

PERMANENT COMMUNITY IMPACT BOARD MEETING

Department of Workforce Services
Housing and Community Development Division
Salt Lake City, Utah

MINUTES

Thursday, June 11, 2015

Members Present

Keith Heaton
Richard Ellis
Claudia Jarrett
Bruce Adams
Steve Farrell
Gregg Galecki
Naghi Zeenati
Ron Winterton
Jim Matson
Michael McKee
Jae Potter

Chairman
State Treasurer
Six County Association of Governments
Southeastern Utah Association of Local Governments
State Board of Water Resources
State Board of Water Quality
State Transportation Commission
Uintah Basin Association of Governments
Five County Association of Governments
Uintah County
Carbon County

Staff and Visitors

Tamera Kohler
Candace Powers
Gayle Gardner
Shad West
Brenda Brown
Katherine Smith
Kimberley Schmelting
Mike Hansen
Shannon Ellsworth
Paul Moberly
Kyle Slaughter
Thom Roberts
Cody Christensen
Michael Bryant
Gary Zabriskie
Brian Carver
Emery Polelonema
John Mackey
Nathan Hall
Michael Grange
William Prater
Danny VanWagoner
Bradley Giles
Troy Savage
Bud Bullard
Jacob Sharp

Housing and Community Development
Attorney General's Office
Uintah Basin Association of Governments
Southeastern Utah Association of Local Governments
Five County Association of Governments
Bear River Association of Governments
Six County Association of Governments
Division of Water Quality
Division of Drinking Water
Division of Drinking Water
Bond Counsel
Castle Dale City
Castle Dale City
Sigurd Town
Sigurd Town
Castle Valley Special Service District

Jeremy Raymond	Uintah Fire Suppression Special Service District
Mark Raymond	Uintah County
David Blackham	Mt. Pleasant City
Amy Ivie	United States Department of Agriculture (USDA)
Ryan Savage	Savage Surveying
Lamar Bartholomew	Fayette Town
Jeff Holt	BMO
Joe L. Piccolo	Price City
Debbie Hatt	Southeastern Utah Association of Local Governments
Keith Despain	CRS Engineers
Rick Davis	Price City
Dave Oxman	Mt. Pleasant City
Rich Peterson	Division of Drinking Water
Mike Haaland	Town of Circleville
Brent Christensen	Town of Annabella
Bevan Wilson	Governor's Office of Economic Development
David Taylor	Fairview City
Eric Johnson	Blaisdell, Church & Johnson
Doug Nielsen	Sunrise Engineering
Ruth Dillon	Grand County
Elizabeth Tubbs	Grand County
Alex Buxton	Zion's Bank Public Finance
Michelle Goldsmith	Helper City
Eric Franson	Franson Civil Engineers
Gary Harward	Helper City
Ed Chavez	Helper City
Chad Brown	Franson Civil Engineers
Ryan Snow	Roosevelt City
Joe Burdick	Roosevelt City
Chris Thomsen	Roosevelt City
Nick Tatton	Price City
Tamara Gray	Price City
Stuart Clason	Office of Energy Development
Kathy Giles	Tabby Valley Parks & Recreation SSD
Lee Giles	Tabby Valley Parks & Recreation SSD
Vaun D. Ryan	Roosevelt City
Alair Emory	Office of Energy Development
Michele Pasker	Office of Energy Development
Jason Llewelyn	Helper City
Brian Barton	Jones & DeMille Engineering

WELCOME

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, June 11, 2015 at the Carbon County Senior Center, 450 South Fairgrounds Road, Price, Utah, and called to order at 8:30 a.m. by Chairman Keith Heaton.

Mayor Joe Piccolo (also a former CIB Board member) welcomed CIB to Price City and thanked the Board for many projects funded in Price City and Carbon County. Mayor Piccolo made a presentation to former Chairman Gordon Walker, although not in attendance, and expressed his appreciation for Chairman Walker. He presented a limited edition coal miner's lamp manufactured in Wales which was

used throughout the world to detect oxygen in the mines. When the lamp stops burning, it's time to get out. Mayor Piccolo acknowledged the sacrifice of miners and those who have lost their lives from this community.

ADMINISTRATIVE ITEMS

Financial Review

Candace Powers reviewed the status of the funds for today's meeting. There are sixteen projects on the priority list and one request for special consideration on today's agenda.

Review of Agenda Items

Candace Powers reviewed the agenda items with the Board members.

I. INTRODUCTIONS

Chairman Heaton welcomed everyone and asked the Board members and staff to give introductions. Steve Farrell was introduced as a new Board member representing the State Board of Water Resources replacing Gawain Snow.

II. APPROVAL OF MINUTES

Chairman Heaton requested a motion to approve the minutes from the May 7, 2015 meeting.

Naghi Zeenati made and Claudia Jarrett seconded a motion to approve the minutes from the May 7, 2015 meeting. The motion carried unanimously.

III. PRIORITY PROJECTS

All projects advanced to the Priority List were reviewed in detail by the Board at previous meetings. The information below is a summary of the requests as advanced to the Priority List.

1. Uintah Fire Suppression Special Service District (Uintah County)

Uintah Fire Suppression Special Service District's funding request was advanced to the Priority List as a \$239,365 grant for construction of a 2,376 square foot, 2-bay metal building with a storage room and restroom to act as a fire substation at Maeser, Utah for the Vernal and Uintah County Fire Departments. The applicant is contributing \$239,365 in cash and \$45,000 in-kind (land) to the project.

Total Funding Request: \$239,365 grant.

2. Town of Sigurd (Sevier County)

The Town of Sigurd's funding request was advanced to the Priority List as a \$1,099,200 grant for road and drainage improvements throughout Sigurd to include installing approximately 1,773 linear feet of storm drainage and 18 drop boxes along Center Street; building up the ditch bank along 1520 North, chip sealing Main Street, 300 South, 400 South, Canal Road and Center Street; roto-milling 100 West, Black Knolls Road, 45 West, 1420 North and 1520 North; applying overlay hot mix to 1520 North, and State Street; installing a concrete approach on 1520 North Street and State Street, and placing a double chip seal on 1320 North. The applicant is contributing \$50,000 to this project.

Total Funding Request: \$1,099,200 grant.

3. Town of Annabella (Sevier County)

The Town of Annabella's funding request was advanced to the Priority List as a \$470,000 loan for 30 years at 2.5% interest and a \$1,096,000 grant (total \$1,566,000) for flood protection and storm water improvements to include ditch construction, east and west debris basin structures, the installation of 100

linear feet of 24" corrugated metal pipe (CMP) culverts, 375 linear feet of 18" CMP culverts and 200 linear feet of 36" CMP culverts to control drainage issues.

Total Funding Request: \$1,566,000 (\$470,000 loan for 30 years at 2.5% interest and \$1,096,000 grant).

4. Town of Fayette (Sanpete County)

The Town of Fayette's funding request was advanced to the Priority List as a \$450,000 grant for Phase I of the town's road improvements to include asphalt, chip sealing and roto-milling approximately 9,800 linear feet of existing roadways, 6 asphalt approach slabs, and 6 concrete cross gutters.

Total Funding Request: \$450,000 grant.

5. Town of Circleville (Piute County)

The Town of Circleville's funding request was advanced to the Priority List as an \$835,250 grant for the construction of a new 2960 square foot medical center, stick frame with stucco exterior to include two procedure rooms, nurse work area, lab, reception and billing room, and patient waiting room.

Total Funding Request: \$835,250 grant.

6. Town of Circleville (Piute County)

Town of Circleville's funding request was advanced to the Priority List as a \$320,000 grant for Phase I of road and drainage improvements to include 13,463 cubic yards of borrow ditch construction and the installation of 2000 linear feet of 24" corrugated metal pipe (CMP) culverts to improve drainage.

Total Funding Request: \$320,000 grant.

Chairman Heaton requested a motion to fund projects #1 - #6.

Bruce Adams made and Jim Matson seconded a motion to fund projects #1 through #6 as advanced to the Priority List. The motion carried unanimously.

7. Uintah County Municipal Building Authority (Uintah County)

Uintah County MBA's funding request was advanced to the Priority List as a \$4,493,000 loan for 30 years at 2.5% interest and a \$4,491,106 grant (total \$8,984,106) for the construction of the Vernal Regional Airport Terminal Building. This project consists of the construction of a 12,000 square foot terminal building, an expanded parking area which includes short and long term space, a rental car lot, green space, and a runway observation deck.

Total Funding Request: \$8,984,106 (\$4,493,000 loan for 30 years at 2.5% interest and \$4,491,106 grant).

Claudia Jarrett made and Jae Potter seconded a motion to fund this project with a \$4,493,000 loan for 30 years at 2.5% interest and a \$4,491,106 grant (total \$8,984,106). The motion carried unanimously.

8. Price City (Carbon County)

Price City's funding request was advanced to the Priority List as a \$300,000 grant for the Desert Wave Pool Dome Replacement project consisting of replacing the existing 200' long X 42' high pool bubble

dome, 2 revolving doors, 4 emergency exit doors with accessories and replacement of the pool bubble air handler unit. The applicant is contributing \$220,000 to this project.

Total Funding Request: \$300,000 grant.

9. Price City (Carbon County)

Price City's funding request was advanced to the Priority List as a \$600,000 loan for 20 years at 2.5% interest for a water and sewer improvement project consisting of replacing approximately 1600 feet of 8-inch diameter water main on 400 South between 400 East and 700 East, including boring under the railroad to the southwest for another point of connection to the area south of the railroad. This connection will help improve fire flows and pressures in both areas of town. On 400 North, the applicant will also replace approximately 1600 feet of old and failing clay sewer pipe with new 8-inch and 10-inch PVC pipe from 300 East to 600 East. The disrupted road surface will be milled and overlain with asphalt. The applicant is contributing \$600,000 to the project.

Total Funding Request: \$600,000 loan for 20 years at 2.5% interest.

Jim Matson made and Bruce Adams seconded a motion to fund projects #8 and #9 as advanced to the Priority List. The motion carried unanimously.

10. Tabby Valley Parks and Recreation Special Service District (Duchesne County)

Tabby Valley Parks and Recreation SSD's funding request was advanced to the Priority List as a \$200,000 loan for 30 years at 0.0% interest and a \$200,000 grant (total \$400,000) for park improvements to include constructing a 100' X 50' maintenance building, constructing a shade structure for the existing bleachers, expanding the riding arena bleachers to double the capacity and expanding the sprinkler system.

Total Funding Request: \$400,000 (\$200,000 loan for 30 years at 0.0% interest and \$200,000 grant).

Gregg Galecki made and Naghi Zeenati seconded a motion to fund this project with a \$200,000 loan for 30 years at 0.0% interest and a \$200,000 grant (total \$400,000). The motion carried unanimously.

11. Roosevelt City (Duchesne County)

Roosevelt City's funding request was advanced to the Priority List as a \$307,000 loan for 30 years at 0.0% interest and a \$2,764,000 grant (total \$3,071,000) for a water, sewer and drainage project to include the design and construction of 7,060 linear feet of water lines, 1,900 linear feet of storm drain and 1,795 linear feet of sewer pipe. The project also includes roto-milling, compacting and placement of over 305,500 square feet of hot mix asphalt. Other street improvements include 25 approaches, 21 ADA pedestrian ramps and nearly 4,000 linear feet of curb and gutter and sidewalks. The project also includes the costs to construct a bridge culvert with sufficient capacity to pass the 100-year flows for the Dry Gulch watershed from 250 cfs to 1,170 cfs. The applicant is contributing \$240,000 to the project.

Total Funding Request: \$3,071,000 (\$307,000 loan for 30 years at 0.0% interest and \$2,764,000 grant).

Mike McKee made and Naghi Zeenati seconded a motion to fund this project with a \$307,000 loan for 30 years at 0.0% interest and a \$2,764,000 grant (total \$3,071,000). The motion carried unanimously.

12. Fairview City (Sanpete County)

On February 12, 2012 the CIB authorized funding as a \$400,000 loan for 30 years at 0.0% interest and an \$800,000 grant (total \$1,200,000) to remove the interior wood structure of the existing historical building, adding new windows, door, utilities, floors and interior walls to create space for the police department. There will be evidence and interrogation space, office space for various departments, a conference room, elevator, restroom and shower added to the existing building. Additional space will be constructed to the north of the existing building to house a library in the basement and main level city office space for employees, a break room, records room, judge's chambers, council room/court chamber, etc.

On June 14, 2012 the CIB authorized supplemental funding as a \$100,000 loan for 30 years at 0.0% interest and a \$100,000 grant (total \$200,000).

On February 3, 2015 Fairview City requested time on the May 7, 2015 CIB agenda to discuss a second supplemental funding request for the city hall renovation.

Fairview City's second supplemental funding request was advanced to the Priority List as a \$150,000 loan for 30 years at 0.0% interest and a \$250,000 grant (total \$400,000).

Total Funding Request: \$400,000 (\$150,000 loan for 30 years at 0.0% interest and \$250,000 grant).

Mike McKee made and Ron Winterton seconded a motion to fund this project with a \$150,000 loan for 30 years at 0.0% interest and a \$250,000 grant (total \$400,000). The motion carried unanimously.

13. Helper City (Carbon County)

Helper City's water system funding request was advanced to the Priority List as a \$3,150,000 supplemental loan for 30 years at 2.5% interest to complete water system improvements to the east side of town as well as a portion of Main Street (from Janet Street to Poplar Street). Replacing the culinary distribution system in Area 2 will include abandoning the existing 4" and 6" waterlines, installing approximately 28,000 linear feet of 4" to 12" C-900 pipe, installing isolation valves, one PRV, fire hydrants, and service connections. Also, relocation of approximately 5 water meters from the back of homes to the front.

There was discussion that this project is awaiting approval for funding by the Division of Drinking Water (DDW). The DDW meeting is scheduled for July 10, 2015.

Gregg Galecki made and Steve Farrell seconded a motion to move this project to the Pending List until the Division of Drinking Water has made a funding decision. The motion carried unanimously.

NOTE: Helper City's supplemental funding request of a \$2,000,000 loan for 30 years at 0.0% for sewer system improvements was funded by the Division of Water Quality on May 27, 2015. Helper City's request to CIB has been withdrawn.

14. Helper City (Carbon County)

Helper City's drainage system funding request was advanced to the Priority List as a \$3,150,000 supplemental grant to complete the east side of town as well as a portion of Main Street (from Janet Street to Poplar Street). The new storm drain collection system in Area 2 will include installing approximately 21,000 linear feet of 15" to 30" polyethylene pipe. In addition, concrete manholes and

catch basins will be constructed; about 100 manholes of 48" to 72" diameter and 185 catch basins. Approximately 1,000 linear feet of new curb & gutter, and four outfalls where the storm water discharges into a channel will be constructed. Improvements will also include a small retention basin.

Total Funding Request: \$3,150,000 grant.

Naghi Zeenati made and Bruce Adams seconded a motion to fund this project with a \$3,150,000 supplemental grant. The motion carried unanimously.

15. Mt. Pleasant City (Sanpete County)

Mt. Pleasant City's funding request was advanced to the Priority List as a \$1,125,000 loan for 30 years at 2.5% interest and a \$1,125,000 grant (total \$2,250,000) for the construction of an 11,000 square foot swimming pool with a retractable roof and a 2,400 square foot splash pad including equipment, installation, electrical connections and culinary water connections.

The applicant requested time on the June 11, 2015 CIB meeting to discuss revisions to the project and terms of funding.

Mt. Pleasant City's revisions include withdrawing the splash pad from the funding request which the City will construct and an in-kind donation of \$100,000 for site work and excavation. The revised request for the project is a \$1,000,000 loan for 30 years at 2.5% interest and a \$1,000,000 grant (total \$2,000,000).

The Board again indicated concerns about the budget of this project and costs involved including ongoing operation and maintenance expenses.

The applicant stated they feel comfortable with their ability to afford this.

Total Funding Request: \$2,000,000 (\$1,000,000 loan for 30 years at 2.5% interest and \$1,000,000 grant).

Gregg Galecki made and Naghi Zeenati seconded a motion to fund this project with a \$1,000,000 loan for 30 years at 2.5% interest and a \$1,000,000 grant (total \$2,000,000). The motion carried unanimously.

16. Castle Dale City (Emery County)

Castle Dale City's funding request was advanced to the Priority List as a \$3,930,000 loan for 30 years at 2.5% interest and a \$564,000 grant (total \$4,494,000) for the construction of a 17,473 square foot city hall and office building to be located in Castle Dale. The building is designed to house the administrative offices of Castle Dale City, Castle Valley Special Service District, and the Emery Water Conservancy District. The applicant is contributing \$90,000 cash. The application indicates \$257,000 in local cash.

The applicant requested time on the June 11, 2015 CIB meeting to discuss revisions to the project and terms of funding.

The applicant stated the basement has been eliminated from the project and other changes made which reduced the cost. The revised request is for a \$1,619,000 loan for 30 years at 2.5% interest and a \$1,619,000 grant (total \$3,238,000).

Total Revised Funding Request: \$3,238,000 (\$1,619,000 loan for 30 years at 2.5% interest and \$1,619,000 grant).

Bruce Adams made and Mike McKee seconded a motion to fund this project with a \$1,619,000 loan for 30 years at 2.5% interest and a \$1,619,000 grant (total \$3,238,000). The motion carried with Ellis and Winterton opposed.

IV. REQUEST FOR SPECIAL CONSIDERATION

Chairman Heaton called for a motion to hear the Request for Special Consideration from Housing and Community Development. Richard Ellis was requested to act as Chairman for this Request for Special Consideration.

Jim Matson made and Gregg Galecki seconded a motion to hear the Request for Special Consideration from the Housing and Community Development Division. The motion carried unanimously.

1. Housing and Community Development Division (State Agency)

The applicant presented a funding assistance request for a \$1,500,000 grant to help facilitate county resource management plans per HB 323. The legislature has authorized \$2,000,000 through Utah's Public Lands Policy Coordination Office (PLPCO) for this purpose.

All seven of the Association of Governments have applied to CIB for funding assistance for the County Resource Management Plans (CRMP). Those applications were withdrawn last month.

HB 323 includes 27 points to be covered in the CRMP and is an intensive planning initiative within the timeframe assigned. Some counties are moving forward with the plans on their own; some counties are not as interested. Board members expressed a wide variety of concerns.

Mike McKee made and Jim Matson seconded a motion to set this aside and fund at the July 2, 2015 board meeting.

Bruce Adams made and Claudia Jarrett seconded a substitute motion to fund this project today through the Housing and Community Development Division as a \$1,500,000 grant.

After further discussion by the Board, both motions were withdrawn.

Naghi Zeenati made and Ron Winterton seconded a motion to "table" the request for now. The motion carried unanimously.

Board members discussed further concerns with the CRMP and questioned the administration of such funding if they do fund the request.

Mike McKee made and Naghi Zeenati seconded a motion to hear the 7 Association of Governments (AOG's) present their funding requests at the July 2, 2015 board meeting. The motion carried with Keith Heaton abstaining.

V. BOARD MEMBER ISSUES

1. 3rd Trimester 2015 Major Infrastructure Set Aside – \$4,000,000

Jae Potter made and Ron Winterton seconded a motion to transfer \$4,000,000 into the Infrastructure Set Aside Fund. (The Infrastructure Set Aside Fund was passed at the January 8, 2015 meeting and was posted in the official Board Rule on March 10, 2015.) The motion carried with McKee and Matson opposed.

ADJOURNMENT

The next regularly scheduled meeting of the Permanent Community Impact Fund Board will be Thursday, July 2, 2015 in the Department of Environmental Quality's Board Room at the Multi-Agency State Building, 195 North 1950 West, Salt Lake City, Utah.

The meeting adjourned at 10:10 a.m.

Submitted by:

Cristine Rhead