



CITY COUNCIL MEETING AGENDA

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, December 13, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

www.youtube.com/channel/UCPzWdnJDcNhH31kvTjJ9N3w

Notice is hereby given that the City Council of Blanding, Utah will hold a Regular Council Meeting on December 13, 2022 at 7:00 pm at the City Office, located at 50 W. 100 S. Street.

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 November 23, 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

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|-------------------------------------|--------|
| 1. Mayor | |
| 2. City Council | |
| 3. City Manager, David Johnson | Pg. 7 |
| 4. Financial Report, Kim Palmer | Pg. 8 |
| 5. Recreation Report, David Palmer | Pg. 18 |
| 6. Water Report, Terry Ekker | Pg. 20 |
| 7. Police Report, Chief JJ Bradford | Pg. 23 |

Presentations

1. Chas Jacobson - 10 years of Service, Mayor Logan Monson

Municipal Building Authority Agenda

1. Public Hearing - Lease Revenue Bond for Wellness Center

Regular Meeting Business Agenda

1. Resolution 12-13-2022-1 - 2023 City Council Meeting Schedule, Kim Palmer Pg. 25



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|---|--------|
| 2. Resolution 12-13-2022-2 - 2023 Holiday Schedule, Kim Palmer | Pg. 27 |
| 3. Resolution 12-13-2022-3 - Mowing Services Contract, David Palmer | Pg. 29 |
| 4. Resolution 12-13-2022-4 - General Plan Contract, David Johnson | Pg. 33 |

Closed Session

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

Adjournment

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



CITY COUNCIL MEETING MINUTES

Council in Attendance:

Mayor Logan Monson
Councilmember Cheryl Bowers
Council Member Chris Ewald
Council Member Len Gasser
Council Member Erik Grover
Council Member Kellen Nielson

Tuesday, November 22, 2022 at 7:00pm

50 West 100 South Street,
Blanding Utah 84511

Meetings are live streamed at:

<https://www.youtube.com/watch?v=7NfPWTITp6A>

Staff Members in Attendance:

City Manager - David Johnson
City Finance Director - Kim Palmer
City Engineer - Terry Ekker

Others: Scoot Flannery

Prayer was offered by Cheryl Bowers

Declaration of Conflict: None

1. The Pledge of Allegiance was recited.
2. **Councilmember Ewald moved to approve the minutes of the November 8, 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.**

Those voting Aye:

**Councilmember Bowers
Councilmember Ewald
Councilmember Gasser
Councilmember Grover
Councilmember Nielson**

Those voting Nay:

None

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

PUBLIC INPUT

1. None

REPORTS

1. Mayor Monson

Mayor Monson told Council that the Tree For All was scheduled for Friday and Saturday, December 2nd and 3rd at the Wellness Center. He also stated that the Student Council has started a Kindness Campaign.

2. Council Reports

Councilmember Grover applauded the youth in the community for the good things they are doing. He also expressed concerns regarding wildlife traps that have been set around the 4th reservoir. Individuals who are walking there have reported their dogs being caught in them. State wildlife personnel have been notified of the situation.

3. City Manager Report

Mr. Johnson reported that three proposals had been received for the General Plan and staff has reviewed them. A request for approval of one of them will come to Council for approval at the December meeting.

4. Staff Reports

a. Finance/Council Report - Kim Palmer

Ms. Palmer reported that all expenses were approved in the budget.

b. Public Works Report - Terry Ekker

Mr. Ekker discussed the current public works projects taking place.

A detailed report on the CFPP project was presented to the Council by Mr. Ekker. He told Council that an Economic Competitiveness Test will be conducted on the project to determine the cost of energy over the 40 year life of the project. A cost over \$58 will lead to the termination of the project. The project is still seeking additional participants to join the project. The additional participants will reduce the risk to all involved.

He also shared that the increase in the price of the project is a result of the ever changing financial market and inflationary pressures on the energy supply chain. Pressures that have not been seen in 40 years. UAMPS has investigated other non-intermittent, non-carbon, dispatchable energy sources and has found CFPP to be cost-competitive with them.

BUSINESS ITEMS

1. Resolution 11.22.2022-1 - Deep Well Bid Award - Terry Ekker

Mr. Ekker told Council that two bids had been received to construct the new Blanding Treatment Plant Well. The low bidder's qualifications, experience and references have been evaluated by Jones & Demille Engineering. It has been determined they have the ability to complete the project.

The total bid submitted by KP Ventures is \$1,365,724, which is \$311,724 above the engineer's opinion of probable cost, but not necessarily over budget. The total cost of the project cannot be determined without drilling the well first. Through value engineering and if needed additional funding acquisition, the project can be successfully funded and built.

Councilmember Bowers moved to approve Resolution 11.22.2022-1 Deep Well Bid

Award to KP Ventures Well Drilling & Pump Co. LLC. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Those voting Nay: Councilmember Grover

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

2. Resolution 11.22.2022-2 - Natural Gas Master Plan - Terry Ekker

Mr. Ekker told the Council that proposals from four different firms were received. Staff has evaluated each proposal and recommended B3PE, LLC., be awarded the project.

Councilmember Grover moved to approve Resolution 11.22.2022-2 - Natural Gas Master Plan and award B3PE, LLC with the project in the amount of \$30,000. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Those voting Nay: None

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

3. Resolution 11-22-2022-3 - Bears Ears Cooperating Agency MOU - David Johnson

Mr. Johnson shared that the MOU allows the City to have a voice at the table as discussions are held on how to manage the Bears Ears National Monument.

Councilmember Nielson moved to approve Resolution 11.22.2022-3 - Bears Ears Cooperating Agency MOU. Councilmember Bowers seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

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

Those voting Nay: None

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

CLOSED SESSION

Councilmember Grover moved to enter a closed session for legal discussions. Councilmember Ewald seconded the motion. Mayor Monson repeated

the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council entered a Closed Session at 7:53 p.m.

**Councilmember Grover moved to re-enter the open session.
Councilmember Gasser seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.**

Those voting Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council re-entered the open session at 8:12 p.m.

ADJOURNMENT

Councilmember Nielson moved to adjourn the meeting. Councilmember Ewald seconded the motion. Mayor Monson repeated the motion and asked for discussion. Hearing none, he called for a vote.

Those voting Aye:	Councilmember Bowers Councilmember Ewald Councilmember Gasser Councilmember Grover Councilmember Nielson
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Those voting Nay:	None
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Constituting all members thereof, Mayor Monson declared the motion carried.

Council adjourned the meeting at 8:13 p.m.

By:

Kim Palmer, City Deputy Recorder

City Council Project Status Report - 12.13.2022

Project	Status	Notes
Wellness Center Sprinkler System & Showers	Ongoing	The funding has been established. There is a public hearing tonight with the Municipal Building Authority. We are now working with the bonding agency to move forward and then will bring a contract to the City Council.
Deep Well	Ongoing	The MOU was approved and the City Council approved the acceptance of the funding. The next step is the water conveyance agreement. We have reviewed a draft and are preparing to send feedback. Once something is more formalized, we will bring to to the City Council for review and approval.
Parks, Recreation, Trails & Open Space Master Plan	Ongoing	The consultant is continuing to work on their analysis.
CDBG Grant	Submitted	The City's application was recommended for approval. Staff is now preparing the RFP to send out.
Swallow's Nest	Ongoing	Staff is currently working on laying the gravel.
UDOT TPA Grant for General Plan	Ongoing	A proposal is going before the City Council tonight.



CITY COUNCIL MEETING - STAFF REPORT

Author: Kim Palmer, Finance Director
Department: Finance
Subject: Accounts Payable Report - Nov 16 - Dec 6, 2022
Date: December 13, 2022
Type of Item: Report

Department Review

1. Invoice Register
 - a. All expenses are within the approved FY2023 budget.

If you have any questions, I would be happy to meet with you to discuss them..

City of Blanding
Invoice Register - 11/16/2022 to 12/6/2022 - All Invoices

12/6/2022

<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>
03580	4 CORNERS POWER GENERATOR S	52001	11/18/2022	11/18/2022	\$253.35			
					253.35	5140250	EQUIPMENT - SUPPLIES & M	GENERATOR INSPECTION
716138	Aflac	0	11/30/2022	11/30/2022	\$1,623.79			
					1,623.79	102226	HEALTH INSURANCE PAYABL	HEALTH INSURANCE
11302022	APGA SECURITY AND INTEGRITY	52002	11/30/2022	11/30/2022	\$395.00			
					395.00	5440310	PROFESSIONAL/TECHNICAL	ANTI DRUG & ALCOHOL TOOL
11252022	BLANDING CITY	52003	11/25/2022	11/25/2022	\$5,960.28			
					139.99	1046270	Airport UTILITIES	250 W FREEDOM WAY
					212.05	1050270	Econ Dev & Visitor Cntr UTILITI	12 N GRAYSON PKWY
					44.00	1050270	Econ Dev & Visitor Cntr UTILITI	12 N GRAYSON PKWY - WATE
					45.34	1050270	Econ Dev & Visitor Cntr UTILITI	12 N GRAYSON PKWY - PIONE
					404.42	1052270	Police UTILITIES	POLICE STATION UTILITIES
					299.04	1053270	Fire UTILITIES	360 W 200 S FIRE DEPT
					105.51	1053270	Fire UTILITIES	360 W 200 S FIRE DEPT EXPA
					825.61	1060270	Streets UTILITIES	567 W 550 N - SHOP NEW
					20.00	1065270	ParksRec UTILITIES	OUT OF CITY LIMITS - 3 RD R
					32.00	1065270	ParksRec UTILITIES	GOLF COURSE
					21.66	1065270	ParksRec UTILITIES	900 S 300 W 4 PLEX RESTRO
					139.00	1065270	ParksRec UTILITIES	1090 S 100 W 4 PLEX - RAW W
					174.88	1065270	ParksRec UTILITIES	1095 S 100 W
					23.95	1065270	ParksRec UTILITIES	3030 N RESERVOIR RD
					20.00	1065270	ParksRec UTILITIES	OCL/GOLF COURSE WATER
					44.00	1065270	ParksRec UTILITIES	200-300 S 100 W LLEAGUE PA
					53.34	1065270	ParksRec UTILITIES	TENNIS COURT
					374.68	1065270	ParksRec UTILITIES	900 S 300 W 4 PLEX RESTRO
					76.98	1065270	ParksRec UTILITIES	550 S MAIN - SOUTH PARK
					909.73	1066270	Wellness Center UTILITIES	1013 S 300 W - WELLNESS CE
					84.88	5140270	UTILITIES	MILLION GALLON TANK PUMP
					22.00	5140270	UTILITIES	161 S MAIN - G&H WATER
					68.32	5140270	UTILITIES	50 W 100 S - JAIL
					22.00	5140270	UTILITIES	CENTER ST - PALMERS WATE
					22.00	5140270	UTILITIES	120 S MAIN - CB'S
					23.22	5140270	UTILITIES	OCL BY SMITHS FIELDS
					22.39	5140270	UTILITIES	VISITOR CENTER WELL #2
					989.68	5140270	UTILITIES	TREATMENT PLANT UTILITIES
					34.49	5240270	UTILITIES	N HWY 191 - JOHN IMLAY SE
					22.08	5240270	UTILITIES	260 W 1600 S - PUMP STATION
					46.64	5240270	UTILITIES	LLEAGUE BOOSTER PUMP ST
					80.04	5240270	UTILITIES	491 S 650 W WHITE ROCKS P
					21.80	5240270	UTILITIES	198 E 200 S
					23.42	5240270	UTILITIES	141 E 800 S - LIFT STATION
					329.74	5340270	UTILITIES	50 W 100 S - OFFICE
					40.67	5440270	UTILITIES	NATURAL GAS BORDER STATI
					140.73	5440270	UTILITIES	153 S 400 W - OLD SHOP
6518	BLUE MOUNTAIN EXTERMINATING	52004	11/22/2022	11/22/2022	\$35.00			
					35.00	1044250	Admin EQUIPMENT - SUPPLIE	PEST CONTROL
919324863	BSN SPORTS	52005	11/17/2022	11/17/2022	\$1,180.32			
					1,180.32	1065360	ParksRec FOOTBALL EXPENS	SUPPLIES AND EQUIP
85540114	CARDWELL DISTRIBUTING	1	11/30/2022	11/30/2022	\$3,827.93			
					439.91	1052250	Police EQUIPMENT - SUPPLIE	POLICE- JARED
					405.79	1052250	Police EQUIPMENT - SUPPLIE	POLICE - COLE
					405.76	1052250	Police EQUIPMENT - SUPPLIE	POLICE - JJ
					391.95	1052250	Police EQUIPMENT - SUPPLIE	POLICE- TELL

City of Blanding
Invoice Register - 11/16/2022 to 12/6/2022 - All Invoices

12/6/2022

<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>
					310.24	1052250	Police EQUIPMENT - SUPPLIE	POLICE - TREY
					46.37	1053250	Fire EQUIPMENT - SUPPLIES	FIRE - COREY
					107.76	1060250	Streets EQUIPMENT - SUPPLI	STREETS - PRESTON
					129.85	1065250	ParksRec EQUIPMENT - SUPP	PARKS CREW - CLINT
					465.47	5140250	EQUIPMENT - SUPPLIES & M	WATER - TREVOR
					126.22	5140250	EQUIPMENT - SUPPLIES & M	WATER - DAVID L
					274.92	5240250	EQUIPMENT - SUPPLIES & M	SEWER - DAVE H
					-8.46	5340250	EQUIPMENT - SUPPLIES & M	CREDIT
					172.20	5340250	EQUIPMENT - SUPPLIES & M	NATURAL GAS - HAYDEN
					559.95	5340250	EQUIPMENT - SUPPLIES & M	NATURAL GAS - CHAS
22K0735	CHEMTECH-FORD LABORATORIES	ACH.1201220909.52	11/18/2022	11/18/2022	\$82.00			
					82.00	5140250	EQUIPMENT - SUPPLIES & M	WATER TESTING
R945281	CORE & MAIN	52006	11/17/2022	11/17/2022	\$3,310.01			
					3,310.01	511640	MACHINERY AND EQUIPMEN	WATER METER - CENTENNIAL
6830	COUNTRY COMFORT LLC	ACH.1201220909.8017	11/22/2022	11/22/2022	\$120.00			
					120.00	1065250	ParksRec EQUIPMENT - SUPP	PARK PORTA POTTY'S
6831	COUNTRY COMFORT LLC	ACH.1201220909.8017	11/22/2022	11/22/2022	\$120.00			
					120.00	1065250	ParksRec EQUIPMENT - SUPP	PARK PORTA POTTY'S
6873	COUNTRY COMFORT LLC	ACH.1201220909.8017	11/22/2022	11/22/2022	\$40.00			
					40.00	1065250	ParksRec EQUIPMENT - SUPP	PARK PORTA POTTY'S
	Vendor Total:				\$280.00			
PR112522-502	EFTPS	0	11/28/2022	11/28/2022	\$1,417.87			
					970.68	102221	FEDERAL TAX / FICA PAYABLE	Social Security Tax
					227.19	102221	FEDERAL TAX / FICA PAYABLE	Medicare Tax
					220.00	102221	FEDERAL TAX / FICA PAYABLE	Federal Income Tax
PR112522-502	EFTPS	0	11/30/2022	11/30/2022	\$29,732.46			
					17,427.48	102221	FEDERAL TAX / FICA PAYABLE	Social Security Tax
					4,075.82	102221	FEDERAL TAX / FICA PAYABLE	Medicare Tax
					8,229.16	102221	FEDERAL TAX / FICA PAYABLE	Federal Income Tax
	Vendor Total:				\$31,150.33			
12012022	EMERY TELCOM	52029	12/1/2022	12/1/2022	\$78.75			
					78.75	1052280	Police TELEPHONE	INTERNET SERVICE
11292022	EMPIRE ELECTRIC ASSOCIATION	52030	11/29/2022	11/29/2022	\$35.20			
					35.20	5340270	UTILITIES	ELECTRIC SERVICE
11292022-2	EMPIRE ELECTRIC ASSOCIATION	52030	11/29/2022	11/29/2022	\$32.00			
					32.00	5340270	UTILITIES	ELECTRIC SERVICE
	Vendor Total:				\$67.20			
GR00172176	FOUR CORNERS WELDING & GAS	52031	12/1/2022	12/1/2022	\$14.50			
					14.50	1060250	Streets EQUIPMENT - SUPPLI	OXYGEN/ACETYLENE
44190	FREEDOM MAILING SERVICES, INC	52032	12/1/2022	12/1/2022	\$572.30			
					572.30	5140250	EQUIPMENT - SUPPLIES & M	BILL PROCESSING
1353523	GENEVA CAPITAL LLC	52033	11/30/2022	11/30/2022	\$1,913.00			
					1,913.00	1066250	Wellness Center EQUIPMENT -	EQUIPMENT LEASE
IN7101590015	GOTO COMMUNICATIONS	ACH.1206221419.8855	11/30/2022	11/30/2022	\$527.52			
					100.00	1044280	Admin TELEPHONE	PHONE SERVICE
					200.00	1052280	Police TELEPHONE	PHONE SERVICE
					127.19	1066280	Wellness Center TELEPHONE	PHONE SERVICE
					100.33	5340280	TELEPHONE	PHONE SERVICE
Refund: 5533442	GRAYSON STORAGE	52034	12/1/2022	12/1/2022	\$152.60			
					152.60	531310	ACCOUNTS RECEIVABLE	Refund: 553344212 - GRAYSO

City of Blanding
Invoice Register - 11/16/2022 to 12/6/2022 - All Invoices

12/6/2022

<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>
11302022	HEALTH EQUITY - HSA	2	11/30/2022	11/30/2022	\$193.02			
					193.02	102226	HEALTH INSURANCE PAYABL	HEALTH EQUITY PAYMENT HS
11302022-1	HEALTH EQUITY - HSA	2	11/30/2022	11/30/2022	\$27.00			
					27.00	102226	HEALTH INSURANCE PAYABL	HEALTH EQUITY FEE
PR112522-7854	HEALTH EQUITY - HSA	2	11/30/2022	11/30/2022	\$2,109.16			
					1,544.16	102226.1	HSA PAYABLE	Health Savings Plan - Employer
					565.00	102226.1	HSA PAYABLE	Health Savings Plan Employee
	Vendor Total:				\$2,329.18			
11212022	HILLHOUSE, JARED	51934	11/17/2022	11/17/2022	\$57.97			
					57.97	1052230	Police TRAVEL	REIMBURSE FOR TRAVEL
11072022	JOHNSON, DAVID S	52007	11/18/2022	11/18/2022	\$565.25			
					565.25	5340230	TRAVEL	UCMA
0129499	JONES & DEMILLE ENGINEERING, IN	52008	11/23/2022	11/23/2022	\$18,913.60			
					18,913.60	511601	CONSTRUCTION IN PROGRE	WESTWATER DEEP WELL, TR
100502196	KIMBALL MIDWEST	52035	11/17/2022	11/17/2022	\$849.61			
					849.61	1060250	Streets EQUIPMENT - SUPPLI	EQUIPMENT AND SUPPLIES
INVPR111926	LEXIPOL LLC	52009	11/30/2022	11/30/2022	\$522.75			
					522.75	1052310	Police PROFESSIONAL/TECH	ONLINE TRAINING MODULE
Refund: 5533433	LYMAN, SHARA	52036	12/6/2022	12/6/2022	\$279.09			
					279.09	531310	ACCOUNTS RECEIVABLE	Refund: 553343315 - LYMAN, S
825192	MOTOR PARTS	52011	11/17/2022	11/17/2022	\$28.47			
					28.47	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES/EQUIPMENT
825195	MOTOR PARTS	52011	11/17/2022	11/17/2022	\$17.68			
					17.68	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES/EQUIPMENT
825208	MOTOR PARTS	52011	11/17/2022	11/17/2022	\$21.58			
					21.58	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES/EQUIPMENT
825220	MOTOR PARTS	52011	11/17/2022	11/17/2022	\$48.84			
					48.84	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES/EQUIPMENT
825421	MOTOR PARTS	52011	11/21/2022	11/21/2022	\$12.99			
					12.99	1060250	Streets EQUIPMENT - SUPPLI	EQUIP & SUPPLIES
825539	MOTOR PARTS	52011	11/22/2022	11/22/2022	\$42.48			
					42.48	1060250	Streets EQUIPMENT - SUPPLI	EQUIP & SUPPLIES
825605	MOTOR PARTS	52011	11/23/2022	11/23/2022	\$20.98			
					20.98	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES/EQUIPMENT
825606	MOTOR PARTS	52011	11/23/2022	11/23/2022	\$124.59			
					124.59	1060250	Streets EQUIPMENT - SUPPLI	VEHICLE FLOOR MATS
825834	MOTOR PARTS	52011	11/29/2022	11/29/2022	\$4.59			
					4.59	1060250	Streets EQUIPMENT - SUPPLI	EQUIP & SUPPLIES
825866	MOTOR PARTS	52011	11/29/2022	11/29/2022	\$11.07			
					11.07	1060250	Streets EQUIPMENT - SUPPLI	EQUIP & SUPPLIES
826150	MOTOR PARTS	52037	12/2/2022	12/2/2022	\$3.99			
					3.99	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES/EQUIPMENT
	Vendor Total:				\$337.26			
INV24586	MOUNTAIN STATES PIPE & SUPPLY	52012	11/18/2022	11/18/2022	\$1,382.81			
					1,382.81	5440250	EQUIPMENT - SUPPLIES & M	METER, PIPE, SUPPLIES
1163121	ONLINE INFORMATION SERVICES	52038	11/30/2022	11/30/2022	\$62.56			
					62.56	5440250	EQUIPMENT - SUPPLIES & M	UTILITY EXCHANGE

City of Blanding
Invoice Register - 11/16/2022 to 12/6/2022 - All Invoices

12/6/2022

<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>
INV197482	PACKARD WHOLESALE CO	ACH.1201220909.167	11/16/2022	11/16/2022	\$213.53			
					213.53	1066250	Wellness Center EQUIPMENT -	VENDING
INV197494	PACKARD WHOLESALE CO	ACH.1121220947.167	11/16/2022	11/16/2022	\$12.00			
					12.00	5140250	EQUIPMENT - SUPPLIES & M	CLEANING SUPPLIES
INV197782	PACKARD WHOLESALE CO	ACH.1201220909.167	11/22/2022	11/22/2022	\$41.62			
					41.62	5140250	EQUIPMENT - SUPPLIES & M	CLEANING SUPPLIES
INV198154	PACKARD WHOLESALE CO	ACH.1206221419.167	11/30/2022	11/30/2022	\$136.78			
					136.78	1066260	Wellness Center BUILDINGS -	CLEANING
INV198157	PACKARD WHOLESALE CO	ACH.1206221419.167	11/30/2022	11/30/2022	\$359.50			
					185.29	1066250	Wellness Center EQUIPMENT -	VENDING
					174.21	1066260	Wellness Center BUILDINGS -	CLEANING
	Vendor Total:				\$763.43			
12062022	PALMER, AMANDA	52039	12/6/2022	12/6/2022	\$43.00			
					43.00	1052250	Police EQUIPMENT - SUPPLIE	STOP SIGNS FOR CROSS WA
230101	PELORUS METHODS	52040	12/1/2022	12/1/2022	\$2,700.00			
					2,700.00	5340310	PROFESSIONAL/TECHNICAL	SOFTWARE CONTRACT
RFD 407930003.	PIECHOWSKI, ALTA & TERRELL	52041	12/6/2022	12/6/2022	\$428.00			
					428.00	532290	CUSTOMER DEPOSITS	Deposit Refund: 407930003 - PI
1426	POWER WEST ENGINEERING	52042	11/30/2022	11/30/2022	\$751.39			
					751.39	511601	CONSTRUCTION IN PROGRE	ELECTRIC METERS FOR AMI
1435	POWER WEST ENGINEERING	52042	11/30/2022	11/30/2022	\$67,500.00			
					67,500.00	511601	CONSTRUCTION IN PROGRE	300 ELECTRIC METERS FOR
	Vendor Total:				\$68,251.39			
39895	PREMIER VEHICLE INSTALLATION	52016	11/17/2022	11/17/2022	\$17,281.67			
					17,281.67	1052740	Police CAPITAL OUTLAY	EQUIPMENT INSTALLATION
11202022	PUBLIC EMPLOYEES HEALTH PROG	52017	11/20/2022	11/20/2022	\$38,635.20			
					38,635.20	102226	HEALTH INSURANCE PAYABL	HEALTH INSURANCE - OCT/N
041705	PUGH, TERYL	52018	11/19/2022	11/19/2022	\$500.00			
					500.00	5340310	PROFESSIONAL/TECHNICAL	TREE TRIMMING
041706	PUGH, TERYL	52018	11/19/2022	11/19/2022	\$1,000.00			
					1,000.00	5340310	PROFESSIONAL/TECHNICAL	TREE TRIMMING
	Vendor Total:				\$1,500.00			
3550	REDD MECHANICAL	52019	11/17/2022	11/17/2022	\$180.00			
					180.00	1066320	Wellness Center POOL EXPEN	POOL BOILER SERVICE
867231	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/16/2022	11/16/2022	\$10.69			
					10.69	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIPMENT
867242	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/16/2022	11/16/2022	\$120.92			
					120.92	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
867254	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/16/2022	11/16/2022	\$4.99			
					4.99	1044250	Admin EQUIPMENT - SUPPLIE	SUPPLIES AND EQUIPMENT
867270	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/17/2022	11/17/2022	\$6.78			
					6.78	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIPMENT
867282	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/17/2022	11/17/2022	\$28.28			
					28.28	5340250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIPMENT
867295	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/17/2022	11/17/2022	\$22.99			
					22.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
867351	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/18/2022	11/18/2022	\$16.99			
					16.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIP

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867367	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/18/2022	11/18/2022	\$19.99 19.99	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES AND EQUIPMENT
867371	REDD'S ACE HARDWARE	ACH.1121220947.6056	11/18/2022	11/18/2022	\$882.33 882.33	5340480	OTHER SPECIAL DEPART SU	CHRISTMAS LIGHT REPAIRS
867439	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/21/2022	11/21/2022	\$119.99 119.99	1066260	Wellness Center BUILDINGS -	LADDER AND SUPPLIES
867443	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/21/2022	11/21/2022	\$9.18 9.18	1052250	Police EQUIPMENT - SUPPLIE	SUPPLIES AND EQUIPMENT
867447	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/21/2022	11/21/2022	\$23.94 23.94	1066250	Wellness Center EQUIPMENT -	SUPPLIES AND EQUIPMENT
867481	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/21/2022	11/21/2022	\$17.98 17.98	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
867510	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/22/2022	11/22/2022	\$31.99 31.99	1050250	Econ Dev & Visitor Cntr EQUIP	SUPPLIES AND EQUIP
867540	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/22/2022	11/22/2022	\$10.36 10.36	1044250	Admin EQUIPMENT - SUPPLIE	SUPPLIES AND EQUIP
867543	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/22/2022	11/22/2022	\$106.98 106.98	1066250	Wellness Center EQUIPMENT -	SUPPLIES AND EQUIP
867578	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/22/2022	11/22/2022	\$31.56 31.56	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
867595	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/23/2022	11/23/2022	\$12.14 12.14	1066250	Wellness Center EQUIPMENT -	SUPPLIES
867664	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/25/2022	11/25/2022	\$7.99 7.99	1066250	Wellness Center EQUIPMENT -	SUPPLIES
867682	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/25/2022	11/25/2022	\$9.99 9.99	1052250	Police EQUIPMENT - SUPPLIE	SUPPLIES
867747	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/28/2022	11/28/2022	\$17.99 17.99	1052250	Police EQUIPMENT - SUPPLIE	SUPPLIES
867762	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/28/2022	11/28/2022	\$102.96 102.96	1052250	Police EQUIPMENT - SUPPLIE	FURNACE FILTERS
867793	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/28/2022	11/28/2022	\$11.78 11.78	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
867815	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/28/2022	11/28/2022	\$1.84 1.84	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
867827	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/29/2022	11/29/2022	\$8.59 8.59	5440250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIPMENT
867836	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/29/2022	11/29/2022	\$44.57 44.57	4040740	CAPITAL OUTLAY	SUPPLIES AND EQUIPMENT
867873	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/29/2022	11/29/2022	\$9.81 9.81	1052250	Police EQUIPMENT - SUPPLIE	SUPPLIES AND EQUIPMENT
867877	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/29/2022	11/29/2022	\$70.58 70.58	5340250	EQUIPMENT - SUPPLIES & M	WIRE/BALLAST
867953	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/30/2022	11/30/2022	\$129.00 129.00	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
867958	REDD'S ACE HARDWARE	ACH.1201220909.6056	11/30/2022	11/30/2022	\$9.99 9.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
868052	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/1/2022	12/1/2022	\$37.97 37.97	1066260	Wellness Center BUILDINGS -	SUPPLIES AND EQUIP

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868077	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/1/2022	12/1/2022	\$121.95			
					121.95	1050260	Econ Dev & Visitor Cntr BUILDI	LED LIGHTS
868130	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/2/2022	12/2/2022	\$29.04			
					29.04	1050260	Econ Dev & Visitor Cntr BUILDI	SUPPLIES AND EQUIP
868199	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/5/2022	12/5/2022	\$5.58			
					5.58	1050250	Econ Dev & Visitor Cntr EQUIP	SUPPLIES AND EQUIP
868202	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/5/2022	12/5/2022	\$24.99			
					24.99	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIP
868228	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/5/2022	12/5/2022	\$23.77			
					23.77	5140250	EQUIPMENT - SUPPLIES & M	SUPPLIES AND EQUIP
868254	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/6/2022	12/6/2022	\$4.08			
					4.08	1050260	Econ Dev & Visitor Cntr BUILDI	SUPPLIES AND EQUIP
868279	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/6/2022	12/6/2022	\$44.99			
					44.99	1050260	Econ Dev & Visitor Cntr BUILDI	SUPPLIES AND EQUIP
868290	REDD'S ACE HARDWARE	ACH.1206221419.6056	12/6/2022	12/6/2022	\$33.17			
					33.17	1066250	Wellness Center EQUIPMENT -	SUPPLIES AND EQUIP
Vendor Total:					\$2,228.71			
11172022	ROCKY MOUNTAIN POWER	52020	11/17/2022	11/17/2022	\$37.97			
					37.97	1046270	Airport UTILITIES	AIRPORT
2211-211798	SAN JUAN BUILDING SUPPLY	51941	11/16/2022	11/16/2022	\$83.41			
					83.41	1065250	ParksRec EQUIPMENT - SUPP	SHELVES AND WOOD
2211-211874	SAN JUAN BUILDING SUPPLY	51941	11/17/2022	11/17/2022	\$60.96			
					60.96	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES
2211-211876	SAN JUAN BUILDING SUPPLY	51941	11/17/2022	11/17/2022	(\$60.96)			
					-60.96	1060250	Streets EQUIPMENT - SUPPLI	SUPPLIES
2211-212254	SAN JUAN BUILDING SUPPLY	52021	11/22/2022	11/22/2022	\$24.51			
					24.51	4040740	CAPITAL OUTLAY	SUPPLIES AND EQUIPMENT
2211-212275	SAN JUAN BUILDING SUPPLY	52021	11/22/2022	11/22/2022	\$74.77			
					74.77	1065250	ParksRec EQUIPMENT - SUPP	SUPPLIES AND EQUIPMENT
2211-212728	SAN JUAN BUILDING SUPPLY	52021	11/29/2022	11/29/2022	\$209.39			
					209.39	4040740	CAPITAL OUTLAY	SUPPLIES AND EQUIPMENT
2211-212855	SAN JUAN BUILDING SUPPLY	52021	11/30/2022	11/30/2022	\$10.42			
					10.42	4040740	CAPITAL OUTLAY	SUPPLIES AND EQUIPMENT
2211-212873	SAN JUAN BUILDING SUPPLY	52043	11/30/2022	11/30/2022	\$10.51			
					10.51	4040740	CAPITAL OUTLAY	COUNCIL ROOM REMODEL
2212-212885	SAN JUAN BUILDING SUPPLY	52043	11/30/2022	11/30/2022	\$10.68			
					10.68	4040740	CAPITAL OUTLAY	COUNCIL ROOM REMODEL
2212-212887	SAN JUAN BUILDING SUPPLY	52043	12/1/2022	12/1/2022	\$440.03			
					440.03	4040740	CAPITAL OUTLAY	COUNCIL ROOM REMODEL
2212-212908	SAN JUAN BUILDING SUPPLY	52043	12/1/2022	12/1/2022	\$5.65			
					5.65	4040740	CAPITAL OUTLAY	COUNCIL ROOM REMODEL
2212-213209	SAN JUAN BUILDING SUPPLY	52043	12/6/2022	12/6/2022	\$76.72			
					76.72	4040740	CAPITAL OUTLAY	COUNCIL ROOM REMODEL
Vendor Total:					\$946.09			
162078	SAN JUAN RECORD INC	ACH.1121220947.5307	11/16/2022	11/16/2022	\$67.20			
					67.20	1044240	Admin OFFICE EXPENSE & SU	LEGAL NOTICE FOR BOND
162106	SAN JUAN RECORD INC	ACH.1201220909.5307	11/23/2022	11/23/2022	\$58.80			
					58.80	1044240	Admin OFFICE EXPENSE & SU	LEGAL NOTICE FOR BOND

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Vendor Total:					\$126.00			
3523353168	STAPLES ADVANTAGE	ACH.1206221419.4493	11/18/2022	11/18/2022	\$171.01			
					171.01	5340240	OFFICE EXPENSE & SUPPLIE	OFFICE SUPPLIES
3523490643	STAPLES ADVANTAGE	ACH.1201220909.4493	11/23/2022	11/23/2022	\$75.18			
					75.18	5340240	OFFICE EXPENSE & SUPPLIE	OFFICE SUPPLIES
3524001884	STAPLES ADVANTAGE	ACH.1206221419.4493	11/18/2022	11/18/2022	\$272.24			
					272.24	5340240	OFFICE EXPENSE & SUPPLIE	OFFICE SUPPLIES
Vendor Total:					\$518.43			
21358	STERLING CODIFIERS, INC.	52045	11/30/2022	11/30/2022	\$500.00			
					500.00	5340250	EQUIPMENT - SUPPLIES & M	CODE HOSTING
2233BLAN	SUMMIT ENERGY	52046	11/18/2022	11/18/2022	\$126,857.46			
					126,857.46	5440255	NATURAL GAS PURCHASES	NOV NATURAL GAS PURCHAS
4337	THE LAW OFFICES OF STEPHEN J S	52047	12/2/2022	12/2/2022	\$15.00			
					15.00	1042310	Court PROFESSIONAL/TECHN	PUBLIC DEFENDER
2845	TRI-HURST CONSTRUCTION	52048	12/5/2022	12/5/2022	\$30,538.32			
					30,538.32	4040740	CAPITAL OUTLAY	VISITOR CENTER - HAIL DAM
2846	TRI-HURST CONSTRUCTION	52048	12/5/2022	12/5/2022	\$73.60			
					73.60	4040740	CAPITAL OUTLAY	VISITOR CENTER - HAIL DAM
2847	TRI-HURST CONSTRUCTION	52048	12/5/2022	12/5/2022	\$55,627.00			
					55,627.00	4040740	CAPITAL OUTLAY	GUTTERS - HAIL DAMAGE
Vendor Total:					\$86,238.92			
11222022	UAMPS	52023	11/22/2022	11/22/2022	\$107,571.99			
					107,571.99	5340255	ELECTRIC PURCHASES	ELECTRIC PURCHASES OCT
36649	UNHS	52049	11/28/2022	11/28/2022	\$160.12			
					160.12	101510.3678	WELLNESS CENTER REVENU	REFUND MEMBERSHIP FEES
545	UTAH ASSOCIATION OF CHAMBERS	51942	11/16/2022	11/16/2022	\$100.00			
					100.00	5140250	EQUIPMENT - SUPPLIES & M	ASSOCIATION MEMBERSHIP
115362	UTAH LOCAL GOVERNMENTS TRUST	51943	11/16/2022	12/16/2022	\$942.46			
					942.46	102226	HEALTH INSURANCE PAYABL	BONDS & INSURANCE
11302022	UTAH STATE RETIREMENT	1	11/28/2022	11/28/2022	(\$33.75)			
					-33.75	102225	RETIREMENT PAYABLE	ADJUSTMENT
PR112522-277	UTAH STATE RETIREMENT	1	11/28/2022	11/28/2022	\$985.57			
					914.89	102225	RETIREMENT PAYABLE	Retirement
					70.68	102225	RETIREMENT PAYABLE	401k
PR112522-277	UTAH STATE RETIREMENT	1	11/30/2022	11/30/2022	\$26,879.11			
					22,046.70	102225	RETIREMENT PAYABLE	Retirement
					4,532.41	102225	RETIREMENT PAYABLE	401k
					300.00	102225	RETIREMENT PAYABLE	Roth IRA - URS
Vendor Total:					\$27,830.93			
PR112522-281	UTAH STATE TAX COMMISSION	51952	11/30/2022	11/30/2022	\$5,489.48			
					5,489.48	102223	STATE WITHHOLDING PAYAB	State Income Tax
9919533591	VERIZON WIRELESS DATA	51944	11/16/2022	11/16/2022	\$656.01			
					211.18	1052280	Police TELEPHONE	DATA
					40.60	1053250	Fire EQUIPMENT - SUPPLIES	DATA
					147.11	5140250	EQUIPMENT - SUPPLIES & M	DATA
					117.12	5340250	EQUIPMENT - SUPPLIES & M	DATA
					140.00	5440250	EQUIPMENT - SUPPLIES & M	DATA

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P2282434	WASHINGTON NATIONAL INSURANC	52050	11/28/2022	11/28/2022	\$67.90			
					67.90	102226	HEALTH INSURANCE PAYABL	MISC INSURANCE
11252022	WASTE MANAGEMENT	52024	11/22/2022	11/22/2022	\$24,443.33			
					24,443.33	5740310	PROFESSIONAL/TECHNICAL	TRASH REMOVAL
0405546-4889-5	WASTE MANAGEMENT OF NM	52051	11/30/2022	11/30/2022	\$27.57			
					27.57	1052270	Police UTILITIES	POLICE STATION
402584	WILKINSON SUPPLY	52025	11/22/2022	11/22/2022	\$7,163.00			
					7,163.00	4040750	WELLNESS CENTER	FLOOR SCRUBBER
017676825	XEROX CORPORATION	52052	12/1/2022	12/6/2022	\$60.30			
					60.30	5340250	EQUIPMENT - SUPPLIES & M	COPIES
69940	XPRESS BILL PAY	2	11/30/2022	11/30/2022	\$822.73			
					822.73	5340310	PROFESSIONAL/TECHNICAL	ONLINE BILL PAY
Total:					\$599,311.05			

GL Account Summary

160.12	101510.3678	WELLNESS CENTER REVENU
31,150.33	102221	FEDERAL TAX / FICA PAYABLE
5,489.48	102223	STATE WITHHOLDING PAYAB
27,830.93	102225	RETIREMENT PAYABLE
41,489.37	102226	HEALTH INSURANCE PAYABL
2,109.16	102226.1	HSA PAYABLE
15.00	1042310	Court PROFESSIONAL/TECHN
126.00	1044240	Admin OFFICE EXPENSE & SU
50.35	1044250	Admin EQUIPMENT - SUPPLIE
100.00	1044280	Admin TELEPHONE
177.96	1046270	Airport UTILITIES
37.57	1050250	Econ Dev & Visitor Cntr EQUIP
200.06	1050260	Econ Dev & Visitor Cntr BUILDI
301.39	1050270	Econ Dev & Visitor Cntr UTILITI
57.97	1052230	Police TRAVEL
2,146.58	1052250	Police EQUIPMENT - SUPPLIE
431.99	1052270	Police UTILITIES
489.93	1052280	Police TELEPHONE
522.75	1052310	Police PROFESSIONAL/TECH
17,281.67	1052740	Police CAPITAL OUTLAY
86.97	1053250	Fire EQUIPMENT - SUPPLIES
404.55	1053270	Fire UTILITIES
1,258.70	1060250	Streets EQUIPMENT - SUPPLI
825.61	1060270	Streets UTILITIES
1,026.49	1065250	ParksRec EQUIPMENT - SUPP
980.49	1065270	ParksRec UTILITIES
1,180.32	1065360	ParksRec FOOTBALL EXPENS
2,496.04	1066250	Wellness Center EQUIPMENT -
468.95	1066260	Wellness Center BUILDINGS -
909.73	1066270	Wellness Center UTILITIES
127.19	1066280	Wellness Center TELEPHONE
180.00	1066320	Wellness Center POOL EXPEN
140,113.65		Total
87,071.40	4040740	CAPITAL OUTLAY
7,163.00	4040750	WELLNESS CENTER
94,234.40		Total
87,164.99	511601	CONSTRUCTION IN PROGRE
3,310.01	511640	MACHINERY AND EQUIPMEN

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12/6/2022

<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>
					1,841.31	5140250	EQUIPMENT - SUPPLIES & M	
					1,254.49	5140270	UTILITIES	
					93,570.80		Total	
					274.92	5240250	EQUIPMENT - SUPPLIES & M	
					228.47	5240270	UTILITIES	
					503.39		Total	
					431.69	531310	ACCOUNTS RECEIVABLE	
					428.00	532290	CUSTOMER DEPOSITS	
					565.25	5340230	TRAVEL	
					518.43	5340240	OFFICE EXPENSE & SUPPLIE	
					1,499.97	5340250	EQUIPMENT - SUPPLIES & M	
					107,571.99	5340255	ELECTRIC PURCHASES	
					396.94	5340270	UTILITIES	
					100.33	5340280	TELEPHONE	
					5,022.73	5340310	PROFESSIONAL/TECHNICAL	
					882.33	5340480	OTHER SPECIAL DEPART SU	
					117,417.66		Total	
					1,593.96	5440250	EQUIPMENT - SUPPLIES & M	
					126,857.46	5440255	NATURAL GAS PURCHASES	
					181.40	5440270	UTILITIES	
					395.00	5440310	PROFESSIONAL/TECHNICAL	
					129,027.82		Total	
					24,443.33	5740310	PROFESSIONAL/TECHNICAL	
					\$599,311.05		GL Account Summary Total	



CITY COUNCIL MEETING - STAFF REPORT

Author: David Palmer
Department: Recreation Department
Subject: General information on the Parks & Recreation
Date: December 7th 2022
Type of Item: Monthly Information

Background:

We just finished Girls Basketball

We just finished the registration period for Boys Basketball

We hired a new parks & building maintenance employee (Clint Black) his first day was November 14th



December 2022 Recreation Report

	2022 # of participants	2022 Revenue	2021 # of participants	2021 Revenue
T-Ball	71	\$2,840.00	80	\$3,200.00
Girls Machine Pitch	35	\$1,400.00	38	\$1,520.00
Boys Machine Pitch	71	\$2,840.00	63	\$2,520.00
Girls Softball - Totals	108	\$7,020.00	82	\$5,330.00
Boys Baseball -Totals	134	\$8,710.00	136	\$8,840.00
Swim Team	35	\$1,400.00	22	\$880.00
Boys Basketball	91	\$5,550.00	89	\$4,450.00
Girls Basketball	64	\$3,520.00	65	\$3,250.00
Soccer	240	\$13,200.00	235	\$11,750.00
Flag Football	43	\$2,150.00	39	\$1,560.00
Tackle Football	89	\$7,565.00	88	\$6,600.00
Youth Volleyball	102	\$5,100.00	116	\$5,800.00
Wellness Center	2022 Annuals	2022 Monthly's	2021 Annuals	2021 Monthly's
November	1,493	77	1,408	58
November	2022-2023	2021-2022	2020-2021	2019-2020
Operating Revenue	\$84,827.21	\$73,398.94	\$67,122.43	\$81,436.32
*Operating Expenses	\$156,004.91	\$147,943.25	\$140,064.71	\$156,574.55

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

Recreation:

- Girls basketball season is finished.
- We just finished the registration period for boys basketball

Parks:

- All Parks have been winterized
- Main & Center Street and all facilities have been winterized
- Clint Black is our new Parks & Facilities Maintenance employee

Wellness Center:

- The Wellness Center is very busy
- We had **3,247** recorded "member" visits during November.
- We had **428** visits from patrons without a membership.
- Year to date total recorded entries **47,703**



CITY COUNCIL MEETING - STAFF REPORT

Author: Terry Ekker, City Engineer
Department: Public Works
Subject: November 2022 Water Report
Date: December 13, 2022
Type of Item: Report

Background

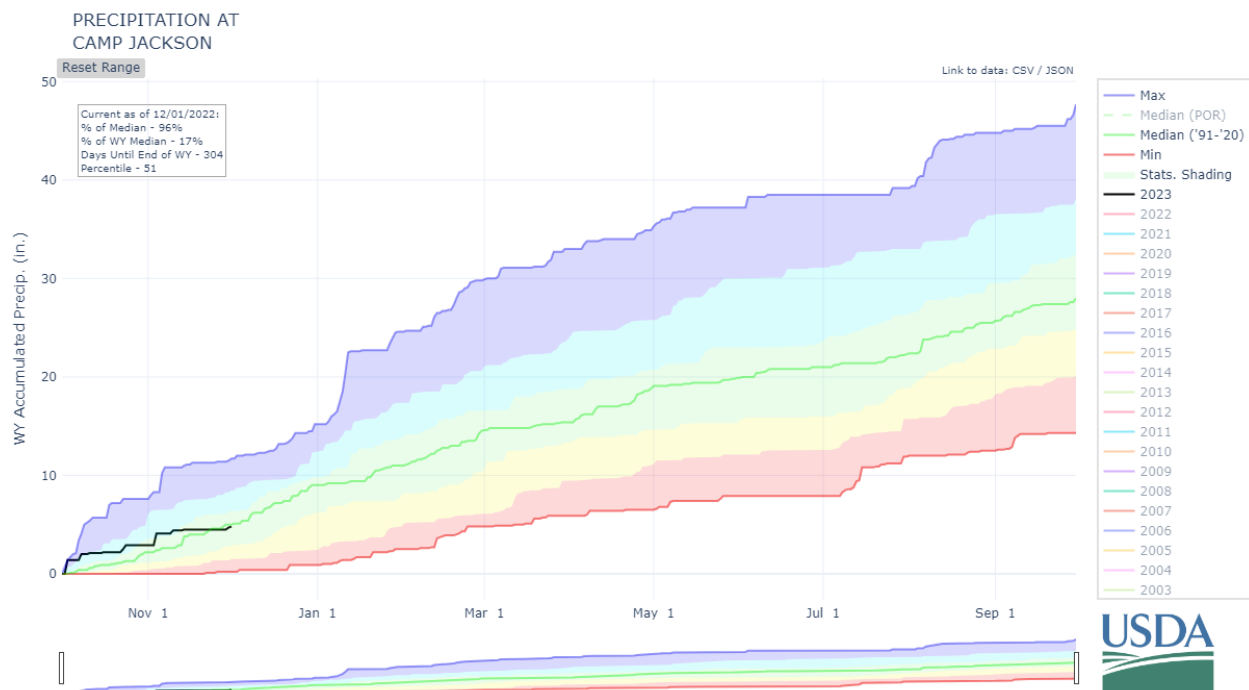
Monthly water report for Mayor and Council.

Budget Impact

N/A

Department Review

So far, we are right about average. We would like to see a little better precipitation, but it could be worse.

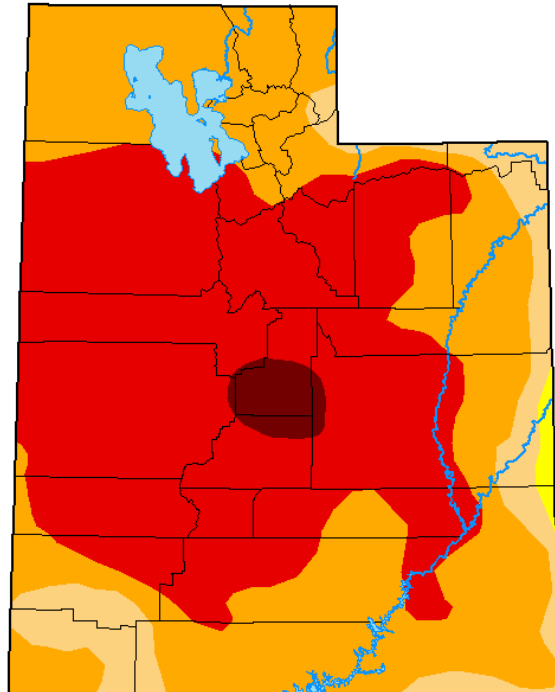




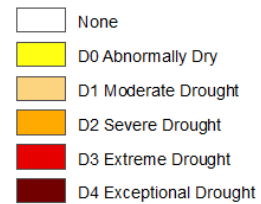
I have also included a graphic showing the current drought situation below.

U.S. Drought Monitor
Utah

November 29, 2022
(Released Thursday, Dec. 1, 2022)
Valid 7 a.m. EST



Intensity:



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

Author:

David Simeral
Western Regional Climate Center



droughtmonitor.unl.edu

Recommendation

The majority of the county is now in the D2 Severe Drought category.

Attachments

November 2022 Water Report.

City of Blanding Monthly Water Report



November 2022

Reported in Acre Feet

Reservoir	Total Reservoir Capacity	Required Consrvn Capacity	Total Usable Capacity	City Share of Total Capacity	Current Reservoir Volume	Unused City Storage	City Share of Current Volume	City Share of Volume 2021	City Share of Volume 2020
Starvation	500	0	500	500	184	316	184	240	363
4th Reservoir	2,350	250	2,100	2,100	1,311	1,039	1,061	1,179	1,465
3rd Reservoir	250	50	200	200	80	120	30	0	55
Drywash	500	100	400	0	110	0	0	0	0
Recapture	8,444	2,500	5,944	800	2,348	800	0	480	800
Total	12,044	2,900	9,144	3,600	4,033	2,275	1,275	1,899	2,683

	Gallons/Per Day	Acre Feet Month
Pipeline Flow	378,408	36.00

	Gallons	Acre Feet Month
Monthly Total Treated	9,449,679	29.00
Monthly Total Pumped	Well A	0.00
	Well B	0.00
	Well C	0.00
Total Montly Treated and Pumped		29.00

Notes:

We are **97.9%** of average precipitation for current water year.
Snow water equivalent is **60.0%**

Month to Month Reconciliation Upper System	
Beginning Reservoirs Storage	1,304.00
Plus Water Taken From Pipeline	36.00
Plus Water Taken From Ditch	0.00
Plus Water Pumped from Recapture	0.00
Plus Water to System from Irrigation Shares	0.00
Less Water Treated	29.00
Less Water Sold Third Parties	0.00
Less Raw Water Tap Sales	1.04
Less Water Loaned Irrigation Agreement	0.00
Less Evap/Ditch/Theft/Backwash losses	34.96
Ending Reservoir Storage	1,275.00



CITY COUNCIL MEETING - STAFF REPORT

Author: JJ Bradford
Department: Police
Subject: Monthly report
Date: November 2022
Type of Item: Information

We've been busy working on vandalism (graffiti) cases. Several of those cases have been solved this last week and leads on several more are helping identify those who are responsible for the graffiti.

Sgt. Hillhouse has his new car and it turned out well. Some of the officers did annual firearms qualification last month and the rest will complete their qualifications this month. We are needing to start making sure we have our mandatory training on Autism, Arrest Control and De-escalation

Attachments

Monthly stat sheet

	2022 Police Department Statistics					
	Incidents by type			2022 VS 2021		
	Agency Assist	2		2022 Total Arrests/Charges		13 with 1 warrant
	Animal Control	3		2022 Total Citations Issued:		59 with 66 violations
	Assault	2		2022Total Incidents:		63
	Burglary	2				
	Business Alarm	1		2021 Total Arrests/Charges		34 with 1 warrant
	Citizen Assist	1		2021 Total Citations Issued:		159 with 180 violations
	Child/Property Exchange	1		2021 Total Incidents:		91
	Criminal Mischief	1				
	Dead Body	1		Trainings: Trey and Tell did firearms trainging and qualifying.		
	Domestic Violence	1				
	Distribution/Possession	4				
	Domestic Dispute	2				
	Fraud	1		Statistics by Officer		
	Harassment	1		Chief JJ Bradford		
	Identy Theft	1		Arrest/Charges	3 with 1 warrant	
	Intoxicated Person	4		Citations:	5 with 5 violations	
	Juvenile Problem	3		Incidents:	12	
	Medical Emergency	1				
	Officer Report	2		Sgt. Jared Hillhouse		
	Protective Order Violation	1		Arrest/Charges	---	
	Shoplifting	2		Citations:	11 with 12 violations	
	Stolen Vehicle	1		Incidents:	11	
	Attempted Suicide	2				
	Suspicious Person/Circumstance	3		Officer Trey McDonald		
	Harassment	1		Arrest/Charges	6	
	Theft	4		Citations:	15 with 18 violations	
	Buying or Possessing Tobacco	2		Incidents:	12	
	Traffic Accident PD	6				
	Trespassing	1		Officer Cole Palmer		
	Vandalism	2		Arrest/Charges	4	
	Warrant	1		Citations:	17 with 21 violations	
	Welfare Check	3		Incidents:	16	
				Officer Tell Stewart		
				Arrest/Charges	---	
				Citations:	11 with 10 violations	
				Incidents:	12	
				Dog incidents: 3 dogs calls, 1 dog picked up and returned to owner. 1 dog held for county.		
	Total	63				



2023 Council Meeting Schedule

7:00 p.m. - 2nd & 4th Tuesdays

The City Council will generally hold regular meetings on the second and fourth Tuesdays of each month, unless there is a conflict with a holiday, event, or conference, in which case an alternate date may be scheduled. Meetings are held in the City Hall Council Chambers, located at 50 W. 100 S., Blanding, Utah 84511, or electronically, at 7:00 p.m. on the dates below. All meetings, work sessions, and special meetings are publicly noticed in accordance with the Utah Open and Public Meetings Act. Please refer to the agenda and meeting packet material posted on the Utah State Public Notice Website or the City Website.

January 10, 2023

January 24, 2023

February 14, 2023

February 28, 2023

March 14, 2023

March 28, 2023

April 11, 2023

April 25, 2023

May 9, 2023

May 23, 2023

June 13, 2023

June 27, 2023

July 11, 2023

July 25, 2023

August 8, 2023

August 22, 2023

September 12, 2023

September 26, 2023

October 10, 2023

October 24, 2023

November 14, 2023

November 28, 2023

December 12, 2023

***No second meeting in Dec.**



RESOLUTION 12-13-2022-1

A RESOLUTION OF THE CITY COUNCIL OF BLANDING CITY, UTAH ADOPTING THE 2023 CITY COUNCIL REGULAR MEETING SCHEDULE ANNUAL NOTICE.

WHEREAS, In accordance with the Open and Public Meetings Act, Utah Code Section 52-4-202 (2), this Resolution provides for public notice of the annual meeting schedule for the City Council for the upcoming year;

WHEREAS, the City Council may adjust the meeting schedule as necessary with proper public notice.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF BLANDING CITY, UTAH, THAT:

The City Council will generally hold regular meetings on the second and fourth Tuesdays of each month, unless there is a conflict with a holiday, event, or conference, in which case an alternate date may be scheduled. Meetings are held in the City Hall Council Chambers, located at 50 W. 100 S., Blanding, Utah 84511, or electronically, at 7:00 p.m. on the dates entered on the following attachment;

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

ADOPTED AND APPROVED this 13th day of December, 2022.

SIGNED:

Logan Monson, Mayor

ATTEST:

David S. Johnson, City Manager/Recorder



2023 Holiday Schedule

January 2nd	Monday	New Years Day
January 16th	Monday	Human Rights Day
February 20th	Monday	Presidents Day
May 29th	Monday	Memorial Day
June 19th	Monday	Juneteenth
July 4th	Tuesday	Independence Day
July 24th	Monday	Pioneer Day
September 4th	Monday	Labor Day
October 9th	Monday	Columbus Day
November 10th	Friday	Veterans Day
November 23rd	Thursday	Thanksgiving
November 24th	Friday	Day after Thanksgiving
December 25th	Monday	Christmas

These are the scheduled City holidays for the year. Please plan work loads, additional vacation and emergency services accordingly.

Kim V. Palmer, City Deputy Recorder



RESOLUTION 12-13-2022-2

A RESOLUTION OF THE CITY COUNCIL OF BLANDING CITY, UTAH ADOPTING THE 2023 CITY HOLIDAY SCHEDULE AND CLOSURES

WHEREAS, Blanding City closures have historically fallen in accordance with federal and state holidays; and

WHEREAS, Blanding City wishes to honor the traditions and celebrations of our country's rights and freedoms; and

WHEREAS, the City Council greatly values the hard work and diligence of City Staff;

NOW THEREFORE, be it resolved that the Blanding City Council formally approves City closures in accordance with the federal and state holidays listed on the following schedule.

ADOPTED AND APPROVED this 13th day of December, 2022.

SIGNED:

Logan Monson, Mayor

ATTEST:

David S. Johnson, City Manager/Recorder



CITY COUNCIL MEETING - STAFF REPORT

Author: David Palmer, Parks & Recreation Director
Department: Parks & Recreation
Subject: 2023 - 2025 Landscaping Service Agreement
Date: December 13, 2022
Type of Item: Resolution

Background

Our contract for the mowing and trimming of our parks has recently expired. We have recently put out an RFP to secure the contract for the next three years.

We selected Walker Enterprises. Not only were they the low bid, but we also have a good history with them. They held the contract for the last three years. We have had a great relationship with them and have been very happy with their quality of work. The new contract will cover six months per year. The mowing season will begin regular mowing on the 1st of April (weather permitting) each year and will continue regular mowing through the 15th of October.

Below you will find a copy of the service contract that was referenced above. You will notice a breakdown of the charges if we have the need for any additional mowing. Also, please note the special instructions with the Centennial Park Ballfields and Walter C. Lyman Park.

Budget Impact

\$26,250 annually for six months of service each year for three years.

Recommendation

Staff recommends that the City Council approve the resolution to contract Walker Enterprises for Mowing Services.

Department Review

Administration & Parks & Recreation



SERVICE AGREEMENT

This service agreement is between Blanding, City a municipal corporation in the state of Utah with offices at 50 West 100 South, Blanding, Utah 84511 and Walker Enterprises ("Contractor"), a lawn maintenance company located at HC 63 Box 80, Monticello, UT 84535.

TERMS

This agreement between City and Contractor is for the weekly mowing of the lawns listed below. In addition to the weekly mowing of these lawns, Contractor will trim these lawns as determined by the Contractor and Blanding City Parks & Recreation Director, but not less than 2 times per month.

CONTRACT LENGTH

This agreement will run for 3 years with an option at the end of each year for either party to terminate the contract without penalty.

The mowing season will begin regular mowing on the 1st of April (weather permitting) each year and will continue regular mowing through the 15th of October. During the regular mowing season, Blanding City will pay Contractor \$4,375.00/month based on the following calculations:

Property Name	Cost per Mow	Cost per Month During Mowing Season
South Park	\$113.75	\$455.00
Centennial Ball Fields	\$238.75	\$955.00
Centennial Park/Skate Park	\$225.00	\$900.00
Wellness Center	\$46.25	\$185.00
Central Park	\$113.75	\$455.00
Visitor Center	\$212.50	\$850.00
Police Station	\$46.25	\$185.00
Walter C. Lyman Park	\$195.00	\$390.00
Total per Month		\$4,375.00



MOWING OUTSIDE OF SEASON

Blanding City may request that the Contractor mow the lawns outside the April-October mowing season. In the event of an out of season mow request, Blanding City will pay according to the "Cost per Mow" column from the table above. Mowing outside the season will occur upon request from the Parks & Recreation Director and at the earliest availability of the Contractor.

Special Instructions

Certain properties will require special attention. They are as follows:

- a. Centennial Ball Fields: The clippings from these lawns must be bagged and disposed of.
- b. Walter C. Lyman Park: This property will only be mowed twice per month primarily to keep the lawn short rather than beautification.

This Service Agreement was entered into on this, the ____ day of _____, 2022 by:

Representative of Blanding City (Print)

Representative of Walker Enterprises (Print)

Position

Position

Signature

Signature



RESOLUTION NO. 12-13-2022-3

A RESOLUTION APPROVING A CONTRACT FOR MOWING SERVICES WITH WALKER ENTERPRISES

WHEREAS, Blanding City is the owner of several parks, facilities, and public spaces to beautify our community and provide essential quality of life opportunities;

WHEREAS, the City has need of mowing and trimming services to maintain a high level of services of our parks; and

WHEREAS, the most recent contract has expired and the City is in need of renewing a mowing service contract; and

WHEREAS, the City sent out a Request for Proposals (RFP) for mowing services; and

WHEREAS, Walker Enterprises was the low bid in response to the RFP and have provided excellent services in the past;

NOW THEREFORE, BE IT RESOLVED by the governing body of Blanding City, Utah, that the City approves the contract with Walker Enterprises to provide mowing services during the regular mowing season (weather permitting) from April 1st through October 15th each year for a three-year term.

PASSED on the 13th of December, 2022

**BLANDING CITY
A UTAH MUNICIPAL CORPORATION**

Logan Monson, Mayor

Attest: _____
David Johnson, City Recorder



CITY COUNCIL MEETING - STAFF REPORT

Author: David Johnson, City Manager
Department: Administration
Subject: General Plan Update Contract
Date: December 13, 2022
Type of Item: Resolution 12-13-2022-4

Background

Blanding City applied for a grant through the Utah Department of Transportation's (UDOT) Technical Planning Assistance (TPA) program to update the citywide General Plan. The General Plan is the overarching master plan for all planning efforts throughout the City. It incorporates zoning, land use, parks, transportation and other elements. All other planning documents and master plans are considered appendages of the general plan.

The City was awarded a \$70,000 grant with a \$10,000 match. Staff sent out a Request for Proposals (RFP). We received three proposals. A review committee scored the submitted proposals. The committee consisted of the City Manager, Community Development Director, Public Works Director, Economic Development Manager, Planning Commission Chair, and the City Council's Planning Commission Liaison.

Rural Community Consultants received the highest score of all the proposals, with a budget of \$67,400. Since the bid is lower than the awarded grant and total projected cost, any remaining funds will be retained by the UDOT TPA program. However, the City must maintain its \$10,000 match.

Rural Community Consultants is a subsidiary of Jones & DeMille Engineering. Since the City has an ongoing service agreement with Jones & DeMille Engineering, the City can simply approve an assignment order to commission them to provide a General Plan update.

Budget Impact

\$57,400 UDOT TPA grant. \$10,000 City match.

Department Review

Administration, Finance, Public Works, Community Development, Economic Development

Recommendation

Approve assignment order to Jones & DeMille Engineering for Rural Community Consultants.

Attachments

Assignment order, Proposal, and RFP



RESOLUTION NO. 12-13-2022-4

A RESOLUTION APPROVING A CONTRACT WITH RURAL COMMUNITY CONSULTANTS, A SUBSIDIARY OF JONES & DEMILLE ENGINEERING

WHEREAS, Rural Community Consultants submitted a proposals to Blanding City to provide an update to the City General Plan; and

WHEREAS, the City sent out a Request for Proposals (RFP), which allowed other entities to submit proposals for the same service;

WHEREAS, the RFP Committee reviewed all submitted and scored all proposals; and

WHEREAS, Rural Community Consultants received the high score out of all submitted proposals; and

WHEREAS, Rural Community Consultants is a subsidiary of Jones & DeMille Engineering in which the City maintains an ongoing service agreement;

NOW THEREFORE, BE IT RESOLVED by the governing body of the Blanding City, Utah, that the City approves the assignment order for Rural Community Consultants to update the City General Plan as a subsidiary of Jones & DeMille Engineering and according to the needs identifies in the RFP, as well as the recommendations from their proposal submission.

PASSED on the 13th of December, 2022

**BLANDING CITY
A UTAH MUNICIPAL CORPORATION**

Logan Monson, Mayor

Attest: _____
David Johnson, City Recorder



ASSIGNMENT ORDER

In accordance with the General Services Agreement Between Owner and Consultant, dated August 2, 2018 ("Agreement"), Owner and Consultant agree as follows:

1. ***Specific Project Data.***

Project Title: Blanding City ■ General Plan and Ordinance Update (the "Assignment")

Description: Professional consulting services

2. ***Services of Consultant.*** Consultant's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that Consultant shall provide its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. Consultant incorporates herein by reference those services set forth in Section A1.01 of Exhibit A of the Agreement and adds the following services specific to the Assignment:

- a. *See proposal dated October 17, 2022, attached hereto as Attachment A, and Blanding City General Plan RFP, attached hereto as Attachment B, and incorporated herein by reference, setting forth the detailed scope of work.*

Owner's Responsibilities. Owner shall have those responsibilities set forth in Section A.2.01 of Exhibit A of the Agreement.

3. ***Times for Rendering Services.*** Consultant's services will be performed by June 30, 2023.

4. ***Payments to Consultant.*** Owner shall pay Consultant for the above assignment as follows: Lump sum fee of \$67,400. Lump sum progress payments may be invoiced monthly by percentage of completion throughout the project.

Execution of this Assignment Order by Owner and Consultant shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Consultant is authorized to begin performance upon receipt of a copy of this Assignment Order signed by Owner.

JONES & DEMILLE ENGINEERING, INC.

Ryan Jolley

Signature

CSO

Title

December 2, 2022

Date

BLANDING CITY

Signature

Title

Date

2209-057

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 107/109
Tropic, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005



BLANDING CITY GENERAL PLAN + CODE UPDATE **PROPOSAL**



**RURAL
COMMUNITY
CONSULTANTS**

CONTACT:

Mike Hansen, AICP
Rural Community Consultants
775 W Spring Creek Place, Springville, UT 84663
mhansen@rural-community.com
801-550-5075

Selection Committee: Blanding City Plan
c/o David Johnson
djohnson@blanding-ut.gov

17 October 2022

Preparing an action-oriented and implementable community plan and code is essential for a community in transition. With the City of Blanding experiencing growth and changing demographics, the community is at a critical point, working to preserve its unique community character, while appropriately planning for expected growth, ensuring that infrastructure and basic systems can be maintained long-term.

Understanding a community's vision requires a deep dive into data, current policy, and the opinions of community residents. If our team were able to host a roundtable discussion where we heard from the area employees, elected officials, business owners, and residents, we would expect to hear all of them describe Blanding City as their community of choice because of the neighborhood character, location, effective public services, and family-friendly amenities that it has today. At the same time, we would also expect to hear just as many concerns (perceived or real) about threats that are negatively affecting these assets and amenities.

Proposals for situations like this make it difficult to provide details on our value proposition and what makes us different, but we hope that the following are made clear:

- Our team is looking for a long-term relationship with Blanding City. As practicing professionals, our reputation depends on the long-term impact our work generates for you.
- Our has successfully completed over 50 planning and land use ordinance projects like this one in the last five years. We have professional experience, and we produce professional results.
- Our team is currently working on a project in the area. Our understanding of the regional issues and context will help us hit the ground running.

The key members of our team are ready to make the Blanding planning initiative a priority project. We can commit to beginning the work now and will be able to maintain involvement throughout the expected completion date next summer.

We look forward to talking with the selection team about the desired goals and opportunities present. Please feel free to reach out with any questions or necessary clarifications!



Mike Hansen, AICP
Planning Director, Rural Community Consultants

mhansen@rural-community.com
phone: 801-550-5075
fax: 435-896-8268

Insurance and licenses available upon request.



EXECUTIVE SUMMARY

Our team has completed over 60 municipal or county-level land use projects in the last six years. Of these, we have completed, or are currently helping to prepare, 25 general plans and/or land use codes in communities all over the Intermountain West.

Our team is excited to outline in the remainder of this page our services, highlights about the process, and key differences our team members can provide.

VALUE PROPOSITION SUMMARY

We fully expect that our proposed scope and schedule to do this work is going to be significantly more competitive than other professional planning firms because of the following:

- Our team has experience in land use and strategic community visioning throughout every part of the state and at all levels of government.
- We are proposing a process that is focused and driven, but not rushed.
- Our in-house web development staff and our marketing team help us conduct public interaction efficiently and effectively.
- We have experience working with all kinds of stakeholders.
- Our experience and expertise allow us to offer to develop elements that go above and beyond State requirements.
- We are looking for a long-term relationship with Blanding City. Our reputation depends on the long-term impact of our work.
- Our team is passionate about delivering a product that is graphically rich, serving as a reference manual for the council to follow. To achieve this, our team will prepare a series of final deliverables, specifically a “citizen’s guide” and a “technical plan”. These deliverables will be in both print form and digital formats, at no additional cost. As a no-cost additional service, we will deliver the final copy of the City’s plan through our online, civclinQ.com platform. The City will be given a subscription to our platform for one year and can elect to continue after that.

SUMMARY OF DELIVERABLES

Our team can meet all requirements typically called-for in an initiative similar to the one advertised by Blanding City. The deliverables our team can provide under this proposal include:

- Citizens Guide and adopted version of the updated general plan
- Grants and implementation framework lists
- Land use maps (plan and zoning), and recommendations for land use code amendments
- Moderate income housing plan
- GIS storymaps with information for the public and development community
- Fiscal analysis and level-of-service benchmarking
- Code hosting software



PROJECT UNDERSTANDING

Blanding City is seeking outside facilitation to update its General Plan and land use code, as well as create GIS land use maps and update existing zoning maps to guide and support future growth, as well as address housing shortages, increased tourism and traffic, and the need for retail commercial and other commercial developments to decrease travel time for residents and provide jobs in the area.

Each community has unique characteristics that have allowed it to flourish and attract individuals or families. A strong general plan will identify these traits, and create an attainable vision that is a compromise of smart growth and diversification techniques. It is through this level of compromise that a community will be able to retain its unique character and continue to serve as HOME for local residents. Understanding that this is the desired outcome for the City, we also understand that:

- The community has witnessed significant growth pressure that has the potential to impact the quality of life for residents. The City has grown by almost 25% in the last ten years.
- As the largest city in the county, and as a community with a “contained economy (where 75% of residents live and work in the same area), resiliency and diversification must be prioritized to ensure the community has a long-lasting economic ecosystem.
- Development expectations vary greatly between old and new residents, and a unique community visioning and goal-setting effort will be required to bridge the gap.
- The City genuinely wants this general plan to be community-driven. We recognize that the consulting partner will need to allow staff and elected officials to maintain their autonomy throughout the process.
- The City wants to make significant progress on this initiative during the calendar year 2022 and early 2023. The goal would be to have a draft plan and codebook to consider for adoption by April 2023.
- Blanding would like to maintain steady, consistent process, and would be available to work on code issues at their regularly-scheduled meetings.
- The Consultants need to ensure that the recently-updated transportation master plan (and other master plans) are incorporated into the general plan.
- Blanding would like to start with the code they are currently discussing as a baseline. They need to begin with a careful review of work done to-date. This review will include statutory compliance issues, best practice suggestions, and “plain language” edits, and illustrations.
- Consultant is expected to provide final document preparation, formatting, etc in an online and print format as well as providing that same information in an easy-to-use format online (i.e. illustrated plan, searchable codes, GIS storymaps, etc).
- Blanding City is also interested in looking at the potential fiscal impacts of their decisions as well as the level-of-service for different elements of the municipality.

FIRM OVERVIEW



About Rural Community Consultants

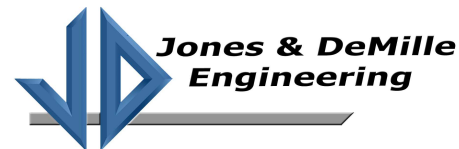
Rural Community Consultants (RCC), a wholly-owned subsidiary of Jones and Demille Engineering (JDE). RCC offers in-depth planning services and support and specializes in strategic, financial, and land use planning for local governments as well as providing innovative solutions for difficult issues unique to the rural West. As expert land-use and strategic planners, RCC offers experience with housing, annexation, recreation, infrastructure, resource management, and community engagement.

Our team is adept at focus group facilitation, charrettes, community open-houses, online interaction tools, and experienced project management. Drone utilization, initiative websites, visual surveys, visioning strategies, state-of-the-art mapping datasets, one-on-one stakeholder and citizen interviews, social and traditional media marketing, and scenario planning are just some of the innovative solutions our team uses regularly to help our clients gather the essential information they need to accurately determine local needs.



About Downtown Redevelopment Services

DRS is a planning firm specializing in providing planning services to rural communities, including downtown planning and economic development projects that will improve the quality of life for communities. We assist communities through comprehensive downtown planning, economic strategies, small-area plans, main street services, development-readiness initiatives, and adaptive reuse projects. Our planning services focus on the needs and desires of the community, ensuring that all recommendations or goals will serve the community in the immediate and distant future.



About Jones & DeMille Engineering

As one of the top-ranked firms in the Intermountain Region, JDE has established itself as the go-to source for infrastructure projects and needs. Additionally, JDE received the 2018 Premier Award for Client Satisfaction demonstrating our goal of creating long-lasting partnerships and relationships and employing a high standard of excellence on each and every project. We offer our passion, excellence, and commitment.

TEAM EXPERIENCE

Rural Community Consultants, and our parent company Jones & DeMille Engineering, have enjoyed a great partnership with Downtown Redevelopment Services. Over several projects, we have learned how to leverage each other's strengths to create valuable outcomes with our clients.

The following projects are directly-relevant to the one Blanding is initiating, and are ones RCC/JDE/DRS are currently (or recently) partnering on. Note, that more project references can be found at the end of this proposal.

Salina City, Utah – General Plan + Code Update

Salina Contact:

Kathy Maxwell
Salina City Treasurer
kathy@salinacity.org
435-529-7304

*Current project.
Budget = \$50,000*

Salina City is a community at a crossroads. For decades, their economy was focused on coal mining, trucking, and other support industries in the area. However, the City's location along I-70 became the focus of new commercial and industrial development that was being proposed at a significant scale. The City was also facing a strong demand to incorporate new housing while maintaining its rural character. Salina partnered with Rural Community Consultants and Downtown Redevelopment Services to gather public perspectives, validate economic assumptions, and consolidate engineering studies in order to develop a new general plan and make significant improvements to their development code.

Box Elder City, South Dakota – Comprehensive Plan + Code

Box Elder Contact:

Lauralee Patton
Planner, Box Elder
605.923.1404
lauralee.patton@boxelder.us

*Current project, nearing completion.
Budget = \$82,000*

Box Elder City is home to Ellsworth Air Force Base and is expecting significant growth in the coming years as the base expands its capabilities. At the time of this initiative, the City consisted of about 10,000 residents, disparate commercial areas, and a housing market that was outpacing average incomes. In order to position the community for the expected growth, the City wanted to conduct a focused planning initiative that updated its plan and development codes simultaneously. One of the key elements of the code update was to design a consolidated land use/design standards table and to create special regulations related to noise and airspace issues.

Moorcroft Town (Wyoming) - Community Master Plan

Moorcroft Contact:

Cheryl Schneider
Clerk/Treasurer
(307) 756-3526
clerktreas@townofmoorcroft.com

*Project completed (2021).
Budget = \$43,000*

The Town of Moorcroft is a small, rural community located in the northeast part of Wyoming. Rural Community Consultants partnered with Downtown Redevelopment Services (DRS) on this project to leverage their efforts in local economic development preparedness and extensive amount of background data to utilize for the housing and economic development chapters. This initiative to develop the Town's first community master plan and land use regulations required careful attention to detail for public interaction that pivoted on in-person public events.

TEAM COMPOSITION



Mike Hansen, AICP

*MA—Political Economy
MS—Public Administration
BS—Urban Planning*

Mike Hansen has worked in strategy, land use, and organizational development for 20+ years. His career has been marked by successful leadership of progressively difficult challenges. Working in all levels of government, he has worn the hats of a strategic planner, demographer, administrator, and change leader. He has led small entrepreneurial teams, statewide initiatives, and even served in the Governor's Cabinet. In the private sector, Mike has orchestrated projects with citizen groups, city staff, and engineers. Focusing on short-term implementation strategies and the long-term return on investment, Mike has drafted roadmaps for cities, counties, and the state with results seen in land use, industry investment, economic development, and state code compliance.



Kendall Welch

ICC Certified

Kendall is a certified International Code Council (ICC) Permit Technician, Residential Plans Examiner, Zoning Inspector, and Property Maintenance and Housing Inspector. She has over 7 years of experience in various community development capacities, working primarily with local municipalities in both Utah and Arizona. From small rural towns to large urban cities, she has served in various staff positions including building permit technician, residential plans examiner, planner I/II, addressing official, planning commission secretary, and more. Kendall has extensive experience with ordinance amendments including drafting, codification, publication, and enforcement.



Scoot Flannery

BS—Civil Engineering

Scoot is the lead engineer in our Monticello, Utah office. He brings 10 years of construction management experience to J&DE. His areas of expertise include project management and planning, scheduling, site design, utility design, and site development. Scoot has worked for the past year as a project manager for several projects in the Four Corners area including civil design for San Juan Health Services in Blanding, UNHS Clinic in Montezuma Creek, and Southwest Memorial Hospital Ambulance Building in Cortez, Colorado. Scoot has lived and worked in Southeastern Utah for over 20 years and knows what is required to deliver successful projects and be responsive to client needs.



Ben Levenger

MRED and MS City Planning

Mr. Levenger is experienced in commercial and public projects with an emphasis on planning, economic development, adaptive reuse, and implementation strategies. He is an expert in downtown planning, community input, and economic analysis. He has worked on a range of planning projects across the US that includes downtown planning, site selection, comprehensive plans, land use plans, transportation planning, and revitalization/economic development projects. With over a decade of assisting communities with transformational strategies, he has the core competencies and depth of experience to make truly outstanding and highly implementable plans.

STRATEGY + IMPLEMENTATION

The following table is a **summary** of our team’s understanding of the City’s project expectations for this initiative and our respective level of responsibilities for each task. It does not constitute a comprehensive “table of contents”. *The content of the final deliverable will vary from this roadmap if issues surface from interaction with the public and other stakeholders.*

GENERAL ISSUES + MAJOR ELEMENTS	RCC	DRS	JDE	TIMEFRAME
Community Context				
<i>plan</i> -executive summary, vision statement				
<i>plan</i> -history, socioeconomics, land capacity				Nov to Dec
<i>plan</i> -anticipated community changes				
Land Use				
<i>plan</i> -future land use designations and map				Nov to Jan
<i>plan</i> -special protection areas and annexation				
<i>report</i> -future growth illustrations				Feb
<i>plan</i> -goals + implementation action steps				Feb to Mar
<i>code</i> -potential amendments to land use codes				Apr to Jun
Transportation				
<i>plan</i> -summarize and incorporate TMP (and map)				Nov to Dec
<i>plan</i> -new active transportation + walkability strategies				Jan to Feb
Housing				
<i>plan</i> -existing conditions and future demand modeling				
<i>plan</i> -moderate-income housing (as per UCA 10-9a-403)				Nov to Dec
<i>plan</i> -goals + implementation action steps				
Economic Development				
<i>plan</i> -community economic priorities				
<i>plan</i> -current conditions + areas of potential				Nov to Jan
<i>plan</i> -goals + implementation action steps				
Open Space + Recreation				
<i>plan</i> -existing conditions and potential improvements				
<i>plan</i> -gathering places + activity centers				Nov to Jan
<i>plan</i> -goals + implementation action steps				
Infrastructure + Public Facilities				
<i>plan</i> -water use and preservation (as per UCA 10-9a-403)				
<i>plan</i> -existing conditions and master plan integration				Nov to Jan
<i>plan</i> -goals + implementation action steps				
Risk + Resilience				
<i>plan</i> -community risk analysis and capabilities				
<i>plan</i> -goals + implementation action steps				Nov to Dec
Communication + Implementation				
<i>report</i> -fiscal analysis of the future land use plan				
<i>report</i> -implementation roadmap				May to Jun
<i>report</i> -developer and citizen guide(s) to the plan (storymap)				
<i>report</i> -level-of-service recommendations				

DRAFT WORKPLAN

Our understanding is that the City would like an updated plan and code that is based on a long-range vision, and that has policies that will guide growth, preserve community character, and protect private property rights. The development trends Blanding is experiencing will only increase, and now is the time to analyze strategies for land use management and development. The City's new plan will be multi-faceted, and implementation strategies will be a high priority.

The following workplan should be considered draft. A cost proposal is included in a separate document.

PHASE	TASK	APPROX HOURS	APPROXIMATE MONTHS					
			1	2	3	4	5	6
1. ORGANIZATION (Nov-Dec)	1-A City selects Consultant	0	■					
	1-B City meets with Consultant (online) to discuss expectations	3	■					
	1-C Consultant develops public-input tools (webmap survey)	7	■	■				
	1-D Consultants survey staff and elected officials	4	■	■				
	1-E City provides public notice of plan update process	0						
	1-F Consultant hosts kickoff workshops with staff and public officials (in-person)	7	■	■				
2. COMMUNITY ASSESSMENT and CODE EVALUATION (Nov-Jan)	2-A Consultants gather socio-economic data + exhibits	4		■				
	2-B Consultants gather existing plan, code, and policy documents	7		■				
	2-C Consultants review and mark-up existing code/policy documents	36		■	■	■	■	■
	2-D Consultant synthesizes findings into draft assessment report	9		■	■	■	■	■
	2-E Consultant meets with subject matter experts and major stakeholders	3		■				
	2-F Consultant prepares final assessment report (DRAFT #1)	10		■	■	■	■	■
3. PLAN DRAFTING and NEW CODE DEVELOPMENT (Dec-Mar)	3-A Consultant hosts public kick-off events (EVENTS #1+2)	8			■			
	3-B (plan) Consultant formats plan baseline	3			■			
	3-C (plan) Consultant prepares economics element	6			■	■		
	3-D (plan) Consultant prepares landuse element (including public survey)	12			■	■	■	
	3-E (plan) Consultant prepares transportation element (including survey)	12			■	■	■	
	3-F (plan) Consultant prepares capital facilities element	13			■	■	■	
	3-G (plan) Consultant prepares housing element	6			■	■		
	3-H (plan) Consultant prepares annexation element	7			■	■	■	
	3-I (plan) Consultant prepares recreation + culture element (including survey)	5			■	■		
	3-J (code) Consultant focus on due process and authorities	6			■	■		
	3-K (code) Consultant focus on consolidated land use table	12			■	■	■	
	3-L (code) Consultant focus on development standards	8			■	■	■	
	3-M (code) Consultant focus on definitions element	6			■	■		
	3-N (code) Steering Cte focus on priority #1 issue	16			■	■	■	
	3-O (code) Steering Cte focus on priority #2 issue	16			■	■	■	
	3-P (code) Steering Cte focus on priority #3 issue	16			■	■	■	
	3-Q (code) Consultant prepares annexation policy	8			■	■		
	3-R (code) Consultant focus on subdivision chapter	16			■	■	■	
	3-S (code) Steering Cte focus on zoning map recommendations	16			■	■	■	
	3-T (code) Consultant team makes remaining edits throughout code	24			■	■	■	■
4. PLAN ADOPTION (Apr-May)	4-A Consultant presents updated draft to City staff (DRAFT #4)	0						■
	4-B Planning Commission notices/ conducts hearing on draft (EVENT #5)	6						■
	4-C Planning Commission submits recommendation to Council	0						■
	4-D Council notices/ conducts meeting on recommendation (EVENT #6)	0						■
	4-E City Council accepts final (DRAFT #5)	0						■
5. ACTION PLAN (May-Jun)	5-A Consultant compiles final deliverable into online platform (FINAL DRAFT #6)	8						■
	5-B Consultant and City close-out project	8						■
	5-C Consultants conduct audit of relevant application forms	6						■
	5-D Bi-weekly coordination phone calls (updates on the website)	15						■

PUBLIC INTERACTION

Public understanding is a critical element in any planning initiative because there are a number of different stakeholders in any given community. Our goal is to connect with them where they are. We have found that we are the most effective if we use a mix of different communication methods for different “audiences”. The strategies outlined below illustrate our approach to public interaction and collaboration.



PUBLIC
OFFICIALS



CLIENT
STAFF



FULL-TIME
RESIDENTS



BUSINESS
OWNERS



LOCAL
MEDIA

OUR STRATEGIES

Traditional Media. Our team has found that a number of residents are best reached through traditional media channels. We have written newspaper editorials and created direct mailers.

Social Media. Although a Facebook or YouTube ad only reaches users of those platforms, our team has been able to use those tools to connect with residents that will likely never attend a public meeting in person. We use social media to send-out short surveys, advertise public meetings, and provide basic background information on these platforms.

Stakeholder Communication. For those that express an interest in the initiative, regular project updates are sent to stakeholders via email. They will have access to the consultants at any time during the duration of the project, and may also be invited to be interviewed if they will be directly impacted by a planning idea.

“Office Hours”. Public interaction events can be an expensive element of a project, but they don’t always need to be. Our team has found success by advertising online “office hours” periodically. Our team hosts an “ask the consultants” opportunity for the public. We typically do this with a two-hour video conference meeting at a time when we are already working in the office on the project. Community members can come and go whenever they would like during those times.

Steering Committee. A steering committee can oversee the direction and vision of the document. Regular meetings help keep everyone on task and focused on what the next step is to complete a plan driven by the community.

Initiative Website. Using our in-house web development team, we can have a website specifically made for any project. With those sites, we post the working documents and project updates so the public can follow along and be up-to-date with the entire project. (Most existing community sites can also be used).

Public Meetings. Of course, final decisions need to be made in formal public meetings. Our team is available to provide support for these meetings with in-person presentations or remote availability.

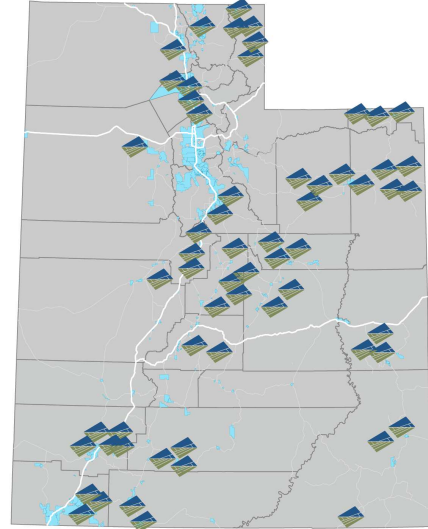
RCC EXPERIENCE

Broad Perspective, Local Solutions

Our team has successfully addressed all kinds of planning issues from all kinds of communities in Utah. Our recent work with similar communities gives us a head-start to understanding the issues Blanding needs to address.

We invite the selection committee to contact any of our previous clients. Contact information can be found on our webpage:

rural-community.com/projects



Hyde Park City:
PLAN-CODE UPDATE
Marcus Allton, City Manager
marcus.a@hydeparkcity.org
435-563-6507

Hildale City:
GENERAL PLAN / CODE
Eric Duthie, City Manager
ericd@hildalecity.com
435-874-2323

Laketown:
GENERAL PLAN
Alice Jackwon, City Clerk
clerk@laketownutah.com
435-946-9000

Over 60 Successful Projects in the Last 6 Years

Annabella Town Ordinance Codification
Ballard City Ordinance Revision
Blanding City TMP (2021)
Box Elder County General Plan
Brian Head General Plan
Brian Head Sustainable Tourism + Recreation Plan
Bryce Canyon City General Plan
Carbon County Community Fire Plan
Carbon Co Resource Management Plan
Cedar City General Plan
Daggett Co Resource Management Plan
Davis Co Resource Management Plan
Dutch John General Plan
Duchesne County Fire Plan
Emery County CWPP
Ephraim City General Plan
Grand Co Resource Management Plan
Grand County CWPP
Grantsville General Plan
Hildale General Plan

Hurricane Active Transportation Plan
Iron County Resource Management Plan
Juab County Ordinance Updates
Kanab City Housing Plan
Kane Co Economic Devt Strategy
La Verkin City General Plan
Lynndyl Town General Plan
Manila Town General Plan
Marriot-Slaterville General Plan
Mayfield Town General Plan
Moab Fire SSD Fire Plan
Mona City General Plan + Ordinances
Monroe City Ordinance Rewriting
Naples City General Plan
Nephi General Plan
Parowan General Plan + Strategic Plan
Randolph Town Ordinance Updates
Rich Co General Plan + Resource Management Plan
Richfield City Appeal Authority
Rockville Town Ordinance Revision

Rocky Ridge General Plan
Roosevelt Strategic Plan + Ordinances
San Juan Resource Management Plan
San Juan County General Plan
San Juan Water + Sewer Planning
Sanpete Co Resource Management Plan
Sanpete Co Land Use Code Update
Santa Clara Housing Plan
Sevier County Ordinance Revision
Sevier County Resource Mgt Plan
Tabiona Town General Plan + Ordinance Revision
Toquerville City General Plan
Tropic Town General Plan
Uintah Co General Plan / Resource Management Plan
Uintah Fire SSD Community Fire Plan
Utah Co. Resource Management Plan
Vernal City General Plan
Woodruff Ordinance Codification
Woods Cross City Appeal Authority

RECENT CODE PROJECTS



Sevier County Contact:

Malcolm Nash
County Economic Development Director
435-893-0454

Sevier County Ordinance Update

Sevier County wanted a complete overhaul of its existing code to meet current state statutes as well as be better used by staff and the community in the most efficient manner possible while also meeting county goals and standards. The majority of the code had not been updated since the mid-1990s, and county staff had grown frustrated with the code's inability to adapt to modern problems and how the county wanted to implement strategic solutions. During a short six-month process, a complete revision was turned over to the county that included: a more efficient way for the county and developers to review the subdivision process, new commercial and industrial zones as well as doing away with zones that were no longer needed. Developed a new format for hosting the entire code that is searchable, easy to read, and included the capability for staff to alter as needed in the future.

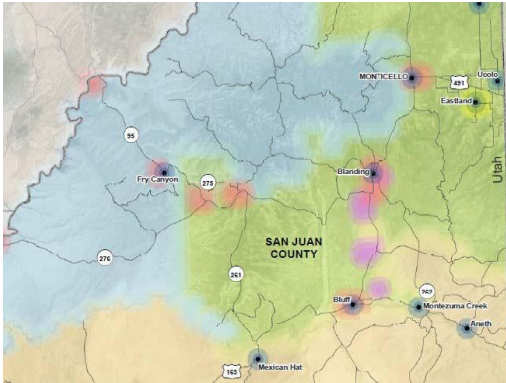


Cedar City Contact:

Scott Phillips
Cedar City Council
435-701-7884

Cedar City General Plan

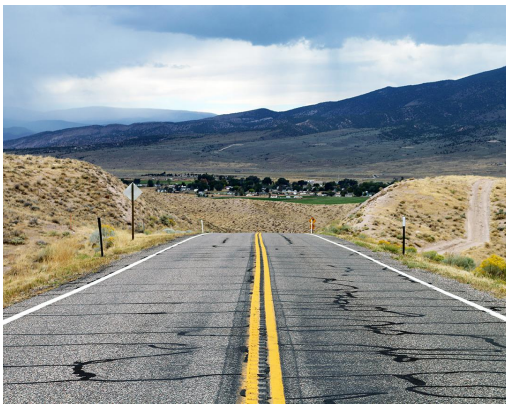
Rural Community Consultants was asked to partner with the City to update the general plan for Cedar City, Utah. Education, Culture, and the Arts are an important part of the City's overall plan. The unique and long-treasured quality-of-life elements within Cedar City was a critical part of the conversation about the community's future. Likewise, the involvement of the local Chamber of Commerce was an important priority because of the rate of growth the area has witnessed in recent years. The extensive public interaction and stakeholder involvement generated a unique final plan. The plan consists of sixteen interrelated chapters that addressed issues as diverse as downtown development, natural resource systems, and healthcare.



Contact: Bruce Adams
County Commissioner
435-587-3225

San Juan County General Plan, 2018

With tourism increasing in the region, and development growth in the Spanish Valley area, San Juan County needed to prepare for changing land uses. San Juan is a large county with distinct development regions, and each of these areas has unique issues. The strategic priorities for the Spanish Valley region differ greatly from those in Monticello or Blanding. The County asked Rural Community Consultants to help develop their plan in part because of our local experience and ability to integrate with their other plans, but also because of our commitment to reach out to members of the community, business owners, and governmental stakeholders.



Contact: Allison Leavitt
Monroe City Administration
435-527-4621

Monroe City – Municipal Code Update

Monroe City was awarded a grant to update the Land Use and Subdivision titles of their City Code. With a focus on updating the code to be in compliance with State Code requirements, Monroe selected Rural Community Consultants to simplify their code and make it easier for staff as well as residents to understand. With a growing population and increased need for additional uses of commercial development an updated land-use code was needed to facilitate the needs of the community along with a more efficient subdivision review process. Along with a code update, RCC was able to partner with Monroe to provide the city with a code hosting service through civiqlinQ that makes the new code easy to access and find with anyone is looking for in a simple and efficient way.



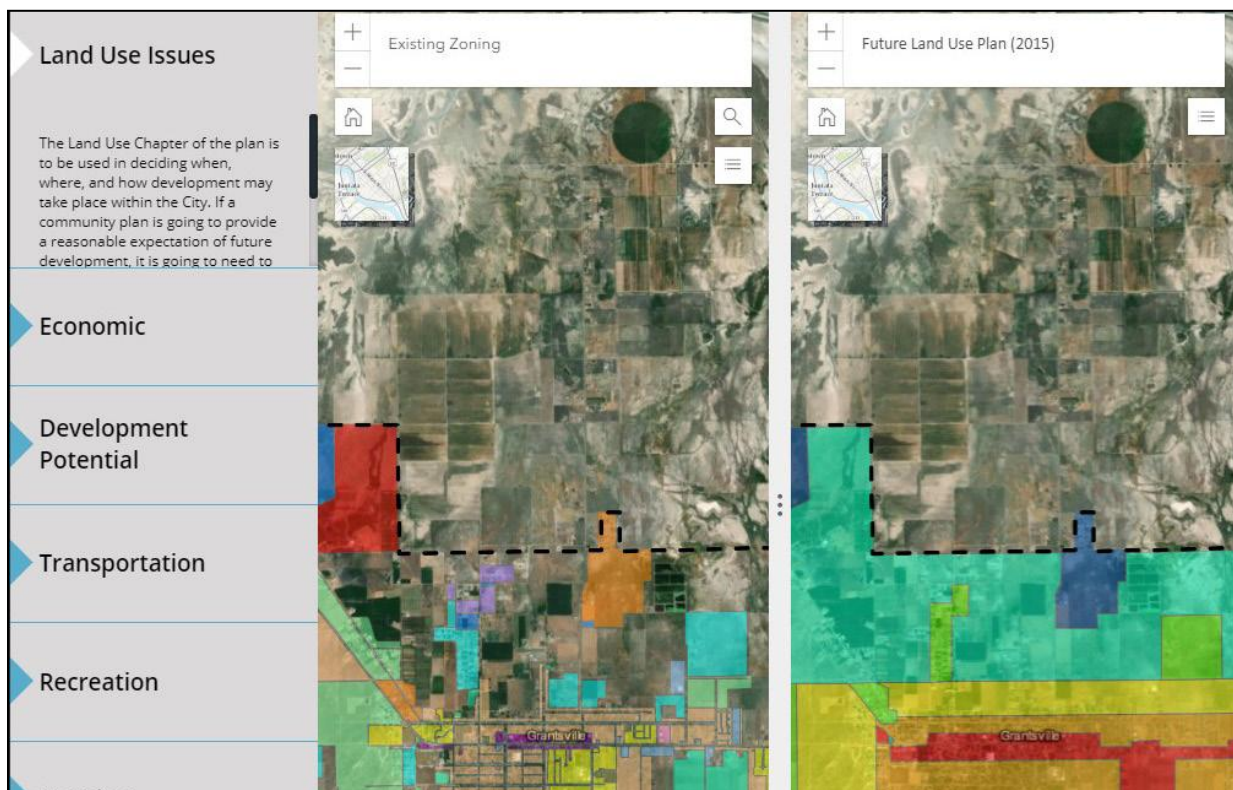
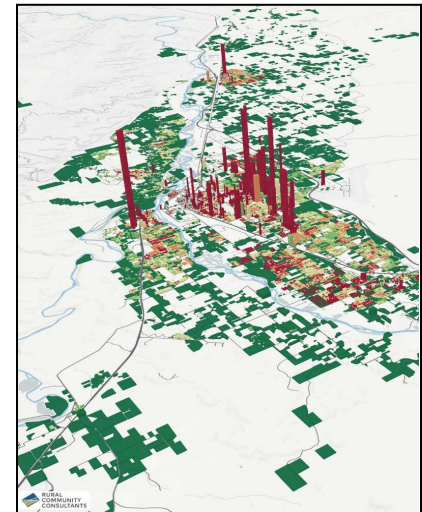
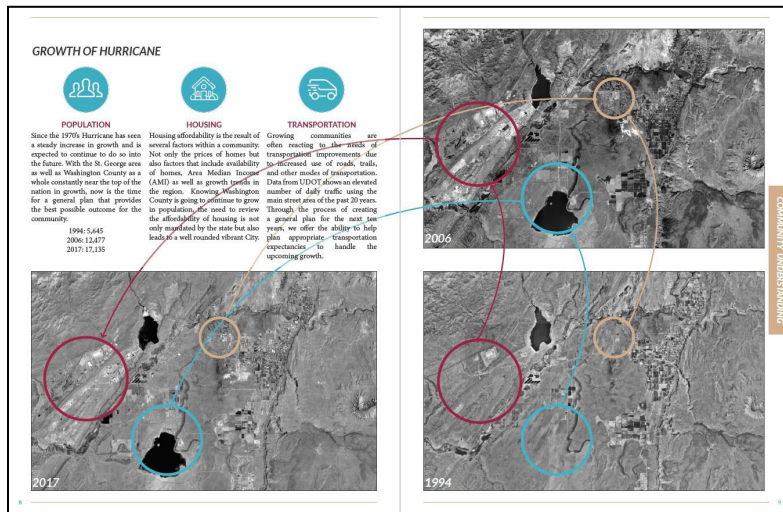
Contact: Marcus Allton
Hyde Park City Administrator
435-563-6507, ext. 27

Hyde Park City – General Plan + Code Update

Housing prices in Hyde Park had skyrocketed over previous years, prompting increased demand for development of all types. The city asked RCC to advise land use development decisions in critical areas important to members of the public. The final product was a new general plan and major edits to the city's land use and subdivision ordinances. At the city's request, a special emphasis was given in the general plan to economic development research and affordable housing solutions. The ordinance update included substantial rewrites for "plain language" and clarity, adjustments to conform with state statutes, and drafts of new ordinances to implement zoning decisions made by the city throughout the planning process.

EXAMPLE WORK - PLANNING

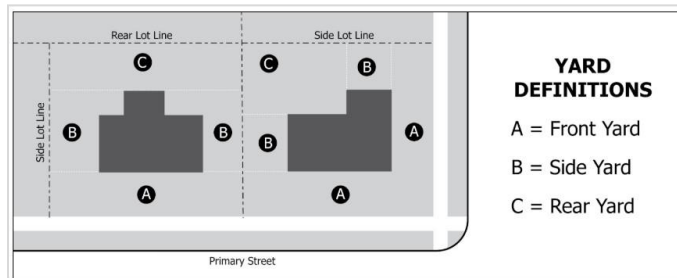
We believe strongly that plans should tell a story, and they shouldn't sit on a shelf. Our plans typically include interactive mapping, summary graphics, and implementation steps.



EXAMPLE WORK - CODE

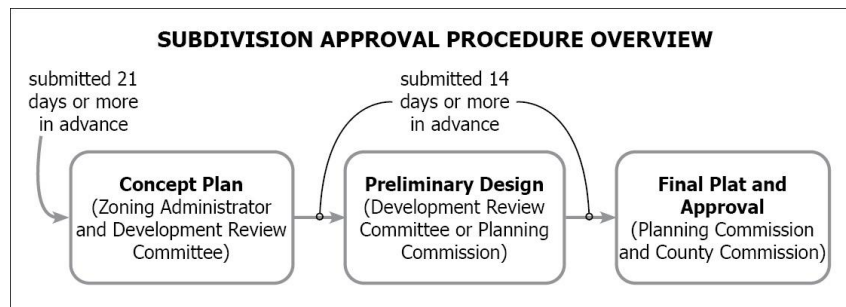
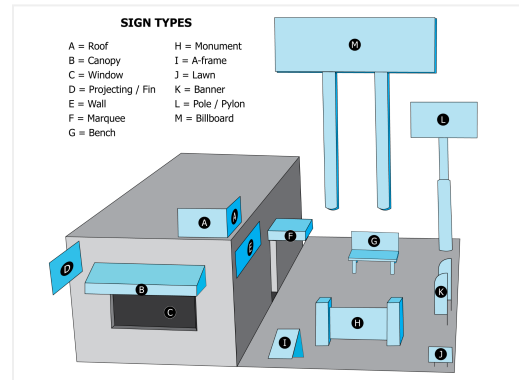
We believe that a good code is one that is concise, illustrative, and actionable.

We also highly value collaborative policy development.



Yard, Front - An open unoccupied space on the same lot with the building between the front line of the building and the front line of the lot and extending the full width of the lot.

Yard, Rear - An open unoccupied space on the same lot with the building between the rear line of the building and the rear line of the lot and extending the full width of the lot.



##.7.1 TITLE - LAND USES and ACTIVITIES

Note: also see provisions for specified uses (##.7.2)

	ROS	OS-20	A-1	RA-5	RR-2	RR-1	RR-0.5	PUZ
AGRICULTURAL and NATURAL RESOURCE:								
Buildings incidental to agricultural operations (L)	X	P	P	P	P	P	P	X
Farming, raising animals (J)	X	P	P	P	P	P	P	X
Habitat management (E)	P	P	X	-	X	X	X	X
Livestock grazing	P	P	P	P	P	X	X	X
Mineral extraction (C,D,G,H)	X	X	X	X	X	X	X	X
Wildfire management (E)	P	P	X	X	X	X	X	X
RESIDENTIAL and COMMERCIAL:								
Accessory buildings (I)	X	P	X	P	P	P	P	X
Bed and Breakfast	X	C	X	C	C	C	C	X
Congregate living facilities (K)	X	P	X	P	P	P	P	X
Home occupations	X	C	X	C	C	C	C	X
Single family dwellings	X	P	X	P	P	P	P	X
Mobile or modular home park	X	P	X	P	P	P	P	X
Multi-family dwellings	X	X	X	X	X	X	X	X
PUBLIC and CIVIC:								
Cemeteries	X	X	X	X	X	X	X	P
Church								
Primitive recreation (B,F)	P	X	X	X	X	X	X	X
Public buildings	X	X	X	X	X	X	X	P
Public recreation facilities	X	X	X	X	X	X	X	P
ROW for utilities (C)	P	P	P	P	P	P	P	P
Unstaffed public buildings	X	X	?X?	X	X	X	X	P

Town of Rock...
11:09 AM Jan 28

Resolve

Can we get a clear definition of what this is pertaining to?

Town of Rock...
11:10 AM Jan 28

Resolve

BLM has mineral rights -- do we have to allow them to extract? Can we restrict this?

Town of Rock...
11:11 AM Jan 28

Resolve

Change to "modular home" only

PROPOSED BUDGET

Based on our experience doing projects similar to this one, our understanding of the City's requirements, available datasets, local issues, etc, we believe that this project can be done for a lump sum amount of:

\$67,400.

If our team is selected, a more detailed break-down of this cost will be conducted by our team (based on the information shared and discussed at our kick-off meeting. In general, this amount is expected to be appropriated as follows:

- Rural Community Consultants (*planning, project management, code work*): **60%** (\$40,000)
- Downtown Redevelopment Services (*planning, implementation*): **30%** (\$20,000)
- Jones & DeMille Engineering (*mapping, infrastructure*): **10%** (\$7,000)

Blanding City can expect to receive professional planning support that includes findings, objectives, and recommendations that are soundly backed by technical and qualitative information and analyses. We are available to begin now and will maintain this commitment until it isn't needed by the City. **We anticipate that we can be complete and adopted before the June 2023 deadline** (depending on the City's availability, of course).

We are proposing a lump sum amount for this work. We would expect to submit regular monthly invoices for reimbursement of work done to date up to the lump sum amount.

Further, we don't anticipate changes to our scope, schedule, or budget during this initiative. However, if the City elects to modify the project subsequent to the final successful delivery, we would negotiate those changes according to our hourly fee schedule.

Fee Schedule (personnel):

Principal Planner (RCC)	\$200/hr
Planner (RCC)	\$135/hr
Web Developer (JDE)	\$95/hr
GIS Specialist	\$110/hr
Engineer (JDE)	\$125/hr

Fee Schedule (overhead):

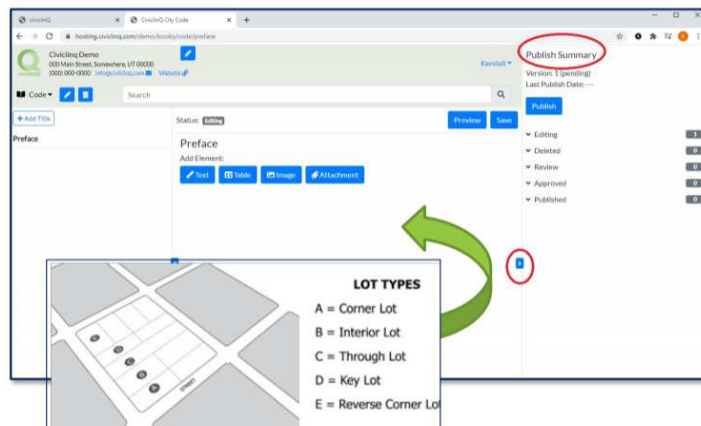
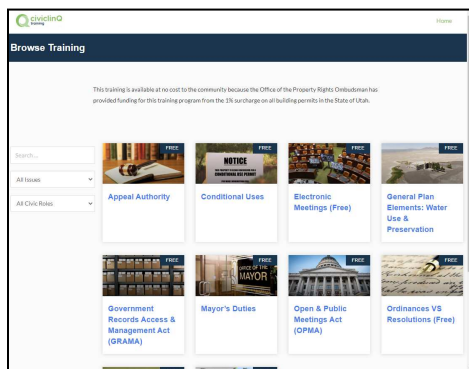
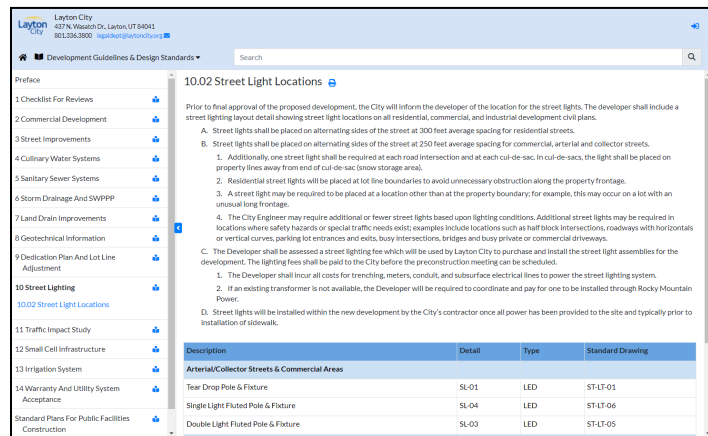
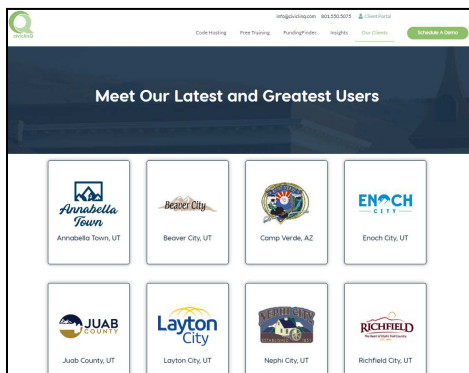
Vehicle Mileage + Expenses	\$0.62/mi
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COMPLIMENTARY SERVICES



Planning and implementation go hand-in-hand. civiclinQ.com is an online subscription-based service our team created to help communities improve the transparency and administration of their land use materials in a way that works best for them. civiclinQ facilitates the steady, strategic improvement of a community's priority issues.

Communities can normally implement our code hosting service on a monthly subscription basis of \$100 per month, (or may choose to subscribe annually for a discounted fee of \$1,100). However, **this proposal includes a 12-month subscription to civiclinQ.com as an additional, value-added service at no cost to Blanding City. This work includes digitization and codification of the City's current land use policies, plans, and codes.** Implementing a platform that is consistent throughout the City will benefit both land use administrators and potential developers into the future!





GENERAL PLAN

REQUEST FOR PROPOSALS

Blanding City is soliciting the services of qualified teams/individuals ("Team") to perform consulting services for an updated general plan. Specific requirements and components are outlined in this RFP.

Responses due Friday, October 28, 2022 at 12 PM, Noon

Contact Information

The primary contact for questions regarding this RFP:

David Johnson, City Manager

50 W 100 N
Blanding City, UT 84511
djohson@blanding-ut.gov

Any communication regarding this RFP to any elected or appointed official of the City or any other City staff, unless said communication is required by the primary contact, shall result in the disqualification of the proposal.

About Blanding City

Blanding City is a beautiful rural community that sits on White Mesa, near the Abajo Mountains, and serves as a central destination for San Juan County. The community includes cultures from Ute, Navajo, and European ancestors and pioneers who each left their distinct history and traditions that carry on today.

Blanding is the most populous community within Utah's largest geographical county, supporting nearly 30 percent of County residents who live directly in or adjacent to City limits. The City maintains a local general aviation airport and multiple enterprises, including power, natural gas, water, sewer, stormwater, and solid waste.

We are home to the Blue Mountain Hospital, the Utah Navajo Health Systems Blanding Clinic, Utah State University Blanding Extension and dorms, the Edge of the Cedars State Museum, a destination dinosaur museum, and a regional National Guard post. The City is also centrally located within 90 miles of 17 National Monuments & State Parks including Bears Ears, Natural Bridges, and Hovenweep National Monuments.

Background & Introduction

The current General Plan was approved in May 2013 and created by City staff, the Planning Commission and community volunteers.

Blanding City is seeking outside facilitation to update its General Plan and land use code, as well as create GIS land use maps and update existing zoning maps to guide and support future growth, as well as address housing shortages, increased tourism and traffic, and the need for retail commercial and other commercial developments to decrease travel time for residents and provide jobs in the area.

One crucial goal is to keep the integrity of the community and guide future growth in a way that invites reasonable and well-managed commercial and residential opportunities, yet protects the City from development over-running our community's vision the way that other tourist and rural communities have been overtaken in recent years.

The General Plan must provide a guide that balances between the strain and the opportunities that tourism has presented to our community, infrastructure, businesses, and housing market. The intent of this plan will not only help address the issues in front of us, but also leverage the opportunities. The plan must integrate and guide the City's new Transportation Master Plan and several other planning documents that we are currently updating, such as our enterprise utility master plans and the Parks, Recreation, Trails and Open Space Master Plan.

The intent of this update is also to review ordinances, maps, existing master plans, regional plans, and gather public feedback from residents, businesses and others. Currently, there are no existing long-term land use maps to guide developers, as well as regional and state entities, on how current and future city limits should look as the City grows.

Creating GIS land use maps and updating the General Plan will compliment existing zoning maps and help tighten up this essential guiding document. It will provide the City Council, staff and the community with a greater ability to guide the growth of the City, establish feasible incentives, and communicate more clearly to residential and commercial developers the City's current and future plans. Updating the General Plan and creating GIS land use maps will also help guide the City's zoning processes and ordinances to address housing needs in a remote rural community, short-term rentals, tourism, and economic development, particularly with future annexations.

Project Description & Scope of Work

The General Plan is a visionary document that creates the framework for land development codes and development standards, that guides and informs decision making throughout the organization. As such, the final product must be:

1. Easy and intuitive for the public to access, understand, and use. (Avoidance of planning jargon is key).
2. Concise, illustrative, consistent with itself, and strategy-based.
3. Designed to be integrated with the City's website and GIS mapping programs.
4. In compliance with Utah's Land Use, Development, and Management Act (LUDMA).

The Blanding City General Plan Update must address the following five primary objectives:

1. Provide recommendations on City code strategies and plans for land use, zoning, development, infrastructure, and compliance to clearly guide the growth of the City.
2. Identify key areas of residential and commercial growth and infrastructure needs.
3. Align the general plan with the City's new master transportation plan and several other planning documents that are currently being updated, such our enterprise utility master plans and the Parks, Recreation, Trails and Open Space Master Plan.
4. Provide policy recommendations to address housing shortages, water resources and management, increased tourism, and economic opportunities.
5. Identifies Risks, Limitations, Opportunities and Solutions.

The updated General Plan deliverables must incorporate the five primary objectives identified above, in addition to the following:

1. A community vision statement that adequately and accurately captures the desired future of the City.
2. A historic summary and current demographic snapshot of the community.
3. An executive summary.
4. A cutting-edge land use section capable of guiding Blanding's growth in a financially sustainable, pedestrian-friendly, place-making, traffic congestion minimizing way, including:
 - a. Create GIS land use maps to be owned by the City for internal and external use, which compliments zoning maps.
 - b. Update existing GIS zoning maps and other existing maps to be owned by the City for internal and external use.
 - c. An updated future Land Use Map that includes and respects transportation corridors from the City's Transportation Master Plan, enterprise utility master plans, Parks and Trails Master Plan, as well as regional AOG, UDOT, BLM, and other federal, state, regional and local long-range planning tools as appropriate.
 - d. Land Use Goals and Strategies.
 - e. Community Design strategies for residential, commercial, main street, mixed-use, and potential industrial development.
 - f. Housing strategies that lead to a healthy mix of housing types and sizes.
 - g. Strategies that address housing shortages and balances short-term rentals.
 - h. Updated affordable housing plan & strategies.
 - i. Walkability strategies.
 - j. New land use categories.
 - k. New and/or revised zoning categories.
 - l. A focus on gathering places and/or activity centers.
 - m. Analysis, maps, goals, and strategies to address the connection of Land Use with Transportation, Economic Development, Parks and Recreation, Open Space,

Water, Health, Water Sustainability, Funding & Financing Methods, and Public Utilities, Services, and Facilities.

5. Future growth illustrations/renderings.
6. Clear implementation strategies with specific recommended actions or next steps.
7. Fiscal Analysis of the Land Use Plan.
8. A citizen's guide to the plan.
9. A developer's guide to the plan.
10. Incorporation of relevant existing master plans.
11. Other components as proposed by Teams or deemed critical by the City during the review process.
12. Identification of and recommendations for potential Land Development Code amendments to increase effectiveness and consistency with the updated General Plan and City goals.
13. Make level of service recommendations and identify needs, based on the feasibility of current and future staffing.

Existing documents can be linked to, referenced, or used to assist in preparation of the General Plan include: Parks & Trails Master Plan (pending), Transportation Master Plan, Blanding Municipal Airport Master Plan (pending), several enterprise utility master plans (some pending), Subdivision Ordinance, Modular Housing Ordinance, etc. These documents may be obtained online at www.blanding-ut.gov or through the primary contact.

Submittal Format & Proposal Requirements

The RFP proposal shall be limited to no more than 10 pages, excluding examples of prior work, and shall include the following information:

1. The objectives, strategies, plans and deliverables identified in the Project Description & Scope of Work section.
2. Cover letter that succinctly summarizes the RFP including the Team's qualifications and interest, approach, deliverables, and contact information for the principal contact person.
3. Name, title, and responsibility of each individual or Team member working on the project, along with a statement of their availability and level of responsibility for the project.
4. Experience and expertise of Team members, including the use of outside consultants. Describe the talents the Team brings to the project, how their knowledge of the subject will provide benefit to the process, how the Team has been successful in the past (previously completed projects), and how that relates to this project. Include contact information for at least three previous clients for whom project Team members have completed similar projects.
5. Strategy and implementation, including:
 - a. A public outreach plan to generate input and buy-in from the public, along with meetings with city staff, stakeholders, and the Planning Commission and City Council.
 - b. Specific methodology, tools, theories, and resources that will be applied to the project.
 - c. The proposed project process, project management plan, schedule (including critical dates, planned meetings, etc.), mitigation of risks, and proposed costs.
 - d. Proposed format, content, and deliverables for the final product.
 - e. Identification of and proposed coordination with adjacent jurisdictions, State and federal departments as appropriate, and affected entities.
6. Examples of prior work (this is the only item that may be in excess of the 10-page limit)

Project Budget

The project is anticipated to cost up to \$70,000. The Team must submit a fee proposal for the project, including:

1. An estimate of time to be spent by respective positions for each phase of the work.
2. The hourly billing rate for each position.
3. A cost breakdown for each phase and for each deliverable.
4. An estimate of reimbursable expenses to be included in the project.

The proposed fee will serve as a not-to-exceed amount. **Proposals over \$70,000 will result in automatic disqualification.**

Upon execution of the agreement by both parties, the Team will receive authorization to proceed with only those services identified in the agreement. The Team must receive prior written authorization before performing any services outside the scope and fee amount identified in the agreement, or the additional services will not be reimbursable by the City.

Evaluation & Selection Criteria

All proposals received shall be evaluated by a City selection committee. Teams may be contacted for interviews, if determined necessary by the selection committee. The purpose of any interview is to allow the Team to present its understanding of the project, qualifications, expertise, past performance, management plan, schedule, and plan for accomplishing the project. It will also provide an opportunity for the selection committee to seek clarifications from the Team. The Team will be selected based upon the following:

1. Adherence to RFP Instructions (10)

Based on the thoroughness and quality of the RFP, and the applicant's ability to follow instructions within the RFP.

Primary scoring criteria include:

- Completeness (5)
- Overall Quality & Level of Professionalism (5)

2. Company Information & Qualifications (20)

Based on the Proposal and any interviews, the selection team shall evaluate the expertise and experience of the Team and the project manager as it relates to this project in size, complexity, quality, duration, etc. Consideration will also be given to the success the Team has had in the past with similar projects. Past involvement with remote rural and tourist jurisdictions and experience preparing general plans that are concise, illustrative, and action-oriented.

Primary scoring criteria include:

- Experience Level of Staff (5)
- Performance Record of similar projects (5)
- Timeliness of Completion with similar projects (5)
- References (5)

3. Project Understanding & Approach (50)

Based on the information provided in the Proposal and information presented in a potential interview, each Team will be evaluated as to their plan to manage the project and overview on how the primary objectives and deliverables will be achieved. The selection Team will also evaluate the degree to which risks to the success of the project have been identified and a reasonable solution has been presented.

Primary scoring criteria include:

- Overall Comprehension of the Scope of Work (10)
- Addresses Project Objectives (10)
- Addresses Project Deliverables (15)
- Identifies Risks, Limitations, Opportunities and Solutions (10)
- Understanding of the Blanding Area and surrounding regional impacts (5)

4. Schedule (10)

The Team's schedule will be evaluated as to how well it meets the objectives of the project. The Team shall identify in the RFP the project schedule identifying major work items with start and stop dates that are realistic and critical for the success of the project. The City desires a completed project **by the end of June 2023**.

Primary scoring criteria include:

- Understanding and approach of the Proposed Timeline (10)

5. Total Budget (10)

While total cost will be a consideration in the decision, a Team will be chosen mainly based upon the strength and experience of the Team, past project examples, and the planned approach to meeting the project objectives. City will procure a Team to achieve the best project possible within the available budget.

- Must be under \$70,000 (Pass or Fail) **Proposals over \$70,000 will result in automatic disqualification.**
- Score awarded based on ranking of all budget proposal comparisons (10)
 - The City will award Total Budget points based on rank order of lowest budget proposal receiving 10 points, down to highest budget proposal

Question & Answer Period

Questions must be submitted in writing via email and may be sent to the primary contact **until 12:00 pm, Noon on Friday, October 21, 2022**.

Submittal Deadline

One digital copy on a usb drive and **seven hard copies** of the proposal are due at City Hall no later than **12:00 pm, Noon on Friday, October 28, 2022** at the address provided on the cover page to this RFP.

Hard copies must separate the narrative proposal and the budget proposal in two separate and sealed envelopes. **Digital copies** must separate the narrative proposal and the budget proposal in two separate file folders on a usb drive.

The narrative and budget proposal sealed envelopes may be combined into one larger envelope with the USB.

Submit RFP hard copies and digital copies by mail or hand delivery to Blanding City Hall at **50 W. 100 S., Blanding, UT 84511**. Label envelope, "**Attention: To David Johnson, City Manager**" and "**Blanding General Plan RFP 2022 – [insert Team name]**."

A committee of staff and elected officials will review the proposals. There will not be a public opening of the proposals. A contract will be awarded to the highest scoring responsive and responsible Offeror, meeting all requirements stated in the RFP document.

Blanding City General Plan RFP Scoring Criteria

CRITERIA CHECKLIST

1. Adherence to RFP Instructions

Completeness (5)	5
Overall Quality & Level of Professionalism (5)	5
Sub-Score - 10	10

2. Company Information & Qualifications

Performance Record with Similar Projects (5)	5
Timeliness of Completion of Past Projects (5)	5
References (5)	5
Experience Level of Staff (5)	5
Sub-Score - 20	20

3. Project Understanding & Approach

Overall Comprehension of the Scope of Work (10)	10
Addresses Project Objectives (10)	10
Addresses Project Deliverables (15)	15
Identifies Risks, Limitations, Opportunities and Solutions (10)	10
Understanding of the Blanding Area and surrounding regional impacts (5)	5
Sub-Score - 50	50

4. Schedule

Understanding and approach of the Proposed Timeline (10)	10
Sub-Score - 10	10

5. Total Budget

Under \$70,000 (Pass or Fail)	P/F
Score awarded based on ranking of all budget proposal comparisons (10)	10
Sub-Score - 10	10

CRITERIA SCORES

1. Adherence to RFP Instructions	10
2. Company Information & Qualifications	20
3. Project Understanding & Approach	50
4. Schedule	10
5. Total Budget	10
Total Score out of 100	100