

**PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

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

**MINUTES**

December 5, 2024

**Members Present**

Curtis Wells  
Kirt Slaugh  
Bruce Adams  
Dean Baker  
Greg Miles  
Ralph Brown  
Laura Hanson  
Naghi Zeenati  
Scott Bartholomew

Chairman  
State Treasurer  
Southeastern Utah Association of Local Governments  
Uintah County  
Duchesne County  
Sevier County  
Governor's Office of Planning and Budget  
State Transportation Commission  
Six County Association of Governments

**Members Virtual**

Jack Lytle  
Jerry Taylor

Uintah Basin Association of Governments  
Five County Association of Governments

**Staff and Visitors**

Candace Powers  
Heather Poulsen  
Paul Moberly  
Jennifer Domenici  
Christopher Pieper  
Brittany Hardy  
Sarah Nielson  
Jeff Mosdale  
Kurt Loveless  
Jed Bartholomew  
Bret Reynolds  
David Nielson  
Steve Forbes  
Bret Reynolds  
Casey Olsen  
Kelly Crane  
Bill Davis  
Robin Davis  
Bill Sudweeks  
Greg Barney  
Dave Nielsen  
Garrick Wilden  
Shawn Labrum  
Ron Winterton  
Bart Jensen  
Jason Blankenagel  
Kevin Kunz  
Craig Coates  
Robert Worley  
Jason Brimhall  
Ryan Goodrich  
Mark Raymond

Housing and Community Development  
Housing and Community Development  
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Housing and Community Development  
Attorney General's Office  
Department of Workforce Services – Finance  
Department of Workforce Services – PIO  
Kane County Hospital  
Kane County Hospital  
Town of Fayette  
CIVCO Eng / Flaming Gorge Fire  
Central Valley Town  
Flaming Gorge Fire & EMS District  
Flaming Gorge Fire & EMS District  
Flaming Gorge Fire & EMS District  
Ensign Engineering  
Town of Marysvale  
Town of Marysvale  
Town of Kingston  
Town of Central Valley  
Town of Central Valley  
Jones and DeMille Engineering  
Uintah Transportation Special Service District  
State Senate / Duchesne County  
Jones and DeMille Engineering  
BHI  
Washington County Solid Waste SSD  
Washington County Solid Waste SSD  
Sunrise Engineering  
Sunrise Engineering  
Ashley Valley Water & Sewer Improvement District  
Uintah Transportation Special Service District

Brent Holgate	Upper Community Recreation District
Sherrie Holgate	Upper Community Recreation District
Keith Heaton	Seven County Infrastructure Coalition
Mark Anderson	Zions Public Finance
Kevin Yack	Uintah Basin Association of Governments
Jacob Sharp	Castle Valley Special Service District
Merial Johansen	Johansen Tuttle Engineering
Jay Christensen	Mona City
Justin Atkinson	Sunrise Engineering
Kathleen Cooper	Myton City
Alan Allred	Myton City
Gary Olsen	Flaming Gorge Fire & EMS District
Nick Patterson	Forsgren Associates
Justin Walls	Wallitecture – AVWSD
Alex Buxton	Zions Public Finance
Bill Winfield	Grand County
Travis Leatherwood	Centerfield City
Bill Sudweeks	Town of Kingston

**Virtual Attendees**

Skyler Davies	Division of Water Quality (DWQ)
April Gardner	Department of Workforce Services
Ryan Cook	Naples City
Woody Bair	Flaming Gorge Fire & EMS District
Stephanie Rose	Flaming Gorge Fire & EMS District
Heather Pattee	Division of Drinking Water (DDW)
Andrea Thurlow	Division of Drinking Water (DDW)
Christina Gordon	Garfield County
Greg Jensen	Sevier County
Mike Davis	Naples City
Gabby Blackburn	Sunrise Engineering

**WELCOME & INTRODUCTIONS 9:07 am**

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, December 5, 2024 at 1385 South State Street, SLC, Utah. Chairman Curtis Wells called the meeting to order at 9:07 a.m.

Introductions In person and online.

[2:35] Pledge of Allegiance

[3:00] Recognition of Commissioner Bruce Adams’ service on the CIB: 2009-2024. Acknowledgements were noted by Curtis Wells, Naghi Zeenati, Ralph Brown, Greg Miles, Scott Bartholomew, Laura Hansen, Kirt Slauch, Dean Baker, Jack Lytle, Jerry Taylor, Geri Gamber, Bill Winfield, and others.

[20:03] Commissioner Bruce Adams told the story of the establishment of Monticello and the horsehead mountain in San Juan; Commissioner Adams sang ‘The Blue Mountain Song’.

**III. APPROVAL OF MINUTES [23:32]**

Chairman Wells called for a motion to approve the minutes from the October 3, 2024 meeting.

**Naghi Zeenati made and Greg Miles seconded a motion to approve the minutes of both the October 3, 2024 meeting. The motion carried unanimously.**

**BRIEFING - ADMINISTRATIVE ITEMS [24:00]**

**1. Up-coming Meeting Dates & Location – February 6, 2025 in Salt Lake City. [2:44]**

**2. Financial Review & Review of Agenda Items [24:13]**

Brittany Hardy, DWS finance reviewed the financial status of the revenue. The fund balance was stated as of the end of October. The revenue is currently insufficient, but an approximate forecasting shows a smaller

revenue deficiency at the February funding meeting.

Mr. Slaugh clarified that all the applications received for the 2<sup>nd</sup> Trimester October application deadline are being reviewed at today's meeting.

There are 11 new projects, 2 supplemental requests and 1 request for special consideration. (Special consideration requires a motion and majority vote to consider the project).

#### **4. NEW PROJECTS** [26:03]

##### **4.1 Ashley Valley Water and Sewer Imp District – New Administration Office** (Uintah)

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Ashley Valley Water and Sewer Improvement District presented a funding presented a funding assistance request for \$3,935,000 (a \$1,000,000 grant and a 2,935,000 loan for 30 years @ 1.0%) for a new administration office. This project consists of the construction of a 7,200 SF administrative office at 1753 E 1500 South in Naples, UT to include a board room, lobby, reception area, copy and file room, office spaces, restrooms, storage, conference rooms and break room, remodeling the east bay of the existing shop to provide of restrooms, storage, and utility spaces and relocating an existing 30'x60' wash bay building, utilities, engineering and bonding.

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

*TOOL MIN \$2,361,000 Grant / \$1,574,000 Loan, 30Y @ 1.0%*

*TOOL MED \$1,180,000 Grant / \$2,755,000 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$3,935,000 Loan, 30Y @ 4.0%*

The applicant stated that AVWSID was formed in the late 1970's as a small water system and has grown tied to the impacts of mineral extraction. The population of Uintah County is approximately 34,750 and Ashley Valley Water directly serves 14,000; AVWSID treats and delivers water to Maeser Water and Jensen Water Improvement Districts (5500) for a total of 52% of the population directly served by AVWSID.

AVWSID also serves Vernal City. The District purchased an old telecommunications building and a large plot of land was purchased with capital improvement funds. This project would consolidate operations and equipment into one centralized area within the District boundaries and is located in Naples. The building would also be large enough to accommodate public events. Three Ashley Valley loans will be paid off in the next three years which would allow for the payment for this project. Their existing building will be sold to help pay off any loan received today and the project will be shovel ready.

Mayor Baker stated this is a much-needed project which will consolidate the District and provide a useful building for the District and the area.

**Bruce Adams made and Jack Lytle seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$1,000,000 grant and a 2,935,000 loan for 30 years @ 1.0% (total \$3,935,000).**

Commissioner Miles commended the applicant for seeking funding within the funding tool range.

Mr. Zeenati asked if the applicant had the property for the building without any liens or encumbrances and with all the rights of way.

The applicant they have the property in Naples and the contract is signed.

Mr. Slaugh asked about the current estimates for this project and possible cost over-runs; does the District have other funds if there are cost over-runs.

The applicant stated costs are close to what actual costs of construction will be. This is within the footprint they estimated and contingency is included. They will use District funds to cover over-runs and hope to pay this loan off quickly using proceeds from the sale of the old building. The building has not been listed but there is interest in the building.

The Chairman called the question.

**Bruce Adams made and Jack Lytle seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$1,000,000 grant and a 2,935,000 loan for 30 years @ 1.0% (total \$3,935,000). The motion carried with Dean Baker and the chairman abstaining.**

#### 4.2 Uintah Transportation SSD – Independence East Road Improvements (Uintah)

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The Uintah Transportation Special Service District presented a funding assistance request for a \$8,715,000 Grant and a \$3,735,000 Loan for 15 years @ 0.0% (total \$12,450,000) for road improvements. This project consists of roadway and drainage improvements in the Independence East Area at 4000 South, 6500 East, and 4750 South to include removing 8,456 cubic yards of existing natural asphalt, importing and compacting granular borrow, placing untreated base course and approximately 6-inches of new HMA, a chip seal coat, widening the road to 30 feet (12-foot wide travel lanes and 3-foot shoulders), paint striping and signage while following the American Association of State Highway and Transportation Officials (AASHTO) safety and design standards. The project will utilize approximately 29,766 cubic yards of granular borrow, 15,559 cubic yards of untreated base course, 18,821 tons of hot mix asphalt (1/2 inch), 33 tons of emulsified asphalt CSS-1, 50,734 square yards of chip seal coat – type II, 92 tons of emulsified asphalt LMCRS-2, engineering and bonding.

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

*TOOL MIN \$8,715,000 Grant / \$3,735,000 Loan, 15Y @ 0.5%*

*TOOL MED \$4,357,000 Grant / \$8,093,000 Loan, 15Y @ 2.5%*

*TOOL MAX \$ Grant / \$12,450,000 Loan, 15Y @ 4.0%*

The applicant stated the Independence Road has historically been an agricultural road but Leland Bench has had significant oil and gas development noting substantial reserves. The Independence Road is a collector road to Leland Bench and is experiencing increased truck traffic. The companies have asked for help with the road improvements. It was speculated that CIB is a recipient of revenue suggesting CIB as a source for funding the improvements on the .9-mile stretch. This is the first phase and is the most impacted area.

Ms. Hansen asked if the road is servicing industry primarily.

The applicant stated the road was for agriculture and not built for the heavier truck traffic it now bears as the primary users are now industry.

**Laura Hansen made and Scott Bartholomew seconded a motion to place this project on the priority list for possible funding at the February 6, 2024 funding meeting as a \$8,715,000 Grant and a \$3,735,000 Loan for 15 years @ 0.5% (total \$12,450,000).**

Mr. Zeenati referred to the minutes which indicated the applicant would take a 60% grant 40% loan split. AS this is Phase 1 of 3, he suggested the funding for this Phase should be less noting the limited CIB revenue.

The applicant stated the road is a source of CIB revenue so rather than impacting the funding source, this should help with the revenue by improving development in the Leland Bench area. The applicant feels this is a fair request and something the District can afford.

Commissioner Adams asked if the applicant was contributing funding to this project or the subsequent phases.

The applicant indicated all the funding for all phases of the project will be coming from CIB.

Commissioner Lytle asked what percent of that road is used for federal wells. He indicated much of the development is private and tribal, not federal land which supports the CIB revenue. Is the Leland Bench area federal land?

The applicant indicated that Leland Bench is a checkerboard. Some of the land is tribal, some federal and some private. It is difficult to discern exactly where the development will take place. 60% of the land in Uintah

County is owned by the federal government. A large portion of the vehicles are side dumps hauling sand contributing to resources developed on all lands.

Mr. Slauch noted the comments by Mr. Zeenati concerning the other phases and the current revenue and made a substitute motion as an \$8,715,000 grant and a \$2,735,000 loan for 30 years at 0.5%. This is within the minimum tool range. The tool considers the Uintah County mineral development in the calculations.

Mr. Zeenati noted the grant portion should be reduced as well as the loan and acknowledged that subsequent phases will be forthcoming.

The applicant again reiterated their assessment that this project is going to help ensure continued revenue to CIB and it is uncertain that the other projects on the agenda will affect ongoing revenue.

Commissioner Miles also acknowledged that a lot of mineral extraction occurs on this road. This project saves the State of Utah millions of dollars as it enables the use of local sand for resource development.

**Kirt Slauch made and Laura Hansen seconded a substitute motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$8,015,000 Grant and a \$3,435,000 Loan for 15 years @ 0.5% (total \$11,450,000). The motion carried with Jack Lytle opposed and the chairman abstaining.**

#### **4.3 Central Valley Town – 2025 Roadway Improvements (Sevier) [1:04:00]**

The Town of Central Valley presented a funding assistance request for \$287,394 grant for the 2025 roadway improvements. This project consists of the Sevier River Road excavation and reconstruction to include removal of the existing asphalt and base course and adding 5-inch HMA and 6-inch cement treated base course, 11-inch renovation of driveways with 5-inch hot mix asphalt and 6-inch untreated base course, relocation of mailboxes and signs, adding delineators, a micro-surfacing treatment to the new pavement to preserve the roadway and extend service life, reconstruction of water valves and water meters, 24-inch corrugated metal drainage pipes, engineering and bonding. Joint Highway Committee (UDOT) \$860,606.

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

*TOOL MIN \$229,394 Grant / \$58,000 Loan, 10Y @ 0.5%*

*TOOL MED \$114,394 Grant / \$173,000 Loan, 10Y @ 2.5%*

*TOOL MAX \$ Grant / \$288,000 Loan, 10Y @ 4.0%*

The applicant indicated the request is to finish a road project.

Commissioner Adams inquired as to commercial property tax Central Valley Town receives.

The applicant indicated they do not receive any commercial property taxes as there is no commercial properties in the town.

**Bruce Adams made and Scott Bartholomew seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$287,394 grant citing a financial hardship exemption. The motion carried with Greg Miles opposed and the chairman abstaining.**

*Break*

#### **4.4 Castle Valley Special Service District – Consolidated Capital Projects 2025 (Emery) [1:08:16]**

Castle Valley Special Service District presented a funding assistance request for a \$1,800,000 grant and a \$1,640,000 loan for 6y @ 1.5% (total 3,440,000) for the 2025 consolidated capital projects in Emery County. : This project consists of consolidated capital improvements in Emery County to include \$855,700 for street improvements in Elmo, Cleveland, Castle Dale, Clawson, Ferron and Emery; \$602,100 for drainage improvements in Elmo, Cleveland Castle Dale, Orangeville, Clawson, Ferron and Emery; \$1,007,400 for waterline improvements in Elmo, Huntington, Orangeville, and Ferron; \$518,600 for sewer improvements in Huntington and Orangeville plus engineering and bonding. Applicant cash \$316,000.

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

*TOOL MIN \$2,752,000 Grant / \$688,000 Loan, 30Y @ 0.5%*

*TOOL MED \$1,376,000 Grant / \$2,064,000 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$3,440,000 Loan, 30Y @ 4.0%*

The applicant stated this project is similar to previous annual consolidated projects. The focus is on deteriorating infrastructure; replacing older pipe and infrastructure.

**Naghi Zeenati made and Greg Miles seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$1,800,000 grant and a \$1,640,000 loan for 6y @ 1.5% (total 3,440,000).**

Commissioner Adams commended the District for their process to establish a 10-year general obligation bond which accommodates the much-needed projects. The process is a good example of an efficient way to accomplish the needed project.

Mr. Zeenati acknowledged the efficiency of the process and the short 6-year loan term which returns to CIB recommending to process to other cities and districts.

The Chairman called the question.

**Naghi Zeenati made and Greg Miles seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$1,800,000 grant and a \$1,640,000 loan for 6y @ 1.5% (total 3,440,000). The motion carried with the chairman abstaining.**

#### 4.5. Town of Fayette (Sanpete County) [1:13:22]

The Town of Fayette presented a funding assistance request for a \$90,000 grant for water system improvements. This project consists of water system improvements to include the purchase and installation of a well pump and well back-up generator as backup for the groundwater wells east of town, 1 trailer to house the well back-up generator, locating and verifying system components such as valves, pipe sizes, etc., GIS mapping of the culinary water system and engineering.

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

*TOOL MIN \$63,000 Grant / \$27,000 Loan, 30Y @ 0.5%*

*TOOL MED \$31,000 Grant / \$59,000 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$90,000 Loan, 30Y @ 4.0%*

The applicant stated that the water source is the one single greatest resource the Town. The well is on a power source by itself about 3,000 feet off the main line and keeps shutting down. The town has provided some protections including a monitoring system. Fayette is seeking some assistance with a well pump and back-up generator.

**Ralph Brown made and Greg Miles seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$90,000 grant citing a financial hardship exemption.**

Commissioner Miles suggested the Fayette public hearing minutes should be more detailed in the future.

**Ralph Brown made and Greg Miles seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$90,000 grant citing a financial hardship exemption. The motion carried with Scott Bartholomew and the chairman abstaining.**

#### 4.6. Centerfield City (Sanpete County) [1:18:22]

Centerfield City presented a funding assistance request for a \$1,096,000 grant and a \$1,097,000 loan for 30Y @ 1.0% (total \$2,193,000) for culinary water pipeline improvements. This project consists of culinary water improvements to the chlorination building, culinary overflow pipeline, transmission piping and distribution to meet State standards including 5,700 linear feet of 18-inch HDPE transmission/distribution pipe, 1 18-inch



diameter pipe bore under highway, a chlorination building overflow piping improvements, power to chlorination building/water tank, spring pipeline investigation and improvements, 9,600 feet of lateral service line, engineering, permitting 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 their challenge of delivering water 12 miles through a pipe from Mayfield to the Centerfield tanks. They have evaluated the water needs to include fire suppression and through value engineering they have submitted a cost-effective project and funding request.

Commissioner Miles asked about the actual water bill.

The applicant indicated the residential base rate is \$30 which was increased by \$5 over a year ago.

Mr. Zeenati asked if they have applied to other water funding sources. He noted the DDW review has suggested that Centerfield investigate pipelines to see if there are high points with air locks; has that been done?

The applicant stated they have not applied to other sources and the investigation of the pipeline is part of this project. They have some pumps that will pressurize their pipeline. There is an airlock and they will do more investigation in this project.

**Scott Bartholomew made and Laura Hansen seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$1,096,000 grant and a \$1,097,000 loan for 30Y @ 1.0% (total \$2,193,000) conditional upon the DDW inspection of the pipeline and plans and specifications for the project to be reviewed and approved by the Division of Drinking Water prior to advertising the project for bids. The motion carried with the chairman abstaining.**

#### 4.7. Kane County Human Resource Special Service District (Kane County) [1:23:50]

Kane County Human Resource Special Service District presented a funding assistance request for a \$5,000,000 loan for 25y @ 2.5% (total \$6,967,000) for the Kane County Hospital Outpatient Building. This project consists of the construction of a new 36,516 square foot outpatient medical services building with a new surgical suite, physical therapy, kidney dialysis treatment center, intravenous and chemotherapy services, sleep lab, IT Department, HIM Department, and Human Resources to include sitework, mechanical, electrical, paved parking, landscaping, fencing, engineering and bonding. There will be additional shelled space of approximately 5,600 square feet for future growth.

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

*TOOL MIN \$3,000,000 Grant / \$2,000,000 Loan, 30Y @ 1.0%*

*TOOL MED \$1,500,000 Grant / \$3,500,000 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$5,000,000 Loan, 30Y @ 4.0%*

The applicant stated this project will address the needs of an aging population and associated services to include dialysis and chemotherapy. Currently patients travel to St. George as much as 5 times a week. Other medical issues were noted. IV therapy occurs in a renovated waiting room where partitions and chairs have been set up. In the new building, there will be new OR suites, physical, IV, chemo therapy and dialysis; needs that have been identified in the community. There isn't room in the hospital so this outpatient services building will expand the services.

Commissioner Adams acknowledged the noting cancer is a problem due to the down-winders and other exposures. Local facilities make medical needs a lot more palatable.

Commissioner Miles acknowledged the positive affect of a dialysis center has had in the Uintah Basin; to have those facilities close to home is a wonderful thing for the quality of life to residents.'

The applicant stated they previewed the dialysis center in the Basin.

Commissioner Bartholomew expressed a concern with the cost of services and questioned why facilities cannot be built with hospital revenues.

The applicant stated that when they look at a constructing a dialysis center with all the requirements, most of the users are Medicaid and Medicare payers. For it to be profitable, there would need to be 15 or 20 patients. This project will likely not make any money; it is a community service. It will be subsidized by the income, but could not be solely funded through profitability.

Chairman Curtis noted that in the public hearing for this project it was stated:

*"...although we possess sufficient funds to cover the building's cost, obtaining financing at a more favorable rate would allow us to preserve our capital, which is currently earning interest at a higher return."*

The CIB needs to consider the needs of communities that have no reserves or other source of funding. The concern is if this is the best use of the funds by the Board.

The applicant stated that 12 years ago the hospital couldn't make payroll but is now in a place where it can move forward; they have done a lot of work with the architect which they have paid for. The total project will be \$26 million before equipment is purchased. They are pursuing private financing for \$15 million and the hospital will be contributing \$8 million cash. They have kept their charges low and out of 52 hospitals, they are the 51<sup>st</sup> lowest charging hospital. Rural hospitals do not have the margins of the larger facilities.

Chairman Curtis clarified that there will be a loan through the private sector; would the \$5 million CIB funding be a down payment on the private sector loan?

The applicant indicated originally the entire request was anticipated to come to CIB; the \$5 million would have a lower interest rate and may cover the debt service on the private loan which would have a higher interest rate.

Mr. Zeenati asked about the Kane County mineral revenue referred to in the minutes and the Alton Coal Mine. Also, is this the last and only phase for this building?

The applicant acknowledged Kane County is a very limited coal mining county receiving just over \$100k in mining revenue. They are asking for an interest-bearing loan which will come back to CIB. It is uncertain whether the Alton Coal Mine will open back up but they are hopeful. The parcel of land which the facility is on is somewhat land locked so further phases are not anticipated; this building will have some shell space to address future growth.

Commissioner Bartholomew suggested a 4% interest rate on this project.

The applicant indicated that at the 4% level it may not make sense to have two loans. If CIB cannot fund the project at a lower interest rate, they would go to the private sector for the whole \$20 million. The request is to preserve the hospital reserves with the lower interest rate.

Mr. Zeenati suggested a 3% interest rate.

**Scott Bartholomew made and Naghi Zeenati seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$5,000,000 loan for 25 years @ 3.0% (total \$5,000,000).**

Mr. Slauch suggested some consistency in the funding of comparable projects and comparable counties and asked what terms did the San Juan Hospital receive. San Juan has a little more mineral production.

Commissioner Miles indicated he had asked Ms. Powers to provide prior hospital funding; 2.5% for Gunnison, a 3.5% for Milford, San Juan funding was for equipment only @ 0.5%.



Commissioner Lytle suggested reducing the amount of funding at this time similar to Uintah County road project.

Mr. Slauch indicated the Uintah project will have other phases CIB could fund later; Kane County does not have other phases.

The Chairman called the question.

**Scott Bartholomew made and Naghi Zeenati seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$5,000,000 loan for 25 years @ 3.0% (total \$5,000,000). The motion carried with the chairman abstaining.**

4.8. Flaming Gorge Fire and EMS District (Daggett County) [1:46:19]

Flaming Gorge Fire and EMS District presented a funding assistance request for a \$200,000 grant for a new Paramedic Emergency Response Vehicle. This project consists of the purchase of a 2024 Ford Super Duty F-250 SRW (X2B) XL 4WD Super Cab truck with a 6.75-foot box; associated EMS critical equipment and bonding. Applicant cash \$10,398.

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

*TOOL MIN \$140,000 Grant / \$60,000 Loan, 10Y @ 0.5%*

*TOOL MED \$70,000 Grant / \$130,000 Loan, 10Y @ 2.5%*

*TOOL MAX \$ Grant / \$200,000 Loan, 10Y @ 4.0%*

The applicant noted that Flaming Gorge Fire and EMS acquired the Manila Fire District and the existing CIB loan last year. There have been a lot of changes to improve emergency services in Daggett County. The District was formed to consolidate services and the ambulance service has some immediate needs and long-term goals to address. This project is for a new emergency response vehicle specifically designed for those services and will be fully equipped. The District will provide applicant cash.

Mr. Zeenati asked why the applicant is pursuing this specific vehicle; has the applicant looked for a used vehicle?

The applicant stated this vehicle will allow solo response to an incident as the district's medical staff is short-handed. There are places in the County that are difficult to access and this vehicle would be fully equipped and able to respond. Most used vehicles are older. This vehicle has special features including temperature control for medications, is heavier duty and includes equipment they have in ambulances. They are earmarking money for vehicle replacement going forward.

Commissioner Lytle expressed appreciation for the work the District has put into this project. Daggett has many unmaintained roads and this vehicle will be an important asset.

Ms. Hansen referred to legislation passed last year HB236 that authorizes a rural county to use revenue generated from rural county healthcare tax to mitigate the impacts in the county; is that a possible funding source and does Daggett have a rural county healthcare tax?

Commissioner Lytle noted the clinic is using the hospital tax for current clinic services.

Mayor Baker asked if they have pursued state purchasing to purchase a new truck as State Purchasing is able to save a money on vehicles.

The applicant indicated the entity from whom they received the bid specializes in these vehicles; they put the box on and complete the equipping so the truck is totally ready to go to work.

Commissioner Miles asked what other bids they had pursued.

The applicant looked at other sites and contacts; the bid was used for the application and they will still go

through the bidding process.

**Bruce Adams made and Greg Miles seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$200,000 grant citing a financial hardship exemption. The motion carried with the chairman abstaining.**

4.9. Washington County Special Service District #1 (Washington County) [2:04:29]

Washington County Special Service District #1 presented a funding assistance request for a \$5,000,000 loan for 20 years @ 2.0% for the 2024 landfill safety infrastructure phase 3. This project consists of a new public convenience center drop off on the West to include a 37,000 square feet of concrete drop-off pad, 10 bays for roll-off containers, a 14-foot vertical separation between drop-off area and roll-off container area, drainage improvements, utility connections and asphalt drive lanes. The eastern improvements will include demolition of existing scale house and scales, construction of a new container storage building with 1,250 square feet of indoor driver/technician convenience area, 4,500 square feet of covered container storage, rerouting of power poles and power, installation of a new access road into the landfill, utilities, engineering and bonding. Applicant Cash \$1,500,000.

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

*TOOL MIN \$1,500,000 Grant / \$3,500,000 Loan, 30Y @ 1.5%*

*TOOL MED \$750,000 Grant / \$4,250,000 Loan, 30Y @ 3.0%*

*TOOL MAX \$ Grant / \$5,000,000 Loan, 30Y @ 4.0%*

The applicant indicated CIB funded the first two phases. This is Phase 3; there is Phase 3 West and Phase 3 East. It is the intent to move the East public dump area over to the West side for safety. The existing scale house will be demolished. Phases 1 and 2 are 80% completed. This is a health and safety project. They assessed the risks to public and employees and each phase was to address those risks. The project is more than infrastructure improvement; it will separate the commercial area from the public area and the employee work environment will also be addressed. This project services more than Washington County considering the travelers. The applicant is requesting the same interest rate as the prior funding but with a shorter term and the fees for waste service have been increased per household to enable this project.

Mr. Slauch asked about the completion of the first two phases and if phase 3 received funding on February 6, 2025, how soon would those funds be utilized?

The applicant indicated the first phases are expected to be completed in the next two months. The intention is to keep the momentum of phase 1 and 2 into phase 3. The new funds would be utilized immediately as the design is completed and the contractor is in place.

Mr. Slauch suggested an interest rate similar to Kane County.

**Kirt Slauch made and Laura Hansen seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$5,000,000 loan for 20 years @ 3.0%.**

**Greg Miles made and Dean Baker seconded a substitute motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$5,000,000 loan for 20 years @ 4.0%.**

Commissioner Miles noted that Kane County revenue is greater than Washington County. Washington County has received a greater amount of funding and has a greater tax base.

**Jack Lytle made a second substitute motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$4,000,000 loan for 20 years @ 4.0. The motion failed due to lack of a second.**

The Chairman called the question on the first substitute motion.

**Greg Miles made and Dean Baker seconded a substitute motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$5,000,000 loan for 20 years @ 4.0%.**

Ms. Hansen asked the applicant how the increased interest rate would affect the project.

The applicant indicated they had not planned for the increased interest rate acknowledging the current market interest rate. They would consider the numbers moving forward and suggested a longer term to match the existing loan term.

**Greg Miles made and Dean Baker seconded a substitute motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$5,000,000 loan for up to 30 years @ 4.0%. The motion carried with the chairman abstaining.**

#### 4.10. Mona City (Juab County) [2:17:45]

Mona City presented a funding assistance request for a \$261,410 grant for water system improvements. This project consists of installing 1,100 linear feet of 8-inch PVC waterline in 200 North Street between Main Street and 200 West, 2 waterline connections, 10-meter service connections, 5 8-inch gate valves, 500 linear feet of 1-inch poly service line, 80 linear feet of highway crossing, engineering and bonding. Applicant cash \$100,000.

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

*TOOL MIN \$104,410 Grant / \$157,000 Loan, 30Y @ 1.5%*

*TOOL MED \$51,410 Grant / \$210,000 Loan, 30Y @ 3.0%*

*TOOL MAX \$ Grant / \$262,000 Loan, 30Y @ 4.0%*

The applicant indicated the water project will address deterioration of the waterlines. Before the County resurfaces the road, the waterline needed to be addressed to increase water pressure to the north. They have \$100,000 cash for the project and they will follow the drinking water requirements.

The Board asked about the 1-inch waterline and asked if it was service line; 1-inch would not carry it all.

The applicant indicated it is part of the meters that will be changed out suggesting the 1-inch line could be for that.

Chairman Wells indicated the plans and specs are to be reviewed by the Division of Drinking Water.

Commissioner Miles asked about the water rate and when it was last increased.

The applicant indicated the water rate is \$43 per month. They are looking into a tier system rate. They recently raised the sewer rate.

Mr. Zeenati asked if the applicant had looked into other funding sources and asked if the funding was sufficient to cover the proposed water improvements.

The applicant has only come to CIB for the water. The funding should be sufficient but if there are overruns the project will be adjusted.

**Naghi Zeenati made and Bruce Adams seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$261,410 grant citing a financial hardship exemption; plans and specs are to be reviewed by the Division of Drinking Water. The motion carried with the chairman abstaining.**

#### 4.11. Town of Kingston (Piute County) [2:26:37]

The Town of Kingston presented a funding assistance request for a \$467,000 grant for the Kingston Spring redevelopment. This project consists of the redevelopment of Kingston Spring to include excavation, 520 linear feet of pipe bedding, 120 cubic yards of structural backfill, 520 linear feet of 4-inch PVC pipe, reseeding, 5,500

square feet of geotextile fabric, 4,500 square feet of liner for cut off wall, 10,000 square feet of surface liner, 1 2-inch air vent, 260 cubic yards of 1.5-inch drain gravel, 275 linear feet of 4-inch collection pipe and fittings, 25 tons of bentonite, 450 linear feet of drainage channel, a spring collection box, 2 collection pipe cleanout, spring exploration, 1 4-inch gate valve, 1 radio read meter system, 75 1-inch meters, engineering, permitting and bonding. Federal grant \$99,000.

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

*TOOL MIN \$280,000 Grant / \$187,000 Loan, 30Y @ 1.0%*

*TOOL MED \$140,000 Grant / \$327,000 Loan, 30Y @ 2.5%*

*TOOL MAX \$ Grant / \$467,000 Loan, 30Y @ 4.0%*

The applicant stated they have one spring and the water is collected underground; the spring has not been redeveloped in 50 years. The water output has reduced and currently water is surfacing above ground. The spring needs to be redeveloped and they will put a meter on the spring and connections.

Mr. Zeenati asked why the spring has not been addressed and who determined this now requires the town's attention?

The applicant stated other projects have been done; they have put in a distribution system and other development projects at the spring, but not the pipe that collects the water. Now this project is to be done. The Division of Drinking water has provided the engineering for this project.

Mr. Slauch asked how many residents receive water from the springs.

The applicant indicated there are 180 residents and growing. The water bill is \$30.50 plus overage.

Mr. Slauch noted the low water rate. The funding tool suggests funding should be part loan and reviewed the terms and suggested a rate increase.

The applicant indicated they have been paying off existing loans. They do not have significant revenue to do the required maintenance. The town relies on volunteer help for much of the maintenance and water rates were increased 15 years ago; though residents think they are paying a high rate. There is a significant number of senior citizens in Piute County.

Mr. Slauch referenced the town's ability to assist and suggested reducing the funding.

The applicant indicated the possibility of having citizens assist with some of the project which could reduce the cost.

**Kirt Slauch made and Dean Baker seconded a motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$280,000 grant and a \$187,000 loan for 30y @ 0.0% (total \$467,000) citing financial hardship exemption conditional upon plans and specifications for the project must be reviewed and approved by the Division of Drinking Water prior to advertising the project for bids.**

**Bruce Adams made and Jerry Taylor seconded a substitute motion to place this project on the Priority List for possible funding at the February 6, 2025 CIB Funding Meeting as a \$367,000 grant and a \$100,000 loan for 30y @ 0.0% (total \$467,000) citing financial hardship exemption conditional upon plans and specifications for the project must be reviewed and approved by the Division of Drinking Water prior to advertising the project for bids. The motion carried with the chairman abstaining.**

Commissioner Jack Lytle was excused from the meeting at 11:57 am.  
Lunch Break [11:57 am]

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

**6. Pending Projects**

## 7. Supplemental Requests

### 7.1. Town of Marysvale (Piute County) [2:40:07]

The Town of Marysvale presented a supplemental funding assistance request for a \$295,000 grant for the fire station project.

*(Original Funding - \$1,580,000 Grant ~ Project Total \$1,600,000)*

The original project consisted of constructing a new 100' x 100' pre-fabricated steel fire station building to include concrete footings and foundation, concrete floor slab, asphalt paved parking, wheel stops, striping, 70 linear feet of 8-inch retaining wall, septic system and drainage with 4 pull through bays, bunk/fitness room, command office, fire lockers, wash room, and storage room, extending power, gas, culinary water and communication utilities to the building, to serve as the new Marysvale Town Fire Station located adjacent to the existing Marysvale Town Hall (property already owned by the town) to allow fire personnel to utilize the town hall kitchen and conference room. Project includes design, survey, construction management and permitting. **\$295,000 in Supplemental Funding** is requested due to the existence of moisture-sensitive collapsible soils requiring additional foundation preparation to include over-excavation down to 8 feet below the building footings and 4 feet below hardscape surfaces and additional soil replacement not anticipated in the original budget.

The applicant stated there was an issue with expansive soil which required over excavate the area with an additional 6,000 yards of fill material. The building is nearly complete; several items were red-lined to come within the available funding but there is still a shortfall.

Commissioner Adams reviewed the tax base and available revenue available to Marysvale.

**Bruce Adams made and Naghi Zeenati seconded a motion to fund the supplemental request as a \$295,000 grant.**

The applicant indicated the recent fire; (Silver King Fire discovered on July 5, 2024 and believed to have been caused by lightning) has caused some financial hardship but illustrated the importance of an emergency services building. The emergency crews were commended.

Commissioner Miles asked about the cost of the power connection.

The applicant indicated the expense for the power connection was higher than expected.

The Chairman called the question.

**Bruce Adams made and Naghi Zeenati seconded a motion to fund the supplemental request as a \$295,000 grant. The motion carried with Jack Lytle absent and the chairman abstaining.**

### 7.2. Upper Community Recreation District (Duchesne County) [2:48:38]

Upper Community Recreation District requested time on the December 5, 2024 CIB meeting to discuss a change of scope for the Altamont Rodeo Grounds Improvement Project.

The original scope consisted of Phase 1 to include design and construction of the Altamont Rodeo Arena to include the 250' X 150' rodeo arena with six bull chutes, barrel racing gates, bareback riding chutes, team and steer roping chutes, mutton busting chutes and other arena facilities, a 174' X 90' warm up area, 10' X 10' enclosed announcer booth, electrical, audio system, arena and spectator lighting, foundation, structural supports, HVAC, new covered bleachers and concrete walkways up to the bleachers.

*October 5, 2023 – FUNDING = \$1,170,000 (a \$456,000 grant /\$714,000 loan @ 0.5% for 30 years.*

*Based on work that the UCRD has been able to do on their own and with volunteers they would like to be on the Dec 5<sup>th</sup> CIB agenda to discuss modifying the scope of the project to incorporate items that were in future phases into the current phase.*

*There would not be any change to the cost or the terms just a change in the scope to include additional items, mainly a restroom facility.*

- **REVISED – AMENDED ITEMS IN CAPS:**

*The revised scope for which CIB may reimburse consists of Phase 1 to include design and construction of the Altamont Rodeo Arena to include SURVEY, a 250' X 150' rodeo arena with six bull chutes, ( barrel racing gates, bareback riding chutes, team and steer roping chutes, mutton busting chutes AND LONG TERM LIVESTOCK AREA, 10' X 10' enclosed announcer booth, arena and spectator*

lighting, GRANDSTAND, FENCING, RESTROOMS, WATER IMPROVEMENTS, engineering & bonding.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to approve the change of scope for the Altamont Rodeo Grounds as presented (no additional funding).**

Ms. Hansen asked to hear more about the scope change.

The applicant stated that the community has a long history of helping and support. There were donations to the project as well as community effort to provide many items necessary for the project.

*(Commissioner Lytle returned to the meeting)*

The Chairman called the question.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to approve the change of scope for the Altamont Rodeo Grounds as presented (no additional funding). The motion carried with the chairman abstaining.**

**8. Request for Special Consideration – (Requires a vote of the Board to Consider) [2:55:07]**

*Myton City requested time on the December 5, 2024 CIB Meeting to discuss road improvements.*

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.*

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

Mr. Slauch asked why this request merits special consideration.

*The project did not follow required protocol but the request is time sensitive.*

The applicant noted that the all parties have coordinated within a limited time frame.

**8.1 Myton City – Road Improvements (Duchesne County) [2:54:30]**

Myton City presented a funding presented a funding assistance request for a \$1,600,000 grant for road improvements. This project consists of milling, overlaying and drainage on 1.08 miles of existing roadway surface from 500 West to 600 East to include 246 linear feet of 12-inch drainage pipe, 10 concrete drainage structures, 3 drainage vaults, 726 tons of ½ inch hot mix asphalt (HMA), 3,218 tons of ½ inch stone matrix asphalt (SMA), roadway excavation, 885 cubic yards of untreated base course, catch basin, vaults and manhole reconstruction, removal of fence, sidewalk and curb, 28,249 square yards of 2-inch roto milling, 2,652 square feet of sidewalk, 11,752 feet of concrete curb, 27 pedestrian access ramps, pavement paint, sign relocation, new signage, pavement marking grinding, engineering and bonding. Applicant cash \$145,000; Joint Highway Funding (UDOT) \$2,000,000.

The applicant indicated there is a waterline project that will be implemented prior to the road improvements. The Division of Drinking Water has authorized funding for the waterline but it has taken two years to get the signed documents to complete the roadway project. The Joint Highway Funds were applied for several years ago. The needed waterline has now received funding and the approval of right of way has occurred. The project is ready to proceed.

Mr. Zeenati requested comment from Senator Ron Winterton concerning the project.

Senator Winterton noted that the project must employ or work through the tribe concerning tribal issues and rights of way. It is difficult to get contractors to work in the basin. The tribal rights of way have taken some time but are in place.



The applicant indicated the project is 'shovel ready'. They are contributing \$145,000 to the project with \$2,000,000 from UDOT; Joint Highway funding.

Mr. Slauch noted the funding is outside the tool range; the other cash and the location is factored into the tool computations and suggested the funding be within the tool range.

The applicant stated they are working to pay off two other loans and the waterline will be a third loan. The Joint Highway funding represents a significant portion of the project

Mr. Slauch asked if the Tribe owns the land this project will happen on and asked if the tribe collects tax revenue.

Senator Winterton stated a 10<sup>th</sup> Circuit Court case indicated the streets belong to the Tribe which is why it has taken some time.

Commissioner Miles stated counties often repair roads they do not own the right of way on. This road is a unique circumstance as the Tribe is their own entity and owns the right of way. There is no prescriptive easement on tribal land.

Mr. Slauch referred to B&C road revenues acquired as though the County owned it outright; could those revenues be utilized for loan repayment which is typically revenue pledged to loans.

The applicant uses B&C road revenues to maintain all the *other* roads. The joint highway funds were received 3 years ago and they have been working on the rights of way since then.

Commissioner Adams acknowledged Tribal issues are complicated.

**Scott Bartholomew made and Naghi Zeenati seconded a motion to fund this project as a \$1,600,000 grant citing a special circumstance exemption.**

Ms. Hansen stated her support for the motion but suggested the Board should be mindful of consistency for all communities.

The Chairman called the question.

**Scott Bartholomew made and Naghi Zeenati seconded a motion to fund this project as a \$1,600,000 grant citing a special circumstance exemption. The motion carried with the chairman abstaining.**

Commissioner Miles noted that in the future, the Town should work through the AOG for all projects. In this case, the Town of Myton worked directly with staff and circumvented the AOG.

The applicant acknowledged that request. They are 60-70 percent ready with plans, the environmental study has been approved. The project will advertise for bids in January.

*It was noted that expenses incurred prior to the CIB Board's authorization are not eligible for reimbursement from this funding.*

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

### **9.1 CIB Board Meeting – February 6, 2025, Salt Lake City**

The options for the next review meeting for February 1, 2025 applications are March 6, April 3 and May 1. The Board also needs to determine where the June Policy Retreat will be held.

Commissioner Lytle suggested 2 shorter review meetings versus one long one.



Ms. Hansen and Mr. Slauch appreciated one review meeting of all applications.

The 3<sup>rd</sup> trimester review meeting will be held April 3, 2025.

A policy meeting locations discussed include Sanpete, Sevier, & Kane Counties.  
The policy location discussion will continue at the February 6, 2025.

Meeting Adjourned 1:01 PM.

Submitted by;  
Candace Powers