

**PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

Department of Workforce Services  
Housing and Community Development Division  
Monticello, Utah

**MINUTES**

June 1, 2023

**Members Present**

Curtis Wells	Chairman
Kirt Slauch	State Treasurer
Bruce Adams	Southeastern Utah Association of Local Governments
Naghi Zeenati	State Transportation Commission
Dean Baker	Uintah County
Jerry Taylor	Five County Association of Governments
Scott Bartholomew	Six County Association of Governments
Jack Lytle	Uintah Basin Association of Governments
Greg Miles	Duchesne County
Ralph Brown	Sevier County

**Members Excused**

Laura Hanson	Governor's Office of Planning and Budget
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**Staff and Visitors**

Candace Powers	Housing and Community Development
Brenda Brown	Housing and Community Development
Paul Moberly	Housing and Community Development
Jennifer Domenici	Housing and Community Development
Christopher Pieper	Attorney General's Office
Brittany Hardy	Department of Workforce Services
Kaylee Beck	Department of Workforce Services
Skyler Davies	Division of Water Quality
Michael Grange	Division of Drinking Water
W.T. Davis	Town of Marysvale
Robin Davis	Town of Marysvale
Clark Nielson	Leamington Town
Russ Finlinson	Leamington Town
Tamara Dockstader	Southeastern Utah Association of Local Governments
Ron Winterton	Utah State Senator
Kent Peatross	Duchesne County Special Service District #2

**Staff and Visitors Virtual:**

Sarah Nielsen	Department of Workforce Services
Brock Jackson	Six County Association of Governments
Peter Vercimak	Jones & DeMille Engineering
Kelly Chappell	Ensign Engineering
John Willis	City of St. George
Richard Lory	Moab City
Deeda Seed	Center for Biological Diversity
Tyler Timmons	Six County Association of Governments
Mack McDonald	San Juan County
Sam Van Wetter	Rural Utah Project – Moab City
Jim Child	Galloway & Company
Heather Pattee	Utah Division of Drinking Water

Alma Baste  
Zach Leavitt  
Brittany Alfau  
Jason Burningham  
Justin Atkinson  
Will Wright  
Aaron Averett  
Michele Randall  
Kurt Marchant

Rural Utah Project – American Alpine Club Liaison  
Housing and Community Development  
Bear River Association of Governments  
Lewis, Young, Robertson & Burningham, Inc.  
Sunrise Engineering  
Uintah Basin Association of Governments  
Sunrise Engineering  
St. George City  
Ensign Engineering

## **WELCOME & INTRODUCTIONS**

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, June 1, 2023 at the Hideout Community Center, 648 South Hideout Way, Monticello, Utah and was called to order at 9:00 a.m. by Chairman Curtis Wells.

The applications for this trimester may be reviewed in two meetings. The Board selected July 6, 2023 and August 3, 2023 and if needed, a meeting can also be scheduled in September.

## **BRIEFING - ADMINISTRATIVE ITEMS** [0:02:22]

### **1. Up-coming Meeting Dates & Location – July 6, 2023; August 3, 2023.**

*The applications are still being submitted until close of business today. It is uncertain as to whether there needs to be two review meetings or three. The Board discussed meeting options. The July 6, 2023 and August 6, 2023 CIB meetings will be held. The September 7, 2023 meeting is pending..*

### **2. Financial Review & Review of Agenda Items** [0:08:09]

Candace Powers stated there is 1 new project, 8 priority projects and one pending project on today's agenda. The available revenue is sufficient to fund the FY2023 3<sup>rd</sup> Trimester projects as placed on the Priority List. New applications for FY2024 are currently being submitted wherein the revenue will be tracked.

## **III. APPROVAL OF MINUTES** [0:10:23]

Chairman Wells requested a motion to approve the minutes from the April 6, 2023 meeting.

**Jerry Taylor made and Naghi Zeenati seconded a motion to approve the minutes of the April 6, 2023 meeting as presented. The motion carried unanimously.**

## **IV. NEW PROJECTS**[0:10:50]

### **4.1. Duchesne County SSD #2 – Gate Canyon Road Improvements Project (Sanpete County)** [0:11:23]

Duchesne County Special Service District #2 presented a funding request for a **\$1,200,000 loan for 15 years at 0.5% loan and a \$1,800,000 grant (total \$3,000,000)** for Phase 1 of the Gate Canyon Road Improvements Project to include environmental permitting, rights-of-way acquisition, engineering and design of six miles of the unpaved roadway connecting the Wells Draw corridor with 9 Mile Canyon and construction improvements to approximately 0.5 miles, the elimination of approximately five sharp bends, drainage and safety improvements, 3 each 8-foot X 13-foot box culverts, safety features to improve driver safety and provide a secondary route for emergencies. Duchesne SSD has indicated the construction will avoid cultural sites.

*The applicant submitted their application by the February 1, 2023 deadline. The applicant requested a hold on Board review of the funding application while the applicant pursued other funding. This application is a phase of the larger project.*

The applicant indicated they were seeking funding from the State for the project. There is a 6 mile

unfinished section of the road coming out of Wells Draw into Nine Mile Canyon Road. It services resources but not intended to be solely truck traffic. It is an alternative route out of Uintah Basin. It is being done in phases to assist with affordability. Much of this phase is for engineering to include permitting and NEPA as well as construction. The design is necessary to complete the permitting. The total length to be improved is approximately 6 miles and this project will provide road and drainage improvements to areas determined to be the most immediate with available funding.

Mr. Slaugh indicated the project represents what CIB should fund but asked if this project was 'shovel ready.'

The applicant stated the NEPA process is underway and it is anticipated the EA will be completed this year with construction this fall.

The Board referred to the exhibit map and asked if the curves were to be modified.

The applicant stated those curves represent a safety issue as some curves are on 50 plus foot ledges so those will be modified. If there are cultural sites which will not be impacted.

*It was noted that this project was included in the financial totals.*

**Bruce Adams made and Jack Lytle seconded a motion to fund this project as a \$1,800,000 grant and a \$1,200,000 loan for 15 years at 0.5% (Total \$3,000,000) citing a 'unique project'.**

Mr. Slaugh suggested funding at the median tool range.

Mayor Baker noted there is oil and gas activity along that road which this revenue source is to consider.

*It was noted the tool includes consideration of location.*

Commissioner Miles stated this project would help accommodate traffic and connect communities.

Several roads were closed due to snow this winter; this project would provide another option.

The Chairman called the question on the substitute motion.

**Kirt Slaugh made and Scott Bartholomew seconded a substitute motion to fund this project as a \$1,200,000 grant and a \$1,800,000 loan for 15 years at 1.5% (Total \$3,000,000). The motion failed with Kirt Slaugh and Scott Bartholomew in favor and Jack Lytle, Dean Baker, Greg Miles, Jerry Taylor, Ralph Brown, Bruce Adams and Naghi Zeenati opposed and the chairman abstaining.**

The chairman called the question on the original motion.

**Bruce Adams made and Jack Lytle seconded a motion to fund this project as a \$1,800,000 grant and a \$1,200,000 loan for 15 years at 0.5% (Total \$3,000,000) citing a 'unique project'. The motion carried with Kirt Slaugh opposed and the chairman abstaining.**

## **V. PRIORITY PROJECTS**

### **5.1 Uintah Special Service District #1 – Seep Ridge Road Improvements (Uintah County) [28:30]**

Uintah Special Service District #1 Seep Ridge Road Improvement Project was placed on the Priority List as a **\$2,559,000 grant** for the repair to the infrastructure on Seep Ridge Road through milling and lane leveling to correct areas of heaving and settlement which will include 2,540 tons of emulsified asphalt, 1,350,000 square yards of chip seal, 1,000 tons of HMA lane leveling to ½" MAX, 4,200 square yards of roto milling, 153 tons of crack seal and 6,693 gallons of pavement marking paint, preconstruction and construction engineering. The repairs to Seep Ridge Road would be tracked in Uintah County's ongoing system-wide condition assessment, maintenance plan and GIS database.

**Prioritized Funding: \$2,559,000 grant**

**Naghi Zeenati made and Greg Miles seconded a motion to fund this project as an \$2,559,000 grant citing a special circumstance exemption. The motion carried with the chairman abstaining.**

5.2 Town of Koosharem – New Community Center (Sevier County) [30:00]

The Town of Koosharem's New Community Center Building was placed on the Priority List as a **\$200,000 loan for 30 years at 1.5% and a \$1,150,000 grant (total \$1,350,000)** for the 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.

**Prioritized Funding: \$200,000 loan for 30 years at 1.5% and a \$1,200,000 grant (total \$1,350,000)**

**Bruce Adams made and Ralph Brown seconded a motion to fund this project as a \$1,400,000 grant citing a financial hardship exemption. The motion carried with the chairman abstaining.**

5.3 Moab City – Kane Creek Boulevard Reconstruction (Grand County) [30:00]

Moab City's Kane Creek Boulevard Reconstruction project was placed on the Priority List as a **\$4,208,000 loan for 15 years at 2.0% and a \$3,731,000 grant (total \$7,939,000)** for the engineering, design, survey and permitting and the reconstruction of 0.8 miles of Kane Creek Blvd between 500 West and US-191 to include removal of existing pavement, curb, gutter and sidewalk for the new installation of approximately 3810 tons of 4 inch asphalt, 8 inch base course, 7200 linear feet of new curb and gutter, 46,800 square feet of new sidewalk, intersection and driveway reconstruction, pavement marking and signage, curb inlets, drainage, 1,100 linear feet of 8 inch sewer line, 6 sewer lateral reconnections, 5 sewer manholes, 3600 linear feet of 12 inch waterline replacement, 25 water meter reconnection, bridge connector with crossing beacon, lighting, landscape and irrigation.

**Prioritized Funding: \$4,208,000 loan for 15 years at 2.0% and a \$3,731,000 grant (total \$7,939,000)**

**Bruce Adams made and Jerry Taylor seconded a motion to fund this project as a \$4,208,000 loan for 15 years at 2.0% and a \$3,731,000 grant (total \$7,939,000). The motion carried with the chairman abstaining.**

5.4 Town of Marysvale – New Fire Station (Piute County)

The Town of Marysvale's New Fire Station project was placed on the Priority List as a **\$1,580,000 grant** for the construction of 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.

**Prioritized Funding: \$1,580,000 grant**

**Tooter Ogden made and Naghi Zeenati seconded a motion to fund this project as a \$1,580,000 grant. The motion carried with the chairman abstaining.**

5.5 Ashley Valley Water & Sewer Improvement District – Sewer Cleaner & Vacuum System Truck – (Uintah County)

Ashley Valley Water & Sewer Improvement District's Sewer Cleaner & Vacuum System Truck was placed on the Priority List as a **\$400,000 grant** for the purchase of a new Vactor 2100i combination single engine sewer cleaner with positive displacement vacuum system to include a Roots 824-18" hg. blower, 12-yard debris body, 1300-gallon capacity for fresh water, mounted to a Freightliner 114SD chassis and necessary appurtenances.

**Prioritized Funding: \$400,000 grant**

**Naghi Zeenati made and Kirt Slauch seconded a motion to fund this project as a \$400,000 grant citing a special circumstance exemption. The motion carried with the chairman abstaining.**

5.6 Austin Community Special Service District – Culinary Water System Improvements (Sevier County)

Austin Community Special Service District's Culinary Water System Improvements project was placed on the Priority List as a **\$1,000,000 grant** for the spring exploration and renovation, new well house, new storage tank and distribution system improvements to include excavation and redeveloping the Upper Norton Springs, installing 100 linear feet of 6-inch PVC pipe, 100 linear feet of 6-inch perforated spring collection pipe, 30 cubic yards of washed rock, 90 square yards of filter fabric, 620 cubic yards of fill, 130 cubic yards of clay cut-off wall, 800 square yards of liner, 530 cubic yards of backfill, 2 spring collection manholes and 1 junction manhole, 650 linear feet of surface ditch, 2 drain pipe head wall, seeding, 1000 linear feet of 4-inch HDPE transmission pipe and 2 air valves. Well house improvements include a new flow meter, SCADA, a booster pump building, Lizard Bench well abandonment and well house demolition, power service, and a well pump control valves, new 120,000 gallon concrete storage tank and appurtenances, waterproofing, earthwork, fencing and gates; distribution improvements to include 1,600 linear feet of 4-inch water pipe, 14,000 linear feet of 8-inch water pipe, 3,100 linear feet of 10-inch water pipe, a Sevier River crossing, 8 each 8-inch gate valves, 4 each 10-inch gate valves, 17 fire hydrants, 95 meters, engineering services, NEPA permitting, rights of way and road repair.

**Prioritized Funding: \$1,000,000 grant**

**Ralph Brown made and Jerry Taylor seconded a motion to fund this project as a \$1,000,000 grant citing a financial hardship exemption. The motion carried with the chairman abstaining.**

5.7 Town of Leamington – Culinary Water System Improvements (Millard County)

The Town of Leamington's culinary water system improvements project was placed on the Priority List as a **\$750,000 loan for 30 years at 1.0% and a \$2,000,000 grant (total \$2,750,000)** for drilling a new backup well, new well house, 9,000 linear feet of 6-inch well fill line, a 4-inch system meter, 2 each 6-inch system meters, chlorine residual reading at tank site & equipment for remote reading, replacing the analog water meters with 112 each 1-inch culinary remote read digital meters, 112 each 1-inch culinary digital meter radios, 112 each 1-inch meter lids with radio cutout & installation, 3 each 10-inch gate valves, canal crossing construction, 3,800 linear feet of new 10-inch culinary water line, well drilling and testing to include 110 linear feet of 14-inch surface casing, 900 linear feet of 10-inch steel casing, 110 linear feet of 10-inch drill hole, associated development, sampling, drilling exploratory wells to determine water quality and flow rate for a secondary well, a new 200,000 gallon concrete storage tank, piping and controls to connect to culinary water system, power to back-up well, easements & rights of way, SCADA system, fencing and chain link gate. Reasonable and requisite engineering is included in the scope of work.

**Prioritized Funding: \$750,000 loan for 30 years at 1.0% and a \$2,000,000 grant (total \$2,750,000)**

**Naghi Zeenati made and Jerry Taylor seconded a motion to fund this project as a \$750,000 loan for 30 years at 1.0% and a \$2,000,000 grant (total \$2,750,000) citing a financial hardship. The motion carried with the chairman abstaining.**

5.8 Town of Leamington – Culinary Water System Improvements (Millard County)

The Town of Leamington’s town hall structural remodel was placed on the Priority List as a **\$450,000 grant** for the Leamington Town Hall renovations to include brick, mortar and chimney repair to the older portion of the older portion of the town hall building including paint stripping, brick replacement, brick repointing\*, chimney repairs, new concrete caps and repainting of the building exterior; electrical upgrades to include replacing three hazardous electrical panels, new electrical wire and replacing existing incandescent fixtures with LED; replacing existing toilets in bathrooms, adding new grab bars and signage; purchase and installation of a new wheelchair lift, new elevator for access to basement bathrooms; resurfacing exterior sidewalks and adding non-slip coatings to ramps and sidewalks and new handrails on steps. \* Brick repointing consists in removing a portion of the deteriorated mortar and redoing the joints with new mortar. Repointing halts any further water infiltration through the mortar and behind the brick wall – which avoids any mortar crumbling or bulging brick and saves the wall (or any part of it) from collapsing.

**Prioritized Funding: \$450,000 grant**

**Jerry Taylor made and Greg Miles seconded a motion to fund this project as a \$450,000 grant citing a financial hardship. The motion carried with the chairman abstaining.**

**V. PENDING PROJECTS**

6.1 St. George City – Town Hall Parking Structure (Washington County)

St. George City’s Town Hall and Parking Structure project was placed on the pending list at the April 6, 2023 CIB Meeting. The April 6, 2023 funding request was for a **\$20,000,000 loan for 30 years at 2.5%** was placed on the pending list with the suggestion to seek other funding or scale down the project and funding request. *The applicant is to contact staff when they are ready with a scaled project.*

The applicant contacted staff requesting to be placed on the June 1, 2023 CIB Funding Meeting.

St. George City presented a funding request for a **\$10,000,000 loan for 30 years at 3.0%** to construct the Town Hall Parking Structure to include engineering and construction of a vertical multi-level 146,000 square foot cast-in-place, steel reinforced concrete parking structure adjacent to the new City Hall. The four-level public parking structure will be constructed on a 1-acre parcel connected to the new city hall and will include two bridges, 306 angled parking spaces, two egress/ingress ramps, one elevator, signage and Xeriscape landscaping.

**Prioritized Funding: \$10,000,000 loan for 30 years at 3.0%**

**Naghi Zeenati made and Jack Lytle seconded a motion to fund this project as a \$10,000,000 loan for 30 years at 3.0%.**

**Greg Miles made and Ralph Brown seconded a substitute motion to fund this project as a \$10,000,000 loan for 30 years at 3.5%. The motion carried with the chairman abstaining.**

<b>5. Large Infrastructure Projects</b>	<b>N/A</b>
<b>6. Pending Projects</b>	<b>N/A</b>
<b>7. Supplemental Requests</b>	<b>N/A</b>
<b>8. Special Consideration</b>	<b>N/A</b>
<b>9. Board Member Discussion and/or Action Items</b>	

9.1 CIB Board Meetings – July 6, 2023 and August 3, 2023.

**ADJOURNMENT**

The next meeting of the Permanent Community Impact Board will be July 6, 2023 in Salt Lake City, Utah.

The meeting adjourned at 10:17 am.

Submitted by:  
Candace Powers