



Tuesday, April 26, 2022, 7:00pm

Notice is hereby given that the City Council of Blanding, Utah will hold a Regular Council Meeting on April 26, at the City Office, 50 West 100 South Street, which meeting will begin promptly at 7:00 pm.

Mayor Monson

Councilmembers: Cheryl Bowers, Len Gasser, Erik Grover, Kellen Nielson, Kd Perkins

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 April 12, 2022.
- 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 - David Johnson
 - a. Project Status Report Pg. 8
4. Finance - Kim Palmer
 - a. Accounts Payable Register Pg. 9
 - b. Natural Gas Rate Study - Kim Palmer Pg. 13

Discussion Item

1. Airport Administration Policy & Ordinance - David Johnson Pg. 15
2. Raw Water Sale - David Johnson Pg. 55

Business Item

1. Hail Damage General Contractor Selection - David Johnson Pg. 58

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

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 distance. Go to <https://bit.ly/2UUJBh2> 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.



CITY COUNCIL MEETING

Draft Minutes Subject to Change

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

Tuesday, April 12, 2022

Present:

City Mayor:

Logan Monson

City Councilmembers:

Len Gasser

Erik Grover

Kellen Nielson

Kd Perkins

Cheryl Bowers

City Manager:

David S. Johnson

City Finance Director:

Kim Palmer

City Engineer:

Terry Ekker

City Community Development Director:

Bret Hosler

City Recreation Director:

David Palmer

Fire Chief:

Cory Spillman

Police Chief:

J.J. Bradford

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

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

Declaration of Conflict: None

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

Those voting AYE

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

Those voting NAY

NONE

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

PUBLIC INPUT

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

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

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

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

REPORTS

1. **Mayor Monson -**

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

2. **City Council -**

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

3. **City Manager - David Johnson**

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

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

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

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

4. Staff Reports

a. Accounts Payable/Finance Report - Kim Palmer

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

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

b. Water Report - Terry Ekker

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

c. Parks and Recreation Report - David Palmer

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

d. Police Report - Chief J.J. Bradford

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

e. Fire Report- Chief Corey Spillman

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

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

DISCUSSION ITEMS

1. Blanding Polling Location - Mayor Monson

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

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

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

BUSINESS ITEMS

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

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

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

Those voting AYE

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

Those voting NAY

NONE

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

2. Hail Damage General Contractor Selection - David Johnson

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

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

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

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

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

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

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

ADJOURNMENT

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

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

Those voting NAY

NONE

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

Council adjourned meeting at 8:20 p.m.

By: _____
Jonna Meyer, City Deputy Recorder

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

City Council Project Status Report - 04.26.2022

Project	Status	Notes
Deep Well	Ongoing	Staff is working with Jones and DeMille to do design work through our service agreement. Staff has also sent feedback to the Lt. Gov's office.
Parks, Recreation, Trails & Open Space Masterplan	Approved	Work is beginning with Blu.
Wellness Center Sprinkler System	On Hold	The City Council approved design. Staff is working on coordinating that effort. First the shower design must take place.
Wellness Center Showers	Ongoing	The City Council approved design. Staff is working on coordinating that effort currently with the Arcitect. We got initial draft design. The Health inspector also reduce the showers to 3 per gender to fit within the existing building.
CDBG Grant	Submitted	The City's application was recommended for approval. Staff is now working to determine the next steps and CDBG requirements to complete the project. We will be holding a Public Hearing soon.
Visitor Center Gift Shop RFP	Ongoing	CNHA was approved by the City Council. Staff is working with Bear Skins to discuss providing Blanding specific shirts.
Swallow's Nest	Ongoing	Applied for a grant and still waiting to hear back on it.
Airport Commercial Policies	Ongoing	Staff is presenting this during this meeting.
Sunrise Outfitting Requests	Ongoing	The City Council approved to move forward with Sunrise Outfitting. Their permit was approved. The City is waiting on cost estimates from Sunrise Outfitting to then put together an agreement.
UDOT TPA Grant	Approved	Blanding City was awarded a \$70,000 grant with a \$10,000 match to update its General plan, which is the overarching plan that ties all other master plans together.



CITY COUNCIL MEETING - STAFF REPORT

Author: Kim Palmer, Finance Director
Department: Finance
Subject: Accounts Payable
Date: April 26, 2022

Department Review

All expenses were approved in the FY2022 budget.

City of Blanding
Invoice Register - 4/7/2022 to 4/21/2022 - All Invoices

4/21/2022

<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>
21030	BRADFORD LOCK	51196	4/7/2022	4/7/2022	\$40.00			
					40.00	5140250	EQUIPMENT - SUPPLIES & M	RE-KEYED DOORS
22D0371 PO# .	CHEMTECH-FORD LABORATORIES	ACH.0411220941.52	4/7/2022	4/7/2022	\$100.00			
					100.00	5140250	EQUIPMENT - SUPPLIES & M	WATER TESTING
22D0379 PO# .	CHEMTECH-FORD LABORATORIES	ACH.0419220811.52	4/15/2022	4/15/2022	\$84.00			
					84.00	5140250	EQUIPMENT - SUPPLIES & M	WATER TESTING
	Vendor Total:				\$184.00			
04152022	CITY OF BLANDING	1963	4/15/2022	4/15/2022	\$11,119.47			
					11,119.47	103510	COURT FINES/FOREFEITURE	COURT TRANSFER
04152022-2	CITY OF BLANDING	1963	4/15/2022	4/15/2022	\$639.30			
					639.30	103510	COURT FINES/FOREFEITURE	COURT TRANSFER
	Vendor Total:				\$11,758.77			
53872	EDGE - SAELA PEST	51218	4/11/2022	4/11/2022	\$35.00			
					35.00	1044250	Admin EQUIPMENT - SUPPLIE	PEST CONTROL
04112022	EINERSON, SAGAN	51219	4/11/2022	4/11/2022	\$40.00			
					40.00	103671	BASEBALL REVENUE	TBALL REFUND
42719	FREEDOM MAILING SERVICES, INC	51221	4/15/2022	4/15/2022	\$353.97			
					353.97	5140250	EQUIPMENT - SUPPLIES & M	CONSERVATION FLYER
04112022	JACK, SWAYZI	51222	4/11/2022	4/11/2022	\$40.00			
					40.00	103671	BASEBALL REVENUE	REFUND T-BALL
04112022	JOHNSON, RACHEL	51223	4/11/2022	4/11/2022	\$40.00			
					40.00	103671	BASEBALL REVENUE	REFUND T-BALL
04112022	MACDONALD, KEN	51224	4/15/2022	4/15/2022	\$40.00			
					40.00	103671	BASEBALL REVENUE	REFUND T-BALL
04132022	MONSON, LOGAN	51225	4/15/2022	4/15/2022	\$40.00			
					40.00	1041230	Council TRAVEL	LOCAL OFFICIALS TRAINING
808860	MOTOR PARTS	51202	4/7/2022	4/7/2022	\$16.78			
					16.78	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES & EQUIPMENT
808924	MOTOR PARTS	51202	4/8/2022	4/8/2022	\$2.99			
					2.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES & EQUIPMENT
809472	MOTOR PARTS	51226	4/15/2022	4/15/2022	\$36.09			
					36.09	5240250	EQUIPMENT - SUPPLIES & M	SUPPLIES & EQUIPMENT
	Vendor Total:				\$55.86			
04112022	NIELSON, IMARI	51228	4/11/2022	4/11/2022	\$40.00			
					40.00	103671	BASEBALL REVENUE	REFUND T-BALL
04112022	PALMER, CHEYNA	51229	4/11/2022	4/11/2022	\$40.00			
					40.00	103671	BASEBALL REVENUE	T-BALL REFUND
32812	PEAK MOBILE	51230	4/15/2022	4/15/2022	\$143.81			
					143.81	1053250	Fire EQUIPMENT - SUPPLIES	SUPPLIES & EQUIP
04112022	PERKINS, RIAN	51231	4/15/2022	4/15/2022	\$40.00			
					40.00	103671	BASEBALL REVENUE	REFUND T-BALL
854270	REDD'S ACE HARDWARE	ACH.0411220941.6056	4/7/2022	4/7/2022	\$9.59			
					9.59	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIP
854336	REDD'S ACE HARDWARE	ACH.0411220941.6056	4/8/2022	4/8/2022	\$28.96			
					28.96	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIP
854500	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/11/2022	4/11/2022	\$2.76			
					2.76	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP

City of Blanding
Invoice Register - 4/7/2022 to 4/21/2022 - All Invoices

4/21/2022

<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>
854527	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/12/2022	4/12/2022	\$5.59	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP
854532	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/14/2022	4/14/2022	\$7.99	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP
854540	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/12/2022	4/12/2022	\$97.51	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIP
854573	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/12/2022	4/12/2022	\$36.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIP
854657	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/13/2022	4/13/2022	\$3.54	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP
854713	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/14/2022	4/14/2022	\$5.59	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP
854787	REDD'S ACE HARDWARE	ACH.0419220811.6056	4/15/2022	4/15/2022	\$28.99	5440250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP
	Vendor Total:				\$227.51			
04112022	REDD, KIMBERLY	51232	4/11/2022	4/11/2022	\$65.00	103671.5	SOFTBALL REVENUE	REFUND SOFTBALL
04072022	ROCKY MOUNTAIN POWER	51233	4/7/2022	4/7/2022	\$110.66	5140270	UTILITIES	WELL A
04072022-2	ROCKY MOUNTAIN POWER	51233	4/7/2022	4/7/2022	\$86.96	5140270	UTILITIES	WELL B
	Vendor Total:				\$197.62			
04122022	SAN JUAN HIGH SCHOOL	51234	4/12/2022	4/12/2022	\$750.00	1065390	ParksRec VOLLEYBALL EXPE	VOLLEYBALL OFFICIALS
04122022	SHUMWAY, CORTNEY	51235	4/11/2022	4/11/2022	\$40.00	103671	BASEBALL REVENUE	T-BALL REFUND
04112022	SHUMWAY, LOGAN & KELLI	51236	4/12/2022	5/12/2022	\$40.00	103671	BASEBALL REVENUE	REFUND T-BALL
04112022	SHUMWAY, TRAVIS	51237	4/12/2022	4/12/2022	\$40.00	103671	BASEBALL REVENUE	TBALL REFUND
04012022	SOUTHEASTERN UTAH HEALTH	51238	4/11/2022	4/11/2022	\$15.00	1066260	Wellness Center BUILDINGS -	WATER TEST
3503074547	STAPLES ADVANTAGE	ACH.0419220811.4493	4/12/2022	4/12/2022	\$25.29	5340250	EQUIPMENT - SUPPLIES & M	OFFICE MATERIALS
112423	UTAH LOCAL GOVERNMENTS TRUST	51240	4/12/2022	5/12/2022	\$939.71	102226	HEALTH INSURANCE PAYABL	HEALTH BENEFITS/BONDS
04072022 PO# .	UTAH STATE TAX COMMISSION	2	4/7/2022	4/7/2022	\$13,051.73	102300	SALES TAX PAYABLE	SALES TAX - VC & WC
					569.32	532300	SALES TAX PAYABLE	SALES TAX
					8,699.60	542300	SALES TAX PAYABLE	SALES TAX
04152022	UTAH STATE TREASURER	1965	4/15/2022	4/15/2022	\$7,920.86	103510	COURT FINES/FOREFEITURE	FEB COURT REPORT
9903151566	VERIZON WIRELESS DATA	51241	4/12/2022	4/12/2022	\$592.61	1052280	Police TELEPHONE	DATA
					294.89	1053250	Fire EQUIPMENT - SUPPLIES	DATA
					40.60	5340250	EQUIPMENT - SUPPLIES & M	DATA
					217.11	5440250	EQUIPMENT - SUPPLIES & M	DATA
					40.01			
	Total:				\$36,796.74			
					939.71	102226	GL Account Summary	HEALTH INSURANCE PAYABL

City of Blanding
Invoice Register - 4/7/2022 to 4/21/2022 - All Invoices

4/21/2022

<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>
					569.32	102300	SALES TAX PAYABLE	
					19,679.63	103510	COURT FINES/FOREFEITURE	
					400.00	103671	BASEBALL REVENUE	
					65.00	103671.5	SOFTBALL REVENUE	
					40.00	1041230	Council TRAVEL	
					35.00	1044250	Admin EQUIPMENT - SUPPLIE	
					294.89	1052280	Police TELEPHONE	
					184.41	1053250	Fire EQUIPMENT - SUPPLIES	
					192.82	1065250	ParksRec EQUIPMENT - SUPP	
					750.00	1065390	ParksRec VOLLEYBALL EXPE	
					15.00	1066260	Wellness Center BUILDINGS -	
					23,165.78		Total	
					603.44	5140250	EQUIPMENT - SUPPLIES & M	
					197.62	5140270	UTILITIES	
					801.06		Total	
					36.09	5240250	EQUIPMENT - SUPPLIES & M	
					8,699.60	532300	SALES TAX PAYABLE	
					242.40	5340250	EQUIPMENT - SUPPLIES & M	
					8,942.00		Total	
					3,782.81	542300	SALES TAX PAYABLE	
					69.00	5440250	EQUIPMENT - SUPPLIES & M	
					3,851.81		Total	
					\$36,796.74		GL Account Summary Total	



CITY COUNCIL MEETING - STAFF REPORT

Author: Kim Palmer, Finance Director
Department: Finance
Subject: 2022 Natural Gas Rate Study Report
Date: April 26, 2022
Type of Item: Reports

Background

The City of Blanding's natural gas system was constructed during the mid-1990's. The City bonded and also received a loan from the electric company to complete the project. With a bond payment of \$225,000 each year, a loan payment to the electric company and keeping the gas rates reasonable, the company operated extremely conservatively. The final payment on the bond was made in March of 2020.

Blanding City retained Utility Financial Solutions LLC., (UFS) to review utility rates and cost of service and make a proposed appropriate course of action. UFS also completed the Electric Cost of Service Study, for the City in recent years. The results and recommendations from that study have been extremely beneficial to the electric company.

The specific purposes of the rate study were to determine revenue requirements, identify cross-subsidies between rate classes, propose rate adjustments to meet targeted revenue requirements and identify an appropriate monthly customer charge. The attached report includes results of the gas cost of service study, financial projection and projections on future rate designs.

Conclusion & Recommendations

- Results from the study recommend **NO** increase in rates. But to continue the current process of adjusting rates monthly based on the cost of gas.
- Results also show that residential customers are subsidizing commercial customers.
 - To alleviate the subsidizing and save for future needs it is recommended that an increase to both commercial and residential customer charges be made over a three year period. The customer charge recovers the cost of meter reading, billing, customer service, and a portion of the maintenance and operations of the distribution system.
 - As the customer charge increases, the rate decreases to keep revenue neutral. The following chart demonstrates the increase/decrease.

The study and resolution will return to Council for discussion and approval at the May 10th meeting.

City of Blanding, UT
3-Year Rate Design
3-Year Rate Design Summary

Customer Class	Projected	Projected	Projected	
	Revenues Under Current Rates	Revenues Under Proposed Rates Year 1	Revenues Under Proposed Rates Year 2	Revenues Under Proposed Rates Year 3
Residential	\$ 492,664	\$ 492,664	\$ 492,664	\$ 492,664
Commercial	372,086	372,264	372,264	372,264
Total	\$ 864,750	\$ 864,928	\$ 864,928	\$ 864,928

Residential percent change	0.0%	0.0%	0.0%
Commercial percent change	0.0%	0.0%	0.0%
Total percent change	0.0%	0.0%	0.0%

Residential (In & Out City)

	Year 1			
	Current	(new factor)	Year 2	Year 3
Customer Charge	\$ 8.00	\$ 10.00	\$ 12.00	\$ 14.00
Unit Charge by rate code				
.25 PSI	\$ 0.6750	\$ 0.6319	\$ 0.5888	\$ 0.5457
1 PSI	\$ 0.7206	\$ 0.6713	\$ 0.6255	\$ 0.5797
2 PSI	\$ 0.7727	\$ 0.7230	\$ 0.6737	\$ 0.6244
4 PSI	\$ 0.8838	\$ 0.8281	\$ 0.7716	\$ 0.7151
5 PSI	\$ 0.9464	\$ 0.8806	\$ 0.8206	\$ 0.7605
30 PSI	\$ 2.3463	\$ 2.1915	\$ 2.0420	\$ 1.8926
Cost of Gas:				
Distribution Base Charge	\$ 0.4500	\$ 0.4404	\$ 0.3877	\$ 0.3350
Projected Gas Cost[1]	\$ 0.3321	\$ 0.3321	\$ 0.3321	\$ 0.3321

Commercial (In & Out City)

	Year 1			
	Current	(new factor)	Year 2	Year 3
Monthly Facilities Charge:				
Customer Charge (Average)	\$ 8.00	\$ 19.45	\$ 31.33	\$ 43.21
.25 PSI Meter Charge	\$ 8.00	\$ 14.75	\$ 23.76	\$ 32.76
1 PSI Meter Charge	\$ 8.00	\$ 29.50	\$ 47.51	\$ 65.53
2 PSI Meter Charge	\$ 8.00	\$ 51.75	\$ 83.35	\$ 114.95
4 PSI Meter Charge	\$ 8.00	\$ 89.00	\$ 143.35	\$ 197.69
5 PSI Meter Charge	\$ 8.00	\$ 103.75	\$ 167.10	\$ 230.45
30 PSI Meter Charge	\$ 8.00	\$ 118.50	\$ 190.86	\$ 263.22
Unit Charge by rate code				
.25 PSI	\$ 0.6282	\$ 0.5875	\$ 0.5444	\$ 0.5014
1 PSI	\$ 0.6706	\$ 0.6242	\$ 0.5784	\$ 0.5326
2 PSI	\$ 0.7192	\$ 0.6723	\$ 0.6230	\$ 0.5737
4 PSI	\$ 0.8225	\$ 0.7700	\$ 0.7135	\$ 0.6570
5 PSI	\$ 0.8808	\$ 0.8188	\$ 0.7588	\$ 0.6987
30 PSI	\$ 2.1837	\$ 2.0377	\$ 1.8883	\$ 1.7388
Cost of Gas:				
Distribution Base Charge	\$ 0.4500	\$ 0.4404	\$ 0.3877	\$ 0.3350
Projected Gas Cost[1]	\$ 0.2779	\$ 0.2779	\$ 0.2779	\$ 0.2779



CITY COUNCIL MEETING - STAFF REPORT

Author: David S. Johnson, City Manager
Department: Administration
Subject: Airport Commercial Policies
Date: April 26, 2022
Type of Item: Discussion

Background

Currently, the City does not have policies for commercial uses or various rates based on needs for commercial or private uses. Administration, Finance and Community Development collaboratively reached out to and researched various municipal airports with established commercial policies, rates and lease agreements.

In an effort to conduct further research on airport policies, rates and ordinances, City Staff had dozens of conversations with nearly 20 different airport managers, FBOs, the regional contact for AVGas, hangar tenants, Chris Ewald with Guardian flight, and the City's Fixed Based Operator (FBO), Freedom Fuels.

Airport Ordinance

There is great support from all parties to create a City Airport Ordinance. No one has objected to any part of the proposed Ordinance. Further refinement of the FBO's role in the ordinance may need to occur, based on feedback from the City Council and negotiations with the City FBO.

FBO

The City FBO is willing to assist with managing potential fees and has provided some feedback to try to keep hangar rates low. They recommended parking violation fines of \$500 for the runway area, \$100 for the apron area and \$50 for the parking lot areas. They recommended that the City waive certain fees if pilots purchase fuel. They also requested first priority to a hangar to use as a transient hangar, which they would provide the City 25% of the profits. Please see both of their attached letters.

Hangar Tenants

City Staff received feedback from two tenants who felt that \$300 was too much of an increase. City Staff also emailed all hangar tenants to get their feedback, but did not receive replies through email or phone. Either way, they were also invited to attend the City Council meeting to provide feedback. Hangar tenants recommended doing ground leases to developers to build private hangars. Please see the attached.

Administrative Rates and Policies

The Blanding municipal airport has two primary sources of revenue collection: 1.) Commercial and private hangar leases 2.) Flowage fees. Both are nearly the lowest in the state and are not supported by any other types of fees.

In speaking with various Airports and FBOs across the state, and some out of state, staff found that hangar rates varied based on size of the plane, availability, and other types of fees that the



airport also had in place. The majority of airports had tie-down fees, ground lease fees per square feet, landing fees for larger aircraft and other fees. Falcon Field charged fees to be on the hangar waiting lists. Staff has attached a few examples for reference to the variety of fees.

Like Blanding, the Ephraim Airport had a \$100 hangar rate, but also had a fuel flowage fee that was more than double that of Blanding's. The Price Airport had a \$75 hangar fee, but those increased up to \$600 depending on the type of aircraft. Price is also supported by tie-down fees, landing fees for larger aircraft, office space rentals at the terminal, ramp service fees, call-out fees, and the USU Flight School program.

Several airports had flowage fees that were double Blanding City's. Those airports with a similar flowage fee to Blanding City's said they were in the process of increasing their fees or are trying to do so.

Recommendation

Staff is looking for feedback from the City Council on the attached draft administrative policies and rates, as well as the draft ordinance. The discussion item and drafts in front of you are open to change, redirection, removal, addition, etc.

Department Review

Administration, Finance, Airport Manager, City Attorney

Attachments

Draft Administrative Policies & Rates, Current Ordinance, Draft Ordinance, FBO letters, Tenant letters, Airport comparisons.



Airport Comparisons

Airport	Hanger - Monthly	Tie-Down	Ground Lease per sqft	Parking	Landing	Fuel Flowage Fee per gallon
Cedar City	\$120 - \$1,000	35 a month		Variable	\$0.50 - \$0.75 per 1k lbs	\$0.10 - \$0.30
St. George		\$50 - \$150	\$0.26 - \$0.50	\$7 a day	\$1.05 per 1k lbs	\$0.06
Spanish Fork	\$0.06 a sqft (50x50 = \$150)	\$75 a month and \$600 annually	\$0.42	\$20 a month	\$85 - \$125 - Only jet landings	\$0.05
Falcon Field/Mesa	\$227 - \$1,195	\$47 - \$121 a month	\$0.17 - \$0.50	none	none	\$0.10 - \$0.12
Price	\$75 - \$600	\$15 - \$65 a month		Free	\$60 - \$225	
Provo	\$150 - \$325	\$35	\$0.45	\$8 a day and \$50 a month	\$0.65 per 1k lbs	\$0.08
SLC/Tooele	\$85 - \$357	\$15 a day			\$2.04 per 1k lbs	
Ogden Regional		\$15 - \$25 a day	\$0.25 - 0.40	\$5 a day	\$1.25 per 1k lbs	\$0.09
Heber	\$115 for 40X40 and increasing		\$0.36	none	\$4 per 1K lbs	\$0.05
Sky Park - Bountiful	\$0.75 a sqft of aircraft (25X25 = \$470)	\$65 a month	N/A	none	none	City run
Vernal	\$200 - \$250	none		none	none	\$0.03
Moab		\$15 a night & \$75 a month \$45 - \$85 a night hard stands		\$5 a night	\$25 - \$190	
Brigham	\$700 - \$3000 large hangers	\$25 a month	\$0.26	none	none	\$0.05
Wendover	\$125 - \$1,000	\$5	none	none	\$1.25 per 1k lbs	County run
Ephraim	\$100	none	\$0.20	none	none	\$0.10
Logan-Cache		\$30 a month			\$1 per 1k lbs	\$0.04
South Valley	\$75 - \$600	\$50 a month				
Blanding	\$100	none	none	none	none	\$0.04



DRAFT ADMINISTRATIVE POLICIES & RATES

Blanding City Airport Minimum Standards

The minimum standards for all operations at the Blanding City Airport shall consist of all requirements outlined in Chapter XXXXXXXX Title XXXXXXXX of the Blanding City Municipal Code. In addition, the following Rules and Regulations are hereby enacted in accordance with Section XXXXXXXX of the Blanding City Municipal Code by Airport Management and to promulgate the equitable and safe use of the Airport.

Hangars

The City currently rents its hangars for \$100 a month. The lease rates at other airports varied between \$100 and \$1,000 a month, depending on the size of the aircraft, size of the hangar or other factors. Staff found that several airports' hangar rates were supported by types of fees.

Staff recommends that hangar rates increase an additional \$100 - \$200 over the next few years. Below are examples of various options to consider. Below is the prior recommendation and an example of another option.

	Current FY22	FY23	FY24	FY25	FY26
Monthly	\$100	\$150	\$200	\$250	\$300
Annually	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600

	Current FY22	FY23	FY24	FY25	FY26	FY27	FY28
Monthly	\$100	\$125	\$150	\$175	\$200	\$225	\$250
Annually	\$1,200	\$1,500	\$1,800	\$2,100	\$2,400	\$2,700	\$3,000

Tie-downs

Some airports that staff looked at charged around \$30 a month or \$300 a year. We also found that several airports did not charge for a tie-down space for an hour or two, but it was recommended that the City charge for any overnight tie-downs or long-term tie downs. Staff recommends the rates for tie-downs as follows:

Overnight	Monthly	Annually
\$10	\$30	\$300

Parking



Staff found that airports made consistent revenues from parking. However, parking was given to those already leasing hangars or tie-downs. Fees were also enforced upon those who parked in the wrong locations, such as the runway, turn-arounds, or centerlines for moving aircrafts. Spanish Fork charges a \$1,000 fine if parked on the runway and a \$50 for other parking violations. Staff recommends the following rates for parking:

Overnight	Monthly	Annually	Leases	Fines
\$5	\$30	\$300	Included	\$50 & \$500

Fixed Base Operator

Staff recommends working with the current FBO to update their contract and split the revenues with them to provide these additional services and fees.



CURRENT AIRPORT ORDINANCE

7-6-1: USE REGULATIONS:

A. Priority:

1. When a hangar becomes available for rent, the city will give first priority to lease the hangar to residents of San Juan County who own an active aircraft that is currently registered in San Juan County. An "active aircraft" is any aircraft which has passed its annual inspection within the preceding twelve (12) months.

2. Second priority shall be given for storage of a noncounty resident who owns an active aircraft that is currently registered in San Juan County.

3. Third priority shall be given for storage of a noncounty resident who owns an active aircraft that is not registered in San Juan County.

4. Fourth priority shall be given for storage of aircraft to residents of San Juan County for inactive aircraft storage.

5. Fifth priority shall be given to noncounty residents for inactive aircraft storage.

B. Use Other Than Storage: Rental of hangars for the purposes other than storage of active or inactive aircraft and/or other approved aviation use, shall be conditional and subject to the approval of the city and the need for aircraft storage at a future date. In the event city is renting a hangar for an inactive aircraft or nonaviation use and the hangar is needed for storage of an active aircraft, the hangar will be rented on the condition that the renter will vacate the needed hangar within thirty (30) days of receiving written notice from the city.

C. Availability: A hangar shall be deemed available for rent at the end of the current lease term of that hangar or the earlier termination thereof. (Res. 2003-8, 5-28-2003)



DRAFT AIRPORT ORDINANCE

XXXXXXX Name - Location - Control

The airport facility is located at 212 Freedom Way, Blanding, UT 84511 and is hereby designated as the Blanding Municipal Airport.

XXXXXXX Authority To Make Rules - Unlawful To Violate

The airport manager, with the concurrence of City Administration the City Council is hereby authorized and directed to promulgate rules and regulations not in conflict with law or ordinance with reference to the use of the municipal airport and the control and management thereof. It is an infraction for any person to violate any of the provisions of this title or to fail to observe and obey any of the requirements and restrictions hereof.

XXXXXXX Definitions

As used herein, the following terms shall have the meanings indicated:

"Acrobatic Flying" means any international maneuver not necessary for navigation.

"Administration" means the municipal manager of Blanding City.

"Aeronautical Activity" means any activity, whether or not conducted on the airport, which involves, makes possible, or is required for the operation of aircraft, or which contributes to, or is required for the safety of such operations, and shall include, but not be limited to, all activities commonly conducted on airports, such as charter operations, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, flying clubs, aerial advertising and surveying, air carrier operations, aircraft sales, aircraft service, aviation petroleum product sales, repair and maintenance of aircraft, sale of aircraft parts, sales of aircraft accessories, sales and maintenance, radio sales and repair, navigation equipment sales and repair, and any other activity which, because of its direct relationship with the operation of aircraft, can properly be regarded as an aeronautical activity.

"Aircraft" means a device as defined by the FAA that is used or intended to be used for flight in the air.

"Airplane" means an engine driven fixed wing aircraft heavier than air that is supported in flight by the dynamic reaction of the air against the wings.

"Airport" means all of the city owned or leased real or personal property comprising Blanding/Springville Municipal Airport.

"Airport Manager" means the duly appointed manager of the Blanding Municipal Airport.

"Air Traffic" means aircraft in operation anywhere in the airspace and in that area of the airport normally used for the movement of aircraft.

"Aircraft Operation" means an aircraft arrival at or departure from the airport.



"Aircraft Parking and Storage Area" means the open areas of the airport set aside for aircraft parking and storage space for the parking and storage of aircraft, or areas for the servicing of aircraft with fuel, lubricants or other supplies, or for making minor or emergency repairs to aircraft, or for any and all such purposes.

"City" means the corporate municipal entity known as Blanding City Corporation.

"Commercial Aeronautical Activity" means any aeronautical activity, as defined herein, which is conducted for profit and personal or collective gain.

"Council" means the municipal council of Blanding City.

"Fixed Base Operator" means any person meeting the minimum standards for a commercial aeronautical activity established by this ordinance and engaging in at least the following commercial aeronautical activities; public aviation fuel sales; aircraft engine, airframe, and accessory sales and service; flight training; aircraft charter and taxi service; and two (2) other commercial aeronautical activities.

"Flying Club" means an association or group of more than three (3) persons, organized as a non profit corporation under the laws of the State of Utah, or, as a duly organized non profit unincorporated association, jointly owning or leasing aircraft where payment is made to the club for the operating time of such aircraft.

"Fuel Handling" means the transportation, delivery, fueling and drainage of fuel or fuel waste products.

"Fuel Storage Area" means any portion of the airport designated temporarily or permanently by the airport manager as areas in which gasoline or any other type of fuel may be stored or loaded.

"Master Plan" means the currently approved, scaled dimensional layout of the entire airport properties, indicating current and proposed usage for each identifiable segment as approved by the council and amended from time to time.

"Non commercial Aeronautical Activity" means any aeronautical activity, as defined herein, which is conducted by a person or organization incorporated under the laws of the State of Utah as a non profit functioning incorporated association; and which is not conducted for personal or collective profit.

"Off airport User" means a person owning or controlling one or more aircraft stored, hanged, tied down, maintained or otherwise kept on property adjacent to the airport, and who requires access to the airport for use of said aircraft.

"Operational Area" means any place on the airport not leased or demised to anyone for exclusive occupancy.



"Owner" means a person who holds legal title of an aircraft or vehicle, or in the event that the aircraft or vehicle is the subject of a conditional sale or lease thereof, the person entitled to possession.

"Permission or Permit" means permission granted by the airport manager, board, and/or city councils pursuant to this ordinance to engage in a specific aeronautical or other activity on the airport.

"Person" means any natural person or legal entity.

"Standards" means the qualifications established herein, as amended from time to time by the city council setting forth the minimum requirements to be met as a condition for the right to conduct an aeronautical activity on the municipal airport.

"Traffic Pattern" means the traffic flow is prescribed for aircraft landing at, taxiing on, or taking off from the airport.

"Vehicle Parking Area" means any portion of the airport designated and made available, temporarily or permanently by the airport manager for the parking of vehicles.

XXXXXXX Aeronautical Activities Standards

- A. **Airport Use.** Permits And Licenses. No person shall be permitted to use any land within the Blanding Municipal Airport unless a valid contract or agreement has been executed with Blanding City and said land is used in conformance with all laws, regulations, and standards herein and elsewhere established for said use. No person shall be granted an exclusive right to conduct any aeronautical activity upon the airport. Furthermore, no person shall be permitted to use any land or conduct any aeronautical activity or the solicitation of business in connection therewith unless such aeronautical activity is conducted in accordance with the standards herein established and is based upon the issuance of the proper permits or licenses.
- B. **Applications.** Applications for leases of ground and/or facilities on the airport, or for permission to carry on any commercial or non-commercial aeronautical activity on the airport, shall be made to the airport manager who shall thereafter present the application to the City Council. The application shall be signed and submitted by a party owning an interest in the business, or the individual who will be managing the business, or partner of a partnership or a director or an officer of a corporation.
 - a. **Minimum Application Information.** The City Council will not accept or take action on a license request for any commercial or non-commercial activity until after the applicant, in writing, submits a proposal which sets forth the scope of operation proposed, including the following:
 - i. The name and address of the applicant.
 - ii. The proposed land use, facility and/or activity sought including layout of buildings, appurtenances, and spaces to be occupied.
 - iii. An organizational chart showing employees names, duty, status, and job qualifications.



- iv. Proof of sufficient available operating resources to sustain the operation for a reasonable length of time. Operating resources shall not include prospective profits from the operation.
 - v. Names and financial statements of any proposed guarantors.
 - vi. Pro forma operating statement for first year.
 - vii. A statement of tools, equipment, services and inventory, if any, proposed to be furnished in connection with such activity.
 - viii. The requested or proposed date for commencement of the activity and the term of conducting the same.
 - ix. The estimated cost of any structure or facility to be furnished, the proposed specifications for the same, and the means or method of financing such.
 - x. The specific types and amounts of insurance proposed in accordance with minimum requirements for the activity.
 - xi. Proposed operational hours.
 - b. **Supporting Documents.** If requested by the board, the applicant shall submit the following supportive documents to the board, together with such other documents and information as may be requested by the board:
 - i. A current financial statement.
 - ii. A written listing of the assets owned or being purchased which will be used in the aeronautical activity.
 - iii. A current credit report.
 - iv. A written authorization for the FAA and all aviation or aeronautic commissions, administrators or departments of all states in which the applicant has engaged in aeronautical activities to supply the board with all information in their files relating to the applicant or his operation. The applicant shall execute such forms, releases and discharges as may be requested by any of these agencies.
 - c. **Notices at the discretion of the City Council.** All other persons then conducting aeronautical activities on the airport who, in the opinion of the City Council, would be directly affected by the granting of the application in question may also be notified of the filing of such application and the time and place of the board meeting to consider the same.
- C. **Action by Airport Manager & Administration.** The Airport Manager and City Administration shall consider the application within a reasonable time and shall thereafter make a recommendation to the city council recommending approval of the application, recommending approval of the application subject to reasonable conditions, or recommending denial of the application for one (1) or more of the following reasons:
- a. Not Qualified. The applicant for any reason does not meet the qualifications, standards and requirements established by this chapter.
 - b. Safety Hazard. The applicant's proposed operations or construction will create a safety hazard on the airport
 - c. Performance Bond. The applicant is unwilling or unable to post a performance bond equal to six (6) months rental or a deposit of cash equivalent, or advance payment of six (6) months rental.



- D. **Action By Council.** Upon receipt of the recommendation of the Airport Manager or Administration, the Council shall act upon the application within a reasonable time and shall approve the application, approve the application subject to reasonable conditions, or deny the application. Upon approval by the council or conditional approval by the council, the city shall enter into a lease agreement with the applicant.
- E. **Standard Requirements For All Aeronautical Activity.** In order for any license request to be recommended for approval by the board or approved by the council, the following findings shall be made:
- a. That such applicant has a history of management and personnel ability in conducting the same or similar or comparable type of service or activity in a good and workmanlike manner.
 - b. That such applicant has the financial responsibility and ability to provide facilities and services proposed.
 - c. That the applicant has, or can secure, necessary certificates from the FAA or other authority where the same are required for the activity proposed.
 - d. That the applicant has, or can furnish, suitable indemnity insurance or bond to protect and hold the cities harmless from any liability in connection with the conduct of the activity proposed.
 - e. That the applicant will provide the city with a payment bond equal to not less than six (6) month's rental or other revenue to the airport.
 - f. That the applicant can meet the minimum standards herein stated for the activity requested.
- F. **Standards for Specific Activities.**
- a. All persons engaging in commercial aeronautical activities shall meet the following general requirements:
 - i. Provision of adequate insurance, as determined by the Airport board, including public products, liability, indemnifying and holding the city of Blanding harmless and naming the city of Blanding as an insured.
 - ii. Provision of adequate building floor space, as determined by the City Council, meeting applicable laws and ordinances in which to carry on the commercial aeronautical activity.
 - iii. All commercial aeronautical activities operations shall be open for business for a minimum of eight (8) hours each day, five (5) days a week, except for legal holidays.
 - b. Every person conducting the following specific commercial aeronautical activities shall meet the additional requirements as hereinafter set out:
 - i. **Fixed Base Operator.** A Fixed Base Operator must engage in at least six (6) commercial activities; including public aviation fuel sales; aircraft engine, airframe and accessory sales and maintenance; flight training; aircraft charter and taxi service; and other commercial aeronautical activities subject to the minimum standards set forth below pursuant to each specific activity. In addition, an FBO must meet the following standards:
 1. Storage space sufficient to hangar two (2) aircraft.
 2. Separate male and female restrooms.
 3. Public use telephone.



4. Separate waiting room or pilot lounge.
 5. Hard-surfaced and parking area for at least eight (8) aircraft.
 6. Minimum operating hours Monday through Saturday for eight (8) hours per day six (6) days a week, except for legal holidays.
 7. During normal operating hours, a line serviceman, FAA certificated commercial pilot and flight instructor and FAA certified mechanic shall be on duty and available.
- ii. **Public Aviation Fuel Sales and Services.** Only Fixed Base Operations shall be licensed to conduct aviation fuel and oil sales or service to the public on the Airport and shall be required to provide:
1. Aviation fuel located in an approved storage facility.
 2. An adequate inventory of at least two (2) brands of generally accepted grades of aviation engine oil and lubricants.
 3. Conveniently located heated lounge or waiting rooms for passengers and airplane crews of itinerant aircraft together with sanitary restrooms and public telephones.
 4. Adequate and sanitary handling and disposal away from the airport, of all trash, waste and other materials, including but not limited to used oil, solvents and other waste. The piling or storage of crafts, boxes, barrel and other containers will not be permitted within the lease premises.
 5. All refueling operations, procedures and equipment must be in compliance with applicable federal, state and local fire codes and ordinances pertaining to fire safety as presently, or as hereinafter may be adopted. These include, but are not limited to: the Uniform Fire Code Standards, National Fire Protection Association Standards.
- iii. **Private Aviation Fuel Services.** Duly licensed commercial aeronautical entities may conduct private fueling services for aircraft owned and operated by such entities subject to the following:
1. Provision of approved fuel and oil storage facilities in a location designated by the airport manager.
 2. Provision of mobile fuel-dispensing equipment meeting all NFPA criteria to service aircraft.
 3. No refueling of any privately owned aircraft, other than by fixed base operators, is permitted on the ramp of the fixed base operators, in hangars or in T-hangers.
 4. All refueling operations, procedures and equipment must be in compliance with applicable federal, state and local fire codes, ordinances and rules pertaining to fire safety as presently, or as hereinafter may be, adopted. These include, but are not limited to, the Uniform Building Code, Uniform Fire Code, Uniform Fire Code Standards, and National Fire Protection Association Standards.
- iv. **Aircraft engine airframe and accessory sales and maintenance.** All persons operating aircraft engine, airframe and accessory maintenance facilities to the public for hire shall provide:



1. In case of airframe and/or engine repairs, sufficient hangar space to house any aircraft upon which such service is being performed at time of service.
 2. Suitable inside and outside storage space for aircraft awaiting repair or maintenance of delivery after repair and maintenance have been completed.
 3. Adequate shop space to house the equipment and adequate equipment and machine tools, jacks, lifts and testing equipment to perform top overhauls as required for FAA certification and repair of parts not needing replacements on all single-engine land and light multi-engine land general aviation aircraft.
 4. At least on FAR certificated airframe and power plant mechanic available during eight (8) hours a day, five (5) days per week.
 5. Proper equipment for repairing and inflating aircraft tires, servicing oleo struts, changing engine oil, facilities for washing and cleaning aircraft, recharging or energizing discharged aircraft batteries and starters.
 6. Adequate towing equipment and parking and tiedown areas to safely and efficiently move aircraft and store them in all reasonable expected weather conditions.
- v. **Flight training.** All persons conducting flight training activities shall provide:
1. At least one (1) full-time (eight (8) hours per day six (6) days per week) properly certificated flight instructor for single-engine land airplanes.
 2. At least one (1) dual-equipped single-engine land aircraft properly equipped and maintained for flight instruction and such additional types of aircraft as may be required to give flight instruction of the kind advertised.
 3. Adequate office and classroom space for at least five (5) students with proper restroom and seating facilities.
 4. Continuing ability to meet certification requirements of the FAA for the flight training proposed.
 5. Adequate facilities for storing, parking, servicing and repairing all its aircraft or satisfactory arrangements with other operators licensed or otherwise permitted by the board on the airport for such services.
- vi. **Aircraft charter and taxi service.** Persons conducting an aircraft charter and/or taxi service shall provide:
1. Passenger lounge, restroom and telephone facilities.
 2. Suitable, properly certificated aircraft with properly certificated and qualified operating crew, one of which shall be located at the airport and ready for departure during at least eight (8) hours of daylight operation five (5) days per week except for legal holidays.
- vii. **Aircraft rental and/or sales.** Persons conducting an aircraft rental and sales activity shall provide:
1. Suitable office space for consummating sales and/or rentals and the keeping of proper records in connection therewith.



2. Hangar storage for at least one (1) aircraft used for sales or rental.
 3. For rental, at least one (1) airworthy aircraft suitably maintained and certificated.
 4. Adequate facilities for servicing and repairing the aircraft or satisfactory arrangements with other operators licensed by the board on the airport for such service and repair.
 5. The minimum stock of readily expendable spare parts, or adequate arrangements for securing spare parts required for the type of aircraft and models sold.
- viii. **Crop dusting and spraying.** Persons conducting crop spraying shall provide:
1. Suitable arrangements for the safe storage and/or containment of noxious chemical materials; no poisonous or inflammable materials shall be kept or stored in close proximity to other facility installations at the airport.
 2. Properly certificated aircraft suitably equipped for the agricultural operation undertaken.
 3. Suitable arrangements for servicing, repairing, storing and parking its aircraft with adequate safeguards against spillage on runways and taxiways or pollution or disbursement of chemicals by wind to other operational areas on the airport.
- ix. **Aircraft commuter and air carrier service.** Persons conducting aircraft commuter and air carrier service shall provide:
1. An adequately manned and operated terminal facility including ticket and operations counter area, lounge and restroom facilities.
 2. A published schedule of operating times and rates.
 3. Reservations service with continuity of communication with public which will help to prevent overbooking, provide ease of ticket purchases and cancellations and provide interline reservations.
 4. Baggage handling service including interline exchange.
 5. Satisfactory evidence of reliability and responsibility including FAA operating permit.
 6. Operator shall furnish airport reports of operations on a monthly basis.
- x. **Other Commercial Aeronautical Activities.** Commercial Aeronautical Activities other than those listed above, such as paint shops, upholstery shops, propeller shops, avionics shops may also be operated on the Blanding Municipal Airport, General standards specified in **XXXXXXX** shall apply; however, specific standards will be as directed by the airport Manager and shall be in compliance with applicable local, state, and federal rules and regulations.
- xi. **Combination activities.** Any persons conducting a combination of the specific activities listed herein shall not be required to duplicate the requirements of the individual activities where the requirements of the combination is sufficient to meet the requirement of the separate activity to be conducted.
- c. Every person conducting the following specific non-commercial aeronautical activities shall meet the requirements hereinafter set out.





- i. **Flying Clubs.** Persons seeking to operate flying clubs shall be required to:
 1. Be organized as a non-profit corporation under the laws of the State of Utah, or, as a duly organized non-profit unincorporated association for the purpose of fostering flying for pleasure; development of skills in aeronautics, including pilotage or navigation; development of an awareness and appreciation of aviation requirements and techniques by the general public in the field of aviation and aeronautics.
 2. Flying clubs, or any individual member thereof, shall not provide instruction in club owned aircraft for other than its members and shall not engage in charter service or any other commercial aeronautical activity at the Blanding Municipal Airport.
 3. Register all aircraft owned, leased, or used by the flying club with the airport manager.
 4. Assure that each aircraft operated, owned or leased by a flying club is in full compliance with air worthiness requirements of the appropriate federal agency.
- ii. **Hangar.** All hangars constructed on the Blanding Municipal Airport shall be used for the sole purpose of aircraft storage and storage of aircraft related materials including materials used for spraying from aircraft. Storage of non-aircraft related materials shall be prohibited.
 1. **Construction.** All hangars shall be constructed in a location, and in such a manner as prescribed by the City Council. The City Council shall establish construction standards to regulate size, type of construction, materials used, and exterior appearance of all hangars. Individuals desiring to construct a hangar must submit to the City Council through the airport manager a site plan showing the following information:
 - a. Desired location of hangar.
 - b. Elevations of structure showing the general appearance and types of external materials to be used.
 - c. Size and number of aircraft to be stored.
 - d. Owner of hangar--name, address and phone number.
 2. **Lease.** Upon approval of the site plan by the City Council, a hangar lease agreement must be executed and a building permit obtained prior to commencing construction. All construction shall comply with the Uniform Building Codes as adopted by Blanding City.
 3. **Maintenance of hangars.** All hangar owners must maintain their structure to the level of standards as prescribed by the Airport Manager. Necessary repairs and maintenance must be completed on the structures as directed by the Airport Manager. The Airport Manager can recommend termination of the hangar lease agreement to the city council, as prescribed in said lease agreements, if the hangar owner does not maintain and use the structure in accordance with the mandates of the lease agreements.

PRICE AIRPORT

Tie Downs

First night fee waived with fuel purchase

under 6,000lbs \$15/night

6,000-10,000lbs \$35/night

10,001-25,000lbs \$45/night

25,001lbs+ \$65/night

Hangars

Nightly use a formula for sqft x \$0.08. (wingspan x length x \$0.08 = \$\$\$)

(FBO gets 90% and County gets 10%)

Monthly

Single engine T-Hangers - \$75 (County gets 90% and FBO 10%)

Single engine - \$150 - \$200 a month, based on room available

Turboprop or twin - \$300-\$500, based on room available

Jets - \$500 - \$600, based on room available

Parking

Free

Landing fees

10,000-25,000 lbs - \$60

25,000lbs + \$225

Ramp Service Fee

Ramp fee waived with fuel purchase

6,000-10,000lbs. \$15

10,001-25,000lbs. \$25

25,001 + \$45

After hours Callouts

\$125/hour

Office Space

USU flight program

2 classroom, hallway and office

\$3,000 monthly (County 100%)

BRYCE CANYON AIRPORT

Office Spaces

5 spaces at \$400 a month each

Long-term parking

\$25 a month

Tie-Downs

Monthly

\$100 a month

Single engine

\$20 in half if purchase fuel

Turbin

\$50 in half if purchase fuel

Jets

\$75-\$100

**LOGAN-CACHE AIRPORT
RATES AND FEES SCHEDULE**

1. Minimum rental rates and license fees:
 - a. Land, Improved*/Flight line/Taxiway...\$0.20 /\$0.15 esq./yr.
 - b. B. Fuel Flowage Fees.....\$0.04 Per gallon
 - c. C. Aircraft Tie Downs.....\$30.00 / Month or \$300.00 / Annual (Prepaid)
 - d. D. Aircraft Landing Fee.....\$1.00 per 1,000 lbs. Maximum Takeoff weight (MTOW) for all aircraft operating under FAR Part 135 or 121. Levied on any and all aircraft with a MTOW over 12,500 lbs.
2. For construction of any new facilities financed by the Operator, not already on the Airport, the Operator will be subject to the same standards of development as are contained in the Airport Master Plan for the Airport. The Authority will approve the Plans and Specifications prior to construction. All lease terms shall be negotiated with Logan-Cache Airport Authority.
3. All ground rentals/leases shall be subject to a cost of living increase on an annual basis as presently exist in airport leases. Minimum Rental/Lease Rates shall be adjusted yearly according to the January, C.P.I. (all urban consumers).
4. This Attachment may be periodically updated. A current copy can be obtained from the office of the Airport Manager.
5. Other fees as authorized by the Airport Authority may be added to this schedule based on Airport growth and development.

*Improved ground shall be defined as any ground in which substantial Airport funds have been expended in preparation of the site, i.e., leveling, drainage, paving, etc., or making utilities available thereto.

Falcon Field

480-644-2450

Description of Services:	Fee:	Unit:	Revenue Code:
<i>Tiedowns</i>			3004-3688
Small Single Engine Aircraft	\$47.00	Month	
Small Twin Engine Aircraft	\$56.00	Month	
Large Propeller Aircraft (>12,500 lbs. MCTW)	\$121.00	Month	
Jet Aircraft	\$121.00	month	
Helicopter	\$114.00	Month	
Covered Tiedowns	\$109.00	month	
<i>Hangers</i>			
Regular T-Hanger	\$227.00	month	3004-3676 3004-3677 3004-3681
Large T-Hanger	\$381.00	month	3004-3676 3004-3677
Small Executive Hangar	\$591.00	Month	3004-3677
Large Executive Hangar	\$1,195.00	Month	3004-3677
Hangar Transfer Fee	\$217.00	Per transfer	3004-3692
Hangar Cleaning Deposit (fully refundable if clean)	\$272.00	hangar	
<i>Storage Rooms</i>			
Small	\$68.00	month	3004-3679 3004-3680 3004-3681
Large	\$164.00	Month	3004-3680 3004-3681
Storage Room Cleaning Deposit (fully refundable if clean)	\$163.00	Unit	
<i>Waiting List/Security Deposit</i> (equal to one month's current monthly rent)			
Covered Tie-Down	\$109.00	Tie-down	
Regular T-Hangar	\$227.00	Hangar	
Large T-Hangar	\$381.00	Hangar	
Small Executive Hangar	\$591.00	Hangar	
Large Executive Hangar	\$1,195.00	Hangar	
Small Storage Room	\$68.00	Room	
Large Storage Room	\$164.00	Room	
Waiting List Deposit-Refund Fee	\$27.00	Each	
Waiting List Application Fee (non-refundable)	\$25.00	Each	

Falcon Field

480-644-2450

Description of Services:	Fee:	Unit:	Revenue Code:
Late Payment Fee (Hangars, Tie-Downs, Storage Rooms)	\$20.00	month	3004-9806
Returned Payments	\$25.00	each	
<i>Fuel Flowage Fee</i>			
100LL AVGAS & Alternative Fuels	\$0.10	Per gallon	3004-3674
Jet A Fuel	\$0.12	Per gallon	
<i>Access Control Card</i>			
Additional or Replacement Access Control Card	\$40.00	each	3004-3682
<i>Lease Document Transaction Fee</i>	\$250.00		
<i>Access Gate Violation (within 12 month period)</i>			
1 st violation	\$0.00		3004-3684
2 nd violation	\$100.00		
3 rd and subsequent violations	\$200.00		
<i>Rental Car Concessions</i>			
Rental Car Concession Fee – On Airport	5%	Of gross contract*	3004-3697
Rental Car Concession Fee – Off Airport	5%	Of gross contract	
Rental Car Parking Space - Car	\$30.00		

*Excluding Customers who are renting vehicles for insurance claim purposes only.
Applies only to gross revenue that is generated at the airport.

	request (credited against final fee)
Fire and Police records	\$15.00 minimum due at time of request (credited against final fee)
Returned Check Fee	\$20.00

AIRPORT

Ground Lease	\$0.45 per square foot per year
Hangar Rental	
Hangars 1A to 27A	\$250.00 per month
City-owned Box Hangars	\$275.00 per month
All other City-owned T- hangars	\$325.00 per month
Shade Hangar	\$150.00 per month
Tie Downs	
Monthly Fee	\$35.00
Annual Fee	\$350.00
Fuel Flowage Fee	\$0.08 per gallon
Annual Fee for Commercial Services	To be determined
White Badge Fee	\$25.00 per year
SIDA Badge Fee	\$50.00 per year
Airport Parking Fee	\$8.00 per vehicle per day
Rental Car Parking Fee	\$50.00 per month per parking space

Landing Fee	\$0.65 per 1,000 pounds
Passenger Fee	\$0.65 – \$1.25 per passenger (depending on aircraft capacity)

BUSINESS LICENSING

General Business License

Number of Employees	Fee
0 – 5	\$125
6 – 10	\$175
11 – 25	\$300
26 – 50	\$425
51 – 75	\$550
76 – 100	\$675
101+	\$800
Late Fee	\$25.00
Name Change	\$10.00
Location Change	\$25.00
Home Occupation	
New Application	\$37.00
Renewal	\$17.00
Major Businesses Fee	\$100.00
Home Occupation/Day Care/Pre-School	
Business License	\$175.00

Purpose

It is the intent of this Resolution to compile all fees charged by the City, including fees for services, licenses, permits, and development applications. It is also the intent of this Resolution to repeal all resolutions or parts thereof that list any fees charged by the City, including fees not listed in this Consolidated Fee Schedule. It is not intended by this Resolution to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, contracts, or laws regarding penalties, bonds, insurance, fines, deposits, lease payments, Special Improvement Districts, and other monies received or paid by the City under Contract, except to effect modification of any specifically listed herein. The fees listed in this Consolidated Fee Schedule supersede all present fees whether or not listed herein, except as excluded in the previous sentence.

LAST UPDATED

1-Dec-21

EXISTING FEES

ADMINISTRATION

Copies		\$0.25 per page
Certification of Records		\$2 per record
Compilation in Other Format		Actual cost to City
Electronically formatted records		\$5 per audio or video disc
Record Search		After first twenty minutes, actual cost to City
Returned Check Fee		\$20

AIRPORT

Advertising		
	Wal Display (42x60)	\$100 per month
	Electronic Board	\$50 per month
Concession Fees		
	Rental Cars	10% of gross revenue
	Vending Machines	25% of gross revenue
FAA Flight Service Station Facilities Rental		As set by contract with FAA
	Snow Cat Garage Rental	\$9,500.09 per year
	Terminal Area – Main Floor	\$1.30 per square foot per month
	Terminal Area – Upper Floor	\$0.95 per square foot per month
Fuel Storage/Flowage		
	Fuel Storage/Flowage Fee	\$0.10 per gallon
	Government contract Helicopter or SET with fuel on airport not purchased from FBO	\$0.30 per gallon pay to FBO by aircraft operator and FBO to apply gallons to above rate and pay City.
	SUU	\$.30 per gallon
Hangar Rental		
	Fed-Ex Hangar	\$488.31 per month
	Large Hangar with Heater	\$1000 per month + an annual cpi increase
	T-Hangar	\$120 per month
	Tie down/overnight parking fee - nightly	\$10.00
	Tide down/overnight parking fee-monthly	\$35.00
	Tie down/overnight parking fee-annual	\$300.00
Land Leases		
	BLM Tank Base	No charge

EXISTING FEES

	Civil Air Patrol	No charge
	Improved Airport Apron Space	\$0.30 per square foot per year
	Initiation Fee	\$500 (credited to lease payments if lease executed)
	Raw Land	\$0.20 per square foot per year
Landing Fees	BLM Single Engine Air Tanker	\$20.00
	BLM Tanker < 100,000 lbs	\$75.00
	BLM Tanker > 100,000 lbs.	\$100.00
	Commercial Aviation	\$1.00 per 1,000 lbs max take off weight Commercial Airlines, Charter Operations, Cargo Operations.
Flight School Operator Fees	General Aviation	No charge Operator must select between monthly or per landing rate. Renew annually.
	Helicopter/Rotorcraft	\$7.50 per landing or \$3,750.00 per month for up to 25 helicopters. \$200 per month for each additional helicopter*
Parking	Rental Cars	\$5.00 per parking space per month + an annual cpi increase
	General Vehicles	No charge
Other fees	Hazardous waste spill	\$250.00
	Construction clean up deposit (refundable)	\$1,000.00
	SASO initiation/annual license fee	\$100.00
	FBO initial license application fee	\$5,000.00

*number of helicopters is calculated at 1 helicopter for every 10 students enrolled in the helicopter program.

BUILDING DEPARTMENT

Building Permit Fees		As set by Uniform Codes Adopted by Ch. 36
Electrical Fees: Commercial	Permit Issuance Fee	\$3
	Minimum Fee	\$10
	Service Entrance Fee	
	Up to 100 Amp	\$5
	101 Amp to 200 Amp	\$10
	Each Additional 100 Amp or Fraction Thereof	\$2
Electrical Fees: Residential	Permit Issuance Fee	\$3
	Minimum Fee for	\$10

CITY OF ST GEORGE REGIONAL AIRPORT

SCHEDULE OF FEES, RATES, AND CHARGES

Approved July 1, 2021

FEES, CHARGES AND RATES	CURRENT FEES
LANDING FEES	
> 12,500 lbs.	\$1.05 / 1,000 lbs.
< 12,500 lbs.	None
General Aviation Aircraft	None
Military Aviation Aircraft	None
COMMERCIAL/CHARTER OPERATIONS	
COMMERCIAL APRON PARKING FEE	\$100.00
COMMERCIAL AIRCRAFT OPERATOR PERMIT	\$1,000.00 Annually
BAGGAGE PROCESSING AREA FEES	\$0.75 Per
BOARDING AREA FEE	Enplaned and Deplaned Passenger
JET BRIDGE FEE	Includes Baggage, Boarding,
TICKETING AREA FEE	Jet Bridge and Ticketing Area
FUEL FLOWAGE FEES	
Brought onto Airport/Self-Fueled	\$.06 / gallon
Purchased from FBO/Airport	\$.06 / gallon
RENTAL CAR FEES	
Rental Car Fees	10% of Gross Rev or \$1.50 / sq. ft.
Rental Car Spaces	\$20.00 Per Parking Space/Monthly
GROUND LEASE RATES & FEES	
<i>Improved Lands</i>	
Improved lands and paved apron areas	\$.50 / sq. ft. per year
<i>Unimproved Lands</i>	
Runway Area	
Airside	\$.255 / sq. ft. per year
Landside	
BASED AIRCRAFT TIE-DOWN FEES	
<12,500 lbs.	\$50.00 monthly
>12,500 lbs.	\$75.00 monthly

Turbine Engine	\$150.00 monthly
TRANSIENT AIRCRAFT TIE DOWN FEES:	
Daily Single Engine < 12,500 lbs.	\$20.00 daily
Daily Twin Engine or > 12,500 lbs.	\$30.00 daily
Turbine Engine	\$50.00 Daily
TERMINAL BUILDING VEHICLE PARKING FEES	
Parking Fees	First half-hour free/ \$7.00 daily
Long Term Parking Fee - (Over 60 Days)	\$7.00
Lost Ticket Fee	\$75.00
TERMINAL BUILDING OFFICE & SPACE RENTAL	
Monthly Rental	\$1.50 / sq. ft. per month
Conference Room	\$50.00 / hr. or \$200.00 daily
Restaurant Concession	10% of Gross Revenue
Retail Concession	10% of Gross Revenue
SECURITY FEES	
Tenant Gate Access Card	\$30.00 per card
SIDA Photo Badge & Background Check	\$75.00 each badge
Un-returned or Lost Security Badge Fee	\$150.00 each
ADVERTISING FEE	
Telephone Board/Kiosk Display	\$50.00 / month
Large Terminal Wall Display	\$250.00 / month
GROUND TRANSPORTATION FEES	
	\$100.00 / month
SASO OPERATING PERMIT FEES	
	\$1,000.00 annually
EMERGENCY EQUIPMENT STANDBY FEES	
ARFF Equipment after hours Standby Fees	\$100.00 / hour
Hazmat Response and Clean Up	\$100 / hour plus disposal cost
Airport Equipment Fee	\$100.00 / hour

Ogden Regional Airport
Schedule of Fees, Rates and Charges

(in effect June 1st, 2021)

Fees, Charges, and Rates	Current Fees		
LANDING FEES Ordinance 8-5-1			
> 12,500 lbs. Not Based at OGD	\$1.25 per 1,000 lbs. of certified aircraft gross landing weight		
< 12,500 lbs.	None		
FBO Retain % of Fee collected	28%		
GROUND LEASE RATES & FEES Ordinance 8-5-2			
All Lease Transactions Processing Fee (New or Renewal)	\$500 ground lease, \$100 sublease		
Improved Lands			
Improved lands and paved apron areas	\$0.40 / sq. ft. per year, plus CPI		
Non-aeronautical	4 times the Aeronautical Improved Land Rate, plus CPI		
Unimproved Lands			
Aeronautical	\$0.25 / sq. ft. per year plus CPI		
Non-Aeronautical	4 times the Aeronautical Unimproved Land Rate plus CPI		
BASED AIRCRAFT TIE-DOWN FEES Ordinance 8-5-3			
<12,500 lbs.	\$15.00 Daily	\$50.00 Monthly	
>12,500 lbs.	\$25.00 Daily	\$100.00 Monthly	
TRANSIENT AIRCRAFT TIE DOWN FEES: Ordinance 8-5-3 A.			
First 24 hrs	Free, if unassigned Tie downs available. Check with FBO or Airport office		
Based Aircraft Tie-down Fees otherwise	Based Aircraft Tie Down Fees		
FUEL FLOWAGE FEES Ordinance 8-5-4			
Fuel purchased from FBO/Airport	\$.09 / gallon		
Fuel purchase from FBO for FAR Part 121 aircraft	\$.09 / gallon		
Brought onto Airport under an Ogden Airport Self-Fueling Permit	\$.09 / gallon		
TERMINAL BUILDING VEHICLE PARKING FEES Ordinance 8-5-5			
	First 2 hour free		
Daily	\$5.00 per Day		
SECURITY FEES Ordinance 8-5-5			
TSA Badge Application Fee	\$10.00		
AOA Photo Badge	\$50.00 each badge every 2 years		
SIDA Photo Badge	\$100.00 each badge every 2 years		
Renewal AOA/ SIDA	Same as a new badge: \$50.00 AOA & \$100 SIDA		
Replacement for lost badge	\$100.00 penalty, plus the cost of the new badge		
COMMERCIAL AERONAUTICAL ACTIVITES PERMIT (CAAP) Ordinance 8-5-7			
\$100.00 / annually	\$100.00 / annually		
Restaurant Concession	Flat \$100 Fee or 5% of Gross Revenue, whichever is greater		
LATE FEES Ordinance 8-5-2			
After 30 Days past due date	Minimum \$25 or 5% per month, whichever is greater		
TERMINAL BUILDING OFFICE & SPACE RENTAL Ordinance 4-6-1 A.9			
Meeting Room, 1 use per week	\$250.00 per year		
Private Parties	\$50.00 per use (4 hours)		
Outdoor Pavilion	\$50.00 per use (4 hours)		
Other Fees Ordinance			
Use of Airport Office Address "3909 Airport Road" as Mailing Address for Deliveries, such as Amazon, UPS, and / or FedEx	\$20 per month, \$240 per year		

SALT LAKE DEPARTMENT OF AIRPORTS RATE SCHEDULE

EFFECTIVE JULY 1, 2014

FEES AND OTHER CHARGES	RATES	DESCRIPTION / ADD'L INFORMATION
<u>AIR CARRIER FEES:</u>		
Landing Fee	\$ 2.04	Per 1,000 lbs gross certified landing weights
Terminal Rent - Conditioned	\$ 72.36	Per square foot / per year
Terminal Rent - Unconditioned	\$ 36.18	Per square foot / per year
Common Use Gate	\$ 138.00	Per use / use equals three hours
Common Use Boarding Bridge	\$ 23.00	Per use / use equals three hours
Common Use Ticket Counter & Bag Make-up	\$ 289.00	Per use / use equals three hours
Common Use Bag Claim	\$ 0.42	Per enplaned passenger
FIS Facility and Int'l Bag Claim Area	\$ 3.19	Per deplaned international passenger
Remain Overnight (RON) - Aircraft Groups 1 & 2	\$ 50.00	Aircraft remaining overnight and parked beyond the bounds
Remain Overnight (RON) - Aircraft Groups 3 & Higher	\$ 100.00	of each leased terminal aircraft apron.
GSE Storage Area (GSE)	\$ 0.35	120% of prevailing ground rent per square foot
Stacking Charges - Aircraft Groups 1 & 2	\$ 50.00	Airline stack aircraft beyond the bounds of each leased
Stacking Charges - Aircraft Groups 3 & Higher	\$ 100.00	terminal aircraft apron
Preferential Use Boarding Bridges - Maintenance	\$ 1,150.00	Monthly charge per bridge
Preferential Use Boarding Bridges - Parts & Supplies	\$ 650.00	Monthly charge per bridge
Cargo Ramp Use Fee	\$ 9.53	Per use fee
Cargo Ramp Weight Fee	\$ 0.14	Per 1,000 lbs gross certified landing weights
Letter of Credit	Varies	20% of Annual Fees
<u>GENERAL AVIATION FEES:</u>		
Daily Aircraft Parking - less than 12,500 pounds	\$ 10.00	Aircraft parking fee exemption: Any person engaging in air transportation services having an assigned gate hold.
Monthly Aircraft Parking - less than 12,500 pounds	\$ 20.00	
Daily Aircraft Parking -12,500 pounds to 44,999 pounds	\$ 25.00	
Monthly Aircraft Parking -12,500 pounds to 44,999 pounds	\$ 30.00	
Daily Aircraft Parking - 45,000 pounds and above	\$ 50.00	
Monthly Aircraft Parking - 45,000 pounds and above	\$ 60.00	
Aircraft Rental Permit	\$ 100.00	Annual, per aircraft rental
Aircraft Sales Permit	\$ 100.00	Annual
Commercial Flight Service Permit	\$ 100.00	Annual, per aircraft rental
Commercial Flight Service Owner Permit	\$ 100.00	Annual, per aircraft in addition to Service Permit

SALT LAKE DEPARTMENT OF AIRPORTS RATE SCHEDULE

EFFECTIVE JULY 1, 2014

FEES AND OTHER CHARGES	RATES	DESCRIPTION / ADD'L INFORMATION
<u>GENERAL AVIATION FEES (CONT'D):</u>		
Flight Training Permit	\$ 100.00	Annual, per aircraft rental
Flight Training Owner Permit	\$ 100.00	Annual, per aircraft in addition to Service Permit
Radio, Instrument or Propeller Repair Service Permit	\$ 100.00	Annual
Miscellaneous Business Permit	\$ 100.00	Annual
Off Airport In-Flight Caterers	Varies	7% of gross sales at airport
Shade Hangar	\$ 85.00	Per month, per hangar
Single Hangar	\$ 261.00	Per month, per hangar
Single End Hangar	\$ 271.00	Per month, per hangar
Twin Hangar	\$ 347.00	Per month, per hangar
Twin End Hangar	\$ 357.00	Per month, per hangar
Single Hangar (Row G at SVRA)	\$ 347.00	Per month, per hangar
Tooele Valley Airport Tie-Down	\$ 15.00	Per month, per hangar
<u>PUBLIC AIRPORT PARKING FEES:</u>		
Economy Lot - First Hour	\$ 2.00	
Economy Lot - Each Additional Hour	\$ 1.00	
Economy Lot - Daily Maximum	\$ 9.00	
Hourly / Daily Parking - First 30 Minutes	\$ 2.00	
Hourly / Daily Parking - Each Additional 20 Minutes	\$ 1.00	
Hourly / Daily Parking - Daily Maximum	\$ 28.00	
<u>GROUND TRANSPORTATION FEES:</u>		
AVI Fee - 1 to 5 passengers	\$ 1.01	Per vehicle per trip
AVI Fee - 6 to 9 passengers	\$ 1.82	Per vehicle per trip
AVI Fee - 10 to 15 passengers	\$ 3.04	Per vehicle per trip
AVI Fee - 16 to 24 passengers	\$ 4.86	Per vehicle per trip
AVI Fee - > 24 passengers	\$ 6.08	Per vehicle per trip
Initial Issue of Airport Badge (GT)	\$ 65.00	Per badge
Renewal Issue of Airport Badge (GT)	\$ -	

SALT LAKE DEPARTMENT OF AIRPORTS RATE SCHEDULE

EFFECTIVE JULY 1, 2014

FEES AND OTHER CHARGES	RATES	DESCRIPTION / ADD'L INFORMATION
<u>GROUND TRANSPORTATION FEES (CONT'D):</u>		
Lost Badge - First Replacement	\$ 25.00	If lost badge is returned to badging office, a \$15, \$25 or \$50 refund will be issued for the first, second or third replacement, respectively.
Lost Badge - Second Replacement	\$ 50.00	
Lost Badge - Third Replacement	\$ 100.00	
<u>CONFERENCE ROOM AND OTHER RENTAL FEES:</u>		
Aviation Conference Room Rental (450 sq. ft / 18 Seats)	\$ 150.00	For use beyond 1-4 hours an hourly charge of one quarter (1/4) of the overall fee will be applied.
Business Conference Room Rental (500 sq. ft / 20 Seats)	\$ 150.00	
Commercial Conference Room Rental (170 sq. ft / 10 Seats)	\$ 100.00	
Engineering Conference Room Rental (570 sq. ft / 44 Seats)	\$ 200.00	
Airport Board Room Rental (1,300 sq. ft / 43 Seats)	\$ 200.00	
International Terminal Lobby Rental	\$ 400.00	
Executive Terminal Training Room Rental (2,500 sq. ft. / 80 Seats)	\$ 400.00	Rental Fee includes set up and take down of tables and chairs.
Tables and Chairs Rental (Up to 10 tables & 50 chairs)	\$ 323.00	
Tables and Chairs Rental (11 -20 tables & 51-100 chairs)	\$ 368.00	
Tables and Chairs Rental (21 - 30 tables & 101 - 150 chairs)	\$ 508.00	
Tables and Chairs Rental (31 - 40 tables & 151 - 200 chairs)	\$ 553.00	
Tables and Chairs Rental (41 - 50 tables & 201 - 250 chairs)	\$ 693.00	
Tables and Chairs Rental (51 - 60 tables & 251 - 300 chairs)	\$ 738.00	
<u>FILMING ACTIVITY CHARGES:</u>		
Non-Refundable Deposit (Fewer than 8 people in filming crew)	\$ 250.00	
Non-Refundable Deposit (8 - 15 people in filming crew)	\$ 500.00	
Non-Refundable Deposit (More than 15 people in filming crew)	\$ 500.00	Plus \$1,000 deposit for every 4 hour block
Use of Lot 10	\$ 300.00	Per day
Airport Personnel (Security)	\$ 55.00	Per person, per hour

SALT LAKE DEPARTMENT OF AIRPORTS RATE SCHEDULE

EFFECTIVE JULY 1, 2014

FEES AND OTHER CHARGES	RATES	DESCRIPTION / ADD'L INFORMATION
<u>BADGE / FINGERPRINT / SECURITY THREAT ASSESSMENT FEES:</u>		
Fingerprint Processing (FBI background check)	\$ 27.00	Per set of fingerprints processed
Security Threat Assessment Fee	\$ 3.00	Per employee badge
Contractor (Construction) Badges - Up to \$500k contract value	\$ 5,000.00	Required deposit per project, based on contract value.
Contractor (Construction) Badges - \$500,001 to \$1 million dollars	\$ 10,000.00	
Contractor (Construction) Badges - \$1,000,001 to \$5 million dollars	\$ 15,000.00	
Contractor (Construction) Badges - \$5,000,001 to \$10 million dollars	\$ 20,000.00	
Contractor (Construction) Badges - \$10,000,001 to \$25 million dollars	\$ 25,000.00	
Contractor (Construction) Badges - \$25,000,001 to \$50 million dollars	\$ 50,000.00	
Contractor (Construction) Badges - \$50,000,001 to \$100 million dollars	\$ 75,000.00	
Contractor (Construction) Badges - Over \$100 million dollars	\$ 100,000.00	
Ground Transportation Badges - Initial Badge Fee	\$ 65.00	Per badge
Ground Transportation Badges - Renewals	No Cost	
Hangar Tenant Badges (First two badges per hangar tenant)	No Cost	
Hangar Tenant Badges (Add'l badges after initial first two badges)	\$ 25.00	Per badge
Bike Path - Initial Badge Fee	\$ 15.00	
Bike Path - Replacement Fee for a Lost/Stolen Badge	\$ 15.00	
Replacement Fees for Lost/Stolen Badges	\$ 50.00	(Refund of \$25.00 will be issued for returned lost/stolen badge if returned prior to expiration.)
Fee for Non-Returned Badges	\$ 100.00	For each badge not returned
<u>TENANT TELEPHONE FEES:</u>		
Port Charge	\$ 27.25	Per month, per port
M3904 Digital w/ Speaker Phone	\$ 14.45	Per month, per phone
M2616 Digital w/ Speaker Phone	\$ 14.45	Per month, per phone
M2008 Digital Set	\$ 6.25	Per month, per set
2500 / 2554 Type O Button Phone	\$ 1.55	Per month, per phone
Trimline Phone	\$ 1.55	Per month, per phone
Unity II O Button Phone w/Message Waiting Lamp	\$ 2.09	Per month, per phone
Polycom Conference Set	\$ 17.00	Per month, per set
Speaker	\$ 6.38	Per month, per speaker

SALT LAKE DEPARTMENT OF AIRPORTS RATE SCHEDULE

EFFECTIVE JULY 1, 2014

FEES AND OTHER CHARGES	RATES	DESCRIPTION / ADD'L INFORMATION
<u>TENANT TELEPHONE FEES (CONT'D):</u>		
MTI 10 Button Add-On Module	\$ 8.17	Per month, per module
MT2 20 Button Add-On Module	\$ 11.58	Per month, per module
Headset	\$ 6.43	Per month, per headset
Companion IV	\$ 5.50	Per month, per item
Valcolm Power Bell	\$ 4.75	Per month, per item
Voice Mailbox	\$ 4.00	Per month, per mailbox
Voice Mail Attendant Menu	\$ 24.00	Per month, per mailbox
10 / BTN	\$ 6.38	Per month, per item
20 / BTN	\$ 63.38	Per month, per item
2 / 20 BTN	\$ 12.76	Per month, per item
Northstar	\$ 6.38	Per month, per item
Cisco CPE Device for T-1 Internet Access	\$ 60.00	Per month, per item
Cisco 2 Port Internet Access	\$ 70.00	Per month, per item
Cisco 3 Port Internet Access	\$ 80.00	Per month, per item
Cisco 4 Port Internet Access	\$ 90.00	Per month, per item
IP Addresses	\$ 10.00	Per month, per item
Long Distance Charges	Varies	Per minute, based on actual cost



To the Blanding City Manager, Airport Manager and Council Members.

Freedom Fuels Blanding Air Support, LLC as the FBO of the Blanding Municipal Airport, wishes to be a part of and welcomes any airport development and upgrades. With this, as a response to the Draft Administration Policies & Rates proposed to the city council, we present the following information and recommendations for airport changes and amendments to our contract, for the better of the City of Blanding, airport traffic flow and businesses in Blanding.

In the first year and a half of operating our FBO, with our service, dedication, efforts, and with the addition of providing Full Service Jet-A 24/7, with the majority of fuelings happening between 12:00 AM and 4:00 AM, we have almost tripled the fuel flow of Jet-A and 100LL which we are providing the city of Blanding a fuel flowage fee on. Our goal is for the airport traffic and services to grow from here.

Freedom Fuels Blanding Air Support, LLC in the year of 2021 spent more than 30,000.00 dollars on airport, terminal and fuel farm upgrades and maintenance. We have spent a lot of time, effort and money to bring the customers of our FBO a much better service and experience to increase the traffic into the Blanding Municipal airport, and will continue to do so.

Along with other upgrades, one of the bigger ones we have added so far is the ability to provide Heated De-Ice 24/7. This is a service sometimes required by bigger companies to be present for them to be willing to fly into the airport during winter months, and has given the ability for some outside aviation medical companies to answer the call of critical flights to and from the Blanding Airport, when they are needed the most.

It is standard practice for an FBO to be in control of when tie down fees need to be implemented and enforced. This is a fee, along with many others, that is normally associated with the FBO to help cover some of the high costs of operating and maintaining an FBO and is usually negotiated between the FBO and customers with the purchase of fuel which helps increase the fuel flow fee and traffic into the airport. Providing great service and negotiation for fees is something we have seen a positive increase in the air traffic into Blanding with, which has brought more people into the community of Blanding where they have spent their money at local hotels and places for food. This is a growth that we are hoping to continue. We receive many phone calls from people planning possible trips to the Four Corners area asking us about fees and if we have any, and have been able to make many plans include Blanding as a stop on their way with our services and policies regarding our fees. We will continually be adapting our fees as we grow. And as our growth allows for a tie down fee to be more permanent we will provide the city of Blanding with a cut of the fee, split 75/25 between the FBO and the City of Blanding.

We are recommending the amendment to our contract, that the City Of Blanding provide the FBO with one of the bigger West Facing Hangers, for the FBO to provide, much needed previously requested, transient hanger space at a fare rate. The hanger would be paid for by the FBO at normal hanger rates or a cut would be provided to the City of Blanding from the transient hangar rate fee, split 75/25 between the FBO and the City of Blanding.

We are recommending the amendment to our contract, to allow us to sublease, at a fare rate, office space in our terminal building to increase aviation business and traffic for the airport through our FBO. We are in the process of organizing our equipment into a storage room that we have upgraded with shelving to allow us two available office rooms that two currently certified CFIs are waiting to sublease from us, as soon as we get the rooms cleaned out and ready for them and our contract amended. These services and businesses will increase the air traffic in Blanding and add to the fuel flowage fee.

Regarding the increase suggested to the Hanger Fee rates. Freedom Fuels Blanding Air Support, LLC is not in control of the hangars, located on the Blanding Airport. With this in mind we would still like to offer up our opinion on the matter as we have received a lot of direct negative feedback from the local aviation community. We suggest that the increase in the rates be kept as low as justified, and that rather policies regarding what can be occupying a hanger be enforced and that the airport seek funds to have more hangars built to meet the continually increasing demand for hangar space as we grow the airport, and that these newer hangars be introduced at a higher fare rate for the service they will provide.

These are our honest opinions and recommendations backed by the knowledge we have gained working in and with people in the aviation industry for several years.

We only wish to see the Aviation traffic and community grow at the Blanding Municipal Airport, and offer up our knowledge and support in any airport development and upgrades.

We thank the City Manager and Airport Manager for working closely with us regarding airport development and upgrades, and look forward to continuing our work together as we grow together.

Warm Regards,

The Managers of Freedom Fuels Blanding Air Support, LLC



To the Blanding City Manager, Airport Manager and Council members.

In addition to our previous letter we the FBO would like to propose, request and suggest the following.

We propose that the FBO will provide signs that cover our parking lot, of limited time free parking and that longer parking will be charged by the FBO at a fair rate, to help alleviate unjustified long term parking. We as the FBO are also willing to oversee and inform the Airport Manager of any parking in the designated parking lot areas of the airport and on the apron and runway areas that violate the airport policy, so that it may be taken care of properly by the City of Blanding and local law enforcement. We think a fair rate for some of the parking violation fees would be 500 dollars for the runway area, 100 dollars for the apron area and 50 dollars for the parking lot areas.

In an effort to help develop and grow the Blanding municipal airport the FBO wants to construct a hangar for the purpose of housing transient and based aircraft. We propose to work with the City of Blanding in a timely manner to work out a suitable location for the hangar.

In an effort to improve the Blanding municipal airport The FBO would like to re stripe the apron tie down and taxi lines and our terminal parking lot area now and as it becomes necessary in the future, and are asking for the city of Blanding to provide us with the appropriate yellow reflective striping paint. We are also suggesting that as soon as possible the cracks in the apron that have become too wide to seal be repaired and that the other cracks be sealed to prevent further growth.

Thank you for your consideration.

Managers of Freedom Fuels Blanding Air Support, LLC



David Johnson <djohnson@blanding-ut.gov>

Re: EXT: Re: Hangar Rates

1 message

Ewald, Christopher <Christopher.Ewald@gmr.net>
To: David Johnson <djohnson@blanding-ut.gov>
Cc: "djohnson@blanding.city" <djohnson@blanding.city>

Mon, Mar 21, 2022 at 5:24 PM

Thank you, David.

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Chris Ewald

Regional Maintenance Manager

[212 W Freedom Way | Blanding, UT 84511](#)

C: 970.901.2230



corporate.guardianflight.com

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From: David Johnson <djohnson@blanding-ut.gov>
Sent: Monday, March 21, 2022 4:53 PM
To: Ewald, Christopher <Christopher.Ewald@gmr.net>
Cc: djohnson@blanding.city <djohnson@blanding.city>
Subject: EXT: Re: Hangar Rates

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Chris,

Thank you for your thoughtful response. I met with our FBO today to get their feedback and was planning to reach out to you this week to follow-up on your thoughts and recommendations. When we bring this back to the City Council for discussion, I will be sure to provide your feedback to them.

Right now, we are tentatively planning to bring this item back to the City Council for the discussion at the April 12th City Council meeting. Depending on staff time to review, gather, and put together more information for the City Council it could get pushed back to the second meeting in April. I will keep you posted.

Have a great day,

David S. Johnson, MPA

City Manager

50 W 100 S

Office | (435) 678-2791 x 3485

Cell | (801) 696 - 8335



On Mon, Mar 21, 2022 at 4:45 PM Ewald, Christopher <Christopher.Ewald@gmr.net> wrote:

Hi David,

Just wanted to pass this information along, on what I discovered about hangar rates. Many smaller airports do not have hangars available for rent. We are very fortunate to have what we do. Hangar waiting lists are the norm at every airport I checked. I could find no suitable comps at airports of comparable size and economic equalities. Many airports, like Spanish Fork, have privately owned hangars, which are not appropriate comps.

See the attached documents for some comparable hangar rents, but keep in mind they are all for airports of a much larger size, where prices are expected to be vastly higher compared to airports the size of Blanding. These airports also support a very different market than at Blanding. This data should support that \$300.00/month is not appropriate for our airport.

- a. Falcon Field (Mesa, AZ), T-Hangar \$227.00/month
- b. Provo, UT, T-Hangar \$250.00/month
- c. Salt Lake, South Valley, Tooele, T-Hangar \$271.00/month

Here is something that should be considered closely when considering rate changes, or additional fees. The FAA Airport Compliance Manual (FAA Order 5190.6B, Change 1), prohibits unjust discrimination between aeronautical users. This federal order requires that terms imposed on users of airports are fair and reasonable.

In my opinion, the rates charged to Guardian Flight are fair and reasonable. The City of Blanding has agreed to those rates with the signed lease, so by default they must be fair and reasonable.

If the same rate that Guardian Flight pays, per square foot, is applied to the T-hangars, then the monthly payment for a T-hangar should be \$52.50/month. Charges much higher than that could easily be considered discrimination, unjust, and a violation of the FAA Airport Compliance Manual.

Also, if all of the T-hangar tenants are being held to the same standard, as they should, then the one tenant that has three unairworthy aircraft in his three hangars, should be evicted from his hangars so that airworthy aircraft can be kept in those hangars. Every other hangar on the field has airworthy aircraft in them.

I am not opposed to a fair and reasonable rate increase, but I am opposed to unfair and discriminatory rates between tenants, and certain tenants not being held to the same standard as others.

I do not believe that the hangars are in any shape to warrant more than \$100.00/month.

Here are my suggestions:

-Leave the T-hangar rent as it currently is.

-Take advantage of the insurance payout from the hail damage to get the roofs and gutters fixed. 51

- Apply for federal funding to build new T-hangars when the pending airport plan is approved (the Guardian Hangar was constructed with federal funding, and there are millions of dollars granted every year for similar construction).
- Charge a premium rate for the new T-hangars. There are several airport patrons that would gladly pay a premium for really nice hangars.

This would be fair and equitable for all tenants, alleviate the waiting list, allow the city additional revenue on new hangars with little money out of pocket, and really help to grow the aviation community at Blanding.

Our aviation community here has grown more in the last few years than the previous 20 years. We need the City to help foster this growth, by helping to provide an avenue for aircraft ownership and storage that is quickly out of reach with exuberant hangar rents. The dividends from a thriving aviation culture will far outweigh any revenue from increased T-hangar rent, in fuel flow fees alone.

I've been in the aviation industry since I was a kid. I understand business, and I understand this local community. I am available and gladly willing to give consultation or participate on an advisory board. I hope there is an understanding with the City that small airports are not money making venues; they survive off subsidies and grants. Let's work together to grow our airport and the local aviation community, with smart growth, fair and non-discriminatory rates.

Thank you,

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Chris Ewald

Regional Maintenance Manager

212 W Freedom Way | Blanding, UT 84511

C: 970.901.2230



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Re: EXT: Re: Airport hangar price increase

Jack, Trason <Trason.Jack@gmr.net>
To: David Johnson <djohnson@blanding-ut.gov>
Cc: "djohnson@blanding.city" <djohnson@blanding.city>

Tue, Mar 22, 2022 at 2:59 PM

I truly appreciate your acknowledgement! This is a big thing for us down here and it good to know that we are heard a little bit. I also appreciate your clarification. I look forward to being there April 12th giving some input. Again thank you!

From: David Johnson <djohnson@blanding-ut.gov>
Sent: Tuesday, March 22, 2022 1:44 PM
To: Jack, Trason <Trason.Jack@gmr.net>
Cc: djohnson@blanding.city <djohnson@blanding.city>
Subject: EXT: Re: Airport hangar price increase

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Trason,

Thanks so much for your email. I genuinely appreciate your feedback. I will be sure to provide your feedback to the City Council as well.

For clarification, the proposal to increase rates was only a proposal. Nothing is set in stone and the City Council is not fixed on \$300 as the increase. The suggested rate in thye proposal was also to increase the rate in smaller increments over 5 years. That is also not set in stone. City staff 's intent was only to get inital feedback from the City Council and the community.

As to your question about improvements. Due to the hail storm last year, we will actually be replacing all the gutters and making various roof repairs. In the past, the City has not been able to make improvements to the hangers because the hanger rate is so low that we do not generate enough revenue to help make improvements. That's why we started discussing options with the City Council to get feedback on options to generate more revenues.

Again, thank you for your feedback. It is much appreciated. I encourage you to attend the City Council meetings when this item is discussed. We tentatively have plans to discuss this item on April 12th.

Take care,

David S. Johnson, MPA

City Manager

50 W 100 S

Office | (435) 678-2791 x 3485

Cell | (801) 696 - 8335

On Tue, Mar 22, 2022 at 1:22 PM Jack, Trason <Trason.Jack@gmr.net> wrote:

Hello Mr. David, my name is Trason Jack. I currently work as an apprentice Technician at guardian flight here at the Blanding airport. I also have my Private pilot license and am a part owner of a smaller Airplane that is currently hangered here at the airport. I've got to know and am really good friends with a lot of the people who have planes and rent hangers here at the airport. The Aviation industry is booming and that's no different for the industry in Blanding. There are more people training, and flying out of Blanding than ever before. To read and hear about the 300% hanger increase has been mind boggling. The condition of these hangars here at the airport are, in my opinion, terrible. The insulation is falling out of the walls, it is also not sealed at all. there for cats and other rodents have entered my hangar and been destructive of things multiple times. They currently make us hook up our own power if we want it. I know a gentleman a few hangars down from me who has to hook up a tow strap to his truck and pull the door open just to be able to get into his hangar. There are rain gutter drains laying on the ground and not attached to the hangars. All in all, these hangars are not in worthy condition to be raising the rent price. I could understand a small increase if there were plans and discussion about improving our hangers here at the airport. That brings me to my questions. What kind of plans do you have to improve the situation here? Why is the first order of business to raise the price by 300%? How many of the city council members have actually been to the airport and walked around and inspected the condition of the hangars enough to make the decision? Im willing to bet not very many. I hope that you do not take this the wrong way and think that I am ungrateful for the hangar I get to rent. It keeps my airplane out of the weather and from the destructive elements outside. If this 300% increase happens, I can assure you that people like myself and a majority of people down here who rent hangers will not be able to afford it. I can also assure you the aviation industry that has grown so strong here in the last couple of years by the locals will come to a halt. I personally and I could say the same for others, will have to sell my airplane and discontinue my love for flying on a daily basis. I understand the rent here is already relatively low but that reflects on our hangar condition. In conclusion, the 300% hangar rent increase is a arguably destructive idea. The condition of the hangars here are not worthy of that increase. My hope is that you will hear out the locals who are here on a daily basis, and are involved in the aviation world.

Thank you for your time,
Trason Jack



CITY COUNCIL MEETING - STAFF REPORT

Author: David Johnson, City Manager
Department: Administration & Public Works
Subject: Raw Water Sales
Date: April 26, 2022
Type of Item: Discussion

Background

This discussion item was brought at the request of Councilmember Cheryl Bowers and the direction of Mayor Logan Monson to provide clarification about the recent sale of raw water to the Conservancy District.

Two weeks ago staff was approached by the Conservancy District with a request to purchase raw water, not treated culinary. Staff evaluated where the City was with respect to reservoir storage and determined it had capacity to sell 10 acre-feet, or 3,258,514 gallons, without any significant impact to the water company or its customers.

With seepage, evaporation, stock taps, etc. staff determined that it would benefit the water company more to sell the 10 acre-feet than to retain it since Recapture will be down into the conservation pool at the end of the season and we would not be able to save it for next year.

Staff also noted that the sale would benefit local development in the community, such as Sunrise Outfitting construction, the remodel of the old Shopko building for the USU extension, and the Utah Food Bank project.

The City has historically sold raw water to Energy Fuels and the White Mesa Mill of 150 acre-feet at \$75 an acre-foot, or 48,877,650 gallons of raw water annually. Last fall, staff brought this precedent to the City Council's attention as a potential open door for other entities to purchase raw water at the same rate.

Staff recommended that we evaluate raw water rates and bring a draft policy for the City Council to discuss and approve before renewing the Mill's contract. The Conservancy District's request came prior to this staff's ability to bring a draft policy for the City Council to discuss and approve.

Given the precedent with the Mill, the City sold 10 acre-feet to the Conservancy District at the same rate as the Mill. Please see the attached email from the City Engineer and Public Works Director, Terry Ekker, for more details.

Budget Impact

Revenue of \$75 an acre-foot



Department Review

Administration, Finance, Public Works, Water

Attachments

Detailed email from the City Engineer and Public Works Director

Sale of Water to San Juan Water Conservancy District

Terry Ekker <tekker@blanding-ut.gov>

Fri, Apr 22, 2022 at 10:53 PM

To: Logan Monson <monson78@gmail.com>

Cc: David Johnson <djohnson@blanding-ut.gov>, Kim Palmer <kpalmer@blanding-ut.gov>

Mayor & Council,

As you know, we are in a drought. It seems that emotions run high with respect to water when there is less to work with. I am trying to hit the high points while typing on my phone. I am on leave next week and will miss Council meeting. Hence, a Friday night email.

It seems like there is some misinformation out there. I will detail what I can and try to help everyone understand where we are at and how we came to this position.

Recapture is at a level, and has been since November, where only Blanding City owns usable water above the conservation pool. To date this spring the City has pumped approximately 170 AF from Recapture to Blanding No. 3. This water will be used on parks and schools. We have suspended pumping while the irrigation company passes some of their water through the 3rd for their customers to use. Energy Fuels purchased 150 AF from the city. They are working to conserve and to this point have 143 AF to use between now and Oct 31st. We do not expect them to use all of that water.

With seepage, evaporation, stock taps, and etc. we expect Recapture will be down into the conservation pool at the end of the season. We can not save water in Recapture for next year because past experience has demonstrated that it will be gone no matter what.

As the runoff tapers off in the next few weeks we expect that there will be 70-80 AF of city owned water not committed to energy fuels or the conservancy district left in recapture. We may resume pumping to either top off the 3rd or to put it in starvation.

A week or two ago the irrigation board informally asked Tyler Ivins, the conservancy district General Manager to not sell water to anyone, since they don't have any to sell. They normally continue to sell to their industrial non-ag users. Tyler was concerned about the issue and requested that the City sell 10AF to them to resale. The 3 customers that Tyler mentioned to me are Hollidays, Sonderegger, and Jana Bailey(hemp/cbd).

From an economic/development standpoint, two of the districts customers are ready mix concrete businesses. This is very important to Blanding City, not only for our own projects, but also for new construction like, Sunrise Outfitting, USU remodel of Shopko, Foodbank, etc.

David Lyman and I evaluated where we are at with respect to reservoir storage and felt like we would be able to let go of 10 AF without any significant impact to our water company. Keep in mind this water will be gone either way at the end of the season. I recommended to David Johnson and Kim that we sell 10AF to the district to help them meet their customers needs. As part of managing the water company we have, historically, not taken these decisions to council. For example on good years we lease irrigation shares for AG use if we don't need the water that year and have no excess storage to keep it.

David and Kim concurred with my recommendation and I notified Tyler that we would sell them 10 AF. I believe that Kim has invoiced them for that water.

I feel that i have oversimplified the whole process in this email. I would love to discuss with any who are interested when i am back in town. I apologize for any inconvenience that has come up from this decision. I truly felt that this was a win win for all stakeholders or I never would have made the recommendation. Have a great weekend.



CITY COUNCIL MEETING - STAFF REPORT

Author: David S. Johnson, City Manager
Department: Administration
Subject: Hail Damage General Contractor Selection
Date: April 26, 2022
Type of Item: Business

Background

During the April 12, 2022 meeting the City Council tabled this item and requested missing information from the Tri-Hurst bid. Since that time, City Staff also received an updated approved coverage limit of \$186,000 from the insurance company to repair the collective damages.

The City already received \$75,557 from insurance as a payment. After repairs, the City may request additional payments, as long as those repairs are comparable replacements.

Below are both bids, including the updated bid from Tri-Hurst.

Proposals Received:

Arrowhead Construction - Huntington, UT
\$184,050

Tri-Hurst Construction - Blanding, UT
199,317.96

Budget Impact

\$186,000

Recommendation

Staff recommends that the City Council select a contractor and staff will bring a contract back to the for approval at a future meeting.

Department Review

Administration

Attachments

Copy of the RFP with list of needed repairs



REQUEST FOR PROPOSAL FOR GENERAL CONTRACTOR SERVICES

Blanding City is requesting competitive bids from general contractors to conduct various repairs on multiple city facilities that were damaged through a hail storm, including City Hall, Visitor Center, Airport Terminal and Hangers, Wellness Center, and other facilities.

Scope of Agreement

The scope of work includes repairs and replacement to roofs, gutters, solar panels, HVAC, and other various needs. The full scope of work and detailed descriptions of the repair and replacement needs are attached to this Request for Proposals.

Deliverables

Repair and replacement of specific work listed within the attachment to this Request for Proposals.

Resources

Blanding City asks respondents to base their proposal cost on time, materials and effort needed to complete the Scope of Work. The City may consider proposals for partial services. However, preference will be given to proposals that provide the full scope of work and deliverables.

Project Timetable

1. Request for Proposals open on February 16, 2022
2. Questions can be submitted through email until March 25, 2022 by Noon
3. Closing Date for Receipt of Proposals - March 31, 2022 by 5pm
4. Firm awarded project by April 12, 2022

Approval and Adoption during City Council meeting in April of 2022

Evaluation of Proposals

The procedure for response to this RFP, evaluation of proposals, and selection:

1. Interested parties will prepare and submit their proposals according to the project timetable contained in "Project Timetable."
2. The City Manager and staff will review all proposals and present them to the City Council for consideration. Preference will be given to proposals that provide the full scope of work and deliverables. The City Council will then make a final selection.
3. A Professional Services Agreement incorporating the provisions, terms and conditions of this RFP will be executed between the City and the selected party.

Acceptance of Proposals

The City reserves the right to reject any or all proposals for any reason and or waive minor irregularities when to do so would be in the best interests of the City.

The responding party agrees that the City may terminate this procurement procedure at any



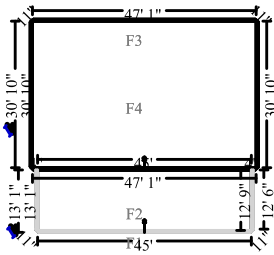
time, and the City shall have no liability or responsibility to the responding party for any costs or expenses incurred in connection with this RFP, or such party's response.

Proposal Submission

Each respondent must submit 1 electronic copy on a flash drive, in PDF form, **or** an electronic submittal. The proposal needs to be sealed and brought or mailed to Blanding City at 50 W 100 S. The envelope containing the proposal must be clearly labeled "**Blanding City General Contractor Services.**" Electronic submissions should be emailed to djohnson@blanding.city

UTAH_LOCAL_GOVERN113

Main Level



Roof1

2123.35 Surface Area
455.64 Total Perimeter Length

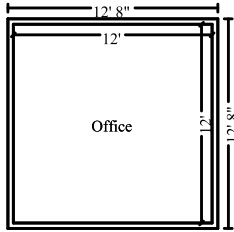
21.23 Number of Squares

DESCRIPTION

QTY

1. Aluminum coating - without fiber	2123.35 SF
2. R&R Cap flashing - steel	227.50 LF
3. Stucco repair around doors, windows, etc - 2nd floor	47.08 LF
4. R&R Window screen, 1 - 9 SF	10.00 EA
5. R&R Built-up 4 ply roofing - in place	25.79 SQ
parapet wall added to quantity	
6. Flashing - pipe jack	3.00 EA
7. Exhaust cap - through roof - 6" to 8"	2.00 EA
8. Remove Laminated - comp. shingle rfg. - w/out felt	1.42 SQ
9. Laminated - comp. shingle rfg. - w/out felt	1.67 SQ
10. R&R Drip edge	35.00 LF
11. Roofing felt - 15 lb.	1.42 SQ
12. Material Only Ridge cap - Standard profile - composition shingles	11.00 LF
13. Remove Additional charge for high roof (2 stories or greater)	14.52 SQ
14. Additional charge for high roof (2 stories or greater)	14.52 SQ

NOTES:



Office

Height: 8'

384.00 SF Walls	144.00 SF Ceiling
528.00 SF Walls & Ceiling	144.00 SF Floor
16.00 SY Flooring	48.00 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

DESCRIPTION

QTY

15. Equipment setup, take down, and monitoring (hourly charge)	6.00 HR
16. Tear out wet drywall, cleanup, bag for disposal	64.00 SF
17. Tear out and bag wet insulation	64.00 SF
18. Air mover (per 24 hour period) - No monitoring	9.00 EA
19. Dehumidifier (per 24 hour period) - No monitoring	3.00 EA
20. Apply anti-microbial agent to the surface area	64.00 SF
21. Batt insulation - 6" - R19 - paper / foil faced	64.00 SF
22. 1/2" drywall - hung, taped, floated, ready for paint	64.00 SF
23. Tape joint for new to existing drywall - per LF	40.00 LF
24. Texture drywall - light hand texture	64.00 SF
25. Seal the surface area w/PVA primer - one coat	64.00 SF
26. Paint the walls and ceiling - two coats	528.00 SF
27. Content Manipulation charge - per hour	4.00 HR
28. Clean and deodorize carpet	144.00 SF
29. Haul debris - per pickup truck load - including dump fees	1.00 EA

NOTES:

Airport Hangar



Roof

4963.53 Surface Area	49.64 Number of Squares
344.99 Total Perimeter Length	136.00 Total Ridge Length

DESCRIPTION	QTY
30. R&R Corrugated fiberglass roofing (greenhouse type)	300.00 SF
31. R&R Ridge cap - metal roofing	136.00 LF
32. Remove Additional charge for high roof (2 stories or greater)	3.00 SQ
33. Additional charge for high roof (2 stories or greater)	3.00 SQ

NOTES:

Visitor Center

DESCRIPTION	QTY
34. R&R Siding - beveled - cedar (clapboard)	1564.00 SF
35. R&R House wrap (air/moisture barrier)	1564.00 SF
36. Stain & finish wood siding	1564.00 SF
37. R&R Window screen, 10 - 16 SF Sign	6.00 EA
38. R&R Stone veneer - manufactured stone	20.00 SF
39. Seal masonry - elastomeric sealer	32.00 SF
40. Paint masonry	32.00 SF

NOTES:

HVAC

DESCRIPTION	QTY
41. R&R Packaged gas furnace & A/C unit - 4 ton 14-16 SEER	1.00 EA
42. R&R Packaged gas furnace & A/C unit - 5 ton 14-16 SEER	2.00 EA
43. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA
44. Crane and operator - 30 ton capacity	8.00 HR
45. Heat, Vent, & Air Conditioning (Bid Item)	1.00 EA

CONTINUED - HVAC

DESCRIPTION	QTY
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HVCI compared the bid and it was in line with market pricing

NOTES:

Main Airport Office

DESCRIPTION	QTY
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46. R&R Metal roofing - ribbed - 26 gauge - up to 1"	2574.00 SF
47. Roofing felt - 15 lb. double felt on lower pitch face	44.58 SQ
48. Ridge cap - metal roofing	58.58 LF
49. R&R Steel rake/gable trim - color finish	87.83 LF
50. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA
51. Exhaust cap - through roof - 6" to 8"	1.00 EA
52. Neoprene pipe jack flashing for metal roofing	6.00 EA
53. Evaporative cooler - Detach & reset	2.00 EA
54. Detach & Reset Wireless network antenna	2.00 EA
55. R&R Drip edge	117.17 LF
56. R&R Gutter / downspout - box - galvanized - 6"	117.17 LF
57. Remove Additional charge for steep roof - 10/12 - 12/12 slope	6.90 SQ
58. Additional charge for steep roof - 10/12 - 12/12 slope	6.90 SQ
59. Ice & water barrier	659.03 SF
This item replaces RFGFELT15 Roofing felt - 15 lb. or expands the scope of repairs, as required by current building codes. Settlement is based on the associated item until the code upgrade cost is incurred, subject to limits.	
60. Roofing felt - 15 lb.	6.59 SQ

CONTINUED - Main Airport Office

DESCRIPTION	QTY
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NOTES:

New Hangar

DESCRIPTION	QTY
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61. R&R Exhaust cap - through roof - 6" to 8"	3.00 EA
62. R&R Fireplace - chimney chase cover - sheet metal this is a similar replacement for the caps on the square box vents on the roof	2.00 EA
63. R&R Metal roofing - ribbed - 24 gauge - 1 1/8" to 1 1/2"	375.00 SF
64. Remove Additional charge for high roof (2 stories or greater)	3.75 SQ
65. Additional charge for high roof (2 stories or greater)	3.75 SQ
66. Haul debris - per pickup truck load - including dump fees	2.00 EA

NOTES:

Baseball Building Roof

DESCRIPTION	QTY
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67. R&R Metal roofing - ribbed - 26 gauge - up to 1"	2360.00 SF
68. Roofing felt - 15 lb. double felt on lower pitch face	13.29 SQ
69. Ridge cap - metal roofing	165.42 LF
70. R&R Steel rake/gable trim - color finish	92.25 LF

CONTINUED - Baseball Building Roof

DESCRIPTION	QTY
71. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA
72. Exhaust cap - through roof - 6" to 8"	4.00 EA
73. Neoprene pipe jack flashing for metal roofing	3.00 EA
74. R&R Drip edge	215.50 LF
75. Remove Additional charge for steep roof - 10/12 - 12/12 slope	23.60 SQ
76. Additional charge for steep roof - 10/12 - 12/12 slope	23.60 SQ
77. Ice & water barrier	1031.61 SF
This item replaces RFGFELT15 Roofing felt - 15 lb. or expands the scope of repairs, as required by current building codes. Settlement is based on the associated item until the code upgrade cost is incurred, subject to limits.	
78. Roofing felt - 15 lb.	10.31 SQ
79. Roofer - per hour	32.00 HR
labor for 2 men for 2 days to detach all of the netting and install it after the roof replacement	
80. R&R Valley "W" flashing for metal roofing	54.00 LF

NOTES:

Wellness Center

DESCRIPTION	QTY
81. R&R Ridge cap - metal roofing	146.00 LF
82. R&R Exhaust cap - through roof - 6" to 8"	2.00 EA
83. Solar electric panel - Detach & reset	8.00 EA
84. R&R Solar electric panel - 200 to 350 watt	2.00 EA
85. Roofer - per hour	2.00 HR
additional cost for high roof and limited access	

CONTINUED - Wellness Center

DESCRIPTION	QTY
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NOTES:

Baseball Building Siding

DESCRIPTION	QTY
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86. Haul debris - per pickup truck load - including dump fees	1.00 EA
87. R&R Siding - vinyl	338.00 SF
88. R&R Vinyl outside corner post for damaged corner trim on west elevation	6.75 LF
89. R&R House wrap (air/moisture barrier)	338.00 SF
90. Two ladders with jacks and plank (per day) this is to get additional equipment to complete the work on the steep metal roof portions	4.00 DA
91. R&R Vinyl window, picture/fixed, 12-23 sf	1.00 EA
92. R&R Vinyl window, picture/fixed, 3-11 sf	2.00 EA

NOTES:

Airport Hangar Gutters

DESCRIPTION	QTY
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93. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA
94. R&R Gutter / downspout - box - galvanized - 6" south west hangar	272.00 LF

CONTINUED - Airport Hangar Gutters

DESCRIPTION	QTY
95. R&R Gutter / downspout - box - galvanized - 6" north west hangar	530.00 LF
96. R&R Gutter / downspout - box - galvanized - 6" east hangar	232.00 LF

NOTES:

Labor Minimums Applied

DESCRIPTION	QTY
97. Floor cleaning labor minimum	1.00 EA

NOTES:

Grand Total Areas:

384.00 SF Walls	144.00 SF Ceiling	528.00 SF Walls and Ceiling
144.00 SF Floor	16.00 SY Flooring	48.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	48.00 LF Ceil. Perimeter
144.00 Floor Area	160.44 Total Area	384.00 Interior Wall Area
6,016.29 Exterior Wall Area	50.67 Exterior Perimeter of Walls	
7,086.89 Surface Area	70.87 Number of Squares	800.63 Total Perimeter Length
136.00 Total Ridge Length	0.00 Total Hip Length	