58
October	2021-2022	2020-2021	2019-2020	2018-2019
Operating Revenue	\$61,101.04	\$56,422.21	\$69,874.25	\$80,416.81
*Operating Expenses	\$133,149.15	\$130,239.16	\$145,138.54	\$121,127.41

(*Figures do not include \$50,000 bond payment)

Recreation:

- Girls Basketball is underway
- Tackle Football is finished
- Boys basketball registration is open

Parks:

- Other than a few odds and ends we are fully prepared for winter

Wellness Center:

- All of our new exercise equipment has been installed and people have been very pleased
- The pool is winterized for the year
- We had 2,352 recorded visits during October. Remember that number only includes each time a member swipes their card for entry
- We had 274 visits from patrons without a membership.



CITY COUNCIL MEETING - STAFF REPORT

Author: JJ Bradford
Department: Police
Subject: Monthly report
Date: November 9, 2021
Type of Item: Information

We had a total of 98 calls for service in October. One thing to note is the stats don't always give a completely accurate account of what is taking place. For example: A call for a D.U.I or drugs will normally have multiple charges that will only show up as one incident. Our calls for service were down from October of last year but we had officers having to dedicate more time to more time intensive cases this month. The number of physical arrests is also down due to precautions being taken to avoid Covid issues at the jail.

Attachments

Monthly stat report

	October 2021 Police Department Statistics				
	Incidents by type			2021 vs. 2020	
Vin inspection	16		2021 Total Arrests/Charges		14
Agency Assist	2		2021 Total Citations Issued:		118
Intoxication	10		2021 Total Incidents:		98
Noise complaint	1				
DUI	4		2020 Total Arrests/Charges		33
Officer Report	5		2020 Total Citations Issued:		122
Fire	1		2020 Total Incidents:		116
Animal Problem	6				
Warrant	2		Trainings:		
Family Fight	5				
Motorist assist	2				
Fraud	1				
Juvenile Problem	2		Statistics by Officer		
Child abuse	1		Chief JJ Bradford		
Civil Problem	1		Arrest/Charges	2	
Traffic accident	4		Citations:	4	
Theft	4		Incidents:	18	
Harassment	4				
Sex Offense	1		Sgt. Jared Hillhouse		
Burglary	1		Arrest/Charges	1	
Suicidal Subject	1		Citations:	10	
Vandalism	1		Incidents:	18	
Welfare Check	1				
911 Hangup	1		Officer Trey McDonald		
Assault	3		Arrest/Charges	3	
Business assist	1		Citations:	23	
Shoplifting	1		Incidents:	12	
Drug	1				
Protective Order	1		Officer Cole Palmer		
Citizen Assist	1		Arrest/Charges	6	
Alcohol Offense	1		Citations:	25	
Trespass	1		Incidents:	26	
			Officer Chris Sanchez		
			Arrest/Charges	2	
			Citations:	57	
			Incidents:	24	
			Animal calls: 6 animal calls. 2 dogs picked up. 1 Returned and 1 put down for killing sheep.		



CITY COUNCIL MEETING - STAFF REPORT

Author: Bret Hosler Community Development Director
Department: Community Development
Subject: Propose changes to land use law
Date: November 2, 2021
Type of Item: Information

Background

The Utah State legislature last year passed a law allowing for ADUs, Accessory Dwelling Units in most land use zones state wide. Blanding City Planning Commission has worked through the New law and how it will impact Blanding City. and proposes the following Changes to bring our land use law in compliance with the new state law. Also suggesting additional changes to help with definitions and to allow for a bigger variety of housing types.

Budget Impact

No direct cost - hopefully allow for more and varied housing moving forward

Department Review

Administration
Community Development
City Attorney
Planning Commission

Recommendation

Staff recommends approving the suggested changes as that brings Blanding City into compliance with State law. It also helps provide more options for housing.

Planning Commission recommendation for City Council

After spending several months reviewing and considering the options and how they would impact the people of Blanding it would be our recommendation to approve the changes as we have tried hard to simplify and organize to maintain a reasonable development path.



R-1

10-5A-2: PERMITTED USES:

A. Permanent single-family dwelling. Minimum square footage of living space, one thousand one hundred (1,100).

B. Permanent single-family dwelling. Minimum square footage of one thousand one hundred (1,100), with **one** of the following (**ADU Accessory Dwelling Units, Interior or attached only**) apartment types minimum of seven hundred (700) square feet of living space:

1. Basement.
2. Attic.
3. Garage or over garage.

C. Public parks and playgrounds.

D. Public schools, elementary and secondary.

E. Churches and parish houses.

F. Essential public utility and public service installations for the benefit and protection of the immediate surrounding area. Such uses shall not include business offices, repair, sales or storage facilities. (Ord. 1978-1, 3-8-1978, as amended)

ShareDownloadBookmarkPrint

10-5A-3: ACCESSORY USES:

Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use:

A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use; and

B. Is operated under the same ownership and on the same zone lot as the permitted use; and

C. Does not include structures or structural features inconsistent with the permitted use; and

D. Does not include residential occupancy; and

E. Does not include a floor area of over fifty percent (50%) of the floor area of the permitted use or one thousand (1,000) square feet, whichever is larger. (Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2014-1, 2-25-2014)

ShareDownloadBookmarkPrint

R-2

10-5B-2: PERMITTED USES:

A. Permanent single-family dwelling. Minimum square footage of living space seven hundred (700).

B. Permanent two-family dwellings. Minimum square footage of living space seven hundred (700) per unit.

C. Multiple-family dwelling.

D. Permitted ADU's Accessory Dwelling Units, Interior, attached, Detached.



1. Minimum square footage per dwelling unit, seven hundred (700) square feet per unit **1**. Multiple-family dwellings in this article are regarded as any complex containing three (3) or more units. Complexes of this nature are required, as part of the plot plan, to include a designated play area(s) in the form of open space with landscaping, further amenities at the discretion of the developer such as: swings, slides, sand box, picnic table, etc. The number of these open space areas are to be determined by the number of units to be developed using the following scale:

Number Of Dwellings (Unit #)	Open Space Requirements
4 – 8	1
8 – 16	2
16 and up	To be considered by the city planner or building official

2. All multiple-family dwelling units must meet minimum standards in square footage per dwelling unit, off street parking requirements, landscaping and open space requirements on the same zone lot prior to receiving final plot plan approval.

3. Studio apartments are allowable under the following conditions:

a. The unit shall have a living room of not less than two hundred twenty (220) square feet of superficial floor area. An additional one hundred (100) square feet of superficial floor area shall be provided for each occupant of such unit in excess of two (2).

b. The unit shall be provided with a separate closet.

c. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than thirty inches (30") in front. Light and ventilation conforming to current building code shall be provided.

d. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

4. All other requirements of the R-2 zone are required in any studio apartment development.

D. Public parks and playgrounds.

E. Public and private school, elementary and secondary.

F. Boarding and rooming house.

G. Hospitals, nursing homes and sanatoriums.

H. Professional offices such as but not limited to medical and dental clinics, law, insurance, architect, and accounting offices.

I. Churches and parish houses.

J. Higher educational institutions and vocational schools.



K. Essential public utility and public service installations and facilities for the benefit and protection of the surrounding area; such uses shall not include business offices, repair, sales or storage facilities. (Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2017-2, 10-24-2017)

Notes

1. See subsection C3 of this section.

10-5B-3: ACCESSORY USES:

Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use:

- A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use; and
- B. Is operated under the same ownership and on the same zone lot as the permitted use; and
- C. Does not include structures or structural features inconsistent with the permitted use; and
- D. Does not include a floor area of over fifty percent (50%) of the floor area of the permitted use or one thousand (1000) square feet, whichever is larger. (Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2014-1, 2-25-2014)
- E. May include residential occupancy.

MH Zone

10-5C-2: PERMITTED USES:

- A. Mobile home park.
- B. Public park or playground.
- C. Residential uses. Any use allowed as a permitted use in an R-1 or R-2 district, so long as the applicant and/or owner is willing to comply with the city's development guidelines for that type of development, including Accessory dwelling units, as interpreted by staff for single- family development and by the planning commission for a multiple-family development. (Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2009-2, 11-24-2009)

10-5C-3: ACCESSORY USES:



C - Commercial Zone

10-6A-5: CONDITIONAL USES:

The following may be allowed as conditional uses in the C district:

A. Historic buildings. Historic buildings may be used for offices and accessory commercial uses and/or limited retail businesses, subject to the same restrictions as set forth in section 10-5A-5 of this title, R-1 districts.

B. Residential uses. Any use allowed as a permitted use in an R-1 or R-2 district, For existing residential buildings existing as of 2021 including Accessory dwelling units, so long as the applicant and/or owner is willing to sign a commercial residential agreement of understanding, as follows:

Commercial Residential Agreement Of Understanding

R-1A Residential - Agriculture Zone

10-5D-2: PERMITTED USES:

A. Permanent one-family dwellings. Minimum square footage of living space: One thousand (1,000).

1. Permitted ADU's Accessory Dwelling Units, allowing for one of the following types: Interior, attached, Detached.

B. Animal husbandry.

C. Public parks and recreational areas.

D. Essential public utility and public service installations for the benefit and protection of the immediate surrounding area. Such uses shall not include business offices, repair, sales, or storage facilities. (Ord. 2008-3, 3-25-2008)

10-5D-3: ACCESSORY USES:

Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use:

A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use; and



- B. Is operated under the same ownership and on the same zone lot as the permitted use; and
- C. Does not include structures or structural features inconsistent with the permitted use; and
- D. Does not include residential occupancy; and
- E. Does not include a floor area of over two hundred twenty five percent (225%) of the floor area of the permitted use. (Ord. 2008-3, 3-25-2008)



Definition for Accessory Dwelling Units or ADUs

Types of Accessory Dwelling Units

Depending on their location relative to the primary dwelling unit, ADUs can be classified into three categories:

1. Interior. Interior ADUs are located within the primary dwelling, and are typically built through conversion of existing space, such as an attic or basement.

2. Attached,

Attached ADUs are living spaces that are added on to the primary dwelling. The additional unit can be located to the side or rear of the primary structure, but can also be constructed on top of an attached garage.

3. Detached. Detached ADUs are structurally separate from the primary dwelling. They can be constructed over existing accessory structures, such as a detached garage, or they can be built as units that are separate from accessory and residential structures.

Definition for off street parking, minimum required size space:

Minimum measurements for off street parking is 10 ten feet wide and 20 twenty feet long measuring 200 two hundred feet per parking space.



10-6A-5: CONDITIONAL USES:

The following may be allowed as conditional uses in the C district:

A. Historic buildings. Historic buildings may be used for offices and accessory commercial uses and/or limited retail businesses, subject to the same restrictions as set forth in section [10-5A-5](#) of this title, R-1 districts.

B. Residential uses. Lots approved prior to the year 2022. Lots larger than ½ acre in size shall not be subdivided for residential use in the commercial zone. Existing lots ½ acre or smaller in size may be subdivided to allow for residential use as follows:

1. Multi-family housing
2. Minimum street frontage allowed 40 feet.
3. Minimum lot size 4000 square feet.
4. Setbacks as follows front setback 20 feet, rear setback 15 feet, side setbacks 7 feet. All setbacks are measured from roof lines.
5. Maximum Lot coverage of the dwelling, including garage or carport, is 60 %
6. Residential uses as part of a commercial use must not occupy street frontage
7. Residential uses as part of a commercial use must have a separate entrance
8. Residential uses as part of a commercial use shall not exceed 25 % of the main floor level

All new residential development and all residential remodels shall require the applicant and/or owner to sign a commercial residential agreement of understanding, as follows:

Commercial Residential Agreement Of Understanding

Residential development in the commercial zone is allowed as a permitted conditional use. What does this mean? That the primary use of the zone (all allowable commercial uses take precedence) and all impacts from these uses are allowed and must be accepted as a common and natural state of the commercial district(s) by way of example:

Traffic.

Noise.

Smell.

Allowable 24 hour operation of business deliveries and pick up around the clock.

Zero side yard setbacks are possible.

Greater chance of people coming on your property.



Also, as the commercial district develops, it could adversely affect the resale value of residential development in its boundaries.

I/we _____ name(s) have read the above information and understand by choosing to develop housing in a commercial zone are subject to any and all of the above conditions with no legal basis for complaint or action.

Signature Date

Signature Date

Address

(Ord. 1978-1, 3-8-1978, as amended)



CITY COUNCIL MEETING - STAFF REPORT

Author: Kim Palmer, Finance Director & David Johnson, City Manager
Department: Administration
Subject: Recreation Capital Projects FY2022
Date: November 9, 2021
Type of Item: Discussion

BACKGROUND

The City Council approved three recreation projects in the FY22 budget. These projects included a Parks & Recreation Master Plan, which will be used as a match with state agencies for grants and improvements and help guide future City recreation projects over the next 10 years; a new park pavilion; and new shade structures at the City baseball fields. The pavilion and shade structure projects had been previously approved and delayed due to covid and increased costs over what was previously budgeted. As such, the FY22 budget accounted for the new increases, based on current estimates at that time.

Unfortunately, when staff moved forward on the projects immediately after the FY22 budget was approved, we learned that the estimates had dramatically increased again. Staff found that if we installed them in-house with city staff that the costs would drop significantly. Unfortunately, we also learned that the cement work involved was much more complicated and time consuming than staff could manage, given other critical daily responsibilities.

A fourth recreation project was also approved during the budget process, but it was predicated solely on whether the project received grant funding. Therefore, no general fund dollars were allocated to this project. That meant that if the City was not awarded the grant, the project could not move forward. Unfortunately, the City was not awarded the grant.

Finally, during the process of working on the approved recreation projects, the City learned that the Wellness Center did not have the required fire suppression system that legally allows the city to host groups larger than 299 people in the building at once. The City was also informed shortly later by our insurance company that the Wellness Center was also built without legally required indoor showers, which must be corrected.

The City has been fortunate to see an increase in sales tax revenue, when other communities have experienced a decline. This increase has allowed for operations to continue at a normal capacity, provide opportunities for our citizens and prepare for future needs. A healthy savings strategy, (not too much and not too little) is necessary to prepare for those unforeseen items that will happen. Based on the information provided, staff recommends that City Council choose one or two projects to fund, based on the level of priority and the budget available for them. We do



not recommend funding all of these projects this fiscal year. Staff can provide a multi-year plan for funding these projects at a future date.

BUDGET IMPACT

Wellness Center

Currently the City has \$410,819 in Wellness Center savings. These funds have been set aside for necessary repairs to the building. The balance has been generated from the funds remaining after construction and \$50,000 each year through 2015 from the County.

Fire Suppression System - As has been previously discussed, in order to increase the current occupancy level of 299 a fire suppression system would need to be installed. Estimates have been quoted between \$300,000 and \$400,000 for the system. While there is not a formal bid on file, the City received a fairly detailed estimate, which only accounted for the system itself, but does not include needed drywall and other potential work with the project.

Showers - During an inspection by the City's insurance of the Wellness Center in August it was determined that our facility must have showers in each restroom for those patrons visiting the pool. This is state code. After extensively reading through past minutes and going through files, staff could not find information regarding why the showers were not installed at the time the building was constructed. The cost for this change has not yet been determined. Staff is reaching out to the Health Department to determine how many are necessary, before approaching a contractor for the estimate.

Summary:

Wellness Center Savings	\$ 410,819	Budget	Bid/Estimate
Fire Suppression	\$ 400,000	\$0	\$400,000
Showers	\$???	\$0	???
*Balance after expenditures	\$???		

*No estimate or bid is available for the showers

Recreation

Currently the City has \$138,739.89 in recreation savings. An amount of \$10,000 is deposited to this account at the end of each fiscal year. The savings is used for necessary repairs, maintenance and purchases of equipment. Revenue generated from participant registration is used for supplies, minor equipment and repairs, officials etc. When the costs to offer the programs increase, the cost to participate may also increase.

Budgeted Items FY2022

The following items are budgeted for purchase or completion during fiscal year 2022.



- **Central Park Pavillion -- \$56,000**
The budgeted amount for this project is \$56,000, however the actual project estimate received in August was \$69,965 with installation or \$53,975 without.
- **Centennial Park Shade Structure - \$126,000**
The budgeted amount for this project is \$126,000, however the actual project estimates range from \$132,000 to \$142,248.96 received in August and a bid of \$182,108 received in October.
- **Recreation Master Plan - \$50,000**
The RFP for this plan is currently being finalized, so no bid is available at this point.
- **Centennial Ball Park Infield Dirt Project - \$30,000**
Based on preliminary estimates the budget for this project was set at \$30,000. The Council approved this project to be completed with grant funding. The grant was completed, submitted, but was not awarded. Bids received in February range from \$64,474 to \$192,337.50, from the same vendor and are differentiated by scope of work performed.

Summary:

Recreation Savings	\$ 138,739.89	Budget	Bid
Central Park Pavillion	\$0	\$ 56,000.00	\$ 69,965.00
Centennial Park Shade Structures	\$0	\$ 126,000.00	\$ \$142,108
Recreation Master Plan	\$0	\$ 50,000.00	Out for RFP
Centennial Ball Park Infield Dirt Project	\$0	\$ 30,000.00	
*Balance after expenditures	\$ (153,333.11)		

*calculation includes bids and budget figures where no current bid is listed.

Other

The City also has two other projects included in the fiscal 2022's budget. First, the hail damage that occurred to several City properties in June of 2020 is budgeted for at \$25,000. However the total of those repairs are estimated at \$76,557. These repairs are being covered by insurance. We have already received a portion of those funds and will receive the remainder when the project is completed.



The second project is the Welcome to Blanding Signs. These signs are budgeted at \$20,000. The estimate for them is actually \$20,901.60. These are being paid for by ARPA funding (Marketing is an approved expenditure for ARPA funds).

Conclusion

The City of Blanding has been frugal in spending over the years and in return has established healthy savings. These savings have been used for unexpected repairs and necessary equipment, such as the repair needed to the front entrance to the Wellness Center a few years back, the purchase of a utility vehicle for the parks department, and some repairs to the siding at the visitor center to name a few. It was anticipated that savings would be used to install shade structures and a new park pavilion in FY2021. These did not occur as a result of some unforeseen circumstances and now the cost of those items has risen and continues to rise, due to happenings out of our control.

As of June 30th, the City has a total of 1,716,303.49 in the general fund & capital projects savings for all non-enterprise City Departments. This includes combined recreation and Wellness Center savings of \$549,558.89. The total of all the recreation projects listed above, using budget numbers where bids are not available and a very rough estimate of \$200,000 on the showers, the total budgetary need is roughly \$950,000.

RECOMMENDATION

Based on the information provided, staff recommends that City Council choose one or two projects to fund, based on the level of priority and the budget available for them. We do not recommend funding all of these projects this fiscal year. Staff can provide a multi-year plan for funding these projects at a future date.

Staff would prioritize projects based on most critical importance in the following order:

1. Fire Suppression System & Indoor Showers at the Wellness Center
2. Parks & Recreation Masterplan
3. Baseball Dirt, Park Pavillion & Shade Structure

DEPARTMENT REVIEW

Administration, Finance, Recreation



CITY COUNCIL MEETING - STAFF REPORT

Author: Terry Ekker, City Engineer
Department: Public Works
Subject: Bid Award for Wastwater Power Extension
Date: November 9, 2021
Type of Item: Action Item

Background

The bid opening for the Wastwater Power Extension project was held on October 29, 2021. We had 4 bidders. ICPE has issued a letter of recommendation to award the Bid to Cache Valley Electric in the amount of \$260,389.00. Their proposal includes project completion by May 1, 2022.

Budget Impact

Because of design changes requested by NTUA, the design engineering costs are now over budget by approximately \$15,000. Total projected costs with construction and engineering are approximately \$290,000. This puts us over budget by around \$108,000. Most of this is a result of supply chain issues resulting from COVID and the demand for new construction.

Department Review

Blanding City Public Works has reviewed the letter of recommendation to award from ICPE and we feel comfortable moving forward with the project, subject to NTUA providing written authorization to proceed with the new \$290,000 project cost.

Recommendation

Contingent upon receiving written authorization from NTUA to approve moving forward, staff recommends that Blanding City Council award the bid for construction to Cache Valley Electric in the amount of \$260,389. (At the time of putting this document together for the Council meeting, we have not yet received approval from NTUA. We hope to have that approval by our next meeting.)

Attachments

City of Blanding - Bid Award Recommendation Letter.



Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047
Phone: (801) 255-1111

November 2, 2021

Terry K. Ekker
City Engineer
City of Blanding
50 West 100 South
Blanding, UT 84511

Dear Mr. Ekker:

Intermountain Consumer Professional Engineers, Inc. received responses to the Contract Documents for the West Water Project Underground /Overhead Line Extension from Cache Valley Electric, Bodec Inc., Wasatch Electric and Hunt Electric Inc. A tabulation of the Bid Prices submitted by the four Contractors by Bid Unit Total is included in the following table.

BID UNIT TOTAL PRICE TABULATION

BID UNIT TOTAL	BIDDERS			
	CACHE VALLEY ELECTRIC	BODEC INC.	WASATCH ELECTRIC	HUNT ELECTRIC INC.
Overhead Distribution Conductor	\$24,392.00	\$29,738.10	\$40,659.77	\$58,850.00
Overhead Distribution Pole Top Assemblies	\$44,837.00	\$101,030.04	\$45,017.98	\$72,000.00
Three Phase Riser Assemblies	\$11,174.00	\$70,636.05	\$19,824.94	\$28,000.00
Guys And Anchors	\$12,431.00	\$30,424.02	\$16,700.54	\$30,000.00
Conduit And Fittings, And 15 kV UG Cable	\$65,154.00	\$36,511.00	\$112,583.81	\$109,500.00
Underground Pad Mounted Equipment	\$73,459.00	\$124,315.00	\$113,793.55	\$70,000.00
Other Costs	\$28,942.00	\$70,636.05	\$26,599.20	\$28,000.00
TOTAL BID PRICE	\$260,389.00	\$392,703.84	\$390,793.55	\$368,450.00

The Total Bid Price submitted by Cache Valley Electric is the lowest of the four prices received by ICPE by more than \$100,000.00 (More than 40 %).

The Proposed Project Completion Dates included in the proposals ICPE received were as follows:

1. CACHE VALLEY ELECTRIC – May 1, 2022
2. BODEC INC. – Not Provided

3. WASATCH ELECTRIC – May 26, 2022

4. HUNT ELECTRIC INC. – January 2022

It is likely that the Hunt Electric completion data is not correct. Based on recent Material Bids that ICPE is aware of, the Delivery Dates for the materials for the project would not allow the project to be completed by Hunt Electric's proposed completion date. Even if the Hunt Electric's Completion data is correct, the large difference between the Total Bid Prices of Cache Valley Electric and Hunt Electric of more than \$100,000.00 would be a large premium to pay for the difference between the Project Completion Dates.

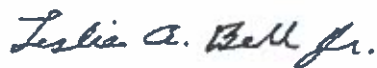
All four of the Bidders provided the Information Required of Bidders, Bid Bonds in an amount of ten percent of their Bid Price, Utah State Contractors License Information, Safety Plans, etc. as required by the Bid Document.

None of the Bidders Proposals included exception to the terms and conditions of the Bid Documents.

ICPE would recommend that the proposal submitted by Cache Valley Electric be accepted by The City of Blanding for the West Water Project Underground/Overhead Line Extension. A copy of Cache Valley Electric's proposal will be forwarded as a separate EMAIL.

If you have questions or concerns about Cache Valley Electric's Proposal, please feel free to contact me by phone, mail or EMAIL. My Cellular Phone Numbers and EMAIL address are included at the bottom of this letter. My address and Office Phone Number at Intermountain Consumer Professional Engineers, Inc. are included at the top of this letter.

Leslie A. Bell, Jr.
Senior Engineer



Email Address: lbell@icpeinc.com
Cellular Phone No.: 801-556-7792



CITY COUNCIL MEETING - STAFF REPORT

Author: Terry Ekker, City Engineer
Department: Public Works
Subject: Windscape Development/Meadowlark Subdivision Development Agreement
Date: November 9, 2021
Type of Item: Action Item

Background

When the Meadowlark Subdivision was initially approved in 2019 a handshake agreement was made between the then City Manager and Windscape Development a subsidiary of Tri-Hurst Construction for Blanding City to participate in the cost of the 800 South improvements from the centerline of the new road to the south. This was done to ensure that 800 South Street was constructed to the full width, as the old Lewis Black home had been there many years. There are two property owners along the south side of 800 South, UNHS and the existing home. UNHS has agreed to cover the cost of the improvements along their frontage.

This agreement is not being done after the fact as a way to memorialize the previous commitment that Blanding City made to pay for the development costs outside of Windscape's responsibility, but that we wanted to create a finished project.

Budget Impact

The total project cost is \$88,182.44. Blanding City's commitment is \$44,151.18. UNHS commitment is \$44,031.26. Blanding City will remit \$88,182.44 to Tri-Hurst Construction. We will bill UNHS for their \$44,031.26 portion of the project.

Department Review

Blanding City Public Works has reviewed the billing from Tri-Hurst Construction and determined it to be reasonable and has found the quality of work acceptable.

Recommendation

Staff recommends that the development agreement be approved to help us comply with our purchasing policies and our commitment to having Tri-Hurst build the full width of our street.

Attachments

Development Agreement & Memorandum of Understanding Between Blanding City Municipal Corporation & Windscape Development, LLC.

Tri-Hurst invoice for Blanding City participation costs.

Tri-Hurst invoice for UNHS participation costs.

**DEVELOPMENT AGREEMENT & MEMORANDUM OF
UNDERSTANDING
BETWEEN
BLANDING CITY MUNICIPAL CORPORATION
&
WINDSCAPE DEVELOPMENT, LLC**

THIS DEVELOPMENT AGREEMENT & MEMORANDUM OF UNDERSTANDING (Agreement) is made and entered into this _____ day of November 2021 by and between **Blanding City**, a Municipal Corporation of the State of Utah, with principal offices located at 50 West 100 South, Blanding, Utah 84511 (hereinafter called "City"), and **Windscape Development, a subsidiary of Tri-Hurst Construction**, with principal offices located at 377 W 300 S, Blanding, Utah 84511 (hereinafter referred to as "Developer").

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Purpose for this Agreement:** The City, at the time of the original acceptance of the Meadowlark Subdivision made a hand shake agreement to participate in the construction costs for the south half of the 800 South Street development costs. This agreement memorializes that commitment.
2. **800 South Street Construction:** The City agrees to pay for the cost of the construction of the untreated base course, asphalt surfacing, concrete curb & gutter, drive approaches, sidewalks, and pedestrian ramps from the centerline south to the back of the sidewalk. The Developer agrees to hold the City harmless for any and all damages, loss of investment, other financial loss, or financial hardship incurred by beginning construction of the street before the project is accepted.
3. **Development Standards & Inspection:** The Developer agrees to develop the improvements and infrastructure in accordance with City prior approved engineer and architect stamped plans and to have the City inspect and approve all improvements prior to acceptance to ensure they were constructed up to code and city standards. It is understood that the development cost will be borne by the Developer with possible partial post-performance reimbursement by the City based on a participation program. The Developer agrees that no construction will occur prior to the city approving plans for the same.
4. **Utility Easements:** The Developer agrees to provide utility easements to the City for all mainline Utilities installed in the development area.
5. **Time to Fulfill Agreement:** The Developer agrees to finish installing the main sewer line as approved by the City by December 31, 2021.
6. **General Provisions:**

A. The laws of the State of Utah will govern the validity of this Agreement, its interpretation, and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of the State of Utah.

B. Compliance with the provisions of this agreement is required to be performed in a timely manner.

C. Neither party to this Agreement shall transfer, sublet or assign any right under or interest in this Agreement without the prior written consent of the other parties. This Agreement shall be binding upon the successors or assigns of each of the parties.

D. This Agreement may be modified or amended only upon the written agreement of the parties.

E This Agreement embodies the entire agreement between the parties and there are no oral or written agreements., representations or inducements existing between the parties relating to this agreement which are not expressly set forth herein and covered hereby.

G. All notices or other writing in this Agreement provided to be given shall be deemed to have been fully given, made, or sent when deposited in the United States mail, certified return receipt requested, or registered, postage prepaid and addressed as follows:

Windscape Development:

**377 W 300 S
Blanding, Utah 84511**

City:

**50 West 100 South
Blanding, Utah 84511**

The address to which any notice or other writing may be given, made, or sent to either party, may be changed by written notice given by such party as above provided.

7. **Effective Date:** The effective date of this agreement will be the date that it is fully executed by both parties.

Accepted and agreed to this _____ day of _____, 2021.

By: Windscape Development

STATE OF UTAH)
)ss.
COUNTY OF SAN JUAN)

Subscribed and sworn before me this _____ day of _____, 2021 by Windscape Development.

Notary Public _____

Commission Expires: _____ Residing at: _____

Accepted and agreed to this _____ day of _____, 2021.

By: Joe B. Lyman, Mayor

STATE OF UTAH)
)ss.
COUNTY OF SAN JUAN)

Subscribed and sworn before me this _____ day of _____, 2021 by Joe B. Lyman, Mayor, City of Blanding.

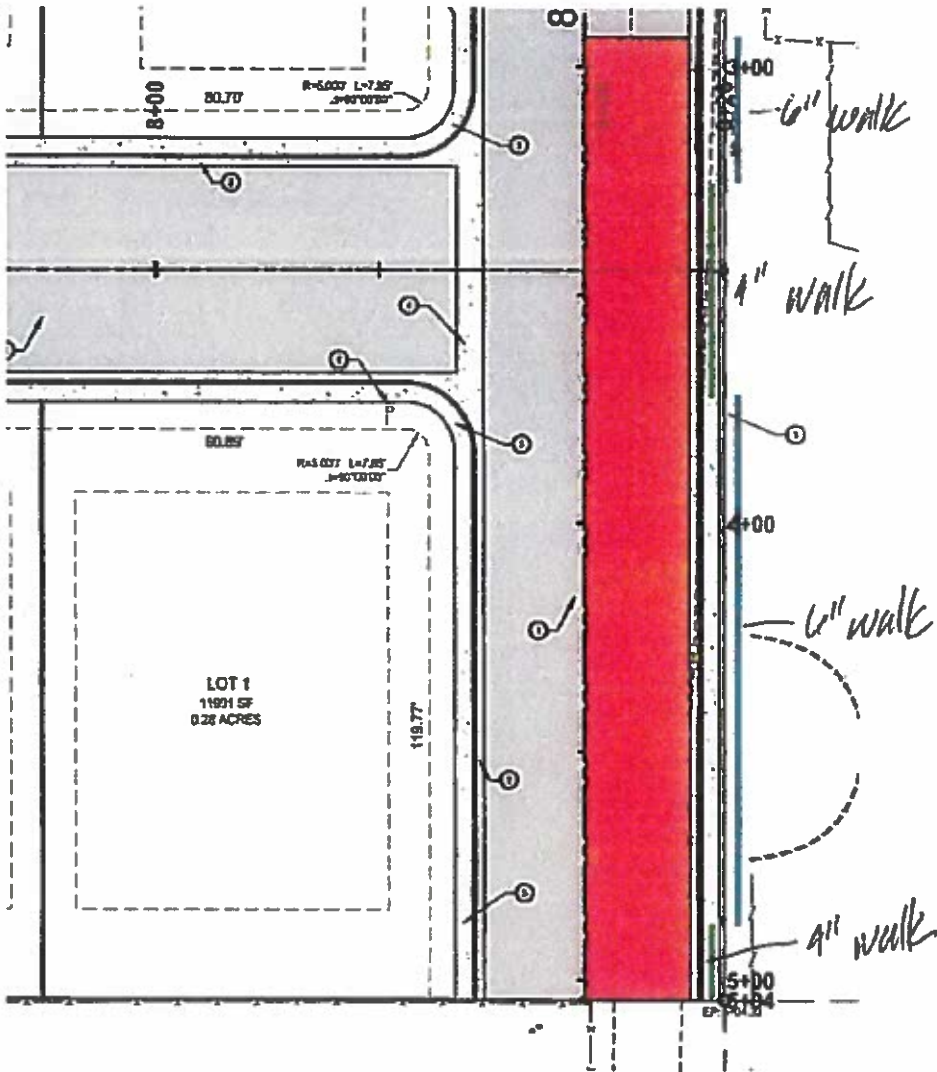
Notary Public _____

Commission Expires: _____ Residing at: _____

Tri-Hurst Construction
Meadowlark Subdivision
Blanding City Participation costs on 800 South

Item	Quantity	Unit	Unit Cost	Item Total	Grand Total
UBC Base Course- concrete	2016	S.F.	\$ 1.86	\$ 3,749.76	
Curb and gutter	210	L.F.	\$ 35.32	\$ 7,417.20	
4" Sidewalk	252	S.F.	\$ 5.67	\$ 1,428.84	
6" Sidewalk	1184	S.F.	\$ 6.84	\$ 8,098.56	
UBC Base course- Paving	4682	S.F.	\$ 1.49	\$ 6,976.18	
Paving	4682	S.F.	\$ 3.52	<u>\$ 16,480.64</u>	
					<u><u>\$ 44,151.18</u></u>

BLANDING CITY

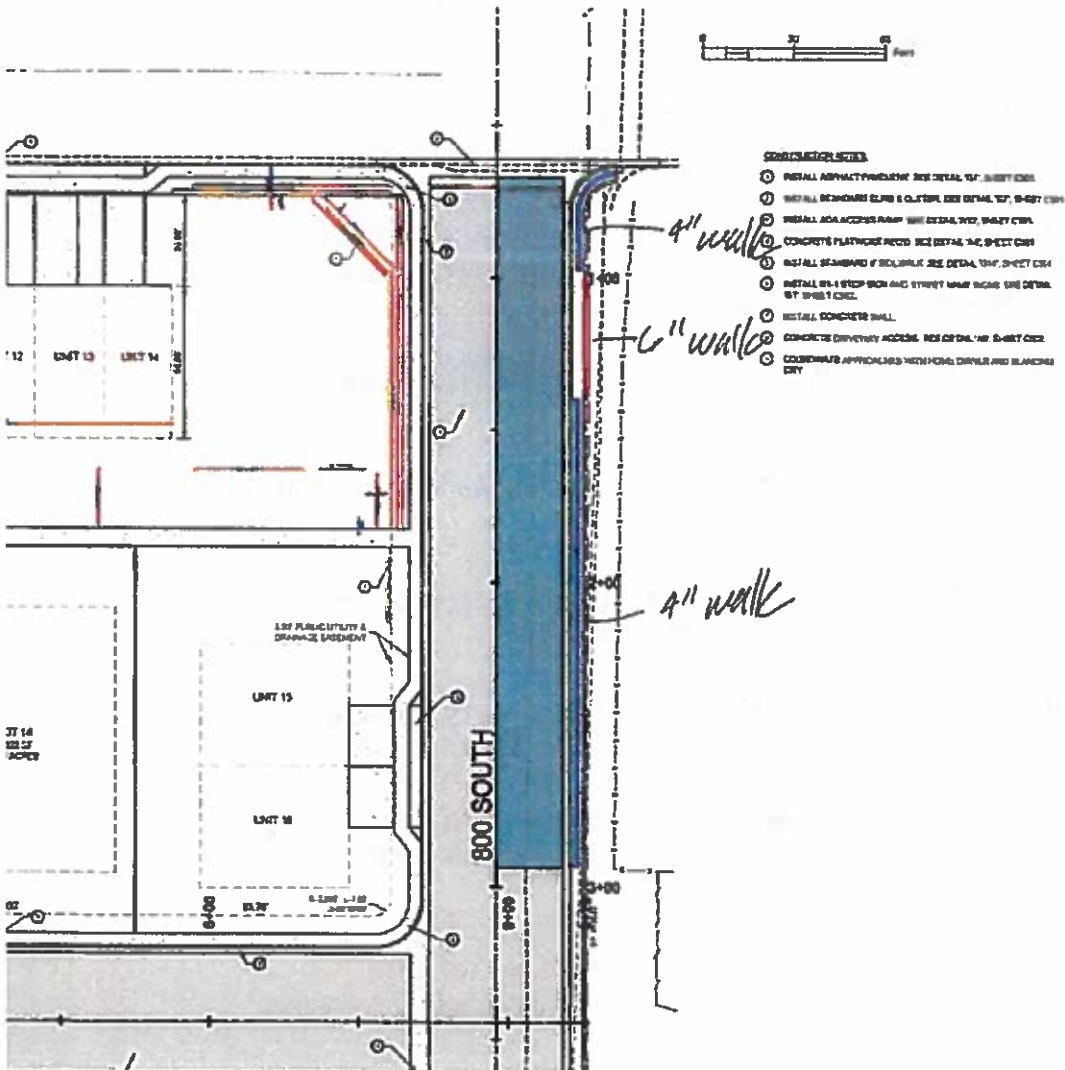


Paving 4682 s.f.
 C&G 210 l.f.
 4" x 4' sidewalk 252 s.f.
 6" x 8' sidewalk 1184 s.f.

Tri-Hurst Construction
Meadowlark Subdivision
UNHS Participation costs on 800 South

Item	Quantity	Unit	Unit Cost	Item Total	Grand Total
UBC Base Course- concrete	1700	S.F.	\$ 1.86	\$ 3,162.00	
Curb and gutter	240	L.F.	\$ 35.32	\$ 8,476.80	
4" Sidewalk	772	S.F.	\$ 5.67	\$ 4,377.24	
6" Sidewalk	328	S.F.	\$ 6.84	\$ 2,243.52	
UBC Base course- Paving	5070	S.F.	\$ 1.49	\$ 7,554.30	
Paving	5070	S.F.	\$ 3.52	\$ 17,846.40	
C.I. ADA tactile warning inserts	2	E.A.	\$ 185.50	\$ 371.00	
					<u>\$ 44,031.26</u>

VNHS

[illegible]

Paving 5070 s.f.
C&G 240 l.f.
4" x 4' sidewalk 772 s.f.
6" x 8' sidewalk 328 s.f.
2- C.I. ADA inserts



RESOLUTION 11-09-2021-3

County Commission Voting Districts

WHEREAS, Blanding City is the largest, most diverse municipality in San Juan County, UT with a sizable voting age population; and

WHEREAS, Blanding is a self-sustaining community of interest comprised of the City of Blanding and surrounding unincorporated areas; and

WHEREAS, Prior to the most recently imposed commission districts Blanding City and the immediately surrounding Blanding Community previously represented a unified voice in county elections but is now split into three parts; and

WHEREAS, Maintaining communities of interest is a legal and traditional requirement of redistricting; and

WHEREAS, All other communities of interest in San Juan County were preserved in the redistricting; and

WHEREAS, The population of Blanding relevant to the total population of San Juan County does not mathematically require Blanding to be split; and

WHEREAS, Making portions of Blanding a small minority in each of the three districts violates the one-person, one-vote requirement of the Equal Protection clause; and

WHEREAS, No meetings on redistricting were held in Blanding, the community of Blanding was most affected by the resulting decision, effectively reducing the voice of Blanding residents in that decision; and

WHEREAS, The Mayor and City Council of Blanding represent not only the incorporated residents but also, in a very real way, the surrounding unincorporated community;

NOW, THEREFORE BE IT RESOLVED THAT Blanding City Mayor and City Council unanimously and formally support and endorse the letter expressing these concerns that was presented to the County Commission on November 2, 2021 and we ask for the inequitable representation, caused by our community being split, to be addressed in the current process.

PASSED, ADOPTED AND APPROVED this 9th day of January, 2021.



SIGNED:

Joe B. Lyman, Chair

ATTEST:

David S. Johnson, City Administrator/Recorder



November 2, 2021

San Juan County Commission
PO Box 9
Monticello, UT 84535

Commissioners,

In 2018 a court order imposed San Juan County commission district boundaries that unnecessarily divided the community of Blanding effectively eliminating our voice as a community of interest in choosing our representatives on the County Commission.

Blanding is the largest and most diverse municipality in San Juan County, with a sizable Native population in and around the City who are of voting age. It is by every definition a "Community of Interest" that includes not only the incorporated area of Blanding, but also the immediately surrounding area, much of which is included in Blanding City's annexation boundaries.

Communities of Interest are legally and traditionally protected intact unless splitting them is a requirement of balancing district populations. Every other community of interest in San Juan County was protected and Blanding was split, not only in two pieces but into three small pieces within the City's annexation boundaries and the immediately surrounding area.

Two of the districts within City limits have approximately 1,500 to 2,000 residents of the incorporated area, while the third has another 1,000 residents of the unincorporated area of our community. Each of these small pieces represent a small minority of each district effectively eliminating the voice of our voters in choosing or influencing the commissioners. This was evidenced by the fact that none of those eventually elected did any campaigning in Blanding. Our votes simply didn't matter.

The division of Blanding into three pieces was not mathematically required. According to the Special Master who drew the districts the ideal School Board district population was 2582 the ideal County Commission district was 4915. Blanding population including the unincorporated area was approximately 4300 to 4500. Therefore, although dividing Blanding into two of the five School Board districts was a mathematical requirement, dividing Blanding into three or even two of the County Commission districts was not required. The decision was political, a violation of one-person one-vote, and not in harmony with the principles of good government.



As the elected officials of Blanding City, feeling a deep responsibility for those residents in the surrounding area, the Mayor and City Council of Blanding request that our community be respected and preserved on equal terms with every other community of interest in San Juan County, by having Blanding City redistricted as one Community of Interest.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe B. Lyman", with a long, sweeping horizontal line extending to the right.

Joe B. Lyman
Mayor

Blanding City Council
Councilmember Cheryl Bowers
Councilmember Kd Perkins
Councilmember Kelln Nielson

Councilmember Logan Monson
Councilmember Robert Turk

