



CITY COUNCIL MEETING MINUTES

Council in Attendance:

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

Tuesday, July 26, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

https://www.youtube.com/watch?v=0Mh5_g-nbVk

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Community Dev. Dir. - Bret Hosler

City Engineer - Terry Ekker
City Police - Chief Bradford

Others: Scoot Flannery, James Bayles, Kara Laws, Eric Johnson, Tim Davies, Elder Todd Larkin

Prayer was offered by Len Gasser

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Bowers moved to approve the minutes of the July 12, 2022 City Council Meeting and consent agenda. Councilmember Nielson seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.**

PUBLIC INPUT

1. Kara Laws - spoke to Council regarding the number of short-term rentals in the community. Included in her comments were questions regarding zoning ordinances for short-term rentals or why short term rentals are exempt. She also expressed concerns regarding the lack of long term housing at affordable rates due to the number of homes being used as short term rentals.
2. James Bayles also expressed concern regarding the lack of affordable housing available in the community. He also questioned how short term rentals were regulated and recommended that they be managed responsibly and respectfully.

REPORTS

1. Mayor Monson - None

2. City Council - None

3. City Manager - David Johnson

Mr. Johnson reported that CIB has accepted the application for the Wellness Center repairs. The project will be presented to CIB on August 4, 2022. Currently the project has been qualified for \$29,000 grant funding and a 30 year, 1% loan of \$341,000.

In response to the concerns and questions expressed by Ms. Laws and Mr. Bayles, City Manager Johnson stated that the Legislature has taken the regulation of short term rentals out of the City's hands. However, a committee established by Utah League of Cities and Towns is currently studying the impact of short term rentals on community rentals. A data based recommendation from the committee will be presented to the State Legislature in an effort to better understand the impact of short term rentals on housing.

4. Staff Reports

a. Finance Report - Kim Palmer

Ms. Palmer stated that all accounts are within budget.

b. Project Status Report - Terry Ekker

Mr. Ekker reported that the Blanding side of the West Water power project has been completed. NTUA will complete the power installation to the homes when site leases and clean up has been completed.

Well A is currently down, due to either a bad conductor (wire) or motor, reported Mr. Ekker. Staff has contacted a well drill contractor who will pull the well and identify the actual problem. The cost to determine the problem is roughly \$21,000. More information will be provided to Council as it is received regarding the repair.

BUSINESS ITEMS

1. Resolution 07-26-2022-1, FY2022 Budget Adjustment - Kim Palmer

Ms. Palmer told Council that due to the late invoices received from the City attorney, there was a need to adjust the FY2022 budget.

Councilmember Grover made the motion to approve Resolution 07-26-2022-1, FY2022 Budget Adjustment. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

2. Resolution 07-26-2022-2, State of Utah, Navajo Tribe & NTUA MOU - David Johnson

In the discussion regarding the Westwater water project MOU, Mr. Johnson shared that the \$3.5 million allocated by the State for the project would be coming to the City. The Navajo tribe has located funding for their side of the project. The project is for 29 homes only. The State will also be approaching San Juan Water Conservancy for 58 ac feet of water. Mr. Ekker commented that the water will not be in Recapture, but most likely from the San

Juan River. Mr. Johnson continued to state that the Church of Jesus Christ of Latter Day Saints has provided \$500,000 for the Westwater water project.

Tim Davies from Water Quality told Council that the additional well will be an asset to the community. The State would like to see all residents provided with safe, clean water. Councilmember Nielson asked what the process would be if the cost to fund the project was more than has been allocated. Mr. Davies responded that the State would assist the City in finding additional funding. Current project estimates have been calculated with a 20% contingency, so it is anticipated that the project will not go over budget.

Councilmember Grover stated that the State should locate the funding for the project. When asked what the MOU would bind the City to, Mr. Johnson replied that it gives the approval to move forward with the actual design, engineering etc., for the project.

Mr. Ekker commented that the cons of the project are that the City would be selling water outside City limits, pros of the project include, an additional water source, arsenic removal and assisting our neighbors. A formal water purchasing agreement would be written at a later time. This would set procedures, rates and additional items.

Mayor Monson asked Elder Larkin if he had any thoughts or comments he would like to share. Elder Larkin stated that the "Church" would like to see this happen and he is pleased to see the project reach this point. The new well would be beneficial to the residents of the City and to the Westwater community. He encouraged the Council to approve the MOU and move forward with the project.

Councilmember Ewald made the motion to approve Resolution 07-26-2022-2, State of Utah, Navajo Tribe & NTUA MOU. Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. The vote was as follows,

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

Those voting Nay:	Councilmember Grover
-------------------	----------------------

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

ADJOURNMENT

Councilmember Nielson moved to adjourn the meeting. Councilmember Grover seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote. Council voted unanimously. Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 8:12 p.m.

By:

Kim Palmer, City Deputy Recorder