

PERMANENT COMMUNITY IMPACT FUND BOARD MEETING

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

MINUTES

October 3, 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
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

Board Members Virtual

Greg Miles	Duchesne County
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Board Members Excused

Curtis Wells	Chairman
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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
Christina Oliver	Housing and Community Development
Christopher Pieper	Attorney General’s Office
Brittany Hardy	Department of Workforce Services
Bill Prater	Bond Counsel
Burke Williams	Town of Redmond
Kelly Johnson	Town of Redmond
Bret Reynolds	CIVCO Engineering
Bill Prater	Bond Counsel
Korrin Olson	SERDA/SEUALG
Lynn Wall	Wall Engineering / Wales Town
Byron Davis	Wales Town
Marcus Keller	Crews & Associates
Bryan Burrows	Richfield City
Michele Jolley	Richfield City
Rob Jenson	Richfield City
Kaeden Kulow	Monticello City
Keith Heaton	Seven County Infrastructure Coalition
Farah Stout	Hildale City
Lawrence Barlow	Hildale City
Donia Jessop	Hildale City
Rob Dotson	Enoch City
Jackson Ames	Enoch 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
Kevin Yack
Michael Davis
Kelly Chappell
Stephanie Steed
Melani Torgersen
Bryan Carver
Brenna Tabone
Micklane Farmer
Kendrick Thomas
Carl Conrad
Shay Morrison
Cade Penney
Tyler Timmons
Jess Peterson
Bryan Burrows
Rob Jenson
Brock Jacobsen
Byron Davis
Kevin Washburn
Lynn Wall
Carson DeMille
Leslie Wheatley
Aaron Averett
Jason Brown
Bill Winfield
Johnny Parsons
John Draper
Jason Brown
Sim Bell
Rob Dotson
Jackson Ames
Geoffrey Chesnut

Heber City
Uintah Basin Association of Governments
Naples City
Ensign Engineering
Escalante City
Escalante City
Bear River Association of Governments
Bear River Association of Governments
Jones & DeMille Engineering
Richfield City
Uintah Basin Association of Governments
R6 Regional Council
R6 Regional Council
R6 Regional Council
R6 Regional Council
Richfield City
Richfield City
R6 Regional Council
Town of Wales
Town of Wales
Wales Town – Engineer
Jones & DeMille Engineering
Town of Deweyville
Sunrise Engineering
Beaver City
Grand County
Monroe City
Monroe City
Beaver City
Town of Randolph
Enoch City
Enoch City
Enoch City

Virtual Attendees

April Gardner
Brittany Alfau
Kendrick Thomas
Mike Davis
Eric Duthie
Jason Brown
Cade Penney
Gary Zabriskie
Stan Holmes
Kelly Crane
Tyler Timmons
Skyler Davies
Heather Pattee
Kevin Yack
Lesley Kendrick Dewey

Department of Workforce Services
Bear River Association of Governments
Jones and DeMille Engineering
Naples City
Hildale City
Beaver City
R6 Regional Council
Five County Association of Governments
Sierra Club
Ensign Engineering
R6 Regional Council
Division of Water Quality (DWQ)
Division of Drinking Water (DDW)
Uintah Basin Association of Governments

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, October 3, 2024 at 1385 South State Street, SLC, Utah. Acting Chairman Adams called the meeting to order at 9:01 a.m.

- Pledge of Allegiance – All [0.23.0]

- Prayer - Commissioner Ralph Brown [0.49.9]

Commissioner Adams spoke to October being Breast Cancer Awareness Month and provided pink ribbons as a token of remembrance of all who have experienced the breast cancer or know someone who has.

WELCOME & INTRODUCTIONS

Introductions [06:15.0]

BRIEFING - ADMINISTRATIVE ITEMS

1. *Up-coming Meeting Dates & Location.* [10:30]

There are 14 applications submitted for the 2nd Trimester which may be reviewed in one meeting as preferred by the Board. The options for review meetings are November 7, December 5 and January 9. The funding meeting will be February 6, 2025.

Ms. Hanson indicated a preference for one review meeting to discuss all applications.
 Mr. Zeenati suggested December 5 to allow staff preparation.
 Commissioner Adams indicated he would still be on the Board for a December meeting.
 Commissioner Lytle indicated he may attend virtually for a December meeting but accepted the date.
 Commissioner Adams suggested December 5, 2024.

Naghi Zeenati made and Scott Bartholomew seconded a motion to have December 5, 2024 as the 2nd Trimester CIB Review Meeting date. The motion carried unanimously.

2. *Financial Review & Review of Agenda Items* [15:40:3]

All the applications received for the June application deadline (June 3) have been reviewed and placed on the priority list for possible funding approval at today's meeting.

Kaylee Beck reviewed the available revenue which is sufficient for the current applications. She noted that a remaining revenue balance enables the Board to review and fund subsequent applications. The revenue received for September was up a little but it fluctuates. The revenue noted is through August. As this is the final meeting of the trimester, there is no additional forecasted revenue for this meeting. Ms. Beck displayed a 10-year revenue forecast based on 2024 but revenue is not consistent. There are 11 priority 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 [20:20]

Chairman Adams called for a motion to approve the minutes from the September 5, 2024 meeting.

Naghi Zeenati made and Jerry Taylor seconded a motion to approve the minutes of both the September 5, 2024 CIB Review Meeting. The motion carried unanimously.

4. PRIORITY PROJECTS [20:53]

The motions will include three projects per motion.

4.1 Monroe City – Stormwater Improvement Project (Sevier County) [21:37]

Monroe City Stormwater Improvement Project was placed on the Priority List as a \$350,000 grant for 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 and bonding.

Prioritized Funding: \$1,500,000 (\$510,000 grant and a \$990,000 loan for 10 years at 0.0%)

Motion #1

Jerry Taylor made and Ralph Brown seconded a motion to fund projects 1-3 as placed on the Priority List (financial hardship exemption Monroe City). The motion carried unanimously.

4.2. Town of Redmond (Sevier County) [21:49]

The Town of Redmond's Wastewater Improvement Project was placed on the Priority List as a \$1,085,000 grant for 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.

Prioritized Funding: \$1,085,000 grant

Motion #1

Jerry Taylor made and Ralph Brown seconded a motion to fund projects 1-3 as placed on the Priority List (financial hardship exemption Redmond Town). The motion carried unanimously.

4.3. Town of Glenwood (Sevier County) [22:00]

The Town of Glenwood's 2024 Pavement Project was placed on the Priority List as a \$222,549 grant and a \$127,000 loan for 10y @ 1.0% (total \$349,549). This project consists of pavement preservation to extend roadway life 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.

Prioritized Funding: \$349,549 (a \$222,549 grant and a \$127,000 loan for 10y @ 1.0%)

Motion #1 [22:19]

Jerry Taylor made and Ralph Brown seconded a motion to fund projects 1-3 as placed on the Priority List. The motion carried with Greg Miles absent for the vote.

4.4. Richfield City MBA (Sevier County) [23:32]

Richfield City Municipal Building Authority's New Pool Facility 2025 was placed on the Priority List as a \$3,683,000 grant and a \$5,525,000 loan for 30y @ 2.0% (total \$9,208,000). 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.

Prioritized Funding: \$9,208,000 (a \$3,683,000 grant and a \$5,525,000 loan for 10y @ 1.0%)

Motion #2

Naghi Zeenati made and Scott Bartholomew seconded a motion to fund projects 4-6 as placed on the Priority List. The motion carried unanimously.

4.5. Town of Wales (Sanpete County) [23:48]

The Town of Wales Culinary Water Line Loop was placed on the Priority List as a \$600,000 grant. 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.

Prioritized Funding: \$600,000 grant

Motion #2

Naghi Zeenati made and Scott Bartholomew seconded a motion to fund projects 4-6 as placed on the Priority List (Financial Hardship Exemption for Town of Wales). The motion carried unanimously.

4.6. Town of Dutch John (Daggett County) [24:00]

The Town of Dutch John's Road Improvement Project – Dutch John North and South Boulevard was placed on the Priority List as a \$1,103,000 grant and a \$960,000 loan for 5y @ 0.0% (total \$2,063,000). 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.

Prioritized Funding: \$2,063,000 (a \$1,103,000 grant and a \$960,000 loan for 5y @ 0.0%)

Motion #2 [24:20]

Naghi Zeenati made and Scott Bartholomew seconded a motion to fund projects 4-6 as placed on the Priority List. The motion carried unanimously.

4.7. Beaver City (Beaver County) [25:00]

Beaver City's Sewer Infrastructure Improvements Project was placed on the Priority List as a \$4,180,000 grant and a \$2,787,000 loan for 30y @ 2.0% (total \$6,967,000). 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.

Prioritized Funding: \$4,180,000 grant and a \$2,787,000 loan for 30y @ 2.0% (total \$6,967,000).

Motion #3

Jack Lytle made and Jerry Taylor seconded a motion to fund projects 7-9 as placed on the Priority List. The motion carried unanimously.

4.8. Northwestern Special Service District (Washington County) [25:14]

Northwestern Special Service District's 2024 F350 Quick Response Ambulance project was placed on the Priority List as a \$220,671 grant. 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.**

Prioritized Funding: \$220,671 grant

Motion #3

Jack Lytle made and Jerry Taylor seconded a motion to fund projects 7-9 as placed on the Priority List. (Emergency response exemption for Northwestern SSD). The motion carried unanimously.

4.9. Town of Randolph (Rich County) [25:40]

The Town of Randolph's Road Improvement Project was placed on the Priority List as a \$165,200 grant. 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.

Prioritized Funding: \$165,200 grant

Motion #3 [25:50]

Jack Lytle made and Jerry Taylor seconded a motion to fund projects 7-9 as placed on the Priority List. (Financial hardship exemption for Randolph Town). The motion carried unanimously.

4.10. Town of Deweyville (Box Elder County) [26:04]

The Town of Deweyville's Town Hall Parking Lot and Park Improvements project was placed on the Priority List as a \$348,000 grant. 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).

Prioritized Funding: \$348,000 grant

Motion #4

Naghi Zeenati made and Ralph Brown seconded a motion to fund projects 10-11 as placed on the Priority List. (Financial hardship exemption for Deweyville Town). The motion carried unanimously.

4.11. Wayne County (Wayne County) [26:19]

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.

Prioritized Funding: \$2,489,000 grant

Motion #4 [24:31]

Naghi Zeenati made and Ralph Brown seconded a motion to fund projects 10-11 as placed on the Priority List. (Financial hardship exemption for Wayne County). The motion carried unanimously.

7. Supplemental Requests

7.1. Enoch City (Iron County) [26:50]

Enoch City MBA presented a supplemental funding assistance request for a \$760,000 loan for 30 years @ 2.5% for the Police Department Expansion.

[\(Original Funding October 12, 2023 \\$1,460,000 loan for 30Y @ 2.5% + applicant cash \\$300,000 \(total \\$1,760,000\)\)](#)

This project consists of the construction of a 6904 square foot building to house the Enoch City Police Department next to the Enoch City Offices to include excavation, concrete footings & foundation, exterior utilities including sewer, water, power, fiber-optic internet, telephone, and natural gas main lines, framing, stucco and paint, metal roofing, 2 garage doors, framing, interior utilities including HVAC, plumbing, electrical and internet, interior finishes for three (3) restrooms, a meeting/training room, open offices for patrol officers, administrative offices, storage, evidence processing rooms, a sally port for vehicle investigations and storage. Supplemental Applicant Cash \$255,000.

The applicant indicated that the original design was insufficient and the bids were higher than expected.

Mr. Slaugh asked who provided the original engineering estimate.

The applicant indicated the estimate was an approximate estimate from a local builder that has built hotels and motels etc. When the project went to the architect, a lot of the schematics changed.

Commissioner Lytle asked about the cost of the architect and how it changed the price and/or need as a percent of the total project cost.

The applicant indicated the architect was paid approximately \$100,000 and increased space was then included.

Commissioner Taylor stated this project was presented a year ago and asked if the applicant had indicated the project was 'shovel ready' then; it is a concern when projects come in for funding and are not ready.

The applicant stated they had contractors ready to proceed based on assumptions. After reviewing the security needs they engaged an architect.

Commissioner Adams suggested that once the funding is in place, there may be engineering etc. that an applicant may not be able to afford prior to funding wherein the project might be a shovel ready as possible.

It was noted that Enoch City has also increased their applicant cash toward this project.

Mr. Slaugh referred to staff with a suggestion there should be a process for refining estimates. Enoch provided estimates from other than a reliable source.

Ms. Powers noted that applicants may come in for supplemental requests as they do not have money to put toward a project for estimates prior to receiving funding. There is a chance they would spend money then not receive funding. Projects are not bid until they receive approval for funding and come in with best estimates. Before the loan is closed, the project must be bid and at times the funding is unintentionally insufficient.

Mr. Slaugh expressed concern that applicants come to CIB, get their foot in the door, then come back for the supplemental wherein it is difficult for the Board to deny. He asked the applicant if the scope of the project had increased.

The applicant stated the square footage increased and a sally port was added.

Commissioner Lytle asked how much square footage has been added. In the summary there does not appear to be pre-construction engineering and asked for clarification concerning costs and the number of bids received.

The applicant said the scope of work was changed prior to going out to bid. 3 bids were received with and

without a basement. With a basement it was \$600,000 more; this funding request is without a basement and with a 15% contingency. Engineering expenses have been covered by Enoch City.

Mr. Zeenati noted that in the current construction environment, no one can predict the costs indicating it is the same with UDOT. They have excellent engineering estimates, but then project costs exceed the estimates. There is 45-50% inflation which is difficult. Small communities do not have many contractors that will bid to be competitive and every bid is over the estimate.

Commissioner Taylor noted that when he built his home a few years ago, he left the basement off and still regrets that decision.

The applicant stated they would love a basement but cannot afford the payment. This funding will be a stretch.

Jack Lytle made and Dean Baker seconded a motion to approve the supplemental funding as a \$760,000 loan for 30 years @ 2.5%. The motion carried unanimously.

7.2. Heber Valley Special Service District (Wasatch County) [48:15]

Heber Valley Special Service District presented a CHANGE OF SCOPE ONLY for the Wastewater Treatment Facility Upgrade Phase 1.

(Funded October 5, 2023 - \$12,909,000 loan for 20Y @ 2.5%; Applicant Cash \$7,500,000 (total \$20,409,000))

DESCRIPTION: REVISED: This project consists of wastewater facility improvements to include mechanical plant upgrades to the aeration system with an expanded aeration basin and solid waste system improvements, rebuilding the 1981 midway pump station and building a new pump station building at the existing site, *improvements to the headworks facilities to include odor control and adjacent primary clarifier, replace the screenings system for redundancy/reliability* and a new back-up generator. The Heber Valley Special Service District Treatment Facility is located at 1000 East Main Street in Midway Utah on the west bank of the Provo River.

ORIGINAL SCOPE: This project consists of wastewater improvements to include a mechanical plant aeration upgrade with an additional aeration basin and solid waste system in the treatment lagoons, rebuilding the 1981 midway pump station and building a new pump station at the existing site, a new 1600 square foot laboratory building, a new 7,440 square foot farm shop & storage building and a new back-up generator. The Heber Valley Special Service District Treatment Facility is located at 1000 East Main Street in Midway Utah on the west bank of the Provo River.

The applicant stated they have prioritized some changes and would like to eliminate some components and add a headworks upgrade project.

Naghi Zeenati made and Jack Lytle seconded a motion to approve the CHANGE OF SCOPE as presented. The motion carried unanimously.

7.3. Town of Koosharem (Sevier County) [52:20]

The Town of Koosharem presented a supplemental funding assistance request for a **\$90,000 grant** for the Community Center parking lot paving.

(Original funding June 1, 2023 \$1,400,000.00 grant) 10-3-24 Applicant Cash \$60,000)

This project consists of land purchase adjacent to the existing town hall and the construction of a new pre-manufactured steel structure approximately 55 feet X 100 feet to include engineering and design, reinforced concrete footing and foundation, gas line service connections, electrical, plumbing for water and septic, **paved parking lot**, curb and gutter, septic system improvements, drainage, and interior finishes to house town hall offices, council chamber storage room, restrooms, and a recreation room with ADA parking accommodation.

The applicant indicated the project is nearly completed. It was noted that the bids were high so the pavement for the parking lot was not possible. There were building requirements that were not expected. This supplemental funding is to pave the parking lot.

Jerry Taylor made and Ralph Brown seconded a motion to approve the supplemental funding as a \$90,000 grant. The motion carried unanimously.

The applicant requested a picture of the Board to recognize CIB funding for this project. [56:53]

8. Request for Special Consideration – (Requires a vote of the Board to Consider) [58:40]

Monticello City requested time on the October 3, 2024 CIB Meeting to discuss emergency flood control.

Chairman Adams called for a motion and vote to hear the request. (*Special consideration requires the Board to determine 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 Laura Hanson seconded a motion to bring both special consideration projects to the table for discussion. The motion passed unanimously.

8.1 Monticello City – Emergency Flood Mitigation (San Juan County) [59:43]

Monticello City presented a funding assistance request for a \$90,000 grant for emergency flash flood mitigation. This project consists of repairs and restoration of drainage areas damaged during excessive rain to include improved erosion control in two creeks that join and run alongside a city maintenance building, a recreation area damaged by collecting debris in the drainage area. The City will contract for the needed heavy equipment, equipment operators and materials needed to properly prevent further erosion and return both creeks to their normal operation and drainage updates for the maintenance building. If funding is sufficient, improvements will be implemented to erosion of a hillside at a creek area along Lloyd's Lake to prevent further erosion and restore the walking trail.

The applicant is requesting funding for flood mitigation. During the month of August, a lot of rain was received all at once and some of the creeks and areas of City property could not accommodate the abundance of rain. This funding is to replace culverts, pull rocks back into place and prepare for drainage noting one City building was partially flooded. They have a quote from a local contractor which has the equipment to do what is needed to clean out debris and prevent issues in the future.

Commissioner Bartholomew noted other municipalities have had an abundance of rain including Marysvale and Mt. Pleasant and those municipalities asked for and received help from surrounding areas as well as from the Governor's office. He asked if they had looked into other funding sources and asked what makes the Monticello issue an emergency.

The applicant stated they have not pursued other sources due to the time constraints to mitigate the issues before additional moisture arrives. The applicant stated if they have snowfall similar to last year, the build up of water will flood the area around it and the building and office area. If it is not addressed, it will be more expensive later. The meeting minutes will be provided next week.

Dean Baker made and Jack Lytle seconded a motion to fund the emergency request as a \$90,000 grant citing and emergency response exemption with a requirement for the provision of public hearing minutes. The motion carried unanimously.

Mr. Slauch also expressed concern that CIB should not be the primary funding source.

Ms. Hanson indicated the Division of Emergency Management has some disaster mitigation grants acknowledging this is an important prevention of an emergency but is not an emergency at this point. Procedurally, this project and the following project should follow required protocol to be considered with other projects that have followed that protocol.

Commissioner Miles noted that NRCS does have funds available; Emergency Water Project (EWP) money. He asked if they have filed for a stream alteration permit. An EWP project requires a small match, and an engineer should be utilized to design the right fix noting there are other funding streams available and perhaps better suited.

Commissioner Brown stated that though there are other funding sources such as FEMA or NRCS, it is difficult to get funding through those sources.

Commissioner Taylor referenced his experience with flooding as Escalante Mayor; funding was solicited through FEMA and promised. Expenses were incurred but they learned that FEMA could not fund the flooding issue.

Commissioner Lytle stated Daggett County has had success with NRCS and suggested utilizing the CIB funding as match to accommodate a complete long-term project that has been engineered.

Dean Baker made and Jack Lytle seconded a motion to fund the emergency request as a \$90,000 grant citing and emergency response exemption contingent on the provision of public hearing minutes.

Mr. Slauch noted a precedent should not be established to come to CIB first for disaster mitigation. CIB is not the primary source as there are other federal and state sources of funding for these issues.

The applicant stated that he is new to these various emergency issues but noted this area has been engineered. The issue is due to the heavier than normal rainfall which challenged the drainage and these corrective actions will bring it back up to its usual efficiency.

Ms. Hanson referenced the funding sources located at gopb.utah.gov for future reference which has a link to a Utah funding opportunities portal listing funding sources both federal and state.

Dean Baker made and Jack Lytle seconded a motion to fund the emergency request as a \$90,000 grant citing and emergency response exemption contingent on the provision of public hearing minutes. The motion carried unanimously.

8.2 Hildale City – Maxwell Canyon Public Utility and Access Improvements (Washington County)

[1:18:43]

Hildale City presented a funding assistance request for a \$3,079,000 grant for the Maxwell Canyon Public Utility and Access. This project consists of water, sewer and utility improvements to include excavation, road demolition and temporary chip seal, 5,260 linear feet of 8-inch waterline, 1,960 linear feet of 12-inch waterline, waterline valves, hydrants, appurtenances and testing, 4,380 linear feet of 8-inch sewer line, 13 60-inch concrete manholes, 2 manhole connections, 10 4-inch sanitary service laterals and sewer line testing, a 80' X 40' box culvert/bridge structure, 100 linear feet of guard rail, lighting, and 4,600 tons of 12-inch rip rap for bank armoring on Maxwell Creek to facilitate a new amphitheater structure.

The applicant stated there have been previous issues with flood water in Hildale City. In 2015, Hildale lost 14 lives due to flood waters and a 2-year-old child is still missing. Hildale City does not have a source of revenue. For seven years now, Hildale City has been working to restore lives, community and governance. Floods are a recurring issue. The flood waters come down Maxwell Canyon. Also in the canyon there is a clear water spring which is the only source of water for 20,000 people in Hildale and neighboring communities. Other water sources are heavy with radium and pfas. They filter the water and mix with the spring water to make it potable. The flood waters wash out the sand where the water pipes are buried and the pipes break. This project will fund utility lines (water, sewer, power) down the canyon including a culvert to stabilize the water, sewer and drainage pipes. Hildale has received a legislative appropriation to construct an amphitheater in Maxwell Canyon but to do so, the water and utility issues must be mitigated. This project is an emergency request to stabilize the water issue.

Mr. Zeenati commended the Mayor and Hildale City for the efforts to bring the community back expressing appreciation for the beautiful area.

The Mayor noted that Hildale City is now owned by private citizens, not a centralized group which has allowed for the community to grow.

Naghi Zeenati made and Kirt Slaugh seconded a motion to fund the special consideration request as a \$3,079,000 grant contingent on receiving the minutes of the public hearing.

Ms. Hanson expressed appreciation for the story of Hildale City coming back and asked if the applicant was coordinating with Five County AOG on this project. CIB protocol is to review projects that have been prioritized on the CIB application list. There does not appear to be an AOG review.

The applicant stated when they spoke with the AOG, they were told they were not ready. Hildale City has had several City Managers and continuity with addressing the infrastructure issues has been inconsistent. With the legislative appropriation for Maxwell Canyon, the infrastructure issues could no longer wait. They were not ready when the CIB List was compiled.

Ms. Hanson recommended they work with the AOG for their future needs and noted previous funding from CIB for flood issues asking how those were utilized.

The applicant stated those funds were used to repair the lower area where those lives were lost as their van washed over the roadway as a result of the flooding. It created a canyon and the area was stabilized with rip rap using the CIB funds. This project will address the source of the flood water and not simply repair the damage flood water has caused.

Commissioner Brown recommended the Division of Drinking Water (DDW) for assistance and asked if the applicant was working with an engineer.

The applicant indicated they have been working with DDW on the new wells; the bigger water solution and they are working with an engineer for this project. The public hearing minutes will be available next week and they are ready to proceed before the spring runoff.

Naghi Zeenati made and Kirt Slaugh seconded a motion to fund the special consideration request as a \$3,079,000 grant citing a financial hardship exemption and contingent on receiving the minutes of the public hearing. The motion carried with Greg Miles absent for the vote.

Hildale City requested a picture with the Board. [1:43:33]

5. Large Infrastructure Projects N/A

6. Pending Projects N/A

Break: 10:46 am – 10:59 am. [1:45:50]

Chairman Curtis Wells arrived at 11:02 am.

9. Board Member Discussion and/or Action Items [1:46:06]

9.1 Policy language update and approval by the Board.

The Board has requested clarification for being placed on the Priority List to alleviate a re-review of projects at funding meetings.

Review Meeting Language to addition in blue:

(Projects placed on the "Prioritization List" represent projects thoroughly discussed at the review meeting and the terms of the funding package have been established for potential authorization at a funding meeting.)

Funding Meeting Language addition in blue:

*Authorize funding for applications in the amount and terms as determined by the CIB **at the review meeting.***

This language does not prohibit a discussion when necessary.

Scott Bartholomew made and Laura Hanson seconded a motion to adopt the additional policy language concerning the Priority List. The motion carried with Greg Miles absent for the vote.

Commissioner Blackburn presented a plaque recognizing the Permanent Community Impact Fund Board for the funding participation which will be placed in the Wayne County Building and requested approval of the

Board. (Commissioner Blackburn also provided a jar of his brother's honey. [Thank you, Commissioner Blackburn!])

The Board appreciated the signage and recommended similar signage be placed on all buildings funded through the Permanent Community Impact Fund Board. A photo was taken of the signage.

Ms. Hanson noted that many of the projects were funded outside the funding tool and suggested that should be the exception and not the rule. There were good reasons for going outside the funding tool for small communities, but wondered if there should be a benchmark.

The Board discussed the tool and funding with exemptions and it was noted that if the Board does not adhere to the funding tool, it reduces the incentive to seek other sources.

Commissioner Bartholomew stated his community solicited funds from around the community then came to the Board with those other funds wherein the Board funded with all grant. They do have a plaque acknowledging the Board's participation. Some smaller communities have no other source of funding and no revenue to pay back a loan.

The Board discussed adhering to the tool with various concerns; some communities have more resources to participate. It should not be a set policy.

Mayor Baker stated the State has redirected tax revenue to the Wasatch Front and rural communities are losing 35% of sales tax.

Ms. Hanson suggested it is not a good look from an audit perspective to fund outside the tool.

Commissioner Lytle indicated that the audit recommendation was to avoid being arbitrary and capricious. The Board is not arbitrary and capricious as the careful discussion indicates but if the Board is not using the tool, what is its relevance?

Christina Oliver spoke to the Board concerning audits and the funding tool. The Board has been consistent in reviewing the tool. The tool may not always produce the results that are fair and equitable. It is a work in progress and may not ever provide a solution for every project; and it shouldn't. The Board is consistently looking at the funding tool, revamping, and making it work for situational applications which is sufficient rebuttal if there is a concern that the Board is not sticking to an exact tool.

Mr. Slauch does not want communities to have an expectation that anytime they come to CIB, they are going to get all grant. An entity should come up with as much as they can and the CIB can fill in the gaps.

Commissioner Lytle suggested there is a hierarchal process that the Board is seeing the needs; less wants. The Board's discernment process is helping and the Board should be firm in their analytical review.

Commissioner Bartholomew indicated that the Board oft times gives very favorable funding to areas that can truly afford a loan and entities are shopping.

Mr. Slauch stated that energy production and mineral production is important as it is in statute. Vernal and Uintah County might be able to afford it, but they also produce the revenue noting it is only one of multiple factors.

Mr. Zeenati suggested that COVID negatively affected communities as they depleted their resources. Recovery is not complete. They have no savings.

Christopher Pieper, Attorney General's Office asked if the Board wanted to agendaize anything for discussion at the next meeting.

The Board will continue to review at this time.

9.2: CIB Board Meeting [2:14:44]– December 5, 2024, Salt Lake City

The applications submitted for the 2nd Trimester will be discussed in one review meeting.
Meeting Adjourned 11:28 AM.

Submitted by;
Candace Powers