

**PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

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

**MINUTES**

September 5, 2024

**Members Present**

|                   |  |
|-------------------|--|
| Jerry Taylor      | Five County Association of Governments – Acting Chairman |
| Kirt Slaugh       | State Treasurer  |
| Bruce Adams       | Southeastern Utah Association of Local Governments       |
| Dean Baker        | Uintah County  |
| Jack Lytle        | Uintah Basin Association of Governments                  |
| Greg Miles        | Duchesne County  |
| Ralph Brown       | Sevier County  |
| Laura Hanson      | Governor’s Office of Planning and Budget                 |
| Naghi Zeenati     | State Transportation Commission                          |
| Scott Bartholomew | Six County Association of Governments                    |
| Curtis Wells      | Chairman   |

**Staff and Visitors**

|                    |  |
|--------------------|--|
| Candace Powers     | Housing and Community Development                    |
| Heather Poulsen    | Housing and Community Development                    |
| Paul Moberly       | Housing and Community Development                    |
| Jennifer Domenici  | Housing and Community Development                    |
| Christopher Pieper | Attorney General’s Office                            |
| Skyler Davies      | Division of Water Quality (DWQ)                      |
| Matt Brower        | Heber City   |
| Marcus Keller      | Crews & Associates                                   |
| Burke Williams     | Town of Redmond                                      |
| Kelly Johnson      | Town of Redmond                                      |
| Sim Bell           | Town of Glenwood                                     |
| Joey Rickenbach    | Town of Glenwood                                     |
| Troy Ostler        | Civco Engineering                                    |
| Lester Johns       | Town of Dutch John                                   |
| Justin Atkinson    | Sunrise Engineering                                  |
| Mike Kourianos     | Price City   |
| Miles Nelson       | Price City   |
| Michele Jolley     | Richfield City                                       |
| Brian Burrows      | Richfield City                                       |
| Nick Tatton        | Price City   |
| Bart Jensen        | Jones & DeMille Engineering                          |
| Mark Cain          | Northwestern Special Service District                |
| Charlie Guthrie    | Gunlock Fire – Northwestern Special Service District |
| Russ Funk          | Heber City   |
| Matt Brower        | Heber City   |
| Kevin Yack         | Uintah Basin Association of Governments              |
| Michael Davis      | Naples City  |
| Kelly Chappell     | Ensign Engineering                                   |
| Stephanie Steed    | Escalante City                                       |
| Melani Torgersen   | Escalante City                                       |
| Bryan Carver       | Bear River Association of Governments                |
| Brenna Tabone      | Bear River Association of Governments                |
| Micklance Farmer   | Jones & DeMille Engineering                          |
| Kendrick Thomas    | Richfield City                                       |

|                 |   |
|-----------------|---|
| Carl Conrad     | Uintah Basin Association of Governments |
| Shay Morrison   | R6 Regional Council                     |
| Cade Penney     | R6 Regional Council                     |
| Tyler Timmons   | R6 Regional Council                     |
| Jess Peterson   | R6 Regional Council                     |
| Bryan Burrows   | Richfield City                          |
| Rob Jenson      | Richfield City                          |
| Brock Jacobsen  | R6 Regional Council                     |
| Byron Davis     | Town of Wales                           |
| Kevin Washburn  | Town of Wales                           |
| Lynn Wall       | Wales Town – Engineer                   |
| Carson DeMille  | Jones & DeMille Engineering             |
| Leslie Wheatley | Town of Deweyville                      |
| Aaron Averett   | Sunrise Engineering                     |
| Jason Brown     | Beaver City                             |
| Bill Winfield   | Grand County                            |
| Johnny Parsons  | Monroe City                             |
| John Draper     | Monroe City                             |
| Jason Brown     | Beaver City                             |
| Sim Bell        | Town of Randolph                        |

**Virtual Attendees**

|                    |  |
|--------------------|--|
| Sarah Nielson      | Department of Workforce Services – PIO     |
| Skyler Davies      | Division of Water Quality (DWQ)            |
| April Gardner      | Department of Workforce Services           |
| Sara Jane          | Heber City                                 |
| Rebecca Banner     | Department of Workforce Services           |
| Clyde Watkins      | Duchesne County Water Conservancy District |
| Rosemary D’Amato   | Northwestern Special Service District      |
| Kelly Crane        | Ensign Engineering                         |
| Justin Atkinson    | Sunrise Engineering                        |
| Heather Pattee     | Division of Drinking Water                 |
| Trever Kreutzer    | Crews & Associates                         |
| Brittany Hardy     | Division of Workforce Services             |
| Ajla Hadzialijagic | GOPB                                       |
| Andrea             |  |
| Brady Edwards      | Richfield City                             |

**WELCOME & INTRODUCTIONS** 9:04 am

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, September 5, 2024 at 1385 South State Street, SLC, Utah. Chairman Curtis Wells called the meeting to order at 9:04 a.m. Introductions [20.4]

**BRIEFING - ADMINISTRATIVE ITEMS**

**1. Up-coming Meeting Dates & Location – October 3, 2024 in Salt Lake City. [2:44]**

Ms. Hanson expressed her view that allowing the revenue to accumulate and to see all the projects submitted on one agenda is helpful in reviewing the projects.

**2. Financial Review & Review of Agenda Items [0:03:58]**

All the applications received for the June application deadline (June 3) are being reviewed at today’s meeting. The revenue available for funding represent the mineral lease deposits through July 2024. The balance available is sufficient for the Board to consider funding current projects. There are 11 new projects, 3 supplemental requests and 2 special consideration requests (Special consideration requires a vote to consider the project) on today’s agenda.

### **III. APPROVAL OF MINUTES [8:48]**

Chairman Wells called for a motion to approve the minutes from the June 6, 2024 meeting and the June 6-7, 2024 Policy Meeting.

**Laura Hanson made and Naghi Zeenati seconded a motion to approve the minutes of both the June 6, 2024 meeting and the June 6-7, 2024 Policy Meeting. The motion carried unanimously.**

Commissioner Bruce Adams referred to the supplemental and the special consideration requests on today's agenda and suggested those projects be moved to the beginning of the agenda for discussion prior to new projects.

**Bruce Adams made and Jack Lytle seconded a motion to review agenda items in sections 7 and 8 at the beginning of this meeting.**

Commissioner Lytle noted his second is if those applicants are currently in attendance. Chairman Wells verified the applicants are in attendance and called the question.

**Bruce Adams made and Jack Lytle seconded a motion to review agenda items in sections 7 and 8 at the beginning of this meeting. The motion carried.**

### **7. Supplemental Requests 9:15 am**

#### **7.1. Escalante City Municipal Building Authority (Garfield County) [11:27]**

Escalante City MBA presented a supplemental funding assistance request for a \$240,000 grant and a \$160,000 loan for 30 years @ 1.0% (total \$400,000) for the medical center addition.

*(Original Funding 10-12-2023 - \$940,000 grant and \$620,000 loan for 30 years @ 1.0%)*

This project consists of the building and design for the constructing a 3685 square foot addition to the existing medical center constructed in 2014 to include dental space with three exam rooms, lab and x-ray, storage, a restroom, dental office space and a physical therapy area with an entry/exit, a therapy room, wellness room, office, custodial room, restrooms, utilities and furnishings necessary for the function of the facility. The existing site will be expanded for additional parking, a traffic circulation route and storm drainage improvements. It is intended that Garfield County will grade and gravel the parking area.

The applicant indicated the request is for an additional \$400,000; grant and loan. The bids are higher than estimated. They rebid the project to see if they could lower the bids, but the result was still high. They eliminated the paved parking lot and sidewalks to lower the cost, but the project still exceeded the available funding.

Commissioner Lytle asked if the supplemental funding request now includes the paved parking and sidewalk.

The applicant stated the paved parking and sidewalk is not included in the supplemental cost.

Commissioner Adams asked about the cost of the paved parking and sidewalk.

The applicant indicated the cost for those items was approximately \$56,000 for a smaller parking lot on the east side and \$275,000 for the main parking lot.

Commissioner Adams asked if they could accommodate an additional loan and grant to include the parking and sidewalk.

The applicant indicated they could not accommodate a loan. They are working with Wayne Community Health Clinic which will be leasing the medical clinic and their funding is not adequate for that additional cost. Wayne Community Health wants to keep the loan payment at \$15,000 annually and Escalante's payment at \$15,000 annually which is possible with the current requested supplemental. They could function with the gravel parking lot until a paved parking lot could be affordable. They would prefer to have a paved parking area.

Commissioner Adams felt it would be unfortunate to have a gravel parking area at a medical facility and made a motion to fund the project with an additional grant of to include the asphalt and sidewalk.

The applicant noted that the pavement and sidewalk would be an additional \$360,000 having missed the cost of the sidewalk in the amounts stated earlier.

**Bruce Adams made and Dean Baker seconded a motion to approve the supplemental funding as a \$600,000 grant and a \$160,000 loan for 30 years @ 1.0%.**

Mr. Slauch referred to a few months earlier when the fund was out of money and it was often stated back then that the Board should have done more funding in the form of a loan and had a little more austerity. [In this case] The project funding is upsized for an item they have not requested. The gesture is noted but there are many other projects seeking funding assistance. The Board should let the community ask for what they need.\*

Commissioner Taylor indicated they would have asked for that if they would have had support from the clinic. Without the clinic, citizens would travel 67 miles to get a prescription or see a doctor so this clinic is important in this small community.

The Chairman called the question.

**Bruce Adams made and Dean Baker seconded a motion to approve the supplemental funding as a \$600,000 grant and a \$160,000 loan for 30 years @ 1.0%. The motion carried with Kirt Slauch and Laura Hanson opposed and the chairman abstaining.**

Commissioner Lytle when there are opportunities to finish a project rather than have it be more expensive later, if the Board has the opportunity to do it, he supports it while recognizing the Board cannot do it for everybody.

#### 7.2. Naples City (Uintah County) [22:54]

Naples City presented a supplemental funding assistance request for a \$1,250,000 grant and a \$450,000 loan for 20 years @ 0.5% for the storm water preservation, road crossings and road safety project.

*(Original Funding 10-01-2020 – as a \$1,262,000 grant and a \$473,000 loan for 20 years @ 0.5%)*

*(Other cash: Naples, Vernal, Uintah County \$99,000; UDOT \$150,000; NRCS \$561,000 )*

This project consists of maintaining an existing open flood channel in the boundaries of Naples City, Vernal City, and Uintah County for the length of the Central Canal to collect storm water runoff flood control as the Ashley Central Irrigation Company intends to pipe the complete length of the Central Canal in Ashley Valley. This will include open cut and slip line roadway crossings on a number of streets for storm water and flood control channel preservation, vegetation removal and reshaping of the channel, extending the existing storm drain culvert east of Hwy 40 approximately 3,500 feet toward the east with a 54" diameter HDPE pipe and to enclose the storm drain channel in other areas to facilitate future roadway projects. Naples City is the applicant as the largest portion of the project is at 2500 South in Naples.

The applicant stated this project was funded in October of 2020. Through the National Environmental Protection Agency (NEPA) there were items that had to be mitigated and reevaluated. The project is in Uintah County, Vernal and Naples and has finally received approval from NEPA. The project went out to bid in August and the bids for the project were much higher than estimated. They did value engineering to reduce the cost but still need supplemental funding. Most of the increase is in the road crossings. Uintah County increased their contribution to \$190,000, Vernal City increased to \$90,000 and Naples is seeking supplemental as a \$1,250,000 grant and a \$450,000 loan for 20 years @ 0.5% from CIB.

Commissioner Lytle commended the efforts for the collaborative project.

**Jack Lytle made and Greg Miles seconded a motion to approve the supplemental funding as a \$1,250,000 grant and a \$450,000 loan for 20 years @ 0.5% (total \$1,700,000). The motion carried with Dean Baker and the chairman abstaining.**

### 7.3. Heber City (Wasatch County) [32:03]

Heber City presented a supplemental funding assistance request for a \$7,581,000 loan for 30 years @ 1.5% for sewer improvements.

*(Original Funding 2-3-2022 - \$20,509,000 loan for 30 years @ 1.5%)*

This project consists of sewer system improvements to include 27,884 linear feet of 8-inch sewer pipe, 489 linear feet of 10-inch sewer pipe, 470 linear feet of 12-inch sewer pipe, 487 linear feet of 18-inch sewer pipe, 59 concrete manholes, concrete sidewalk, curb and gutter replacement, pavement restoration and associated appurtenances. The project also consists of secondary irrigation to included 27,884 linear feet of 8-inch irrigation pipe, 489 linear feet of 10-inch irrigation pipe, 470 linear feet of 12" irrigation pipe, granular fill, 450 service connections, 8000 linear feet of ¾" lateral line, 450 curb-stop valves, 10 drain assemblies and associated appurtenances and engineering.

The loan has closed and Heber City has commenced the project wherein a shortfall is noted to complete the original scope of the project; this is not a change of scope.

The applicant indicated this is Heber City's central water and sewer line replacement project. It replaces 60 square blocks of water and sewer line due to age. Construction began in the summer of 2022 and continued in 2023 & 2024. It is expected to be completed in 2025. The cost of this project has been impacted by inflation.

Mr. Zeenati verified the first loan has already closed.

**Naghi Zeenati made and Jack Lytle seconded a motion to approve the supplemental funding as a \$7,581,000 loan for 30 years @ 1.5%.**

Commissioner Miles asked if they had pursued other funding.

The applicant indicated they have. The water portion was funded by the Board of Water Resources. This is specifically for the sewer and secondary irrigation portion of the project.

Mr. Slauch noted that Heber City is similar to the Wasatch front regarding economy and has tax revenue from a variety of sources. Most of rural communities do not many other options. Heber City could find affordable funding sources. \$7.5 million is a lot when there are small rural projects that CIB could actually fund. Though it is all loan, with a 30 years term the fund will recapture that revenue over a long period of time. Wasatch County is not a producer of mineral lease revenue though Basin trucks do come through; this project is not impacted by mineral production. He asked what Heber City would do if CIB did not fund this.

The applicant recognized the concerns and Heber City could go to the market and receive a higher interest rate which would impact the sewer rates. There have been increases to the rates over the past 3 years.

Commissioner Lytle asked what the dollar amount of the increase has been.

The applicant indicated it was \$7 with two additional increases totaling \$18. The average sewer bill is \$47.00. The pressurized irrigation has experienced increases as well. The interest rate from water resources was 0% as the rates exceeded the benchmark affordability.

Chairman Wells concurred with Mr. Slauch. This allocates a lot of capital needed for the communities that don't have a lot of resources. The Board should consider an interest rate closer to the institutional level.

Commissioner Bartholomew concurred with what has been stated regarding Heber City's ability to pay.

Of note: The loan has already closed, the supplemental may be funded in different terms. Supplemental funding is issued in the same terms to facilitate a single bond when the loan has NOT closed. This supplemental requires a new bond for the loan.

The applicant indicated this project is very large and is approximately a \$50 million project. The 3 phases of

this project were contracted individually with separate bonds. Phase 1A was accomplished within budget. Phase 2 was bid; phase 3 was estimated. It is still the same scope, but the cost has greatly increased.

**Scott Bartholomew made and Kirt Slaugh seconded a substitute motion to approve the supplemental funding as a \$7,581,000 loan for 30 years @ 4.0%.**

Mr. Slaugh stated that a 4% loan is still below market and is a subsidized rate.

Commissioner Lytle asked if the original funding was for all phases or was it intended that there would be supplemental?

The applicant indicated CIB funded the entire project and it was anticipated that it would be sufficient.

Mr. Slaugh stated there has been 20% inflation since this was funded.

Mr. Zeenati noted that UDOT projects are coming in 35% to 55% above the estimates.

Chairman Wells reiterated the motion which is the maximum tool recommendation.

Mayor Baker asked if Heber could just do the sewer and have the irrigation beneficiaries fund the secondary irrigation.

Marcus Keller - Cruz and Associates and Heber financial advisor addressed the Board regarding the sewer only. The funding would be issued as two separate bonds; a sewer and a PI bond. If the Board could finance the sewer, it is the most important. The irrigation portion could be accommodated through another source.

Commissioner Lytle asked what amount would be needed for the sewer.

Mr. Keller suggested the sewer only would be approximately \$5,900,000 and further suggested 30 years @ 2.5%.

**Kirt Slaugh made and Bruce Adams seconded a second substitute motion to approve the supplemental funding for the sewer portion only as a \$5,900,000 loan for 30 years @ 2.5%.**

Chairman Wells asked if it was the right role for CIB to be subsidizing infrastructure in communities [that can seek other sources] and are not in a producing county; the Chairman called the question.

**Kirt Slaugh made and Bruce Adams seconded a second substitute motion to approve the supplemental funding for the sewer portion only as a \$5,900,000 loan for 30 years @ 2.5%. The motion failed with Kirt Slaugh, Laura Hanson and Bruce Adams in favor and Scott Bartholomew, Jack Lytle, Dean Baker, Greg Miles, Jerry Taylor, Ralph Brown and Naghi Zeenati opposed and the chairman abstaining.**

**Jack Lytle made and Jerry Taylor seconded a third substitute motion to approve the supplemental funding for the sewer portion only as a \$5,900,000 loan for 30 years @ 3.5%. The motion carried with the chairman abstaining.**

#### **8. Request for Special Consideration – (Requires a vote of the Board to Consider) [53:40]**

*Price City requested time on the September 5, 2024 CIB Meeting to discuss emergency flood control.*

Chairman Wells called for a motion and vote to hear the request. *The Board determines if the project addresses a bona fide health or public safety emergency or presents other compelling reasons to merit special consideration.*

**Naghi Zeenati made and Greg Miles seconded a motion to bring the project to the table for discussion. The motion passed unanimously.**

#### **8.1 Price City – Emergency Flash Flood Mitigation (Carbon County) [54:30]**

Price City presented a funding assistance request for a \$300,000 grant and a \$300,000 loan for 20y @ 0.5% for emergency flash flood mitigation. This project consists of the construction of a concrete open channel along the inside shoulder of Wood Hill Road, discharge culverts with rip-wrap protection along

channel alignment and the construction of a stormwater and sediment retention basin with a 2-acre feet capacity on Meads Wash north of N. Cedar Hills Drive to reduce the flows of a 100-year storm to manageable levels. The proposed location is on property owned by Price City. The CIB funding and applicant cash is match for NRCS funding.

The applicant indicated that on June 21, 2024 Price City received 2 inches of rainfall in 45 minutes which overwhelmed the existing drainage system. There was a lot of property damage and flooded apartment buildings. NRCS, through the Emergency Watershed Program (EWP) offered financial help and Price City has received a notice of award in the amount of \$3,078,000 grant. The request to CIB is part of the required matching funding and the Price City Storm Water Fund will make up the remainder of the required match. This project will greatly improve the drainage and retention capacity.

Commissioner Miles asked if they had secured an engineering firm and if there is any in-kind participation.

The applicant indicated they put out a request for qualifications (RFQ) on Monday and will select next week. There is no plan for in-kind participation. There are some improvements that are not covered by the NRCS funding and the Price City crews will facilitate that part.

Commissioner Miles noted that Duchesne County has utilized NRCS funding and through in-kind and their own rip-rap, two projects were implemented with very little cash match; the in-kind match goes a long way to meet the 25% match.

Ms. Hanson asked if they had contacted the Utah Division of Emergency Management as they offer a variety of hazard mitigation grants; disaster grants and non-disaster grants. She will send the entity a link to those grants and expressed support for the request.

**Laura Hanson made and Bruce Adams seconded a motion to fund the emergency request as a \$300,000 grant and a \$300,000 loan for 20y @ 0.5%.**

Mr. Slauch noted the funding request is outside the tool and suggested an exemption.

**Laura Hanson made and Bruce Adams seconded a motion to fund the emergency request as a \$300,000 grant and a \$300,000 loan for 20y @ 0.5% citing and emergency response exemption. The motion carried with the chairman abstaining.**

**8. Request for Special Consideration – (Requires a vote of the Board to Consider) [1:03:30]**

*R6 Regional Council requested time on the September 5, 2024 CIB Meeting to discuss funding for a software pilot program to create and test a beta/pilot version of One List software.*

Chairman Wells called for a motion and vote to hear the request. *The Board determines if the project addresses a bona fide health or public safety emergency or presents other compelling reasons to merit special consideration.*

**Jerry Taylor made and Jack Lytle seconded a motion to bring the project to the table for discussion. The motion passed unanimously.**

**8.2 R6 Regional Council - Software Development - One List Pilot Program (Sevier County) [1:04:07]**

R6 Regional Council presented a funding assistance request for a \$30,000 grant for Software Development - One List Pilot Program. This project consists of developing software to track and compile the regional capital improvement plan (CIP), along with a user-friendly interface to assess and demonstrate its benefits. If proven, legislative funding will be sought for a state-wide program. The R6 Regional Council (R6) Community Advisors will work with all 49 communities and 6 Counties in the R6 region to create accurate, individual CIP's which will then be compiled into one regional CIP.

The applicant indicated this type of software will facilitate a region wide capital improvement list (CIP). R6 wishes to run a pilot program. Their intent is to produce a product, test it in their area for consideration state-

wide; to develop a software to list and present community projects *neatly* to funding agencies. It will sort types of projects for any query. The projects will come from municipalities; realistic projects that are ready within a year for a more accurate one-year listing of projects. R6 has the capacity with some of the funding from the legislature; the LAA program, funding from CIB, CDBG etc. R6 has 5 community advisors that work closely with all 49 communities in 6 counties. If funded, they will send out an RFP and work with a consultant.

Commissioner Lytle commended the forethought. He indicated currently, all entities that come before CIB are to have completed a CASI and asked the difference between CASI and the proposed software. Will they do a statewide software to have consistency between AOG's? The AOG's have hired people to do this work already. Why wouldn't this come through the administrative money CIB has already given to the AOG's?

It was stated that the annual CIB funding to the AOG's is administrative and the AOG has indicated they cannot accommodate this pilot program from those funds.

Ms. Hanson stated the CIB funding is for staff time. *This would be a software purchase.* She supports the idea for a state-wide list as it would help in funding decisions. It would be helpful for the state and support rural infrastructure as to the needs across the state. One caution; garbage in = garbage out; care would need to be taken with what the input is. It would be a good tool for the state and for the Board. *She asked if this not fall into the \$50,000 planning grant wherein it would not come to the Board.*

It is a software development request and does not have the 50% required cash match.

Mr. Slauch reiterated this is a database project and the applicant will find someone to develop the database. The data is already out there but this is to aggregate the information and report it, right?

The applicant indicated that the funding will be for the production of a new dashboard user interface that community advisors can use to gather the information.

Commissioner Lytle asked if \$30,000 will complete the project and if it is to be used solely for sewer and water projects. If so, he suggested CIB fund 1/3 of the project and go to DDW and DWQ for the other 2/3rds. CIB is not the expert nor are the AOG's on sewer and water. If there is not a collaborative tie with those that are requiring this dashboard on their systems, it almost feels redundant. CIB already asks for a list so he is not sure what would be supplied if there is not collaboration with DDW and DWQ.

The applicant has spoken to several cities, with the \$30,000 to run the pilot, the plan long term is secure additional funding to take it statewide.

Commissioner Lytle asked if statewide means all counties including the Wasatch front; the question is regarding the benefit to CIB.

The applicant noted that the question from the Governor's office and GOPB to communities is "How much funding do you need?" ...referencing water projects etc. The answer is uncertain. All the smaller entities have their own CIP. The region struggles to pull up those numbers. This will pull the information together so when the question is presented concerning how much money is needed from the state, the legislature or a funding source like CIB for water or sewer or recreation projects...it really is all their capital projects – there will be a better idea of what is needed. This is only a pilot to initiate and show that the work can be done if the dashboard is created.

Chairman Wells suggested the goal seems to be to enable the other AOGs to use the database and keep it up to date.

Commissioner Taylor suggested it can be used statewide; CIB, CDBG etc.; all would be able to look at it ...

Mr. Slauch stated this is a database project but it is uncertain what the development costs are as there haven't been any RFP's. Ideally a project comes to CIB with quotes on what the development costs would be and is



reluctant to provide a big supplemental to the R6 budget which may not be fair coming from this fund.

**Kirt Slaugh made and Jack Lytle seconded a motion to fund the special consideration request up to a \$30,000 grant with the requirement of receipts to show the development cost; CIB will fund ONLY the development costs, not the staff work or populating the data.**

Commissioner Brown stated CIB already has a list compiled at the AOG and all those communities have already provided the information. Is this also to coordinate with the AOG's to submit that information? Currently in Sevier County the mayors meet with the commission and they prioritize the projects; is that going to change?

The applicant said the projects on the CIB list come from the CASI. This is related and some of those projects will carry over. This is not just projects for CIB; CIB's list is for projects seeking funding from CIB.

Commissioner Brown again asked if it would change the County decision process.

Commissioner Taylor expressed his understanding this would be a statewide list instead of just seeing a single AOG.

Commissioner Brown acknowledged it would be a great tool, but does it change the CIB application list process.

Chairman Wells stated there is a desire for a one list. The AOG's are in silos as well as the communities. This is regional but acknowledged that for now it adds another layer.

Ms. Hanson stated it would be nice to have one list and see all the projects around the State, then determine a funding source appropriate to the project. This is a concept that will start with R6 and it could expand outward. One caution is to avoid being tied to one software and one consultant forever.

The applicant indicated they are working on an RFP and that language will be included.

Commissioner Miles noted he is 'softwared out' currently different entities all have different software with the associated costs. He feels this is duplicative and redundant from what is already being done. The needs are the needs and he is opposed.

Commissioner Lytle asked if there might be talent in the various agencies which could partner and build the tool.

The applicant stated there is talent but all have a lot going on. This idea has been an ongoing conversation at the state level and in their region. They want to run a pilot to demonstrate the idea as a proven concept.

Chairman Wells called the question noting that the funding is *only for direct development*. Leftover funding is to be returned to CIB. Administrative expenses are ineligible.

**Kirt Slaugh made and Jack Lytle seconded a motion to fund the special consideration request up to a \$30,000 grant with the requirement of invoices to show the development cost; CIB will fund ONLY the development costs, not the staff work or populating the data. The motion carried with Greg Miles opposed and Scott Bartholomew and the chairman abstaining.**

*Break 10:30 am [1:26:00] Resume 10:47 am.*

*Mr. Zeenati provided commentary: Life sometimes takes you on a journey that you didn't know you needed to bring you everything that you needed. His counsel to the applicants is "Don't get mad if you don't get the thing you want".*

#### **4. NEW PROJECTS [1:27:26]**

##### **4.1 Monroe City – Stormwater Improvement Project (Sevier County) [1:28:30]**

Monroe City presented a funding assistance request for a \$350,000 grant for stormwater improvements in Monroe City. This project consists of stormwater improvements to include a hydrological model of the drainage basins to determine the peak discharges for various storm events at the, calculating the existing upstream capacity of the canal, hydraulic calculations to determine the size of the inlet structures and piping, a summary of the studies, a geotechnical analysis with recommendations for the development and design of storm drainage structures and associated storm drainage inlets and construction to connect new structures (concrete boxes) to existing storm drainage culverts at each road crossing, pavement replacement, engineering and bonding.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$245,000 Grant / \$105,000 Loan, 30Y @ 0.5%*

*TOOL MED \$122,500 Grant / \$227,500 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$350,000 Loan, 30Y @ 4.0%*

The applicant noted that the project developed as the Mineral Canal is being put into a pipeline. There is federal funding to do so. Monroe wishes to participate so that their stormwater can utilize the pipeline. Other towns have done similar projects and those have been successful. The canal company determined the sizes and all the engineering has been done by the Great Basin Pipe Company. The project expense does not include engineering. Monroe will have to put in their own inlets into the upsized pipe.

**Bruce Adams made and Ralph Brown seconded a substitute motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$350,000 Grant citing a special circumstance exemption.**

Ms. Hanson asked what connotes the exemption of special circumstance for this project.

Mr. Slauch noted the funding tool recommends some loan.

Ms. Hanson supports the project but there should be some portion as a loan.

With no substitute motion, the Chairman called the question.

**Bruce Adams made and Ralph Brown seconded a substitute motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$350,000 Grant citing a special circumstance exemption. The motion carried with Laura Hanson opposed and the chairman abstaining.**

##### **4.2. Town of Redmond (Sevier County) [1:35:04]**

The Town of Redmond presented a funding assistance request for a \$1,085,000 grant for wastewater improvements. This project consists of installing a new mechanical screening system, a screen building, 3 each lift station improvements, new SCADA system, boring under the Sevier River for the installation of 16" casing and an 8" sewer line, new flow meter with vault, road restoration, upgrading the existing pump stations, installing new meter at the existing sewer lagoons, engineering and bonding.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$868,000 Grant / \$217,000 Loan, 30Y @ 0.5%*

*TOOL MED \$434,000 Grant / \$651,000 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$1,085,000 Loan, 30Y @ 4.0%*

The applicant indicated they have completed the SCADA system. The purpose of the screen and monitoring is they are getting a lot of trash in the systems and ponds and the enzymes are breaking down. Flushable wipes are not flushable. Each year they have to clean the manholes at a cost of over \$5000 per year. A screening system would reduce the sewer cleaning to every other year.

Mr. Slauch noted their request is all grant and suggested 60% of the funding as a loan and if not, what would be their alternative.

The applicant indicated a 20% loan would be the maximum based on the revenue. They have no tax base and no business. They saved for 20 years for the SCADA system. They are planning on a rate increase, but a 60%

loan would not be affordable. It was acknowledged that their rates are low.

Commissioner Brown asked if Redmond would be participating with in-kind; labor and equipment.

The applicant indicated Redmond will run the waterline and the sewer line.

Mayor Baker asked about the sewer rate.

The applicant stated the sewer rate is \$17.00 per month and intend a \$2.00 increase to facilitate maintenance on the system.

Ms. Hanson suggested the minimum funding tool recommendation for this project which is a 20% loan Redmond indicated they could afford.

**Laura Hanson made and Scott Bartholomew seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$868,000 grant and a \$217,000 loan for 30y @ 0.5%.**

Mr. Zeenati directed a question to the Division of Water Quality concerning the DWQ memo which indicates the benchmark rate is \$55.07 per month for wastewater service should be exceeded to qualify for a grant.

Skyler Davies, DWQ indicated that the Water Quality Board requires a system to be at the benchmark 1.40% of MAGI to qualify for grant funding. Redmond Town's bill would need to be at or above \$55.07 to qualify for a grant from DWQ. Redmond could increase the rates based on State affordability.

Commissioner Brown offered a substitute motion to fund as requested noting financial hardship.

**Ralph Brown made and Bruce Adams seconded a substitute motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$1,085,000 grant citing a financial hardship exemption. The motion carried with Kirt Slaugh opposed and the chairman abstaining.**

#### 4.3. Town of Glenwood (Sevier County) [1:45:31]

The Town of Glenwood presented a funding assistance request for \$349,549 (a \$222,549 grant and a \$127,000 loan for 10y @ 1.0%) for the 2024 pavement project. This project consists of pavement preservation to extend roadway life at minimal expense and will include 66,974 square yards of cover material (Type II), 132 tons of asphalt and 41 tons of flush coat, engineering and financial consulting.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$244,684 Grant / \$104,865 Loan, 10Y @ 0.5%*

*TOOL MED \$122,342 Grant / \$227,207 Loan, 10Y @ 2.5%*

*TOOL MAX \$ Grant / \$349,549 Loan, 10Y @ 4.0%*

The applicant stated there have been ongoing road projects and the roads are currently in pretty good shape so this project is to seal most of the Glenwood Town roads.

Commissioner Bartholomew indicated the request is within the funding tool recommendation for a good project.

**Scott Bartholomew made and Laura Hanson seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$222,549 grant and a \$127,000 loan for 10y @ 1.0% (total \$349,549). The motion carried with the chairman abstaining.**

*Humor in the audio.*

#### 4.4. Richfield City MBA (Sevier County) [1:48:00]

Richfield City Municipal Building Authority presented a funding assistance request for a \$3,683,000 grant and a \$5,525,000 loan for 30y @ 2.0% (total 9,208,000) for a new pool facility. This project consists of the construction of a new 30,000 square-foot Sprung structure to house a new 5,845 square-foot front entry with administrative spaces, a 3,968 square foot equipment room, a 5,990 square foot pool, pool play equipment, swim competition equipment, kitchen appliances, tables, chairs, and appurtenances, new playground, splash pad, new basketball courts in include 8' of sub-grade, 410 cubic yards of granular borrow, 100 cubic yards of untreated base course, 5,500 square yards of hot mix asphalt, 100 feet of 6' concrete cross gutter, drainage boxes and piping, pavement marking paint, signage, 5 pedestrian ramps, utility trenching\$ and installation, landscaping and irrigation, removal of 20 existing trees, clearing, grubbing excavation, topsoil, engineering to include feasibility study, design, geotechnical report, construction administration and bonding.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$5,524,800 Grant / \$3,683,200 Loan, 30Y @ 1.0%*

*TOOL MED \$2,762,400 Grant / \$6,445,600 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$9,208,000 Loan, 30Y @ 4.0%*

The applicant noted that Richfield has been seeking funding for this pool for some time. The project cost has been significantly reduced by using a 'sprung structure' (custom tensioned fabric structure). They have been approved for a \$2.5 million grant from the Utah Division of Outdoor Recreation's Land and Water Conservation Fund (LWCF) for the project and are waiting for it to be funded. They received an Outdoor Recreation Grant (UOR) to cover the playground.

The applicant indicated the Lions Park Pavilion has been removed from this request. There is an existing playground at the site and the playground will be removed from the site. UOR grant is to construct the new playground.

Commissioner Bartholomew commended Richfield City for taking the Board's recommendations from last year's request for funding for the pool.

**Scott Bartholomew made and Ralph Brown seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$3,683,000 grant and a \$5,525,000 loan for 30y @ 2.0% (total 9,208,000). The motion carried with the chairman abstaining.**

Ms. Hanson appreciated how important these types of projects are to a community; places to come together as family and community. As this is the one review meeting for the trimester, it is possible to see all the projects listed and the available revenue, it is easier to consider this type of project. She stated there are benefits from having the one review meeting with all projects listed.

Mr. Zeenati acknowledged the support letters from various commissioners, city officials and others and asked if anyone offered financial support.

The applicant stated they have not and in meetings and it is understood where Richfield City stands; costs will be adjusted for admission.

Commissioner Taylor also noted the letters of support. Richfield has worked hard getting this pool built and those other entities really should provide some financial support for this project as they will benefit.

Mr. Slaugh concurred this is a good facility, but also stated all users should contribute financially. He supports having some fees that assist with the bond payment. He asked about the total project cost.

The applicant said the total project cost is \$12.1 million; the request to CIB is only for the pool facility \$9.2 million.

Mr. Slaugh asked if other revenues have been pledged to support this project.

Marcus Keller stated this will be a lease revenue bond but there is no interlocal agreement with surrounding areas to pledge other revenue. The revenue will be the fee structure to use the facility. Non-Richfield residents will pay a higher entrance fee.

Mr. Slauch noted those revenues will be for maintenance, but are not pledged for the payment of the bond.

Mr. Keller stated all revenue including the entrance fees will go toward the O&M and payments on the pool.

Chairman Well referenced the Grand County pool facility - the O&M has been covered by the City of Moab. The bond payment is one consideration. The O&M is where the struggle is so it is important to have a plan in place for the O&M.

Mr. Slauch asked the applicant what the collected fees would cover - bond payment and the O&M?

Mr. Keller offered that it would cover the O&M with hope that it might assist with debt service. Most pools are subsidized by the City or entity.

Commissioner Lytle asked if the County was participating. (No.) Does the applicant have a recreation district?

Commissioner Brown spoke on behalf of Sevier County indicating they do not have a recreation district. They have a park tax which is how they fund recreation programs along with user fees.

Commissioner Lytle noted the pool will be subsidized by tax dollars. What is the plan regarding sustainability?

The applicant stated they already have a pool which they are covering now and suggested that the O&M expenses may even go down in comparison to the old pool.

Commissioner Brown acknowledged the project being good for the community and supports the project.

Commissioner Miles asked if Richfield City has sales tax. (Yes). He expressed reservations in funding a project like this in regard to the needs of the State. The project is a good project. He also suggested going easy on the school district as they bring swim meets to that facility and will be an economic driver.

The applicant concurred.

The Chairman called the question.

**Scott Bartholomew made and Ralph Brown seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$3,683,000 grant and a \$5,525,000 loan for 30y @ 2.0% (total 9,208,000). The motion carried with the chairman abstaining.**

#### 4.5. Town of Wales (Sanpete County) [2:10:46]

The Town of Wales presented a funding assistance request for a \$600,000 grant for a culinary water line loop. This project consists of water system improvements at 150 State Street to include 3,700 linear feet of 8-inch class 200 PVC pipeline, tracer wire alongside the PVC pipeline, installation of 6 each 8-inch gate valves, testing, installation of 3 fire hydrants and associated isolation valves, tanks, boost pump, sand separator and appurtenances, steel boost pump building, road base and gravel for building, VFD, telemetering, electrical, engineering and bonding.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$420,000 Grant / \$180,000 Loan, 30Y @ 0.5%*

*TOOL MED \$210,000 Grant / \$390,000 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$600,000 Loan, 30Y @ 4.0%*

The applicant stated this project will loop the water lines and remove the dead ends in the system. This will increase the firefighting capacity and allow the water to be redirected in the event of a disruption. Sludge builds

in the dead-end lines. They have made application to RMD and have not received the funds needed and it has become an urgent issue. They do not have full-time employees and nor commercial businesses. The town revenue is stated to be zero and the only revenue is through the water billing. They have raised the rates \$31.00 to \$37.00 flat rate. This year the rate was increased to \$37.40 and there will be an increase over the next five years. Wales expressed appreciation for CIB as they lack the financial base to accommodate this project. This will provide for long term sustainability for the sole revenue of the town.

**Jerry Taylor made and Ralph Brown seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$600,000 grant citing a financial hardship.**

Mr. Slauch noted that Wales had sought other funding but the funding was denied and asked if there was a reason given for not funding this project.

The applicant stated they weren't charging enough for their water rates though they have nearly doubled the rates in the last two years.

Mr. Slauch asked if the project extends water lines to more areas that are going to be developed and through the development the costs could be recouped?

The applicant indicated it would allow for more development and each block would include approximately \$40,000 in impact fees upon development. The people that live in Wales can't afford that kind of cost which is why they hope to receive a grant.

**Jack Lytle made and Laura Hanson seconded a substitute motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$420,000 grant and a \$180,000 loan for 30Y @ 0.5% (total \$600,000).**

Ms. Hanson asked if they had looked into partnering with neighboring communities to have a regionalized water system. DEQ has indicated there are opportunities to share systems which can be a cost savings.

The applicant stated the closest community is 5 miles away.

Commissioner Adams stated that Wales gets approximately \$10,000 annually in taxes. They have no commerce. They have already raised the water rates.

The Chairman called the question on the substitute motion.

**Jack Lytle made and Laura Hanson seconded a substitute motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$420,000 grant and a \$180,000 loan for 30Y @ 0.5% (total \$600,000). The motion failed with the chairman abstaining.**

The Chairman called the question on the original motion.

**Jerry Taylor made and Ralph Brown seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$600,000 grant citing a financial hardship. The motion carried with the chairman abstaining.**

#### 4.6. Town of Dutch John (Daggett County) [2:28:46]

The Town of Dutch John presented a funding assistance request for a \$1,103,000 grant and a \$960,000 loan for 3Y @ 0.0% (total \$2,063,000) road improvements on Dutch John North and South Boulevard. This project consists of improvements to 1.630 miles of roadway and drainage improvements in Dutch John to include 3,500 tons hot mix asphalt (HMA) overlay on road only, 13 tons emulsified asphalt tack coat, 9,000 linear feet of

concrete curb and gutter, 2,000 square yards of concrete sidewalk, 15,288 square yards of roto-milling, 228 gallons pavement marking paint and striping, engineering and bonding.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$1,237,800 Grant / \$825,200 Loan, 3Y @ 1.0%*

*TOOL MED \$618,900 Grant / \$1,444,100 Loan, 3Y @ 2.5%*

*TOOL MAX \$ Grant / \$2,063,000 Loan, 3Y @ 4.0%*

The applicant stated this is to improve the South and North Boulevard which loops the Town. They have received \$1,000,000 in grant funding from the Joint Highway Commission for the year 2027. Currently there are roads being resurfaced nearby with a batch plant just outside of Dutch John. The company has agreed to leave the batch plant in place if the funding is received and will commence the improvements next year which will save the mobilization costs. The roads are currently 68 feet wide; the improvements will be to a width of 48 feet.

Ms. Hanson asked about the loan repayment.

The applicant stated the loan will be repaid with the Joint Highway Commissioner funding which is expected in 2027.

Commissioner Miles referred to the engineering expenses that are high at \$491,000 of the \$2,063,000 project.

The engineer stated the project will have to follow all the federal standards to get the Joint Highway Commission funding which includes environmental etc.

The applicant stated the Town does not have property tax yet but will be implemented next year.

**Laura Hanson made and Naghi Zeenati seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$1,103,000 grant and a \$960,000 loan for 5y @ 0.0% (total \$2,063,000).**

A discussion concerning the interest rate being outside the tool range ensued as requiring an exemption. It was also suggested that the term of the loan was increased to 5 years and that the loan is to be paid in full upon receipt of the Joint Highway Funds.

**Laura Hanson made and Naghi Zeenati seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$1,103,000 grant and a \$960,000 loan for 5y @ 0.0% (total \$2,063,000) citing a financial hardship exemption regarding the interest rate and the loan is to be repaid in full upon receipt of the Joint Highway Funds. The motion carried with the chairman abstaining.**

Commissioner Lytle suggested that when developing towns come in for funding, they should have their financials in order including taxes. Towns and Counties should work together; in this case the batch plant could have been in town and would have saved more money.

#### 4.7. Beaver City (Beaver County) [2:42:41]

Beaver City presented a funding assistance request for a \$4,180,000 grant and a \$2,787,000 loan for 30y @ 2.0% (total \$6,967,000) for sewer infrastructure improvements. This project consists of exploratory excavation, removal and relocation of 100 linear feet of fencing, dewatering existing lagoon cells (4 cells will need to be dewatered and reconstructed), 2,000 cubic yards of clay liner material, 7,000 cubic yards of clay liner rehabilitation, 32,000 cubic yards of clay liner soil cover, compacted embankment, lagoon site preparation, sludge removal, 10,300 cubic yards of lagoon riprap, 1,600 cubic yards of salvaged riprap from existing lagoon banks, 200 cubic yards of untreated base course, 1 new lift station, aeration equipment, 6 new 5' diameter sewer manholes and the removal of 5 existing manholes, 1,200 linear feet of 18" PVC sewer pipe, 3,500 8" PVC sewer pipe main, materials testing, 1 flume structure, 2 splitter boxes, 2 primary lagoon inlets, 5 secondary lagoon inlets, 4 transfer structures, 6 water level indicators, 1 trash auger, construction staking, engineering,

permitting and bonding expenses. The City is currently beginning a self-funded project to replace 5,180 linear feet of 8-inch PVC sewer line and 1,000 linear feet of 4-inch PVC sewer laterals for an industrial park near the south freeway interchange. A second self-funded project to replace 950 linear feet of 8-inch PVC sewer line along 250 South will be completed in the near future. The two sewer improvement projects will cost the city an estimated \$300,000.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$4,180,200 Grant / \$2,786,800 Loan, 30Y @ 1.0%*

*TOOL MED \$2,090,100 Grant / \$4,876,900 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$6,967,000 Loan, 30Y @ 4.0%*

The applicant stated the sewer lagoons are in critical condition. One of the two primary lagoons is completely septic and has been taken off line. The bulk of the flows are going into the remaining primary and secondary cells. They did not want to go to an aerated system but there may not be a choice.

Chairman Wells noted the Beaver sewer rates are low.

The applicant acknowledged there will need to be a rate increase; aeration systems costs are higher. The estimated increase will be \$10 - \$12 more per month.

Ms. Hanson suggested as the neighboring communities around Beaver City develop and grow, it is encouraged to look for opportunities to collaborate with local communities for the development of a regional system.

The applicant indicated it would be an expensive joint venture to bring 8 miles of sewer for 20 homes.

**Ralph Brown made and Jack Lytle seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$4,180,000 grant and a \$2,787,000 loan for 30y @ 2.0% (total \$6,967,000). The motion carried with the chairman abstaining.**

#### 4.8. Northwestern Special Service District (Washington County) [2:47:32]

Northwestern Special Service District presented a funding assistance request for a \$220,671 grant for a new 2024 F350 Quick Response Vehicle. This project consists of the purchase of a 2024 Ford F-350 Super Duty Crew Cab to include century ultra topper with tool boxes, black ranch hand bumper with chain storage, Carhartt seat covers, Opticom warning & scene light package, on scene solutions cargo slide out cargo tray, new graphics and printed chevrons, front and rear hyd-a-way lights, storage box with two shelves added in rear topper, emergency lighting, siren and radio, badging and decals, **side by side litter skid (UTV), trailer tow vehicle**, USAR rigging kit, rescue raft, mule litter reel, flood response kit, suction machine, defibrillator, cardiac monitor, CPR machine, medical drugs and cardiac med setup for use as a Quick Response EMS Unit stationed in Gunlock, Utah.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$66,201 Grant / \$154,470 Loan, 10Y @ 1.5%*

*TOOL MED \$33,101 Grant / \$187,570 Loan, 10Y @ 3.0%*

*TOOL MAX \$ Grant / \$220,671 Loan, 10Y @ 4.0%*

The applicant stated that in 2015 Gunlock received funding to build a fire station and fire engine. 80% of the calls are not fire in nature. This purchase will expand the capabilities into medical and rescue. This is not an ambulance and not for transport. It is a quick response unit to get on scene rapidly and help move a patient to a transport location. Gunlock State Park is an area they serve. Gunlock Falls is part of the spillway off the reservoir. This location required 17 technical rescues and had to rely on other agencies to provide mutual aid. They often carry equipment in and the victim out across the dam as it cannot sustain heavy equipment. The request is a truck with a camper shell and a UTV with patient moving capabilities for the rugged area.

Mr. Zeenati referenced critical situations where people have fallen over the falls and it was difficult for the emergency crew.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$220,671 grant citing an**



**emergency response exemption.**

Commissioner Lytle asked about the funding source.

The applicant stated they charge a fee per household in the district which is currently the revenue source. They do not receive any revenue from the state park or the county. Their standby fees generate more revenue than the property tax allocation.

Commissioner Brown asked if they have access to Life Flight.

The applicant indicated they do have access from St. George or Mesquite. More than half the rescues from the Falls required Life Flight.

Commissioner Miles asked if the applicant had asked Washington County for help with this purchase.

The applicant stated they have not and emergency services do not receive any money from the tourist revenue. There was an attempt to consolidate some of the districts and a request for the County to assist which was denied so the consolidation was abandoned.

Commissioner Miles encouraged the district to contact Washington County concerning Local Assistance and Tribal Consistency Funds (LATCF). He indicated this is a prime candidate for those funds. Other counties have helped out small entities through this fund.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$220,671 grant citing an emergency response exemption. The motion carried with the chairman abstaining.**

4.9. Town of Randolph (Rich County) [2:55:13]

The Town of Randolph presented a funding assistance request for a \$165,200 grant for road improvements. This project consists of 82,603 square yards of micro-surfacing, 4,630 tons of ½ inch hot mix asphalt (HMA), 25 tons emulsified asphalt (CSS-1) 82,603 square yards of chip seal coat, type II, 149 tons of emulsified asphalt LMCRS-2, 38 tons of HFMS-2P, 82,603 square yards of bonded wearing course – type B to be used for sealing all asphalt roadways to include crack seal and pothole repairs by town staff and equipment prior to hiring a contractor to install a single chip seal on all currently paved roads and a double chip seal will be installed on Crawford View Street, engineering and bonding. Applicant Cash \$247,800.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$49,560 Grant / \$115,640 Loan, 15Y @ 1.5%*

*TOOL MED \$24,780 Grant / \$140,420 Loan, 15Y @ 3.0%*

*TOOL MAX \$ Grant / \$165,200 Loan, 15Y @ 4.0%*

The applicant stated they maintained the roads which are mostly chip sealed; one street is an asphalt street. This project is to repair and chip seal the roads. They have replaced three bridges that go over a canal through the town which has tapped their B&C road funds. They have their first subdivision. They have \$247,800 but need some extra funding assistance to finish the project.

Mr. Slauch indicated the funding request is not within the funding tool range and suggested the funding authorized for most all projects should be within the funding tool. The funding tool has had the Board's comprehensive review for disciplined funding.

The applicant noted that with the town's funding, the percentage of CIB funding for this project is 40%.

Mr. Zeenati noted the cold weather in Randolph is very hard on roads and asked about the use of B&C funding.

The applicant stated the funds were used for the recent repairs and the bridges; they have collaborated with Rich County on the bridges.

**Naghi Zeenati made and Jerry Taylor seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$165,200 grant citing a financial hardship exemption. The motion carried with the chairman abstaining.**

4.10. Town of Deweyville (Box Elder County) [3:02:25]

The Town of Deweyville presented a funding assistance request for a \$348,000 grant for a parking lot for the Town Hall / Park. This project consists of town hall parking lot improvements to include 100 ton of untreated base course, 750 tons of hot mix asphalt (HMA), removing 175 linear feet of curb wall, adding 140 linear feet of new curb wall, 65 square feet of 4" thick concrete, 800 square feet of new concrete waterway, excavation of 40 cubic yards of retention basin, 40 square yards of topsoil, 350 square feet of new sod, removal of 562 square feet of concrete, replace one water meter, removal of asphalt ramp, regrading parking area, dumpster reinforced concrete pad, 2 each concrete pedestrian access ramp, 1550 linear feet of 4" pavement striping, relocate 1 communication box, 2 each tree removals, engineering and bonding. (per the estimate).

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$139,200 Grant / \$208,800 Loan, 15Y @ 1.5%*

*TOOL MED \$69,600 Grant / \$278,400 Loan, 15Y @ 3.0%*

*TOOL MAX \$ Grant / \$348,000 Loan, 15Y @ 4.0%*

The applicant stated an old school building and playground has been the town hall and park. The park has evolved to include ball parks, cook shack, a walking trail and pickle ball courts. The town hall building was renovated 20 years ago and the parking lot is a gravel. The use of the park has increased and the gravel parking lot is difficult for wheelchairs and for clearing snow so this project is to pave the parking lot. They have applied for other grants but there is a median income threshold which Deweyville slightly exceeds and does not qualify.

Commissioner Miles referred to the plan to use 4" pavement and asked what type of vehicles does Deweyville plan on using the parking lot. It seems excessive.

The applicant noted there is a fire station attached to the town hall and the specifications were done by an engineering firm.

**Bruce Adams made and Jerry Taylor seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$348,000 grant citing a financial hardship exemption.**

Commissioner Miles noted this county is not a producing county, providing \$11,000 to the fund over the last ten years. Again, producing counties are funded at 50/50 grant and loan. The non-producing towns apply and receive all grant which is not equitable; mineral producing counties are always funded within the funding tool.

Mr. Slauch concurred that is why the Board authorized the funding tool; to assist with consistency in funding.

Chairman Wells acknowledged the concerns.

Commissioner Bartholomew stated the entities in these smaller towns have no tax base. CIB is the only funding source available.

Commissioner Miles indicated that small rural applicants from mineral producing counties come in with the same tax base and receive less favorable terms.

**Bruce Adams made and Jerry Taylor seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$348,000 grant citing a financial hardship exemption. The motion carried with Jack Lytle and Dean Baker opposed and the chairman abstaining.**

*Kirt Slaugh was excused from the meeting to attend another commitment.*

**4.11. Wayne County (Wayne County) [3:12:46]**

Wayne County presented a funding assistance request for a \$2,489,000 grant for an emergency services building in Bicknell, Utah. This project consists of a 138' by 100' pre-fabricated steel building for use as an emergency services facility in Bicknell, Utah to include concrete foundation and slab, interior work, overhead garage door, fire suppression system, 5,788 square yards of 2.5" asphalt pavement, 3,698 square yards of gravel drive and road base, 2,336 square feet of concrete apron, 4,411 square feet of concrete sidewalk, parking pad and flatwork, 24 each 6" bollards, 10 each wheel stops, asphalt striping and pavement messaging, septic system, storm drainage, gas, waterline and power, communication, engineering and bonding.

*\*Proposed funding tool loan/grant scenario:*

*TOOL MIN \$995,600 Grant / \$1,493,400 Loan, 30Y @ 1.5%*

*TOOL MED \$497,800 Grant / \$1,991,200 Loan, 30Y @ 3.0%*

*TOOL MAX \$ Grant / \$2,489,000 Loan, 30Y @ 4.0%*

The applicant stated Search and Rescue has had 30 calls this year; half involve a DES Helicopter. The Search and Rescue crew is not paid by the County but they must have a fuel tank for jet fuel for all the helicopters that assist. The EMS is up to 133 calls this year; 60% are local but 40% are visitors. They have had 34 fire calls. The emergency services building will be in Bicknell next to the civic center to share the parking lot and kitchen of the civic center. They currently utilize an old gas station building in Hanksville to house one of their ambulances. The Bicknell Fire House was constructed by residents and the doors are not large enough for the larger apparatus. The Bicknell Mayor has offered to provide the water hookup for the new building. This request is to build a facility to have all the search and rescue equipment in one location.

Commissioner Adams asked how many search and rescue and fires happen on private land in Wayne County?

The applicant stated all the rescues and fires are on federal land.

Chairman Wells noted that Wayne County is mostly federal land without the ability to generate the appropriate level of revenue.

Commissioner Bartholomew referred to the CIB funding a similar building in Piute County; Piute County has much more revenue than Wayne County.

**Scott Bartholomew made and Bruce Adams seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$2,489,000 grant citing a financial hardship exemption.**

Commissioner Miles asked about the other funding in the application.

The applicant stated it is Local Assistance Tribal Consistency Fund (LATCF) in the amount of \$500,000.

**Scott Bartholomew made and Bruce Adams seconded a motion to place this project on the Priority List for possible funding at the October 3, 2024 CIB Funding Meeting as a \$2,489,000 grant citing a financial hardship exemption. The motion carried with Kirt Slaugh absent and the chairman abstaining.**

Lunch [3:21:56]

**5. Large Infrastructure Projects      N/A**

**6. Pending Projects**

**9. Board Member Discussion and/or Action Items**

**9.1 Policy language update and approval by the Board**

At the June policy discussion there were two policy items the Board requested to be in writing. Pending List was one are that was questioned which is a written policy:

*Applications placed on the pending list may remain on the pending list for a maximum of 6 months after which a new application will be required for consideration.*

**SUPPLEMENTAL FUNDING:**

**Proposed** Written Policy:

*If the bids for a previously funded project exceed available funding, the entity may present a request for supplemental funding for the project. Supplemental funding requires Board approval and the Board may approve in the same terms as original funding.*

*Ms. Hanson reiterated there is no existing language relating to supplemental. This will be written policy to clarify the process. The Board would approve the supplemental in the same terms, having negotiated those terms. If the loan has closed the*

**Naghi Zeenati made and Scott Bartholomew seconded a motion to approve incorporating the policy language for supplemental funding. The motion carried with the chairman abstaining.**

Ms. Hanson suggested an addition written clarification regarding the review of the Board and the establishment of funding terms at the review meeting and final authorization of those terms at the funding meeting. The funding meeting should not require additional negotiation.

Commissioner Lytle asked if the applicant did not like the terms and came back because they couldn't find a way for the funding to work and asked the Board to renegotiate. ....

Ms. Hanson noted the example, but suggested policy language clarification concerning funding meeting negotiation.

*The Board establishes the funding terms at the review meeting but does not fund the project at the review meeting wherein the Board recommends the applicant verify the terms are viable prior to the funding meeting.*

The Board concurred that once the Board has had a thorough discussion at the review meeting and have placed the project on the priority list for potential funding, there must be a substantial and verifiable reason to discuss amending the terms.

9.2 CIB Board Meeting – October 3, 2024, Salt Lake City

Meeting Adjourned 1:12 PM.

Submitted by;  
Candace Powers