



**BLOOMINGTON CITY COUNCIL
MINUTES
BLOOMINGTON CITY OFFICE
45 N 1st W
February 18, 2025, at 7:00 p.m.**

City Council Attendees: Mayor Bunderson by Zoom, Mike Knapp, Dan Porter, Rob Allred, Cindy Piggott, Debbie Thomas, Trish Carlin, and Christine Cooper

BADC Attendees: Jane Simpson by Zoom, Jerry Thornock, and David Bee

Community Attendees: Marilyn Wilkes, Mr. Paul Sousa, and joining by Zoom: Cheryl Searle and Lotwick Reese

Meeting called to order by Mike Knapp, in the mayor's temporary absence at 7:09 pm

INVOCATION: Mike Knapp

PLEDGE OF ALLEGIANCE: Cindy Piggott

RUSSELL SORENSON PROPERTY: Mr. Sorenson requested county approval to subdivide his lot into three parcels for a family lot split, creating a subdivision. The county will hold a hearing tomorrow evening regarding this request. Since his land falls within Bloomington's impact area, the county should have notified the city in a timely manner. However, the city was only informed on February 11th by the Regional Commission instead of Planning and Zoning. Roy noted concerns with the split:

- Bear Lake County allows family splits only in Ag-40 zones. Mr. Sorenson's property is in a designated community expansion zone, not Ag-40.
- Discrepancies in the split require further clarification.
- The city has attempted contact multiple times with Mr. Sorenson, including a certified letter regarding insufficient water pressure per DEQ regulations, but received no response.
- There may have been a letter from HLE to Mr. Sorenson, but no record was found in city files.
- Mr. Sorenson previously connected to city water without authorization.
- The county needs to be informed that all city contact attempts have gone unanswered.
- Verification is needed to confirm water has not been reconnected since the last inspection.
- There is concern that subdividing the property could lead to unauthorized water connections in the future.

The city's position and next steps:

- The city does not support the subdivision unless water concerns are resolved.
- A formal letter will be submitted to the county P and Z outlining objections and requesting postponement until concerns are addressed.
- Roy will draft this letter and send it to Mitch Poulsen.
- Motion to have Roy write and send a letter to Mitch Poulsen and Mr. Johnson, chair of P&Z, stating Bloomington's concerns: Cindy, Second: Dan. Vote Unanimous, Motion Passes.

GENERAL BUSINESS

APPROVE BCC JANUARY 21, 2025, MINUTES

- Motion to approve minutes as amended to add Council Member Rob Allred's name to the January 21, 2025, BCC meeting attendance: Dan, Second: Mike. Vote Unanimous, Motion Passes.

BUILDING AND DEVELOPMENT COMMITTEE: Report given by David Bee.

BUILDING PERMITS: A building permit was approved for Rob Allred.

CODIFICATION UPDATE: Jane Simpson found a codification firm, American Legal Publishing, that is a good fit for the city. Montpelier City and Grace City also use this firm. A fact sheet and timeline were shared with the council. The process will take about one year, after which all city ordinances and resolutions will be available online.

- Motion to approve Roy to sign a contract with the firm: Dan, Second: Rob. Vote Unanimous, Motion Passes.

Roy recognized the hard work of the BADC on behalf of the city.

STR OWNER'S INPUT MEETING: Scheduled for March 11, 2025, including only the BADC and STR owners. Debbie will send invites, and Jane will conduct this as a fact-finding meeting with no decisions made.

ADU ORDINANCE: Rob suggested this ordinance be the next focus. David stated the BADC has already started working on it.

WATER: Rob inquired about the last cleaning of the water tanks up the canyon. Debbie found records showing the last cleaning was in 2019. It is recommended that tanks be cleaned every five years. A resident's meter plate broke. Rob suggested replacing the entire meter. Water is currently turned off and will be addressed in the spring after the ground thaws. Debbie contacted IRWA regarding the city spring now lying outside Bloomington's impact area and was assured this would not be an issue. A representative will meet with them tomorrow.

ROADS: Dan stated that HLE will send out bids for the Child Protection Grant the city was awarded. The city also applied for a \$100,000 LRIP grant, with award decisions expected in April. The new snowplow is a cost-saver, as it allows the city to blade back roads without outsourcing.

SEWER: Mike

UPDATE: CONTINGENCY AND EMERGENCY PLAN – Mike will work on finalizing this plan. The city is awaiting word on a sewer study grant. Sewer pond levels are stable.

FACILITIES: Cindy

UPDATES ON CURRENT PROJECTS: Cindy installed no-parking signs at the Hall and will install handicapped parking signs. She proposed slicing through the large tree section inside the Hall to retain its historical lines and dates. She also received a \$1,200-\$1,500 bid for carving the fallen tree into a sculpture and suggested fundraising through a city yard/craft sale in June and a raffle. Debbie will ask the city attorney about a GoFundMe option.

Roy raised concerns about declining Hall rental revenue. Debbie suggested listing it on Airbnb and will consult the attorney. Mike noted that poor sound buffering deters rentals. Cindy will explore solutions, including contacting Utah State University for assistance and looking into noise-canceling equipment.

TREASURER

FOLLOW-UP: AA HUDSON INVOICE – Roy will address this in a separate discussion.

PAYMENT OF EXPENSES: Motion to pay expenses as presented: Mike, Second: Rob. Vote Unanimous, Motion Passes.

DELINQUENT ACCOUNTS: Two accounts are overdue. One partially paid but remains delinquent. Late fees will be applied per city ordinance. A delinquent account for a deceased resident will be addressed via letter to city PO Box, hoping it will be forwarded to her spouse.

Christine Cooper was added to all City of Bloomington Zions Bank accounts. All council members' names have been added to accounts. A representative from Zions confirmed everything is in order.

- Motion to approve a resolution authorizing new signatories on the city's Zions Bank accounts. Passed by roll call vote:

- Rob – Yes
- Dan – Yes
- Cindy – Yes
- Mike – Yes

CLERK

2025-1 BANK CARD SIGNATURES RESOLUTION – Covered under the Treasurer’s report.

MAYOR

UPDATE: SURPLUS PROPERTY – Roy spoke with an appraiser regarding surveying two small surplus properties. One resident inquired about the landlocked property behind City Hall. Roy will check courthouse records to resolve any issues before completing surveys.

FOLLOW-UP: VALUE OF OLD SNOWPLOW – The snowplow will be detailed this weekend. West Motor in Preston is interested in purchasing it or providing an estimate. Roy will list it on KSL Classifieds.

FOLLOW-UP: PROCUREMENT AND PAYMENT POLICY – Roy is drafting a procurement policy to improve financial oversight and will present it for council discussion. He urged fiscal responsibility among council members.

~~FOLLOW-UP: NELSON TRUST ANNEXATION~~ – This property was listed incorrectly. The property in question is the 100-acre parcel Roy owns. Roy may pursue annexation into the city with a conservation easement to prevent development in perpetuity while increasing the tax base. This would maintain green space without requiring water or sewer extensions. There is a platted but undeveloped road through his adjacent properties. This road runs from 2nd North to 5th North and is plotted as a 22-foot road. Reese’s would like to see this road opened, as they previously sold two parcels abutting 2nd North, leaving their remaining acreage landlocked. Subsequently, the property was split in a manner that resulted in an illegal split recorded by the county. Additionally, another property they own in the same area was also divided, creating an illegal subdivision recorded by the county. Property owners with land adjoining this road plan to petition the county to vacate it, which may lead to contention from Reese.

Roy welcomed any feedback, whether positive or negative, from the council and attending residents. Mike stated if Roy placed the land in a conservation easement, it would benefit the city and secure his support. Dan noted that he had supported Roy on this issue in a previous meeting. Jerry inquired about any limitations on city expansion, to which the response was that there were none unless opposition arose regarding annexation. Those present at the meeting were supportive of his proposal.

MATT REGEN (AUDITOR): Roy and Christine reviewed Matt’s credentials and found no concerns. The council agreed he would be a good fit as the city auditor.

- Motion to approve Matt Regen as the city auditor: Mike, Second: Cindy. Vote Unanimous, Motion Passes.

CITY IMPACT AREA: The county redrew Bloomington’s impact area. Roy cited statute 67-65-16, stating commissioners "may" edit impact areas but are not required to. The council agreed the existing impact area does not need changes. The mayor and council agreed if it’s not broken don’t fix it. Bloomington’s impact area did not need to be redrawn. David Bee stated he spoke with a County Commissioner who felt our area did not need to be redrawn.

COMMUNITY COMMENTS: None.

ADJOURNMENT

- Motion to adjourn: Mike, Second: Rob. Vote Unanimous, Motion Passes.

Adjourned at 8:39 PM.

NEXT REGULARLY SCHEDULED MEETING MARCH 18, 2025 AT 7:00 PM, CITY OFFICE