PERMANENT COMMUNITY IMPACT BOARD FUNDING MEETING

Friday, April 29, 2022 - 9:00 AM, 1385 South State Street Conference Room 157 Salt Lake City, Utah Link to join Webinar https://us02web.zoom.us/j/83665377527 Webinar ID: 836 6537 7527. The staff briefing for the CIB will commence at 8:30 a.m. The action portion of the CIB meeting will start after the completion of the staff briefing.

AGENDA

1. Briefing

2. Welcome & Introductions

2.1 Agenda and Financial

3. Approval of Minutes

3.1 April 7, 2022 CIB Minutes

4. Prioritization Projects

5. New Projects

5.1 **Ballard City** (Uintah) 1500 East Improvements Phase 2 & 3
Original CIB Request $3,028,000 ($1,514,000 Grant, $1,514,000 Loan 15 Yr. @ .5%) ~ Project Total $3,028,000

This project consists of establishing an additional East-West corridor in Ballard City at 1000 South crossing Cottonwood Creek and the reconstruction of 1500 East. The existing 1500 East roadway would include roto-milling the pavement to a depth of 2 inches, excavating and building up the roadway shoulder with subbase and base layers, curb, gutter and sidewalk, Hot Mix Asphalt (HMA) placed on the widened shoulders and an overlay on the existing milled surface to meet AASHTO standards along the corridor. The intersection at 1000 South will be reconstructed to accommodate the construction of a *new* 1100-foot roadway from the intersection along 1000 South to the County line, drainage with AASHTO standard paint striping and signage.

5.2 **Uintah Fire Suppression SSD (Uintah) Tridell Fire Station/Community Center**
Original CIB Request $3,473,000 ($3,125,000 Grant, $348,000 Loan 30 Yr. @ 0%) ~ Project Total $3,483,000

This project consists of the construction of a new 150 x 75 square feet steel fire station and community center that will include four truck bays, a locker room, restrooms, an office, and a training/community room area, utilities, fire suppression

system, to meet existing fire department and community needs on the west side of Uintah County. Preliminary agreements are in place for the UFSSSD to acquire additional land adjacent to the existing building for the new fire station. *The purchase of this property and the preliminary design for the proposed building have been borne by the UFSSSD.*

5.3 **Uintah Transportation SSD (Uintah) Redwash Road**
Original CIB Request $3,532,000 ($3,532,000 Grant) ~ Project Total $8,532,000

This project consists of 4.4 miles of roadway design, realignment, drainage, pavement, shoulder improvements and rights of way to the north end of Redwash Road to meet AASHTO standards. The existing roadway will be realigned, pavement pulverized, and the milled asphalt and base materials will be mixed, compacted and utilized in the sub-grade of the new roadway, additional imported granular borrow will be utilized as the sub-base of the new roadway with untreated base course as the base of the roadway. Hot mix asphalt will be placed as the surface course of the roadway. *A chip seal coat is anticipated the year following the reconstruction of the roadway and is included in the project cost.* AASHTO standard paint striping, and signage for improved safety and functionality.

5.4 **Vernal City** (Uintah) Downtown Street & Utility Project
Original CIB Request $4,992,000 ($2,992,000 Grant, $2,000,000 Loan 30 Yr. @ .5%) ~ Project Total $4,992,000

This project consists of street and utilities improvements on Vernal Avenue at the intersection of Main Street (HW 40) and Vernal Ave (HW 191) to include improvements to sewer lines, new manholes, 8-inch water lines, new water service connections, new fire hydrants, replacing electrical utilities and associated pavement repair. Vernal Avenue (HW 191 north of Main Street) will also be reconstructed to include curb, gutter and sidewalks

6. Pending Projects

6.1 **Daggett County MBA** (Daggett) 2021 Dutch John Water Improvements
September 2, 2021: Total CIB Request $4,731,000 ($4,021,000 Grant, $710,000 30 Yr. Loan .5%)
Total CIB Request As Advanced $1,258,000 ($1,000,000 Grant, $258,000 Loan 30 yr. @ .5%) ~ Project Total $1,258,000
April 29, 2022: Total CIB Request $5,190,000 ($4,411,000 Grant, $779,000 30 Yr. Loan .5%)

This project consists of water system improvements to include an adjustable flow regulation tank stabilizing flow and redundancy for source water to the 50 year old water treatment plant, a new *'pilot'* treatment plant with a metal building and

associated building infrastructure in the same area of the existing plant to determine optimum water treatment processes including micro/ultra-filtration, granular activated carbon, ultraviolet treatment, or an updated version of the existing coagulation/filtration system and for required redundancy, new pipelines, pumps and associated telemetry work, a treatment plant septic system, HVAC, electrical work, furnishings necessary for the function of the building and rights of way.

7. Supplemental Requests

7.1 **LaVerkin City** (Washington) Utilities & Roadway Improvements **Total CIB Request $1,566,000 ($321,000 Grant, $1,245,000 Loan 15 yr. @ 1%) (request 25 year term) ~** Project Total $1,740,300
Total Supplemental CIB Request $250,000 ($250,000 Loan 25 yr. @ 1%) (request 25 year term) ~ Project Total $2,106,200

This project consists of road improvements to 100 South to repair the asphalt, widen the road, storm drain piping, culinary waterline, gate valves, hydrant relocation and new hydrant, sewer manholes, sewer lines and curb & gutter, sidewalk and ADA access ramps, to accommodate a safe route to the elementary school and pavement will be added to the unpaved 470 West with curb & gutter and utilities beneath the new roadway. Pavement will be added to an unpaved 470 West, curb & gutter and utilities beneath the new roadway.

Ash Creek Special Service District will fund wastewater improvements.

7.2 **Mona City** (Juab) Culinary Water Pipe Replacement
Original CIB Request $235,200 ($235,200 Grant)
Priority CIB Request As Advanced $235,200 ($103,200 Grant, $132,000 Loan 30 yr. @ .5%) ~ Project Total $336,000
Supplemental: $50,000 ($22,000 Grant, $28,000 Loan 30y @ .5%)

This project consists of water system improvements to include replacement of approximately 3500 linear feet of 6-inch, 4-inch and 2-inch pipe with 8-inch culinary water pipe, 29 each meter service connections, approximately 14 8-inch valves and road repair.

8. Special Consideration

8.1 **Kane County Water Conservancy District** (Kane) Trails & Recreational Facilities

Original CIB Request $1,240,000 ($1,240,000 Loan 30 yr. @ 1%) ~ Project Total $1,260,000

This project consists of the purchase of approximately 74.53 acres of private property in Kanab, Utah recorded as Parcel K-13-11 adjacent to the Jackson Flat Reservoir complex for the anticipated construction of a trail system which will expand the existing five plus miles of asphalt walking and biking paths.

It is the intent of Kane County Water Conservancy District to fund design and construction of paved and unpaved trails, picnic facilities, parking, and other amenities.

9. Board Member Items for Discussion

State of Utah

SPENCER J. COX
Governor

DIERDRE HENDERSON
Lieutenant Governor

Department of Workforce Services

CASEY R. CAMERON
Executive Director

GREG PARAS
Deputy Director

NATE MCDONALD
Deputy Director

MEMORANDUM

TO: **PERMANENT COMMUNITY IMPACT FUND BOARD**
FROM: **KEITH HEATON, CHAIRMAN**
SUBJECT: **April 29, 2022 MEETING AGENDA**

The next regular meeting of the Permanent Community Impact Fund Board (CIB) will be held on Thursday, April 29, 2022 at 1385 South State Street ~ Conference Room 157, Salt Lake City, Utah. The meeting will start at 9:00 a.m. The action portion of the CIB meeting will start after the completion of the staff briefing.
Please note: This meeting is in person.
Link to join Webinar
https://us02web.zoom.us/j/83665377527
Webinar ID: 836 6537 7527
(Full Agenda Packet - https://hcd.granicus.com/ViewPublisher.php?view_id=1)

AGENDA

1. Briefing
a. Up-coming Meeting Dates– *TBD*

b. Financial Review

2. Welcome & Introductions

3. Approval of Minutes (April 7, 2022 Meeting)

4. New Projects
4.1 Ballard City - $3,028,000 ($1,514,000 grant; $1,514,000 loan 15y @ 0.5%)
1500 East Street Improvements Phase 2 & 3

4.2 Uintah Fire Suppression Special Service District - $ 3,473,000 ($3,125,000 grant; $348,000 loan 30y @ 0.%)
Tridell Fire Station/Community Center

4.3 Uintah Transportation Special Service District - $ 3,532,000 grant
Redwash Road

4.4 Vernal City - $ 4,992,000 ($2,992,000 grant; $2,000,000 loan 30y @ 0.5%)
Downtown Street & Utility Project

6. Pending Projects
6.1 Daggett County Municipal Building Authority - $ 5,190,000 (as requested 9-2-2021 $4,411,000 grant; $779,000 loan 30y @ 0.5%) Dutch John Water Improvements

7. Supplemental Requests

7.1 Town of LaVerkin - Supplemental $ 250,000 loan 25y @ 1.0%
(Original funding June 3, 2021 - $1,566,000 (321,000 Grant, $1,245,000 loan 15y @ 1.0%) Utilities and Roadway Improvements *NEW TOTAL $1,816,000*

7.2 Mona City - Supplemental $ 50,000 ($22,000 grant, $28,000 loan 30y @ 0.5%)
(Original funding October 3, 2021 - $235,200 ($103,200 Grant, $132,000 loan 30y @ 0.5%) Culinary Water Pipe Replacement *NEW TOTAL $407,800*

8. Special Consideration

8.1 Kane County Water Conservancy District – $1,240,000 loan 30y @ 1.0%
Land Purchase – Trails & Recreational Facilities

9. Board Member Discussion and/or Action Items

9.1 CIB Board Meetings –TBD
9.2 THANK YOU

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Candace Powers, Permanent Community Impact Fund Board, cpowers@utah.gov (385) 341.0199 at least three working days prior to the meeting.

April 29, 2022 ~ PROJECT FUNDING LIST As Requested
3rd Trimester FY22

Applicant	Project	Grant	M/L LOAN	Bonus Loan	Terms	PCIFB$	Total Cost
I. Funded Projects							
						0	
Subtotal		***0***	***0***	***0***		***0***	***0***
II. Prioritization Projects							
Subtotal		***0***	***0***	***0***		***0***	***0***
III. New Projects							
Uintah	Ballard City	1500 East Improvements Phase 2 & 3	1,514,000	0	1,514,000	15y @ .5%	3,028,000	3,028,000
Uintah	Uintah Fire Supp Spc Svc Dist	Tridell Fire Station/Community Center	3,125,000	348,000	0	30y @ 0%	3,473,000	3,483,000
Uintah	Uintah Transportation Special Service Dist	Redwash Road	3,532,000	0	0		3,532,000	8,532,000
Uintah	Vernal City	Street & Utilities Project	2,992,000	0	2,000,000	30y @ .5%	4,992,000	4,992,000
Subtotal		***11,163,000***	***348,000***	***3,514,000***		***15,025,000***	***20,035,000***
IIIB. New Projects Large Infrastructure Set Aside							
Subtotal		***0***	***0***	***0***		***0***	***0***
IV. Staff Review							
Subtotal		***0***	***0***	***0***		***0***	***0***
V. Pending List							
Sevier	Sigurd Town	Fire Station	914,000	411,000	0	30y @ 0%	1,325,000	1,325,000
Daggett	Daggett County MBA	2021 Dutch John Water Improvements	4,411,000	0	779,000	30Y @ .5%	5,190,000	5,190,000
Subtotal		***5,325,000***	***411,000***	***779,000***		***6,515,000***	***6,515,000***
VI. Supplemental Requests							
Juab	Mona City	Culinary Water Pipe Replacement Supplemental	22,000	0	28,000	30Y @ .5%	50,000	386,000
Washington	LaVerkin City	Utilities and Road Improvement Project Supplemen	0	0	250,000	25y @ 1%	250,000	2,106,200
Subtotal		***22,000***	***0***	***278,000***	***0***	***300,000***	***2,492,200***
VII. Requests for Special Consideration							
Kane	Kane County Water Cons Dist	Trails & Recreational Facilities	0	0	1,240,000	30y @ 1%	1,240,000	1,260,000
Subtotal		***0***	***0***	***1,240,000***		***1,240,000***	***1,260,000***
VIII. Planning							
Subtotal		***0***	***0***	***0***		***0***	***0***
VIII. Withdrawn Requests							
		0	0	0		0	0
Subtotal		***0***	***0***	***0***		***0***	***0***

April 29, 2022 ~ PROJECT FUNDING LIST As Requested
3rd Trimester FY22

Applicant	Project	Grant	M/L LOAN	Bonus Loan	Terms	PCIFB$	Total Cost

IX. Totals

	Suspend & Fund sub-total		*0*	*0*	*0*		*0*	*0*
	Priority Projects sub-total		*0*	*0*	*0*		*0*	*0*
	New Projects sub-total		*11,163,000*	*348,000*	*3,514,000*		*15,025,000*	*20,035,000*
	New Projects Large Infrastructure Set Aside sub-to		*0*	*0*	*0*		*0*	*0*
	Staff Review sub-total		*0*	*0*	*0*		*0*	*0*
	Pending Projects sub-total		*5,325,000*	*411,000*	*779,000*		*6,515,000*	*6,515,000*
	Supplemental Requests sub-total		*22,000*	*0*	*278,000*		*300,000*	*2,492,200*
	Requests for Special Consideration		*0*	*0*	*1,240,000*		*1,240,000*	*1,260,000*
	Planning		*0*	*0*	*0*		*0*	*0*
	GRAND TOTAL		*16,510,000*	*759,000*	*5,811,000*		*23,080,000*	*30,302,200*

MINERAL LEASE FUND SUMMARY

	M/L REQUESTS TOTAL	SUSPEND & FUND M/L GRANTS	SUSPEND & FUND M/L LOANS	OUTSTANDING M/L GRANTS	OUTSTANDING M/L LOANS	M/L REVENUE 4/22/22		M/L BALANCE 4/22/22
	$17,269,000	$0	$0	$16,510,000	$759,000	$17,351,390		$82,390

BONUS FUND SUMMARY

	B/F REQUESTS TOTAL	SUSPEND & FUND B/F LOANS	OUTSTANDING B/F LOANS	B/F REVENUE 4/22/22	B/F BALANCE 4/22/22
	$5,811,000	$0	$5,811,000	$39,271,697	*$33,460,697*

INFRASTRUCTURE SET ASIDE SUMMARY

INFRASTRUCTURE BONUS	INFRASTRUCTURE REQUESTS TOTAL	INFRASTRUCTURE M/L	INFRASTRUCTURE M/L REQUEST - Grant	INFRASTRUCTURE M/L REQUEST - Loan	INFRASTRUCTURE BONUS REQUEST - Loan	BONUS SET ASIDE	M/L SET ASIDE 4/22/22	MAJOR INFRASTRUCTURE SET ASIDE FUND
	$0		$0	$0	$0	$0	$5,982,575	$5,982,575

*Throughput $56,973,571.99**

Upcoming Meeting Dates: **July 7, 2022 - Salt Lake City**
August 4, 2022 - Salt Lake City

Current Rank FY17-FY21	Previous Rank FY16-FY20		COUNTY	CIB REVENUE FY-17- FY-21 REVENUE	CIB AWARDS FY-17- FY-21 AWARDS	% CIB Revenue to Awards	TOTAL GRANT	% GRANT	TOTAL LOAN	% LOAN
1	1	5	UINTAH	74,138,468	55,000,671	74%	41,348,671	75.2%	13,652,000	24.8%
2	2		SEVIER	25,820,882	36,449,059	141%	21,762,059	59.7%	14,687,000	40.3%
3	3	4	DUCHESNE	14,602,101	35,966,921	246%	16,778,921	46.7%	19,188,000	53.3%
4	4		CARBON	13,235,971	22,101,630	167%	8,251,630	37.3%	13,850,000	62.7%
5	5		EMERY	12,152,103	23,580,905	194%	15,996,905	67.8%	7,584,000	32.2%
6	8		SANPETE	11,803,142	12,902,500	109%	8,020,500	62.2%	4,882,000	37.8%
7	7		SAN JUAN	3,585,448	16,442,719	459%	9,065,719	55.1%	7,377,000	44.9%
8	6		GRAND	3,234,388	10,169,241	314%	2,951,241	29.0%	7,218,000	71.0%
9	25		KANE	3,006,784	31,347,955	1043%	2,822,955	9.0%	28,525,000	91.0%
10	14		DAGGETT	2,848,248	4,954,750	174%	2,681,750	54.1%	2,273,000	45.9%
11	10	3	BEAVER	777,929	6,661,950	856%	3,132,950	47.0%	3,529,000	53.0%
12	9		GARFIELD	752,943	13,230,578	1757%	8,398,578	63.5%	4,832,000	36.5%
13	11		MILLARD	411,426	4,289,000	1042%	3,074,000	71.7%	1,215,000	28.3%
14	12		SUMMIT	264,034	0	0%	0	0.0%	0	0.0%
15	13		TOOELE	256,696	11,700,000	4558%	0	0.0%	11,700,000	100.0%
16	15	2	JUAB	93,757	3,408,500	3635%	1,310,500	38.4%	2,098,000	61.6%
17	17		WASHINGTON	71,244	5,747,625	0%	1,162,625	20.2%	4,585,000	79.8%
18	16		IRON	29,965	5,668,557	18917%	2,132,557	37.6%	3,536,000	62.4%
19	18		RICH	24,723	9,837,000	39790%	4,236,000	43.1%	5,601,000	56.9%
20	20		SALT LAKE	19,525	0	0%	0	0.0%	0	0.0%
21	24		BOX ELDER	18,472	0	0%	0	0.0%	0	0.0%
22	21		DAVIS	11,366	0	0%	0	0.0%	0	0.0%
23	19		PIUTE	7,309	1,027,500	14058%	927,500	90.3%	100,000	9.7%
24	22		MORGAN	952	8,000,000	840704%	0	0.0%	8,000,000	100.0%
25	26	1	CACHE	0	14,994,097	%	404,097	2.7%	14,590,000	97.3%
26	27		WEBER	0	0	0%	0	0.0%	0	0.0%
27	29		UTAH	-48,365	0	0%	0	0.0%	0	0.0%
28	23		WAYNE	-58,627	5,532,644	%	4,420,644	79.9%	1,112,000	20.1%
29	28		WASATCH	-95,540	5,397,000	0%	0	0.0%	5,397,000	100.0%
			AGENCIES/REGIONAL	0	51,920,000	0%	51,920,000	100.0%	0	0.0%
			TOTAL	**166,965,343**	**396,330,802**	**237%**	**210,799,802**	**36.1%**	**185,531,000**	**63.9%**

CIB MEETING NOTES

April 29, 2022

1. Briefing

1. **Up-coming Meeting Dates & Location** – *TBD*
2. **Financial Review**
3. **Review of Agenda Items** *discussion*

4 new projects, 2 Supplemental Funding Requests, 2 Pending Project and 1 Special Consideration.

Note: Green = request within tool range Purple = request above tool range Red = request below tool range

2. Welcome & Introductions

3. Approval of Minutes (April 7, 2022 CIB Meeting)

4. New Projects

4.1 Ballard City

1500 East Street Improvements Phase 2 & 3
$ 3,028,000 Total CIB Request
$ 1,514,000 Loan 15y @ 0.5%
$ 1,514,000 Grant

Location: Uintah County, Class 5 producer (#1 rank; $76,377,027)
Cost Share: CIB share is 100%
Issues: *Oct 2021 Phase 1 $240,000 loan for 30 years at 0.5% and a $560,000 grant (total $800,000).*

**Proposed loan/grant scenario:*

Minimum	*Median*	*Maximum*
$939,000 Loan 10y @ 0.0% [$93,900]	*$1,242,000 loan 10y @ 0.5% [$127,538]*	*$1,545,000 loan 10y @ 0.5% [$158,678]*
$2,089,000 grant	*$1,786,000 grant*	*$1,483,000 grant*

Project Total: $3,028,000

This project consists of establishing an additional East-West corridor in Ballard City at 1000 South crossing Cottonwood Creek and the reconstruction of 1500 East. The existing 1500 East roadway would include roto-milling the pavement to a depth of 2 inches, excavating and building up the roadway shoulder with subbase and base layers, curb, gutter and sidewalk, Hot Mix Asphalt (HMA) placed on the widened shoulders and an overlay on the existing milled surface to meet AASHTO standards along the corridor. The intersection at 1000 South will be reconstructed to accommodate the construction of a *new* 1100-foot roadway from the intersection along 1000 South to the County line, drainage with AASHTO standard paint striping and signage.

4.2 Uintah Fire Suppression Special Service District

Tridell Fire Station / Community Center
$ 3,473,000 Total CIB Request
$ 348,000 Loan 30y @ 0.0%
$ 3,125,000 Grant

Location: Uintah County, Class 5 producer (#1 rank; $76,377,027)
Cost Share: CIB share is 99.8%
Issues:

**Proposed loan/grant scenario:*

Minimum	*Median*	*Maximum*
$1,077,000 Loan 15y @ 0.0% [$71,800]	*$1,424,000 loan 15y @ 0.5% [$98,775]*	*$1,772,000 loan 15y @ 0.5% [$122,844]*
$2,396,000 grant	*$2,049,000 grant*	*$1,701,000 grant*

Applicant Cash: $10,000
Project Total: 3,483,000

This project consists of the construction of a new 150 x 75 square feet steel fire station and community center that will include four truck bays, a locker room, restrooms, an office, and a training/community room area, utilities, fire suppression system, to meet existing fire department and community needs on the west side of Uintah County. Preliminary agreements are in place for the UFSSSD to acquire additional land adjacent to the existing building for the new fire station. *The purchase of this property and the preliminary design for the proposed building have been borne by the UFSSSD.*

4. New Projects continued

4.3 Uintah Transportation Special Service District

Redwash Road Improvements

$ 3,532,000 Grant

Location: Uintah County, Class 5 producer (#1 rank; $76,377,027)

Cost Share: CIB share is 41%

Issues:

**Proposed loan/grant scenario:*

Minimum	Median	Maximum
$ 883,000 Loan 15y @ 0.5% [$61,249]	$1,219,000 loan 15y @1.0% [$89,145]	$1,555,000 loan 15y @ 1.5% [$116,464]
$2,649,000 grant	$2,313,000 grant	$1,977,000 grant

Applicant Cash: $3,000,000

Uintah County – Class B Road Funds - $2,000,000

Project Total: $8,532,000

This project consists of 4.4 miles of roadway design, realignment, drainage, pavement, shoulder improvements and rights of way to the north end of Redwash Road to meet AASHTO standards. The existing roadway will be realigned, pavement pulverized, and the milled asphalt and base materials will be mixed, compacted and utilized in the sub-grade of the new roadway, additional imported granular borrow will be utilized as the sub-base of the new roadway with untreated base course as the base of the roadway. Hot mix asphalt will be placed as the surface course of the roadway. *A chip seal coat is anticipated the year following the reconstruction of the roadway and is included in the project cost.* AASHTO standard paint striping, and signage for improved safety and functionality.

4.4 Vernal City

Downtown Streets and Utilities Project

$ 4,992,000 Total CIB Request

$ 2,000,000 Loan 30y @ 0.5%

$ 2,992,000 Grant

Location: Uintah County, Class 5 producer (#1 rank; $76,377,027)

Cost Share: CIB share is 100%

Issues:

**Proposed loan/grant scenario:*

Minimum	Median	Maximum
$1,947,000 Loan 30y @ 0.5% [$135,052]	$2,447,000 loan 30y @ 1.0% [$176,415]	$2,946,000 loan 30y @ 1.5% [$220,711]
$3,045,000 grant	$2,545,000 grant	$2,046,000 grant

Project Total: $4,992,000

This project consists of street and utilities improvements on Vernal Avenue at the intersection of Main Street (HW 40) and Vernal Ave (HW 191) to include improvements to sewer lines, new manholes, 8-inch water lines, new water service connections, new fire hydrants, replacing electrical utilities and associated pavement repair. Vernal Avenue (HW 191 north of Main Street) will also be reconstructed to include curb, gutter and sidewalks

5. New Projects – Large Infrastructure None

6. Pending Projects

6.1 Daggett County Municipal Building Authority

Dutch John Water Improvements

$ 5,190,000 Total CIB Request *(pending September 2, 2021)*

$ 779,000 Loan 30y @ .5%

$ 4,411,000 Grant

Location: Daggett County, Class 4 producer (#9 rank; $2,552,549)

Cost Share: CIB share is 100%

Issues: ARPA Pending

**Proposed loan/grant scenario:*

Minimum	*Median*	*Maximum*
$2,388,000 Loan 30y @1.0% [$92,492]	*$2,907,000 loan 30y @ 2.0%[$129,753]*	*$3,426,000 loan 30y @ 2.5%[$163,638]*
$2,802,000 grant	*$2,283,000 grant*	*$1,764,000 grant*

Project Total: $5,190,000

This project consists of water system improvements to include an adjustable flow regulation tank stabilizing flow and redundancy for source water to the 50 year old water treatment plant, a new *'pilot'* treatment plant with a metal building and associated building infrastructure in the same area of the existing plant to determine optimum water treatment processes including micro/ultra-filtration, granular activated carbon, ultraviolet treatment, or an updated version of the existing coagulation/filtration system and for required redundancy, new pipelines, pumps and associated telemetry work, a treatment plant septic system, HVAC, electrical work, furnishings necessary for the function of the building and rights of way.

9-2-2021 CIB Minutes:

Commissioner Ogden stated the recent public hearing minutes have not been provided and there are a number of unanswered questions. The project should be tabled until the ARPA result is known and the project components are clarified.

Tooter Ogden made and Naghi Zeenati seconded a second substitute motion to place this project on the Pending List.

Commissioner Lytle suggested a friendly amendment 'allowing time for the water district to clarify the project and funding. Mr. Galecki stated that ARPA funding requires a 20% match which the applicant does not have. If the receive ***ARPA funding*** *they could return to the Board for matching funds.*

The Chairman called the question on the second substitute motion.

Tooter Ogden made and Naghi Zeenati seconded a second substitute motion to place this project on the Pending List allowing the entity to clarify the project and funding. The motion carried unanimously through roll call vote.

7. Supplemental Requests

7.1 LaVerkin City

Utilities and Roadway Improvements (*funded June 3, 2021 - $1,566,000 ($321,000 Grant, $1,245,000 Loan 25 yr. @ 1%)*

$ 250,000 Loan 25y @ 1.0% - Supplemental Request

Location: Washington County, Class 5 producer (#2 rank; $25,820,882)

Cost Share: CIB share is 100%

Issues:

**Original Proposed loan/grant scenario:*

Minimum	*Median*	*Maximum*
$4,892,000 Loan 30y @ 0.5%	*$5,664,000 loan 30y @ 1.5%*	*$6,436,000 loan 30y @ 2.5%*
$3,689,000 grant	*$2,917,000 grant*	*$2,145,000 grant*

NEW Project Total: $2,106,200

This project consists of road improvements to 100 South to repair the asphalt, widen the road, storm drain piping, culinary waterline, gate valves, hydrant relocation and new hydrant, sewer manholes, sewer lines and curb & gutter, sidewalk and ADA access ramps, to accommodate a safe route to the elementary school and pavement will be added to the unpaved 470 West with curb & gutter and utilities beneath the new roadway. Pavement will be added to an unpaved 470 West, curb & gutter and utilities beneath the new roadway. Ash Creek Special Service District will fund wastewater improvements.

Construction bids came in higher than expected due to inflation and rising construction costs.

7.1 Mona City

Culinary Water Pipe Replacement (*funded October 3, 2021 - $235,200 ($103,200 Grant, $132,000 Loan 30y @ 0.5%) $100,800 applicant cash – Total $336,000*

$ 50,000 Total CIB Supplemental Request

$ 28,000 Loan 30y @ .5% =

$ 22,000 Grant

Location: Juab County, Class 2 producer (#16 rank; $93,757)
Cost Share: CIB share is 100%
Issues: *Request is same percentages of original award.*

**Original Proposed loan/grant scenario:*

Minimum	*Median*	*Maximum*
$109,000 Loan 30y @ 0.0%	*$132,000 loan 30y @ 1.0%*	*$6,436,000 loan 30y @ 2.5%*
$79,200 grant	*$103,200 grant*	*$2,145,000 grant*

New Total Applicant Cash: $122,600
NEW Project Total: $407,800

This project consists of water system improvements to include replacement of approximately 3500 linear feet of 6-inch, 4-inch and 2-inch pipe with 8-inch culinary water pipe, 29 each meter service connections, approximately 14 S-inch valves and road repair.
Construction bids came in higher than expected due to inflation and rising construction costs.

8. Special Consideration

8.1 Kane County Water Conservancy District

Land Acquisition

$ 1,240,000 Loan 30y @ 1.0%

Location: Kane County, Class 4 producer (#9 rank; $3,006,784)
Cost Share: CIB share is 100%
Issues:

**Proposed loan/grant scenario:*

Minimum	*Median*	*Maximum*
$1,175,000 loan 30yr @0.0%	*$1,213,000 loan 30yr @ 1.0%*	*$1,250,000 loan for 30yr @ 2.0%*
$75,000 grant	*$37,000 grant*	*$0 grant*

Project Total: $1,240,000
This project consists of the purchase of approximately 74.53 acres of private property in Kanab, Utah recorded as Parcel K-13-11 adjacent to the Jackson Flat Reservoir complex for the anticipated construction of a trail system which will expand the existing five plus miles of asphalt walking and biking paths.
It is the intent of Kane County Water Conservancy District to fund design and construction of paved and unpaved trails, picnic facilities, parking, and other amenities.

1. Does the Water Conservancy District have legal authority to own and operate a recreation facility? The District is requested to supply a written legal opinion that the District can own and

operate a recreational facility.
2. What will be the revenue source?

9. Board Member Discussion and/or Action Items

9.1 CIB Board Meetings –TBD

9.2 Thank You. Good Night. 

PERMANENT COMMUNITY IMPACT FUND BOARD MEETING
Department of Workforce Services
Housing and Community Development Division, Salt Lake City, Utah
MINUTES
April 7, 2022

Members Present

Keith Heaton	Chairman
Bruce Adams	Southeastern Utah Association of Local Governments
Naghi Zeenati	State Transportation Commission
Jack Lytle	Uintah Basin Association of Governments
Dean Baker	Uintah County
Garth "Tooter" Ogden	Sevier County
Marlo Oaks – *Via Zoom*	State Treasurer
Jerry Taylor – *Via Zoom*	Five County Association of Governments
Kyle Stephens	State Board of Water Resources
Jim Webb	State Board of Water Quality

Members Excused

Scott Bartholomew	Six County Association of Governments

Staff and Visitors

Candace Powers	Housing and Community Development
Brenda Brown	Housing and Community Development
Paul Moberly	Housing and Community Development
Zach Leavitt	Housing and Community Development
Aaron Waite	Attorney General's Office
Christina Oliver	Housing and Community Development
Brittany Hardy	Department of Workforce Services – Finance
Jesse Ralphs	Sunrise Engineering
Todd Thorne	Southeastern Utah Association of Local Governments
Russ Finlinson	Town of Leamington
Parker Vercimak	Jones and DeMille Engineering
Bill Jackson	Grand County
Tyler Timmons	Six County Association of Governments
Alan Luce	North Logan City
Valerie Hopper	Town of Elsinore
Jennica Scott	Town of Elsinore
Chris Baird	Grand County
Greg Todd	Duchesne County
Michael Olsen	Mt. Pleasant City
Dave Oxman	Mt. Pleasant City
Bryce Wilcox	J-U-B Engineers
Tamara Dockstader	Southeastern Utah Association of Local Governments
Lyndsay Peterson	North Logan City
Michael Holt	Fillmore City
Kevin Orton	Fillmore City
Brent Chamberlain	Kane County
Brian Carver	Bear River Association of Governments
Jordan Katcher	Housing and Community Development / CDO
Jade Powell	Southeastern Utah Association of Local Governments

Aubrey Larsen	Housing and Community Development / CDO
Lori Nay	Gunnison City

Via Zoom

Skye Sieber	Division of Drinking Water
Skyler Davies	Division of Water Quality
Christina Oliver	Housing and Community Development
Monica Hilding	
Scott Worley	
Jeanette Johnson	Johnson, Patterson & Yellowhorse
Lyndon Friant	Jones and DeMille Engineering
Tyson Jewkes	Ensign Engineering
Sheri Dearden	Millard County
Loie Corson	Kane County
Levan Town	
Kelly Chappell	Ensign Engineering
Helene Jorgensen	Kanab, Utah
Todd Thorne	Southeastern Utah Association of Local Governments
Devan Shields	Sunrise Engineering
Justin Atkinson	Sunrise Engineering
Gary Zabriskie	Five County Association of Governments

WELCOME

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, April 7, 2022 at 1385 South State, Room 157, Salt Lake City, Utah and was called to order at 9:00 a.m. by Chairman Keith Heaton.

I. ADMINISTRATIVE ITEMS

Briefing *[3:58 after introductions]*

1. Upcoming Meeting dates and Locations

April 29, 2022 – Salt Lake City

2. Financial Review *[5:00]*

Candace Powers reviewed the statutory purpose regarding mineral lease funds and the funds for today's meeting.

3. Review of Agenda Items: *[4:30]*

There are 6 new applications, 2 supplemental funding requests, 1 pending project and 1 special consideration request.

II. WELCOME AND INTRODUCTIONS *[1:04]*

Chairman Heaton welcomed everyone and requested that the Board introduce themselves. Marlo Oaks and Jerry Taylor are attending virtually. Aaron Waite is legal counsel to the Permanent Community Impact Fund Board.

Chairman Heaton noted the upcoming changes to the Permanent Community Impact Fund Board as initiated through SB111 as of May 4, 2022. Keith Heaton will not be the Chairman, and Jim Webb representing Water Quality, Kyle Stephens representing Water Resources, Dean Baker and Tooter Ogden representing the two top producer positions will no longer be on the Board. SB111 requires that the new members for the new positions must be appointed by the governor with the advice and consent of the Senate in accordance with Title 63G, Chapter 24, Part 2, Vacancies. To accommodate those

changes and complete the business of this trimester, meeting options have been sent to the Board and will be discussed at the end of today's meeting. The FY2022 Annual Board Policy Retreat held for the purpose of training and policy discussions with/for the Board was tentatively scheduled for June 2, 2022. As close to half the Board positions are being replaced and the new Board will take time to constitute, it is proposed the retreat be postponed to a later date to accommodate the training of the new Board. Chairman Heaton also suggested as the projects are reviewed and funding is determined, the Board suspend the rules and fund the projects on today's agenda to allow the Board to complete the review and funding of projects submitted for FY2022 under this Board.

Commissioner Lytle asked if that would be the procedure for the next meeting as well.
Chairman Heaton stated it would.

Commissioner Lytle expressed his appreciation for Keith Heaton as Chair of the Board.

Mr. Zeenati noted the efforts made by Kane County to host this Board and suggested an appreciation meeting in Kanab for the service rendered.

Chairman Heaton expressed appreciation to Aaron Waite, Assistant Attorney General and legal counsel to the Board for his time and diligence to this Board. He has spent considerable time in researching SB111 to provide clarity and facilitate a smooth transition. It appears half the Board will remain and expressed appreciation to those Board members who will not remain.

Commissioner Lytle indicated a desire for further discussion of a meeting in Kanab.

III. APPROVAL OF MINUTES [17:30]
Chairman Heaton requested a motion to approve the minutes from the February 3, 2022 and February 16, 2022 CIB meetings.

Commissioner Lytle noted a correction to the minutes; Tabiona is not in Carbon County as listed.

Tooter Ogden made and Kyle Stephens seconded a motion to approve the minutes of the February 3, 2022, and February 16, 2022 meetings as corrected. The motion carried unanimously through roll call vote.

IV. NEW PROJECTS [19:30]
4.1 Town of Elsinore (Sevier County) [20:02]
The Town of Elsinore presented a funding assistance request for a $2,710,000 grant and a $904,000 loan for 15 years at 0.0% (total $3,614,000) for street improvements. This project consists of roadway and drainage improvements to 10.980 miles of roadway in the Town. Treatments will include pulverization, cement treating existing materials, asphalt overlays and chip seals, and shouldering to improve the RSL (RSL – the time from the present to when a pavement reaches an unacceptable condition and requires construction intervention) to approximately 15 years.

The applicant stated Elsinore has a population of approximately 1000 residents. They recently completed improvements to the water system and annexed an area of mostly fields which doubled the size of the community which included more roads. There has been minimum maintenance in the form of crack sealing and $167,000 of Class C road revenue has been saved. Almost every road has been included in this project though some may be removed if the cost is too great. The Town did a pavement assessment to determine necessary repairs for each roadway. The price of oil has increased and the request may not be sufficient so the project may be trimmed. The Town acknowledged the 10-year term limit for B&C road revenue but are requesting a 15-year term on the loan.

Chairman Heaton appreciated the existence of a maintenance plan as noted by the applicant. The term of the loan depends on the revenue source and B&C road revenue is limited to 10 years.

The applicant again noted the 15-year term and the 5% contingency. The pavement assessment indicated a cost of nearly $5,000,000 so they reduced the project and contingency to what has been submitted. Roads could be removed and they could use the $167,000 savings to offset the loan but would prefer to maintain that savings for maintenance. The cost estimate was completed on January 22, 2022 wherein the fuel index was $75.21 and it is now $105.00. The increased cost of fuel since the estimate represents approximately $40,000 which and if the bids come in higher than expected, the project will be reduced. The revenue source is B&C road revenue and if that requires a 10-year term, the applicant is requesting the Board to consider more grant funding. Their annual B&C revenue is approximately $8,000.

Mayor Baker suggested scaling the project back by half to accommodate the available revenue as a $452,000 loan 10y @ 0% and $1,355,000 grant.

The applicant stated scaling back could provide an affordable payment and move forward with a portion of the road improvements that truly need to be done.

Mr. Zeenati asked if there was funding coming from the County for the Canal Road which is in the jurisdiction of the County and 5% contingency seems insufficient.

The applicant stated the County had been approached for assistance as that road would likely be removed in the reduced scope and may become gravel. The contingency amount is extremely low, but on this project the affordability was of greater concern.

Commissioner Ogden also noted the 5% contingency is low and the cost of bonding should be included.

Chairman Heaton referenced 2/3rds of the funding request to be a $597,000 loan for 10 years at 0% and a $1,788,000 grant which should provide an affordable annual payment.

Jack Lytle made and Naghi Zeenati seconded a motion to suspend the rules and fund this project as a $1,788,000 grant and a $597,000 loan for 10 years at 0.0% (total $2,385,000) with the provision of a revised estimate. **The motion carried unanimously through roll-call vote.**

4.2 Mt. Pleasant City (Sanpete County)

Mt. Pleasant City presented a funding assistance request for a $2,036,000 grant and a $2,067,000 loan for 30 years at 0.5% (total $4,073,000) for secondary water improvements. This project consists purchasing an existing well and water rights to provide an additional source to reduce the impact of outdoor watering from the culinary system, and to help secure the city's water systems for droughts. The well will provide 625.148 acre-feet of water, all water rights associated with the well, a 20-foot easement to the County Road both east and south of the well, and 1/4 acre of land around the well. To utilize the source, a waterline will be constructed and connect to existing irrigation systems for the Cemetery and Parks. This project will free up over 19,550,000 gallons or 60-acre feet of treated culinary water every year. *The City has already paid for legal services to negotiate and draw up contacts to purchase the well, and these legal expenses are not part of the requested funds to buy the well.*

The applicant stated Mt. Pleasant has limited the watering and the owners of the well notified the City of their willingness to sell the well to the city to help the water situation.

Mr. Zeenati asked about the population of Mt. Pleasant, the anticipated future growth, the current water rates and the number of water connections.

The applicant stated the population is approximately 3,700, the water rates were recently raised to a minimum of $26.00 and the monthly secondary water charge starts at $10.50. There are 1500 connections with a 65-home subdivision being constructed and there is a proposed 80 town home subdivision. Mt. Pleasant is growing as a bedroom community with the increase of working from home. There is an anticipated rate increase of $3.50 per month with this well purchase. The citizens are in dire need of water and this is a helpful step.

Mr. Stephens noted HB242 which requires metering all secondary water connections and asked if they were in the process of applying for the grant program associated with that requirement.

The applicant indicated that the Mt. Pleasant water project began in 2012 when they received CIB funding for a secondary water master plan. They will seek to do a reservoir to store water to help the water situation and assist with flood control. This well will tie into that project. Mt. Pleasant has a very old irrigation system and through the NRCS PL566 water shed program the plan is replace the entire secondary system and there will be new meters with that program. They have not applied to Water Resources for their meter funding. When the new system is constructed, the meter placement can be determined.

Mr. Stephens indicated all secondary meters are to be installed by 2030 to avoid fines.

The applicant stated they are finalizing the environmental documents that have been submitted to NRCS for review. Design funding is anticipated for the end of 2022 and construction on the secondary system should commence within 2 years and be completed by 2025.

Commission Lytle asked about the quality of the well water.

The applicant indicated the well they wish to buy is not deep enough for culinary; its intent is to be for outdoor watering which will free up culinary water. They have not had enough water to provide both culinary and outdoor watering.

Mayor Baker asked if they had implemented impact fees on the new subdivisions. With the increased use from those new areas, there will be future difficulty in providing drinking water. Is there an additional fee for secondary water?

The applicant indicated impact fees have been re-implemented for the past year. The well will be solely secondary and there are culinary and secondary water fees. Metering will prevent abuse of the water.

Mr. Zeenati noted for the record, the question posed by Mr. Stephens, the Water Resources representative on the Board indicating the value of the Water Resources and Water Quality representation with their inherent expertise. That expertise has been removed through the new legislation.

Commissioner Lytle asked about the interest rate noting the grant / loan request is outside the tool.

Chairman Heaton referenced the tool minimum for this project indicates a 0% interest rate and the maximum would be 1.5%. The 0.5% requested by Mt. Pleasant would be within the tool interest rate.

Jack Lytle made and Dean Baker seconded a motion to suspend the rules and fund this project as a $733,000 grant and a $3,340,000 loan for 30 years at 1.0% (total $4,073,000 tool median).

Tooter Ogden made and Kyle Stephens seconded a substitute motion to suspend the rules and fund this project as a $1,140,000 grant and a $2,933,000 loan for 30 years at 0.0% (total $4,073,000 tool minimum).

Treasurer Oaks asked to assess the projects affordability referencing the median bears an interest rate and asked about affordability.

Chairman Heaton referred to the review sheet which shows affordability in either of the scenarios.

The applicant indicated they would have to raise water rates on the median scenario.

Commissioner Lytle asked what their MAGI is for this community and if there were existing loans for their water system which will soon be paid off which may *improve* the future water revenue.

It was noted that the MAGI for Mt. Pleasant is approximately $41,000.

Mayor Baker referenced the public hearing minutes which indicated they could accommodate half loan and half grant funding… which is their request.

Commissioner Adams called the question on the substitute motion.

Tooter Ogden made and Kyle Stephens seconded a substitute motion to suspend the rules and fund this project as a $1,140,000 grant and a $2,933,000 loan for 30 years at 0.0% (total $4,073,000 tool minimum). The motion carried with Tooter Ogden, Kyle Stephens, Jerry Taylor, Bruce Adams and Naghi Zeenati in favor and Marlo Oaks, Jim Webb, Dean Baker and Jack Lytle opposed.

Commissioner Lytle noted that had the Board applied a minimal percentage rate, it would have helped with the available mineral lease funding.

4.3 Grand County Municipal Building Authority (Grand County)

Grand County Municipal Building Authority presented a funding assistance request for a $1,356,000 grant for Jackson Street drainage mitigation project phase 2. This project consists of constructing a major storm drain trunk line to include approximately 2470 feet of 66 - inch diameter pipe located below the overflow spillway of the debris basin running down Jackson Street, across US-191 and down Moab 400 East discharging into Pack Creek, manholes, and catch basins. UDOT has been consulted and a jack and bore operation will be required to cross US-191. The pipeline is designed to convey the 100 year 24-hour storm event. The trunk line will be constructed so that contributory areas will be allowed to discharge into the line as future development occurs. The line will include catch basins to allow for future connections, concrete headwalls, outlet protection and road surface repair. All dimensions, lengths and sizes are subject to change during final design as more detailed data is collected and hydraulic analysis is complete. This project is the second phase of the Jackson Street Drainage Mitigation Project; the Jackson Street Debris Basin (Phase I of the Jackson Street Drainage Mitigation Project) was completed March 2019. The applicant is contributing $1,090,943 cash. Grand County Transportation SSD is contributing $265,000. Project total $2,711,943.

The applicant indicated it was the intent to apply for this in 2020, but COVID shut Moab and Grand County down reducing the available revenue from sales tax and there are significant challenges with funding stormwater projects due to restrictions on revenue. B&C and Tourism revenue cannot be used

for storm water. Unrestricted sales tax is the only revenue source for repayment. They have a storm water savings account which represents $1,400,000 dollars currently. The La Sal Fire last year caused unexpected flooding in Pack Creek and some of that funding was applied to match an NRCS grant for improvements in the conveyance of Pack Creek to the Colorado River. There is $1,091,000 in the storm water account remaining to contribute to this project. The loan repayment revenue source would be from the sales tax appropriation for storm water mitigation which is approximately $400,000 annually.

Mr. Stephens referenced the public hearing and concerns noted in that public hearing citing adding the drainage may interfere with existing water and other infrastructure already in place which was not addressed in the minutes.

The applicant indicated Mr. Jackson spoke with the person in regard to those concerns. There is private irrigation infrastructure in that area crossing 191 which may be relocated or the project could be designed around the infrastructure. The stormwater project is a high priority on the master and this project would potentially help prevent property damage and mitigate the affects of stormwater events on US191. After this project is completed there will be other areas that can utilize storm drainage efforts.

Chairman Heaton noted the mineral lease balance is in the negative.

Mr. Zeenati asked about the applicant's other local cash.

The applicant indicated the other local cash is in an account that the transportation and stormwater special service district maintains which comes from mineral lease funding and State PILT. The SSD has voted to commit that amount of funding to this project.

Mr. Zeenati referred to the project review sheet which indicates the Grand County revenue of $3,723,412 wherein the CIB has provided funding to Grand County of $15,091,641 in grants and loans. This request is for 100% grant funding. The fund revenue is low and the CIB hopes Grand County will produce so the CIB can fund projects in Grand County.

The applicant stated they would certainly not request more than what they put into the pot…

Mr. Zeenati noted their public hearing minutes indicated the County could accommodate a loan.

The applicant stated the objective with the storm water fund is to maximize the funding and they will fund 50% of the project though they would consider a loan.

Naghi Zeenati made and Tooter Ogden seconded a motion to suspend the rules and fund this project as a $447,000 grant and a $909,000 loan for 30 years at 1.0% (total $1,356,000).

Commissioner Lytle asked if Grand County received PILT and if the MBA was just created. Do you have an agreement with the Service District to use that funding?

The applicant stated they receive Federal and State PILT but the State PILT is passed to the special service districts as it is mineral lease revenue. The MBA has been in place since the 1980's and this project will be through the MBA. At this time, there is nothing in writing other than the vote.

The Chairman called the question.

Naghi Zeenati made and Tooter Ogden seconded a motion to suspend the rules and fund this project as a $447,000 grant and a $909,000 loan for 30 years at 1.0% (total $1,356,000). The motion carried unanimously through roll-call vote.

5.4 Town of Leamington (Millard County) [1:21:15]

The Town of Leamington presented a funding assistance request for a $200,000 grant to construct a maintenance storage shed. This project consists of the construction of a 24' x 86' insulated steel building on property the Town owns with access to power and water; access in the front of the building for tractor/trailer delivery vehicles, storage bay doors, a 10X12 handicap bathroom, a 12 foot drive-through carport for access and storage of the Town trailer, three storage bays for equipment, one storage bay for water system pipe and repair parts, a secure storage area for expensive water system items, an office with remote water system reading equipment and computer hardware, LED lighting with remote sensors to light the parts of the building being utilized, an exterior 5' high concrete-block locking storage area to house Chlorine cylinders utilized in the water treatment facility, continuation of existing pipe fencing as needed, two 24-foot openings with two 12-foot wide overlapping gates for entry and exit.

The applicant stated that in the early 80's when the coal fired Intermountain Power Plant was constructed, Leamington experienced growth and with the increase of population, they needed a volunteer fire department. They cut a hole in the side of an old church to park fire trucks in the old Primary room. The goal is to return the church to a church and remove the storage in the basement, storing it in dedicated storage building. The population is approximately 230 and the Town's monthly income is approximately $7,500 per month. Town monthly expenses are approximately $5,700 leaving $1,800 a month to do town maintenance. They partnered with MAGNUM Resources to purchase water. The seek grant funding for the maintenance building and will use volunteer labor. The State requirement for daily chlorine water readings costs $900 per month.

Chairman Heaton acknowledged the various hardships encountered by a small town. Grant funding is difficult at present due to the revenue deficit.

Commissioner Adams teaches Primary so he appreciates getting the fire truck out of the Primary room.

Commissioner Lytle further acknowledged the financial situation of both the Town and the CIB, suggesting a remote system for monitoring the chlorine.

The applicant indicated the cost of a remote system is prohibitive and there are revenue shortfalls in the water system.

Treasurer Oaks asked about the MAGNUM revenue.

The applicant indicated MAGNUM purchases water from the Leamington well which is approximately $80,000 per year. Leamington has been saving that revenue in a 'rainy day' fund but due to wild fires, that funding has been diminished. MAGNUM has approximately 10 years of projects anticipated, wherein that revenue will go away. Today that revenue is used to correct the shortfalls in the Town's water system.

Mr. Zeenati asked if they had received current bids to verify there is enough funding for the project.

The applicant stated the funding they are requesting will do the project; they may have to use volunteer labor. They have a 20% contingency in the estimate and they don't think the costs have increased beyond that and thanked the Board for the funding that has been provided.

Mr. Zeenati asked where the $50,000 cash indicated in the application is coming from and commended Leamington's great public hearing minutes.

The applicant stated as the CIB did not request the applicant cash on their road funding, they could now use that $50,000 on this project.

Bruce Adams made and Naghi Zeenati seconded a motion to suspend the rules and fund this project as a $200,000 grant citing a financial hardship. The motion carried unanimously through roll-call vote.

5.5 Town of Levan (Juab County) [1:41:14]
The Town of Levan presented a funding assistance request for a $200,000 grant to purchase a dump and plow truck. This project consists of the purchase of a 2024 Peterbilt Model 548 10 Dump Plow Truck with a projected cost of $279,387.00 to replace the Town's 1987 International 10-wheeler.
The applicant is contributing $79,387 cash. Total project $279,387.

The applicant indicated they have been saving for approximately 8 years for the truck but the price of trucks is increasing faster than they can save. The current truck is a 1987 truck formerly owned by the State; the cab is collapsing and the doors are difficult to close among other things. The truck is the most used vehicle they own.

Chairman Heaton noted the two funding sources. The mineral lease funds which are currently *insufficient* can accommodate loans and grants. The Bonus fund which has sufficient funds must be loaned at interest; no grants.

The applicant indicated an $8,000 annual payment might be accommodated. The revenue would come from the utilities that utilize the dump truck. They are seeking the newest truck they can get and will require the purchase of additional equipment to put on the truck. The applicant cash will be $79,387.

A 15-year term should be the maximum for equipment.

Dean Baker made and Naghi Zenati seconded a motion to suspend the rules and fund this project as an $84,000 grant and a $116,000 loan for 15 years at 0.5% (total $200,000) citing a financial hardship. The motion carried unanimously through roll-call vote.

5.6 North Logan City (Cache County) [1:54:13]
North Logan City presented a funding assistance request for a $5,000,000 loan for 30 years at 1.5% and for a new community center. This project consists of the Civic Center expansion to include a 13,000 square foot multi-purpose community center addition with an indoor large open room and amenities for senior citizen programs, a 4,000 square foot children's interactive library addition, and an 11,500 square foot renovation of the existing library to include upgrades to technology and modifications for growth located on the City's existing 8.3 acres located at 475 East 2500 North in North Logan, Utah.
The applicant is contributing $1,260,000 cash. Impact Fee revenue $1,759,000. Private donations and Capital Fund: $740,000. Project total $8,759,000.
The City will install an adjacent park area, associated parking, waterlines, sewer laterals and stormwater accommodations onsite.

The applicant indicated the city council meetings are held in the library. This project will provide a gathering center for the community. The project has been bid and they are working to reduce costs. The project is scheduled to begin in June/July of 2022.

Commissioner Lytle verified that the revenue source will be the library property tax but. The requested interest rate is below the standard 2.5% interest rate for the Cache County area.

Mr. Stephens asked about the bids.

The applicant indicated they are still going through the bids which are high and they are working with the contractor and architect which may modify the structure type.

Mr. Zeenati expressed support for libraries and suggested other fundraising possibilities.

The applicant said there is citizen support for this project and various fundraising ideas are being worked through.

Tooter Ogden made and Naghi Zenati seconded a motion to suspend the rules and fund this project as a $5,000,000 loan for 30 years at 2.5%. The motion carried unanimously through roll-call vote.

VI. PENDING PROJECTS [2:04:00]

6.1 Fillmore City (Millard County)

The Fillmore City funding request was advanced at the November 4, 2021 CIB Meeting as a $2,988,000 loan for 30 years at 1.0% and a $612,000 grant (total $3,600,000) for final funding at the February 3, 2022 funding meeting. This project consists of the construction of an 80' X 180', 14,400 square foot fire station with sitework to include building lot, 200 North Street Access Road, pavement, signage, sidewalks, concrete driveway, curb & gutter, detention pond, sewer, backup generator, radiant floor heating, power line relocation and engineering. In-kind $140,000. Project Total $3,740,000.

The project was placed on the Pending List to allow time to verify HB303 which requires communities to provide ambulance service and this project's affordability. The applicant is also requesting as revised funding package as a 50% grant and 50% loan.

The applicant indicated that HB303 requires the community to provide rescue service for I-15 in the City's boundaries. They are in the process of acquiring a rescue truck to accommodate the County requirement of the rescue service. If the rescue service is not provided, the City will be billed $150,000 to assist the County in providing that service. The City is requesting a 50/50 loan grant split.

Commissioner Adams asked how HB303 affects this request.

It was indicated that the applicant chose to purchase a rescue vehicle to accommodate HB303 reducing their available resources.

Commissioner Lytle noted that Fillmore City chose to expend those funds wherein now CIB is tasked with fixing the shortfall.

The applicant stated that it was less expensive in the long term to purchase the vehicle versus an annual expense of $150,000.

Jack Lytle made and Dean Baker seconded a motion to suspend the rules and authorize a $612,000 grant and a $2,988,000 loan for 30 years at 1.0% (total $3,600,000).

Naghi Zeenati made a substitute motion to fund this project as an $1,800,000 grant and an $1,800,000 loan for 30 years at 1.5%. The motion was withdrawn.

Chairman Heaton noted the CIB cannot release funds that are not available. The applicant will not receive a loan authorization or grant contract until the funds are available.

Chairman Heaton called the question on the original motion.

Jack Lytle made and Dean Baker seconded a motion to suspend the rules and authorize a $612,000 grant and a $2,988,000 loan for 30 years at 1.0% (total $3,600,000). The motion carried unanimously through roll-call vote.

VII. SUPPLEMENTAL REQUESTS *[2:14:26]*

7.1 Six County Association of Governments

Six County Association of Governments requested time on the April 7, 2022 CIB meeting to discuss supplemental funding as a **$1,700,000 grant** for the AOG Administration Building and Warehouse funded March 4, 2021 as an $8,581,000 grant. This project consists of the construction of a new 15,560 square foot main floor building with a basement for future expansion to include 34 office spaces, 2 small conference rooms, 1 large conference room, a reception area, and other key facilities and finishing 5,000 square feet of office space in the basement and a 3,000 square foot Weatherization Program warehouse at 80 East 600 North in Richfield City.
Construction bids came in higher than expected due to inflation and rising construction costs.
Revised project total: $10,706,000.

Chairman Heaton noted the funding for this project is accommodated through the large infrastructure fund.

The applicant indicated that when they designed the building, they estimated above what was an anticipated cost to prevent a request for additional funding. The three bids were all much higher. The selected bidder required additional funding. The other two bids were $2,000,000 higher than the low bid. It is a challenging time to build but the project is ready. The contingency has been increased to hopefully cover any shortfall.

Bruce Adams made and Tooter Ogden seconded a motion to authorize the supplemental request of a $1,700,000 grant from the large infrastructure fund.

Commissioner Lytle indicated there will be other requests for large infrastructure funding and suggested a substitute motion of **a $1,700,000 loan for 30 years at 0.5%.**

Commissioner Ogden indicated that the AOG does not have a revenue source to accommodate a loan. There is concern that the additional funding may not be sufficient. The AOG's are very impactful to all communities.

Commissioner Lytle acknowledged the impact of the AOG's to communities but the Uintah Basin AOG has accommodated loans historically. He is looking to maintain the fund in a different way.

The applicant indicated they manage over 65 State and Federal contracts which is the only revenue source other than the Counties which contribute matching dollars to those contracts. There is no revenue source to accommodate a loan repayment.

Mayor Baker indicated that Uintah Basin Association of Governments did receive some loan funding for their AOG building and suggested a $700,000 loan for 0.5% from the bonus fund and a $1,000,000 grant from the large infrastructure fund.

Dean Baker made and Kyle Stephens seconded a second substitute motion to authorize the supplemental request as a $700,000 loan for 30 years at 0.5% and a $1,000,000 grant from the large infrastructure fund.

Mr. Zeenati suggested the project be scaled down to work within the original funding.

The applicant stated the project has been scaled down as far as they feel they can and they have visited with the Uintah Basin AOG. Six County AOG pays rent for space in the basement of the Sevier County Administration Building which they consider quite expensive and those expenses are charged to programs. The operation and maintenance for the new building may exceed the available revenue so they will be raising the rents to the programs and counties for those matching dollars to cover the O&M. It would have been beneficial if this building had been built years ago for a similar cost as the Uintah Basin AOG building of approximately $2,000,000. Then a loan may have been doable. The cost of construction today increases the difficulty to accommodate a loan payment.

Commissioner Taylor noted that the costs are rising daily and the project should be expedited to prevent additional funding shortfalls as prices increase on a daily basis.

Mr. Webb asked what counties are represented in the Six County AOG region.

The applicant indicated Juab, Sanpete, Sevier, Piute, Wayne and Millard counties are within the Six County AOG.

The Chairman called the question on the substitute motion.

Commissioner Adams stated there is no revenue source to pay a loan other than requesting the counties to pay more to the AOG.

Commissioner Ogden indicated the counties do not have the revenue as they are working to keep existing programs funded.

Commissioner Lytle acknowledged it is a tough situation.

Commissioner Adams referred the question to the applicant representative Mr. Khyl.

The applicant stated the costs are going up daily and to pursue potential revenue only delays the process. There is no funding to pay a loan and the project would need to be scaled back significantly involving the architect and contractor hence the costs would rise.

It was noted that if the loan/grant motion passes and they scale back and need less, the loan and grant would be reduced equally.

The applicant indicated the loan / grant scenario would ‘kill’ the project.

Mr. Stephens withdrew his ‘second’ based on the discussion and there was not alternate second.

The Chairman called the question on the original motion.

Bruce Adams made and Tooter Ogden seconded a motion to authorize the supplemental request of a $1,700,000 grant from the large infrastructure fund. The motion carried with Dean Baker opposed.

Commissioner Jerry Taylor left the meeting at approximately 11:30 am.

7.2 Town of Gunnison (Sanpete County) [2:27:50]
The Town of Gunnison requested time on the April 7, 2022 CIB meeting to discuss supplemental funding as a $252,000 loan for 10 years at 1.0% and a $348,000 grant (total $600,000) for the Roadway Improvements funded June 3, 2021 as a $1,200,000 grant and an $880,000 loan for 10 years at 1.0% (total $2,080,000). This project consists of design, engineering and geotechnical analysis and rebuilding 100 West, 400 West; curb, gutter, ADA ramps and drainage improvements on 200 East, overlay on 300 West, 400 West, Industrial Park Road and Cemetery Road, widening Cemetery Road and chip seal and double chip seal on Indian Road, 100 West and 200 West and associated storm drainage improvements to include catch basins and storm drain piping.
Construction bids came in higher than expected due to inflation and rising construction costs.
Revised project total: $2,965,000.

The applicant expressed humility in requesting additional funding, but roads are the 'bones of the community". Gunnison is growing rapidly with many new homes and the carbon fiber industry as well. This road is the industrial parkway road. They tried to value engineer, and have increased their cash contribution. The numbers are reliable as of today.

Mr. Webb asked about a developer coming and the need for the additional roads. When an entity/developer goes to the planning and zoning commission, they pay for the road. Is Gunnison City requiring any contribution from industry?

The applicant indicated this is a public roadway through the industrial area. The industrial park roads will be accommodated by the developer. The public roadway is only 20 feet wide and there are many vehicles using the roadway. This project also includes storm drainage on the other end of town. The improvements are long overdue.

Mayor Baker indicated the request is not within the same terms as the original funding. The calculations show the same terms would include a 42% loan and 58% grant; a $252,000 loan and $348,000 grant.

Dean Baker made and Jack Lytle seconded a motion to fund the supplemental request as a $348,000 grant and a $252,000 loan for 10 years at 1.0% (total $600,000). The motion carried with Jerry Taylor absent for the vote.

VIII. SPECIAL CONSIDERATION [2:36:30]
The Chairman called for a motion to hear the request for Special Consideration.

Naghi Zeenati made and Jack Lytle seconded a motion to hear the request for Special Consideration. The motion carried with Jerry Taylor absent for the vote.

Treasurer Marlo Oaks left the meeting at 11:51 am after the vote to consider.

8.1 Kane County Municipal Building Authority (Kane County)
Kane County Municipal Building Authority requested time on the April 7, 2022 CIB Meeting to discuss the reallocation of funding received on February 4, 2021 for the East Zions Visitor Center as a $783,000 loan

for 30 years at 1.0% and a $1,825,000 grant (total $2,608,000) to Zion Mountain Local Service District. This project consists of the construction of an 8,000 square foot visitors center at the East entrance to Zion National Park to include an administration building, first aid station, restrooms, offices, storage space, common meeting area, parking lot, transit hub, courtyards, road relocation and landscaping. There will be an agreement with Kane County and Zion Mountain to authorize CRA's and TIF.

Chairman Heaton noted this is a request to change the name from the original authorization on February 4, 2021 to Kane County Municipal Building Authority with no additional funding. The entity requests the Board to authorize the existing funding to Zion Mountain Local Service District.

The applicant expressed appreciation for the Board's consideration. The new entity will be constructing, owning and maintaining this project. The revenue source for the debt service will be the CRA funds and TIF funds. They have restarted the project with a $2,900,000 grant from the Governor's Office of Economic Opportunity. Commissioner Chamberlain introduced Kevin McLaws as a Board member of the Local Service District and Scott Stay as a principle with CM&D, an international construction management firm. A groundbreaking is anticipated by the end of August 2022.

Bruce Adams made and Tooter Ogden seconded a motion to approve the funded entity change from Kane County Municipal Building Authority to Zion Mountain Local Service District for the East Zion Visitor's Center project. The motion carried with Jerry Taylor absent for the vote.

Mr. Stephens referenced the numerous items of correspondence from concerned citizens regarding the change and asked for clarification of those concerns.

The applicant indicated there have been public hearings and town hall meetings in the communities concerning this project and it is the opinion of the applicant that the Board is hearing from a vocal minority. The change of the ownership is to a limited service district which is a subdivision of the County. Residents who live in the area filed a petition with the County which indicated 90% of landowners are in support of the Local Service District taking over this project and they want the project to happen. Their comments and input are appreciated.

Mr. Zeenati asked if the project is to commence immediately with no further delays?

The applicant stated the project has a significant amount of architectural work which has been on hold for a year. The work is restarting with the GOEO funding while the bonding for the CIB funding is pursued.

The Chairman called the question on the change of entity from Kane County Municipal Building Authority to Zion Mountain Local Service District.

Bruce Adams made and Tooter Ogden seconded a motion to approve the funded entity change from Kane County Municipal Building Authority to Zion Mountain Local Service District for the East Zion Visitor's Center project. The motion carried with Marlo Oaks and Jerry Taylor absent for the vote.

9. Board Member Discussion and/or Action Items

9.1 CIB Board Meetings – April 29, 2022 – Salt Lake City

Chairman Heaton indicated a time frame to complete the trimester business in an expedited timeframe. He noted the wisdom of Board policy and systems established decades ago, maintained through the years. The effects of opening up the fund to legislation etc. complicates the efforts of staff and board alike. He expressed appreciation for this Board and their work to provide project funding in an equitable

manner. There are still four new applications to discuss and 4 on the pending list to complete the trimester.

Commissioner Taylor inquired as to the current fund balance deficit.
It was stated that the funding will not be released with insufficient funds; care should be taken.

Chairman Heaton noted that each month the fund receives approximately $2 million.
Funds may be transferred from the large infrastructure fund as that fund is composed of mineral lease revenue which can accommodate grants and loans.

Chairman Heaton indicated that to complete the trimester business, Friday, April 29, 2022, 9:00 am at 1385 South State is the date most Board members could accommodate as the final meeting for this Board and this trimester. The meeting will include the 4 new projects and 4 potential pending projects.

Commissioner Lytle asked when SB111 will be in force.
It was indicated that May 4, 2022 will be the effective date and the current Board composition ends.

Some Board members were concerned with a potential conflict of the Utah Association of Counties (UAC) meetings during that week.
Commissioner Lytle noted that the UAC meeting is on Thursday; Friday should work.

Commissioner Adams asked who the new Board members would be.

Chairman Heaton indicated those members have not been selected.

Commissioner Lytle noted the process of submitting names to the Governors office and legislative approval process is still pending.

Chairman Heaton indicated there will be no May meeting. The June meeting may be postponed to July. The Chairman will schedule the final trimester meeting for April 29, 2022. Ms. Powers will send the calendar invite for the meeting.

Mr. Zeenati noted he will be unavailable that day which breaks his perfect attendance record.

Chairman Heaton indicated the retreat scheduled for June 2, 2022 in Kanab will be rescheduled when the new Board is in place. It would not be an eligible cost for the CIB to fund the retreat for non-Board members.

Commissioner Lytle asked if there would be a quorum in the interim, prior to the other members being confirmed.

Chairman Heaton indicated there may be, but without a Chair there could be no official meeting.

Commissioner Lytle acknowledge that, short of an appointed interim chairman and referred the question to legal counsel.

Mr. Waite, Assistant Attorney General and legal counsel to the Permanent Community Impact Fund Board stated there would be a possible quorum even losing the 5 seats if all were available. The issue is you would not have a chairman. The Board could appoint an interim chairman…

Commissioner Lytle referenced the Governor could appoint an interim chair…

Mr. Waite continued stating there is nothing written that indicates the Board could not appoint an interim chair. But there is no precedent speaking to the Chairman's concern. The Chairman must be appointed by the Governor with the advice and consent of the Senate. If that happens, there will be a quorum with the Chairman.

Commissioner Lytle suggested that during the interim, at least the problem-solving effort as to whether or not, for the good of the order, which could be argued either way, to wait or to move forward to advance the program.

Mr. Waite indicated the Board could appoint an interim chair to conduct the meetings before the new chairman is appointed from amongst the existing Board members…

Chairman Heaton noted another issue. If the Board is able to complete the Board's business on April 29, 2022 which is the intent, there is no business purpose for a retreat, as that is for training, oath of office and conflict of interest forms. There will be no funding and no remaining projects for the trimester.

Ms. Powers indicated the Board will complete the business for the 3rd trimester of FY2023 on April 29, 2022. The applications for FY2023 will be due June 1, 2022. The first meeting would then be in July providing interim time for the new Board to be in place; to take the Oath of Office annually and complete the conflict of interest forms and do OPMA training stating "*It makes no sense to do a policy retreat for a small board when the other board members still have to do their…*"

Commissioner Lytle noted staff's *opinion* in that regard but took exception with the way it was stated. He agreed but cautioned that it's staff's "*recommendation to the Board that we not waste our time"* in June when we can have a better effect on the larger Board when everybody is seated.

Commissioner Ogden asked how the Chairman and the other new Board members are to be appointed; do they go through the process of Governor approval and senate confirmation? He is now serving as the Sevier County representative and the AOG appointee has just been appointed and confirmed. Does that process start over which could take 6-7 months?

Mr. Waite is still reviewing a lot of the information which is not stated definitively. There are many moving parts. He read the new statute; the Chairman is "*an individual who resides in a county of the third, fourth, fifth, or sixth class, appointed by the governor with the advice and consent of the Senate …*". The process also applies to the new representatives of the producing counties oil, gas and coal. They are *nominated by the AOG's, appointed by Governor with the advice and consent of the senate.*

Commissioner Ogden appreciated the clarification and commented that the Board was not broken; why there was a desire to fix it.

Mr. Stephens stated it was change for change sake. He has been on the Board for a few years and recognizes the significant role this Board plays in helping address rural Utah issues. He further stated Utah is facing a critical juncture concerning water thus does not understand the rationale for changing the representation by removing the water related positions. Nearly a third of project applications submitted are water [or sewer] related stating the change to have been shortsighted. He expressed appreciation for the opportunity to know staff and serve on the Board and wished everyone well.

Commissioner Ogden noted the expertise of Water Resources and Water Quality will be missed as the applicants have questions in the Board meeting. He acknowledged the DEQ reviews for water and

sewer placed in the Board [packet] but it is nice to have the staff that represents water and sewer in the audience for questions.

Chairman Heaton stated the staff will seek to have DEQ staff in attendance in person as it becomes critical without having that voice on the Board.

Chairman Heaton referred to Aubrey Larsen who has been with CDO for nearly a decade will be leaving HCD and CDO planning. She has accepted a position in the private sector. Aubrey is extremely talented and passionate about the work she is engaged in.

Chairman Heaton also indicated the Board's parting gift is provided today for each Board member and staff and may be retrieved at the end of the meeting.

Commissioner Adams referenced Mr. Stephens comments which reflects the frustration every elected official has with the legislature on a yearly basis stating there is little understanding as to why they do what they do.

Chairman Heaton stated we need to pay attention and be involved and expressed thanks for the Board and staff.

ADJOURNMENT [3:00:36]
The next meeting of the Permanent Community Impact Board will be April 29, 2022 to be held in Salt Lake City, Utah starting **at 9:00 am.**

The meeting adjourned at 12:24 pm.

Submitted by:
Candace Powers

PERMANENT COMMUNITY IMPACT FUND BOARD

PROJECT SUMMARY SHEET

APPLICANT: BALLARD CITY (116)
TITLE: 1500 East Improvements Phase 2 & 3
POPULATION: 1,131

DESCRIPTION: This project consists of establishing an additional East-West corridor in Ballard City at 1000 South crossing Cottonwood Creek and the reconstruction of 1500 East. The existing 1500 East roadway would include roto-milling the pavement to a depth of 2 inches, excavating and building up the roadway shoulder with subbase and base layers, curb, gutter and sidewalk, Hot Mix Asphalt (HMA) placed on the widened shoulders and an overlay on the existing milled surface to meet AASHTO standards along the corridor. The intersection at 1000 South will be reconstructed to accommodate the construction of a new 1100-foot roadway from the intersection along 1000 South to the County line, drainage with AASHTO standard paint striping and signage.

	REQUESTED	MINIMUM	MEDIAN	MAXIMUM	AS ADVANCED
CIB FUNDING REQUEST	$3,028,000	$3,028,000	$3,028,000	$3,028,000	$0
LOAN	$1,514,000 // 50%	$939,000 // 31%	$1,242,000 // 41%	$1,545,000 // 51%	$00 // 0.0%
GRANT	$1,514,000 // 50%	$2,089,000 // 69%	$1,786,000 // 59%	$1,483,000 // 49%	$00 // 100.0%
INTEREST RATE	0.5%	0.0%	0.5%	0.5%	
TERM	15 YEARS	10 YEARS	10 YEARS	10 YEARS	YEARS
RETURN TO CIB	$1,575,270	$939,000	$1,275,383	$1,586,778	$0
ANNUAL PAYMENT REFERENCES	$105,018	$93,900	$127,538	$158,678	

EXEMPTIONS

COST SHARING	
NON-CIB FUNDS	$0
APPLICANT CASH	
APPLICANT IN-KIND	
OTHER LOCAL CASH	
OTHER LOCAL IN-KIND	
FEDERAL GRANT	
FEDERAL LOAN	
STATE GRANT	
STATE LOAN	

PROJECT BUDGET TOTAL	**$3,028,000**
TOTAL CONSTRUCTION	2,153,000
CONTINGENCY	194,000
CONSTRUCTION SUBTOTAL	**2,347,000**
PRE-CONSTRUCTION ENGINEEERING [10.67%]	323,000
SPECIAL ENGINEERING SERVICES [0.00%]	
CONSTRUCTION ENGINEERING [7.33%]	222,000
ENGINEERING SUBTOTAL	**545,000**
PLANNING & STUDIES SUBTOTAL	
LAND/EASEMENTS/WATER RIGHTS SUBTOTAL	**4,000**
EQUIPMENT & FACILITIES SUBTOTAL	**132,000**
ADMIN // LEGAL/BONDING	
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL	**-**

OTHER ISSUES:

PRIOR 5 YEAR COUNTY M/L RECEIPTS & ALLOCATIONS	**COUNTY**	**CIB REVENUE / AWARD** (% OF REV AWARI	**GRANT $ / %**		**LOAN $ / %**
	UINTAH	$76,377,027 // $56,639,298 (74%)	$43,533,298 // 76.9%		$13,106,000 // 23.1%

	CIB PAST PROJECTS	**TOTAL CIB GRANT**	**TOTAL CIB LOAN**		**AVERAGE CIB FUNDED**
APPLICANT ASSISTANCE 2000-2020	7	$957,573	$710,000		72.1%

PROJECT	**YEAR**	**GRANT // LOAN**	**TERM**	**CIB%**
Sewer Master Plan	2020	$25,000 // $ (100% // 0%)		50.00%
Storm Drain Master Plan	2020	$20,000 // $ (100% // 0%)		50.00%
Transportation Master Plan	2016	$30,500 // $ (100% // 0%)		50.00%
Street imp - 2012 - Union Street	2012	$516,000 // $344,000 (60% // 40%)	10y @ 2.5%	90.00%
Road Construction Project	2011	$104,686 // $211,000 (33% // 67%)	20Y @ 0%	100.00%
Salt and Sand Shed	2011	$106,387 // $ (100% // 0%)		89.00%
Buildings - maintenance shop	2008	$155,000 // $155,000 (50% // 50%)	30y @ 0%	76.00%

PERMANENT COMMUNITY IMPACT FUND

NEW APPLICATION

Revised January 2022

PERMANENT COMMUNITY IMPACT FUND
1385 SOUTH STATE, SUITE 400
SALT LAKE CITY, UTAH 84115
O: 801-468-0175

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

APPLICATION DEADLINES
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: **Ballard City 1500 East Improvements Phase II and Phase III**

PROJECT LOCATION: **Ballard City**

POPULATION: **1,100**

APPLICANT ATTENDED TUTORIAL: Y ☒ N ☐

APPLICATION PROVIDED TO SHPO: Y ☐ N ☐ N/A ☐

APPLICANT AGENCY:

NAME: **Ballard Town**

FEDERAL TAX ID NUMBER: **87-0372668**

ADDRESS: **2381 East 100 South**

CITY: **Ballard** COUNTY: **Uintah** ZIP: **84066**

CONTACT NAME: **Kaelyn Meyers**
Must be with the applicant agency and registered in webgrants

PHONE: **435-722-3393** EMAIL: **ballard1@ubtanet.com**

CELL:

PRESIDING OFFICIAL // NAME: **Bob Abercrombie**
This person shall sign application

TITLE: **Mayor**

PHONE: **435-722-3393**

EMAIL: **babercrombie@ballardcity.org**

CLERK / RECORDER // NAME: **Kaelyn Meyers**

PHONE: **435-722-3393** EMAIL: **ballard1@ubtanet.net**

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: **Michael Hawley**

COMPANY: **Jones and DeMille Engineering**

MAILING ADDRESS: **520 West Hwy 40**

PHONE: **435-722-8267**

EMAIL: **michael@jonesanddemille.com**

CITY: **Roosevelt** STATE: **UT** ZIP: **84066**

CELL:

BOND COUNSEL // NAME: **Eric Johnson**

COMPANY: **Blaisdell & Church**

MAILING ADDRESS: **5995 South Redwood Rd**

PHONE: **801-261-3407** EMAIL:

CITY: **Taylorsville** STATE: **UT** ZIP: **84123**

CELL:

FINANCIAL CONSULTANT // NAME:
(OPTIONAL)

COMPANY: **Aycock, Miles & Associates**

MAILING ADDRESS: **58 East 100 North**

PHONE: **435-722-5153** EMAIL:

CITY: **Roosevelt** STATE: **UT** ZIP: **84066**

CELL:

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000.

TOTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S GRANT/LOAN PACKAGE REQUEST
$3,028,000	$1,514,000 **Grant** $1,514,000 **Loan @ 0.5% for 15 Years**

SECURITY FOR LOAN		SOURCE/LESSEE
GENERAL OBLIGATION BOND		
REVENUE BOND		
BUILDING AUTHORITY LEASE REVENUE BOND		
CLASS B & C ROAD FUND REVENUE BOND	X	
MINERAL LEASE REVENUE		
OTHER (SPECIFY):		

TOTAL PROJECT FUNDING		SPECIFY	AMOUNT
APPLICANT CASH			
APPLICANT IN-KIND**			
OTHER LOCAL CASH			
OTHER LOCAL IN-KIND**			
FEDERAL GRANT			
FEDERAL LOAN			
STATE GRANT (DDW, DWQ, - NOT CIB)			
STATE LOAN (DDW, DWQ, - NOT CIB)			
TOTAL REQUESTED **CIB** FUNDS			$3,028,000
TOTAL PROJECT COST *MUST MATCH PROJECT TOTAL (PG. 3)*		*PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$3,028,000

ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.
If project costs exceed the allotted budget, the scope would be reduced or city would cover cost-overuns with Class B & C Road Funds.
Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y☒ N☐
Who? **Joint Highway Committee**

Will the proposed facility be leased? Y☐ N☒ If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.)

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **1500 East is a major corridor through Ballard for industry traffic.**
Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **1500 East is an important public corridor. See project description.**
What is the percentage of federal land in the county? **58%**
Who are the prime beneficiaries of this project? **Traveling public, school children**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Jones & DeMille Engineering

DATE OF ESTIMATE
1/10/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION	$2,153,000
CONTINGENCY	$194,000
CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$2,347,000**
PRE-CONSTRUCTION ENGINEERING *Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents*	$323,000
SPECIAL ENGINEERING SERVICES *Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations*	
CONSTRUCTION ENGINEERING SERVICES *Representation during construction, special inspections, materials testing and construction phase services*	$222,000
ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$545,000**
PLANNING AND STUDIES SUBTOTAL NEPA, EA, EIS, FEASIBILITY	
LAND/EASEMENTS/WATER RIGHT SUBTOTAL	$4,000
EQUIPMENT & FACILITIES SUBTOTAL	$132,000
ADMIN // LEGAL / BONDING ONLY	
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$0**
PROJECT TOTAL - ***MUST*** *MATCH TOTAL PROJECT COST (PG.2)* = $0 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$3,028,000

ANNUAL PLANNED BUDGET FOR COMPLETED PROJECT

ESTIMATED START DATE 06/01/2022

OPERATIONS & MAINTENANCE **8000**

REPLACEMENT FUND

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2022
ANNUAL BUDGET $960,083

GENERAL FUND BUDGET $960,083

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2021	**.002705**	$263,228
2020	**.002577**	$268,290
2019	**.002381**	$235,300
2018	**.002365**	$231,831
2017	**.002312**	$288,100

CURRENT DEBT STRUCTURE

ASSESSED VALUATION	**$96,689,040**
G.O. DEBT CAPACITY*	**$3,867,321**
OUTSTANDING G.O. DEBT	**$241,500**
REMAINING G.O. DEBT CAPACITY *(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)*	**$3,625,821**

**G.O. DEBT LIMITS: COUNTIES 2% of ASSESSED VALUE*
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT **$241,500**

TOTAL CURRENT ANNUAL DEBT SERVICE **$19,833**

USER FEES *(IF APPLICABLE)*

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.
N/A

POPULATION.

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
$

NUMBER OF USERS (OR ESTIMATE)

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	2011 Street Imp	Salt Shed	Union Street				
$ ISSUED	$21,100	$155,000	$107,333				
INTEREST RATE	0	0	0				
DATE ISSUED	2011	2008	2000				
DATE DUE	7/2032	01/2039	08/2029				
BOND HOLDER	UT Div. of Finance	UT Div. of Finance	UT Div. of Finance				
ANNUAL DEBT SERVICE							
2022	$11,000	$5,000	$3,833				
2023	$11,000	$5,000	$3,833				
2024	$11,000	$5,000	$3,833				
2025	$11,000	$5,000	$3,833				
2026	$11,000	$5,000	$3,833				
2027	$11,000	$5,000	$3,833				
2028	$11,000	$5,000	$3,833				
2029	$11,000	$5,000	$3,833				
2030	$11,000	$5,000					
2031	$11,000	$5,000					
2032	$2,000	$5,000					
2033		$5,000					
2034		$5,000					
2035		$5,000					
2036		$5,000					
2037		$5,000					
2038		$5,000					
2039		$10,000					
2040							
2041							
2042							
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2045							
2046							
2047							
2048							
2049							
2050							
2051							
2052							

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). ***Incomplete applications will be held pending completion of all requirements.***

☒ REGISTRATION (*one time only)

To be eligible for funding, the applicant must be registered in **WebGrants 3** (https:/webgrants.utah.gov/home.do). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. DO NOT REGISTER AGAIN. Contact Brenda Brown 801-707-0965.

☒ PROJECT DESCRIPTION

WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

WHY – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

☒ CAPITAL IMPROVEMENT LIST

The 'Project' must be on the current consolidated county Capital Improvement List of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

☐ WATER & SEWER APPLICATIONS

ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding MUST COMPLETE AND SUBMIT the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: https://jobs.utah.gov/housing/community/cib/index.html

☒ STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

☐ PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

☒ CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

☒ ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

☒ AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). ***DO NOT*** *SUBMIT THE ENTIRE HOUSING PLAN.*

☒ PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold AT LEAST one formal public hearing to solicit comments concerning the size, scope, nature of any funding request PRIOR to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (*NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.*)

☒ CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, Robert L Abercrombie (*TYPED NAME*), the Mayor (*TYPED TITLE*) of Ballard City (*TYPED ORGANIZATION*)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

Robert L Abercrombie — ORIGINAL SIGNATURE

2/1/2022 — DATE

PROJECT DESCRIPTION

Ballard City – 1500 East Project

Background and Need

1500 East is a complex corridor. It is Ballard City's most heavily used corridor within the City other than Highway 40. It provides access for industry traffic to oil and gas fields. The corridor runs adjacent to the campuses of Union High School and Utah State University. It runs past residential and agricultural areas. The roadway is classified as a minor collector. Although it provides access from residential areas to school campuses, the roadway is narrow and creates unsafe conditions for pedestrians/cyclists using the corridor. There is little to no shoulder along the corridor.

East-West access from Ballard City to its adjoining neighbor, Roosevelt City, is very limited. There is no East-West access throughout the 20-block stretch from Lagoon Street to 2000 South. With growing population and the construction of the new Union High School and Centennial Elementary Schools in the area it is becoming more and more important for both Ballard City and Roosevelt City to establish another East-West corridor at 1000 South that crosses Cottonwood Creek. This project would complete the needed corridor on the Ballard City side up to the County line. The figure below shows the extents of the proposed project limits.

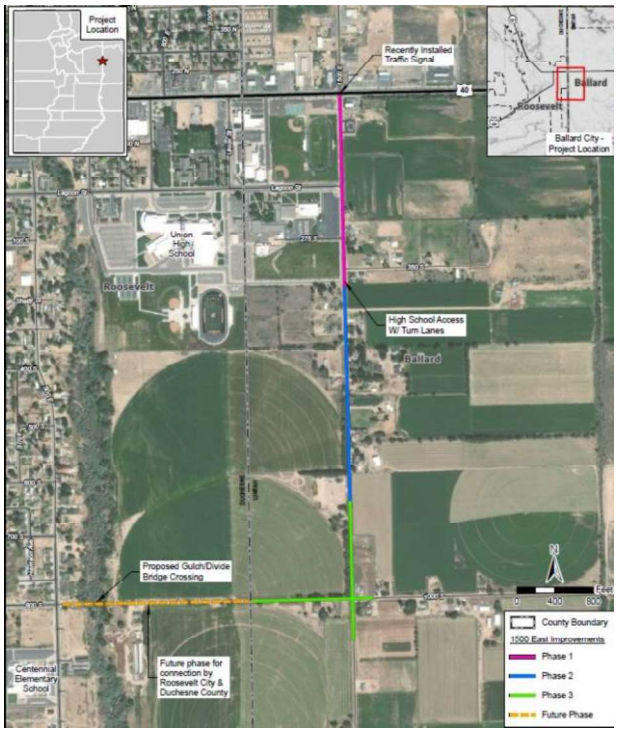


Figure 1. 1500 East Project Limits

Scope

1500 East will be reconstructed as part of this project. The existing asphalt will be rotomilled to a depth of 2 inches. The shoulders would be excavated and built up with subbase and base layers. Curb, gutter and sidewalk would be installed. Hot Mix Asphalt would be placed on the widened shoulders and overlayed over the existing milled surface to create a seamless final surface. AASHTO standards will be followed for all elements of the project. This will provide wider and safer shoulders for pedestrians and cyclists as well as increasing safety for vehicle traffic on the corridor. Increasing safety is vital for this corridor due to the schools and residential areas along the corridor. The intersection at 1000 South would be reconstructed and a new paved corridor constructed from the intersection along 1000 South to the County line, approximately 1100 feet to the West. Drainage improvements will be constructed along the project to extend the function and the life of the roadway. AASHTO standard paint striping and signing will be added to the corridor to improve safety and functionality.

Funding

Ballard City has worked for many years to reconstruct 1500 East. The City does not have the required tax base to reconstruct this vital corridor. Even though the road is owned by the City it is a regional corridor that extends from oil and gas locations and connects to Highway 40. It's proximity to schools and residential areas increases the need to improve the corridor. Because of this, Ballard has applied for and received two separate rounds of federal grants from the Joint Highway Committee. These grants are competitive and Ballard is pleased to have been fortunate enough to have been awarded this funding which is enough to complete two phases of the project. The third phase remains unfunded but would be part of this proposed project if funded by CIB.

One of the reasons why CIB funding is important to this phase of the project is that it includes construction along a corridor that is not currently at least a minor collector. It is identified as a future minor collector, but it is unclear to Ballard as to whether Small-Urban Joint Highway Committee funding could be utilized on a future corridor that doesn't currently appear in their system.

It is Ballard City's request that CIB fund both Phase II and Phase III of this project in a single funding package with a 50% grant 50% loan combination. As mentioned, a federal grant has been acquired for Phase II of the project. Ballard intends to request a transfer of this federal grant from federal dollars to state dollars through UDOT to alleviate the federal requirements. Federally funded transportation projects require significant additional engineering time to ensure that all the requirements of the funding are met. The high design and construction engineering fees outlined in the CIB application indicate the additional engineering time. However, if Ballard's request for state funding is granted the total amount of design and construction engineering fees required will be significantly reduced. There is precedent for the funding exchange request. It is Ballard's intention to follow all of the state or federal requirements for the funding for Phase II so that when the funding is available, whether from the state or from the Joint Highway Committee, it can be utilized to pay back the loan to CIB.

If funded in this manner CIB grant money will only make up about one third the total funding utilized to construct all phases of the project.

PIN: PROJECT # PROJECT NAME: Ballard City 1500 East Roadway Improvements Phas II & III
Cost Estimate - Concept Level

Prepared By: Jones and Demille Engineering **Date** 1/8/2022

Proposed Project Scope: **Road and Intersection Improvements**

Approximate Route Reference Mile Post (BEGIN) =		(END) =	
Project Length =	0.660	miles	3,485 ft
Current FY Year (July-June) =	2022		
Assumed Construction FY Year =	2023		
Construction Items Inflation Factor =	1.10	1 yrs for inflation	
Assumed Yearly Inflation for Engineering Services (PE and CE) (%/yr) =	3.25%		
Assumed Yearly Inflation for Right of Way (%/yr) =	4.0%		
Items not Estimated (% of Construction) =	10.0%		
Preliminary Engineering (% of Construction + Incentives) =	16.0%		
Construction Engineering (% of Construction + Incentives) =	11.0%		

Construction Items		Cost	Remarks
Public Information Services		$4,500	
Roadway and Drainage		$1,713,352	
Traffic and Safety		$16,772	
Structures		$0	
Environmental Mitigation		$41,000	
ITS		$0	
	Subtotal	$1,775,624	
	Items not Estimated (10%)	$177,562	
	Construction Subtotal	**$1,953,186**	
P.E. Cost	**P.E. Subtotal**	**$312,510**	Estimated at 16% for UDOT Process
C.E. Cost	**C.E. Subtotal**	**$214,850**	Estimated at 10% for UDOT Process
Right of Way	**Right of Way Subtotal**	$4,000	
Utilities	**Utilities Subtotal**	$120,000	
Incentives	**Incentives Subtotal**	$0	
Miscellaneous	**Miscellaneous Subtotal**	**$0**	

Cost Estimate (ePM screen 505)		2022		2023	
	P.E.		**$313,000**		**$323,000**
	Right of Way		**$4,000**		**$4,000**
	Utilities		**$120,000**		**$132,000**
	Construction		**$1,953,000**		**$2,153,000**
	C.E.		**$215,000**		**$222,000**
	Incentives		**$0**		**$0**
	Aesthetics	**0.00%**	**$0**		**$0**
	Change Order Contingency	**9.00%**	**$176,000**		**$194,000**
	UDOT Oversight		**$0**		**$0**
	Miscellaneous		**$0**		**$0**
		TOTAL	**$2,781,000**	**TOTAL**	**$3,028,000**

PROPOSED COMMISSION REQUEST	**TOTAL**	**$2,781,000**	**TOTAL**	**$3,028,000**

Project Assumptions/Risks

1. 12' lanes and 8' shoulders on 1500 E and 12' lanes and 4' shoulders on 1000 S
2. Existing asphalt width 21'
3. Sidewalk/ Curb and Gutter on the west side of 1500 E
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.

Roadway and Drainage

PIN: PROJECT # PROJECT NAME: Ballard City 1500 East Roadway Improvements Phas II & III

Item #	Item	Quantity	Units	Price	Cost	Remarks
Roadway						
015017010	Mobilization	1	lump	$135,000.00	$135,000.00	Usually 7-10% of construction
015547005	Traffic Control	1	lump	$36,000.00	$36,000.00	Usually 3-5% of construction
015727020	Dust Control and Watering	306	1000 gallon	$32.00	$9,792.00	
020567005	Borrow (Plan Quantity)	0	cubic yard			
020567015	Granular Borrow (Plan Quantity)	4,109	cubic yard	$25.00	$102,725.00	
022217080	Remove Fence		foot			
022217095	Remove Pipe		foot			
022317010	Clearing and Grubbing	1	lump	$50,000.00	$50,000.00	
023167020	Roadway Excavation (Plan Quantity)	12,795	cubic yard	$7.50	$95,962.50	
027217020	Untreated Base Course (Plan Quantity)	2,616	cubic yard	$35.00	$91,560.00	
02737001*	Asphalt Pavement Soft Spot Repair - Type A		sq yd			
02737002*	Asphalt Pavement Soft Spot Repair - Type B		sq yd			
027417050	HMA - 1/2 Inch	5,000	ton	$95.00	$475,000.00	
027767025	Concrete Curb and Gutter Type B1	3,600	foot	$40.00	$144,000.00	
027767010	Concrete Sidewalk	26,000	square foot	$8.00	$208,000.00	
027717058	Corner Pedestrian Access Ramp	2	each	$3,500.00	$7,000.00	
028227030	Right-of-Way Fence, Type D (Metal Post)		foot			
029617030	Rotomilling - 2 Inch	8,750	square yard	$1.75	$15,312.50	
#N/A						
#N/A						
017217010	Survey	1	lump	$40,000.00	$40,000.00	
Roadway Subtotal					**$1,410,352**	
Drainage						
#N/A	Connect to existing Storm Drain	1	Lump	$3,000.00	$3,000.00	
#N/A	36" Storm Drain	3,600	LF	$80.00	$288,000.00	
026337015	Concrete Drainage Box - Precast	4	each	$3,000.00	$12,000.00	
Drainage Subtotal					**$303,000**	
PI						
015407010	Public Information Services	1	lump	$4,500.00	**$4,500**	Usually 0.25% of construction

Traffic, Safety & ITS

PIN: PROJECT # PROJECT NAME: Ballard City 1500 East Roadway Improvements Phas II & III

Item #	Item	Quantity	Units	Price	Cost	Remarks
Traffic						
027657050	Pavement Marking Paint	204	gallon	$43.00	$8,772.00	
027687105	Pavement Message (Preformed Thermoplastic)		each			
027687110	Pavement Message (Preformed Thermoplastic Stop Line, Crosswalks - 12 inch)		each			
028417070	Midwest 31 Inch W-Beam Guardrail 78 inch Wood Post		foot			
028437036	End Treatment Type G (MASH)		each			
028917050	Sign Type A-1, 24 Inch X 30 Inch	8	each	$1,000.00	$8,000.00	
028917115	Sign Type A-2, 30 Inch X 30 Inch		each			
028917270	Remove Sign Less Than 20 Square Feet		each			
028917285	Relocate Sign Less Than 20 Square Feet		each			
Signals						
02892701D	Traffic Signal System	1	lump			
Lighting						
16525701D	Highway Lighting System	1	lump			
Traffic and Safety Subtotal					**$16,772**	
ITS						
135537035	1D Conduit		foot			
135567010	Closed Circuit Television (CCTV) Assembly System	1	Lump			
ITS Subtotal					**$0**	

Environmental and Landscaping

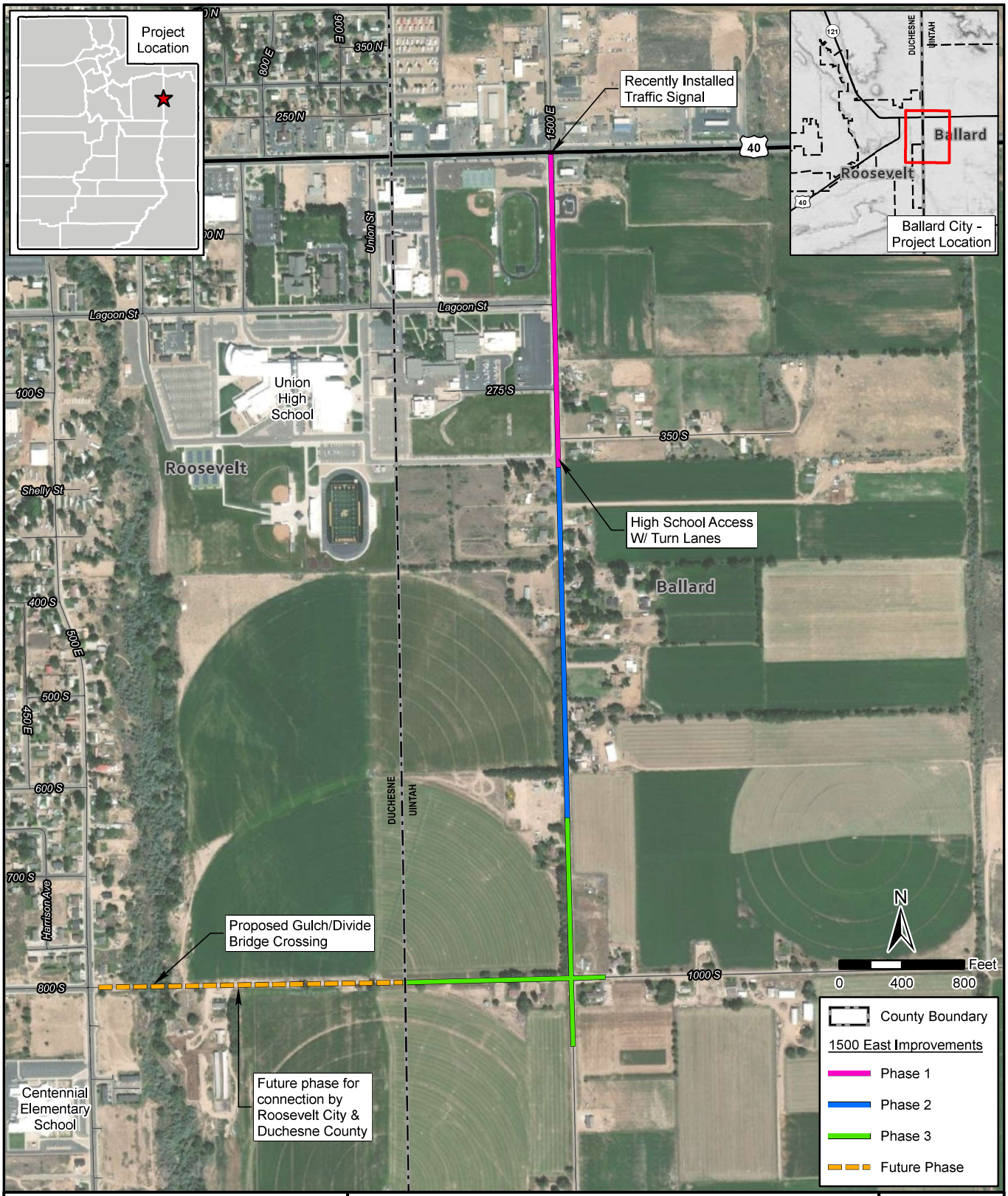
PIN: PROJECT # PROJECT NAME: Ballard City 1500 East Roadway Improvements Phas II & III

Item #	Item	Quantity	Units	Price	Cost	Remarks
Environmental						
	Coordinating with UDOT Staff/CE Preparation	1	Lump	$2,000.00	$2,000.00	
	Cultural Resource Survey and Mitigation	1	Lump	$4,500.00	$4,500.00	
	Aquatic Resource Delineation	1	Lump	$4,500.00	$4,500.00	
	UDWRi/USACE Permitting	1	Lump	$8,500.00	$8,500.00	
	SWPPP Preparation	1	Lump	$1,500.00	$1,500.00	
Temporary Erosion Control						
015717030	Silt Fence	6,000	foot	$2.50	$15,000.00	
015717025	Check Dam - Fiber Roll	400	Each	$12.50	$5,000.00	
Landscaping						
029117010	HECP Type 1		acre			
029127010	Contractor Furnished Topsoil		square yard			
029127050	Strip, Stockpile, and Spread Topsoil (Plan Quantity)		square yard			
029227010	Drill Seed		acre			
029227030	Broadcast Seed		acre			
Environmental Mitigation Subtotal					**$41,000**	

Utilities, Right of Way, and Incentives

PIN: PROJECT # PROJECT NAME: Ballard City 1500 East Roadway Improvements Phas II & III

Item #	Item	Quantity	Units	Price	Cost	Remarks
Utilities						
	Relocate Water/Irrigation/Sewer Lines	1	Lump	$20,000.00	$20,000.00	
	Relocate Water Meter	10	Each	$1,000.00	$10,000.00	
	Exploratory Excavation	10	Each	$1,000.00	$10,000.00	
	Relocate Fiber Optic	1	Lump	$20,000.00	$20,000.00	Strata To upgrade if needed
	Relocate Phone	1	Lump	$20,000.00	$20,000.00	Strata To upgrade if needed
	Relocate Water Line	1	Lump	$20,000.00	$20,000.00	None
	Electrical Utility Relocation & Coordination	1	Lump	$20,000.00	$20,000.00	
Utilities Subtotal					**$120,000**	
Right-of-way						
	Urban/Suburban Residential		sq ft			
	Urban/Suburban Commercial		sq ft			
	Non-Urban/Suburban Residential		Each			
	Non-Urban/Suburban Commercial		sq ft			
	Non-Urban/Suburban Farm	4	Acre	$1,000.00	$4,000.00	
Right-of-Way Subtotal					**$4,000**	
Incentives						
00007601*	Pavement Smoothness Incentive	1	lump			
00007602*	Hot Mix Asphalt (HMA) Incentive	1	lump			
00007603*	Stone Matrix Asphalt (SMA) Incentive	1	lump			
00007604*	Open Graded Surface Course Incentive	1	lump			
00007605*	Bonded Wearing Course Incentive	1	lump			
00007606*	Early Completion - Time	0	calendar day			
00007607*	Lane Rental Incentive	0	Hours			
00000608*	Miscellaneous Incentive	1	Lump			
Incentives Subtotal					**$0**	



Jones & DeMille Engineering

- Shaping the Quality of Life -

800.748.5275 www.jonesanddemille.com

Ballard City

1500 East Improvements
Project Overview - JHC Application

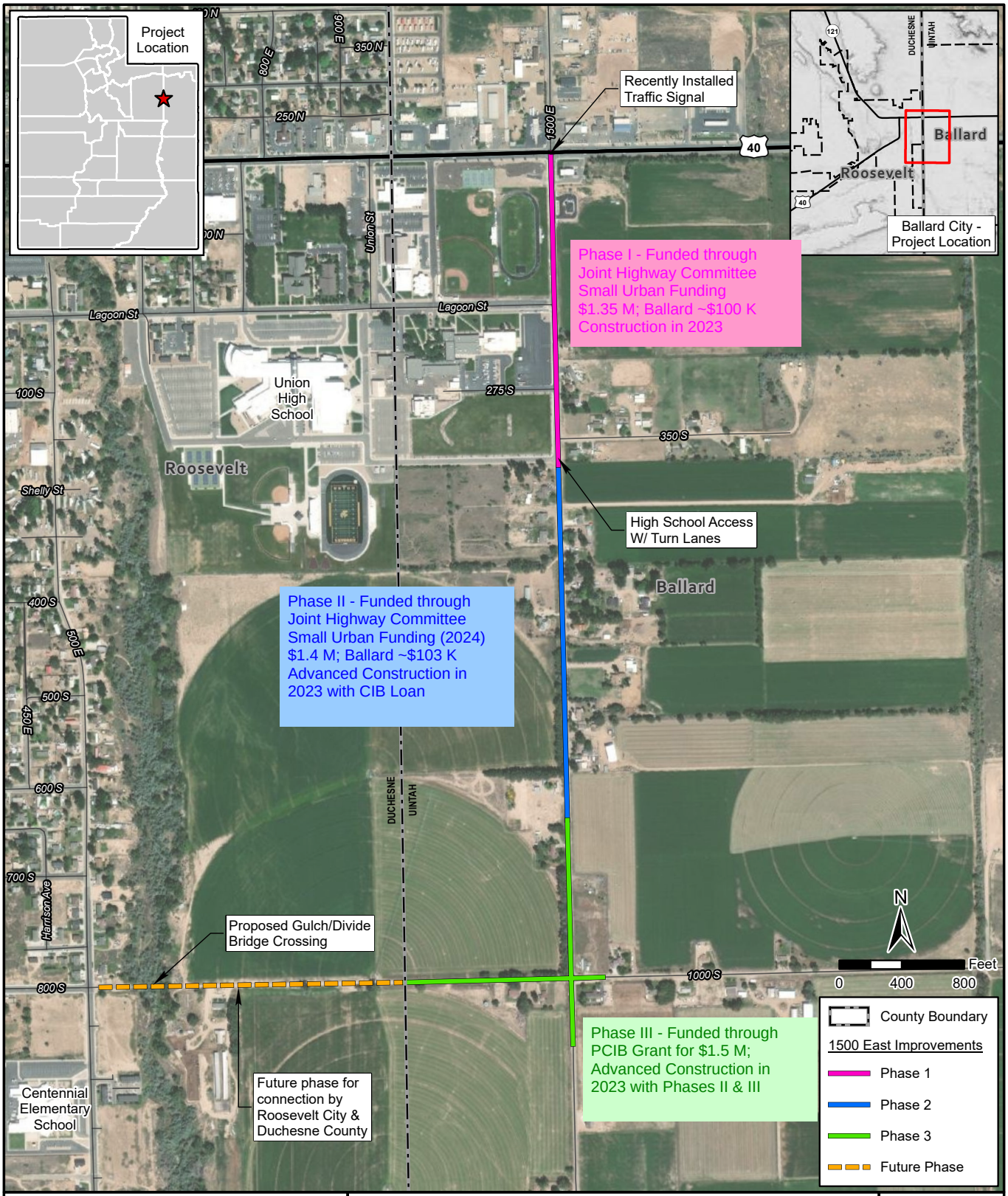
Map Name: Z:\Shared With Me\Development\2022_JHC FY 2022 Funding Applications\GIS\Projects\2112-052_Application\2112-052_Application.aprx • Exh Ballard 1500 E Project Overview JHC App 8.5x11P

Project Number: 2112-052 | Drawn by: JEM 01-22 | Last Edit: 01/11/2022

Uintah County

Scale: 1" = 800'

1



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- Shaping the Quality of Life -

800.748.5275 www.jonesanddemille.com

Ballard City

1500 East Improvements
Project Overview - JHC Application

Map Name: Z:\Shared With Me\Development\2022_JHC FY 2022 Funding Applications\GIS\Projects\2112-052_Application\2112-052_Application.aprx - Exh Ballard 1500 E Project Overview JHC App 8.5x11P

Project Number: 2112-052 | Drawn by: JEM 01-22 | Last Edit: 01/11/2022

Uintah County

Scale: 1" = 800'

1

Mayor
Bob Abercrombie
Public Works Director
Ben Mower
Secretary/Recorder
Kaelyn Meyers
Secretary
Anissa McDonald

Ballard City

2381 E. 1000 S.
Ballard, Utah 84066
Phone: (435) 722-3393
e-mail: ballard1@ubtanet.com

Council Members
Mark Reidhead
Ben Allred
Alfred Kettle
Nile Mathisen

City Council

Tuesday December 21, 2021, 7:00 p.m.
MEETING MINUTES

Visitors
Britney Hawley
Michael Hawley
Fernando Rivera
Jeffrey Baker

Item

1) **CALL CITY COUNCIL MEETING TO ORDER**

Welcome and Roll Call – Mayor Abercrombie welcomed all in attendance and called roll. Those in attendance include Council Members Mark Reidhead, Ben Allred, Al Kettle, Nile Mathisen and Secretary Kaelyn Meyers. Secretary Anissa McDonald was excused from this meeting.

Prayer – Ben Allred

Pledge of Allegiance – was said by all present

Conflicts of Interests -- *All Council Members who have a conflict with any item on the agenda please state concern.*

2) **SERENITY PARK DISCUSSION –**

Jeff Baker with Jones & DeMille Engineering stated that they finished up with the patching at Serenity Park. There is a change order that was presented to the Council that states June 15 to have the Serenity Park Project finished. It will state that they have a 30-day window from when they start work in the spring. Jeff is willing to change the wording to what every we would like. Along with the change order, they had some claims of extra work on the storm drain bricks that was presented along with the current invoice for CKC Construction. They are asking for an increase of approximately $29,000 extra to cover the cost of those expenses.

Motion made by Council Member Ben Allred to approve the change order #2 for 28,987.74 including the contract completion date of June 15. 2nd by Council Member Nile Mathisen. All in favor.

	Yea	**Nay**
Council Members		
Bob Abercrombie		
Mark Reidhead		
Ben Allred		
Nile Mathisen		
Al Kettle		

3) **CHRISTMAS PARTY –**

DRAFT

The City and Water District will be having our annual Christmas Party. It is scheduled the for Friday, January 7, at 6 p.m. here at the city building. Bob went over the menu and took a head count of those that will be attending.

4) **WEBSITE DISCUSSION –**

Mayor Abercrombie spoke with CIVIC Plus regarding a website creation. CIVIC Plus just bought out MCO, the company who helped set up and codify our ordinances and now offer websites as part of their services they offer. CIVIC Plus helped Roosevelt and Vernal City create new websites and they look nice. Mayor Abercrombie is still working on a price for them to create ours.

5) **APPROVAL OF MEETING SCHEDULE –**

Motion was made by Council Member Nile Mathisen to approve the meeting schedule to stay the same with Council meetings every 1st and 3rd Tuesday of each month at 7 pm. 2nd by Council Member Mark Reidhead. All in favor.

	Yea	**Nay**
Council Members		
Bob Abercrombie		
Mark Reidhead		
Ben Allred		
Nile Mathisen		
Al Kettle		

6) **1500 E. ROADWAY REPLACEMENT AND FUNDING –**

Mike Hawley with Jones & DeMille updated the Council on the 1500 E. roadway project. There was a meeting with UDOT and we received federal funding for phase 1 of this project. To complete the entire roadway and turn to the county line, the joint highway committee can't approve the whole amount asked and we would need to ask for funding and do the project in about 4 phases to get it done. This could take several years to get the funding for all 4 phases. Mike stated that with construction rates going up, it might be wise to approach CIB for a grant loan mix to complete the entire project sooner. We would still go after the federal funding through the Joint highway committee. With the funds we get approved for with the federal grant, we would be able to pay off the loan portion of the CIB loan with each years funding. UDOT is still funding part of the project for phase 1.

This would be up to CIB to fund the project this way. If we could construct the roadway in one or two seasons, it would cost a lot less than having to go 4 seasons. We would still submit the phase 2 application for the federal loan along with submitting the application to CIB. It doesn't hurt to submit a CIB application and see what can be done and if we don't want what they offer we can pull that application. Mayor Abercrombie suggests that we go ahead and apply with CIB. It won't hurt. Council Member Ben Allred stated that we should give it a try. Mike Hawley stated that the application would need to be done in February and we would need a public hearing

Motion made by Council Member Ben Allred that we continue with the Joint Hwy committee funding and send an application to CIB for the same project. 2nd by Council Member Mark Reidhead. All in favor.

	Yea	**Nay**
Council Members		

Permanent Community Impact Fund Board Application

Association of Government Regional Clearinghouse Review

AOG Uintah Basin Association of Governments

Applicant Ballard City | Date of Review January 31, 2022

CIB Request $3,028,000 | Grant $1,514,000 | Loan $1,514,000 | Loan Terms 0.5% for 15 years

Is the project on the County-wide 1 Year CIB application list?		Yes ☑	No ☐	
Is the project consistent with local and regional plans?	Local	Yes ☑	No ☐	
	Regional	Yes ☑	No ☐	
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes ☑	No ☐	
Is the project a planning project?		Yes ☐	No ☑	

Project Description/Scope of Work

"Although it provides access from residential areas to school campuses, the roadway is narrow and creates unsafe conditions for pedestrian/cyclists using the corridor." "There is little to no shoulder along the corridor." "AASHTO standards will be followed for all elements of the project." "This will provide wider and safer shoulders for pedestrians and cyclists as well as increasing safety for vehicle traffic on the corridor." "Increasing safety is vital for this corridor due to the schools and residential areas along the corridor." "The intersection at 1000 South would be reconstructed and a new paved corridor constructed from the intersection along 1000 South to the County line, approximately 1100 feet to the West."

What is this project's intended purpose and impacts to the community?

"East-West access from Ballard City to its adjoining neighbor, Roosevelt City, is very limited." "There is no East-West access throughout the 20-block stretch from Lagoon Street to 2000 South." "With growing population and the construction of the new Union High School and Centennial Elementary Schools in the area it is becoming more and more important for both Ballard City and Roosevelt City to establish another East-West corridor at 1000 South that crosses Cottonwood Creek."

How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?

"1500 East is a complex corridor." "It is Ballard City's most heavily used corridor within the City other than Highway 40." "It provides access for industry traffic to oil and gas fields." "The corridor runs adjacent to the campuses of Union High School and Utah State University." "It runs past residential and agricultural areas." "The roadway is classified as a minor collector." The UBAOG Board recommended that CIB approve this request as all grant given the regional nature of the request and the fact that this project positively impacts both Uintah County and Duchesne County, which counties are heavily impacted by mineral extraction activities.

AOG Recommendation

The above-named AOG governing body reviewed this project on the date indicated and voted to:

☑ Support the project ☐ Remain neutral on the project ☐ Not support the project

Certified By: Kevin Yack & Will Wright | Signature: K. Y. W. Wright | Title: Regional Planner

For additional information or comment, please contact

Name Will Wright | Phone number 435-722-4518 | Email willw@ubaog.org

*Public hearing: The CIB requires that one public hearing be held by the local government within the area affected by the project before the application is submitted to the CIB office for review. The hearing must be held at a time and location convenient to residents who may be affected by the project and must be advertised at least seven days prior to the hearing. The notice must include the purpose, location, and time of the hearing. The governing body must conduct the hearing and allow citizens an opportunity to express their views regarding the proposed project. The CIB may require documentation that the hearing was held and that the requirements were met before it will consider the application for funding. Please contact CIB staff if you have questions regarding this requirement.

PERMANENT COMMUNITY IMPACT FUND BOARD

PROJECT SUMMARY SHEET

APPLICANT: UINTAH FIRE SUPP SPC SVC DIST (110)
TITLE: Tridell Fire Station/Community Center
POPULATION: 35,620

DESCRIPTION: This project consists of the construction of a new 150 x 75 square feet steel fire station and community center that will include four truck bays, a locker room, restrooms, an office, and a training/community room area, utilities, fire suppression system, to meet existing fire department and community needs on the west side of Uintah County. Preliminary agreements are in place for the UFSSSD to acquire additional land adjacent to the existing building for the new fire station. The purchase of this property and the preliminary design for the proposed building have been borne by the UFSSSD.

	REQUESTED	MINIMUM	MEDIAN	MAXIMUM	AS ADVANCED
CIB FUNDING REQUEST	$3,473,000	$3,473,000	$3,473,000	$3,473,000	$0
LOAN	$348,000 // 10%	$1,077,000 // 31%	$1,424,000 // 41%	$1,772,000 // 51%	$00 // 0.0%
GRANT	$3,125,000 // 90%	$2,396,000 // 69%	$2,049,000 // 59%	$1,701,000 // 49%	$00 // 100.0%
INTEREST RATE	0.0%	0.0%	0.5%	0.5%	
TERM	30 YEARS	15 YEARS	15 YEARS	15 YEARS	YEARS
RETURN TO CIB	$348,000	$1,077,000	$1,481,623	$1,842,664	$0
ANNUAL PAYMENT REFERENCES	$11,600	$71,800	$98,775	$122,844	

EXEMPTIONS

COST SHARING	
NON-CIB FUNDS	$10,000
APPLICANT CASH	10,000
APPLICANT IN-KIND	
OTHER LOCAL CASH	
OTHER LOCAL IN-KIND	
FEDERAL GRANT	
FEDERAL LOAN	
STATE GRANT	
STATE LOAN	

PROJECT BUDGET TOTAL	**$3,483,000**
TOTAL CONSTRUCTION	2,734,000
CONTINGENCY	410,000
CONSTRUCTION SUBTOTAL	**3,144,000**
PRE-CONSTRUCTION ENGINEEERING [4.97%]	173,000
SPECIAL ENGINEERING SERVICES [1.38%]	48,000
CONSTRUCTION ENGINEERING [3.16%]	110,000
ENGINEERING SUBTOTAL	**331,000**
PLANNING & STUDIES SUBTOTAL	
LAND/EASEMENTS/WATER RIGHTS SUBTOTAL	
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL/BONDING	8,000
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL	**8,000**

OTHER ISSUES:

PRIOR 5 YEAR COUNTY M/L RECEIPTS & ALLOCATIONS	**COUNTY**	**CIB REVENUE / AWARD** (% OF REV AWARI	**GRANT $ / %**		**LOAN $ / %**
	UINTAH	$76,377,027 // $56,639,298 (74%)	$43,533,298 // 76.9%		$13,106,000 // 23.1%

	CIB PAST PROJECTS	**TOTAL CIB GRANT**	**TOTAL CIB LOAN**		**AVERAGE CIB FUNDED**
APPLICANT ASSISTANCE 2000-2020	5	$2,540,572	$0		59.2%

PROJECT	**YEAR**	**GRANT // LOAN**	**TERM**	**CIB%**
Pumper Truck & 2 Water Tenders	2020	$1,460,000 // $ (100% // 0%)		100.00%
Fire Substation - Maeser	2015	$239,365 // $ (100% // 0%)		46.00%
New fire truck - Tridell-Lapoint	2013	$250,000 // $ (100% // 0%)		50.00%
New fire truck - Naples	2010	$250,000 // $ (100% // 0%)		50.00%
Buildings - Fire /Tridell-Lapoint	2008	$341,207 // $ (100% // 0%)		50.00%

PERMANENT COMMUNITY IMPACT FUND

NEW APPLICATION

Revised November 2020

PERMANENT COMMUNITY IMPACT FUND
1385 SOUTH STATE, SUITE 400
SALT LAKE CITY, UTAH 84115
O: 801-468-0175

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

APPLICATION DEADLINES
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: **Tridell Fire Station/Community Center**

PROJECT LOCATION: **Uintah County**

POPULATION: **35,438**

APPLICANT ATTENDED TUTORIAL: Y ☒ N ☐

APPLICATION PROVIDED TO SHPO: Y ☒ N ☐ N/A ☐

APPLICANT AGENCY:

NAME: **Uintah Fire Suppression Special Service District**

FEDERAL TAX ID NUMBER: **20-5968862**

ADDRESS: **152 N 100 N**

CITY: **Vernal** COUNTY: **Uintah** ZIP: **84078**

CONTACT NAME: **Jeremy Raymond**
Must be with the applicant agency and registered in webgrants

PHONE: **435-781-6755** EMAIL: **uintahfire@ubtanet.com**

CELL: **435-828-6541**

PRESIDING OFFICIAL // NAME: **Brian Gorum**
This person shall sign application

TITLE: **Board Chairman**

PHONE: **435-828-1557** EMAIL: **brian@briangorum.com**

CLERK / RECORDER // NAME: **Ted Munford, Board Clerk**

PHONE: **435-828-6500** EMAIL: **support@techrisdesign.com**

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: **Aaron Averett**

COMPANY: **Sunrise Engineering, Inc.**

MAILING ADDRESS: **363 East Main Street, Suite 201**

PHONE: **435-292-8047** EMAIL: **aaverett@sunrise-eng.com**

CITY: **Vernal** STATE: **UT** ZIP: **84078**

CELL: **801-367-9251**

BOND COUNSEL // NAME:

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

FINANCIAL CONSULTANT // NAME:
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000.

TOTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S GRANT/LOAN PACKAGE REQUEST
$3,473,000	$3,125,000 **Grant** $348,000 **Loan @ 0% for 30 Years**

SECURITY FOR LOAN	SOURCE/LESSEE
GENERAL OBLIGATION BOND	
REVENUE BOND	
BUILDING AUTHORITY LEASE REVENUE BOND	
CLASS B & C ROAD FUND REVENUE BOND	
MINERAL LEASE REVENUE	**Uintah Fire Suppression Special Service District**
OTHER (SPECIFY):	

TOTAL PROJECT FUNDING	SPECIFY	AMOUNT
APPLICANT CASH		$10,000
APPLICANT IN-KIND**		
OTHER LOCAL CASH		
OTHER LOCAL IN-KIND**		
FEDERAL GRANT		
FEDERAL LOAN		
STATE GRANT (DDW, DWQ, - NOT CIB)		
STATE LOAN (DDW, DWQ, - NOT CIB)		
TOTAL REQUESTED **CIB** FUNDS		$3,473,000
TOTAL PROJECT COST *MUST MATCH PROJECT TOTAL (PG. 3)*	*PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$3,483,000

ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.
The UFSSSD would first, value engineer the project to meet the budget; second, attempt to address overages through the district budget; and as a last option, apply for supplemental funding.
Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y☒ N☐
Who? **USDA deemed the project not eligible for funding. CDBG determined funding would not be feasible for this project.**

Will the proposed facility be leased? Y☐ N☒ If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.)

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **The Tridell Volunteer Fire Department serves nearly 3100 producing oil/gas wells and associating well-road networks in the Tridell/Lapoint and Avalon areas.**
Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **The project will better equip the fire department to respond to residential and commercial fire calls and also maintain a space for public events in the Tridell community.**
What is the percentage of federal land in the county? **58%**
Who are the prime beneficiaries of this project? **Uintah and Duchesne Countys' residents, businesses, and oil/gas wells**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Sunrise Engineering, Inc.

DATE OF ESTIMATE
1/13/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION	$2,734,000
CONTINGENCY	$410,000
CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$3,144,000**
PRE-CONSTRUCTION ENGINEERING *Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents*	$173,000
SPECIAL ENGINEERING SERVICES *Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations*	$48,000
CONSTRUCTION ENGINEERING SERVICES *Representation during construction, special inspections, materials testing and construction phase services*	$110,000
ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$331,000**
PLANNING AND STUDIES SUBTOTAL NEPA, EA, EIS, FEASIBILITY	
LAND/EASEMENTS/WATER RIGHT SUBTOTAL	
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL / BONDING ONLY	$8,000
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$8,000**
PROJECT TOTAL - ***MUST*** *MATCH TOTAL PROJECT COST (PG.2)* = $0 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$3,483,000

ANNUAL PLANNED BUDGET FOR COMPLETED PROJECT

ESTIMATED START DATE 8/1/2022

OPERATIONS & MAINTENANCE **14000**

REPLACEMENT FUND **AS NOTED IN THE PUBLIC HEARING MINUTES, THE UFSSSD HAS HAD DECREASING FUNDS OVER THE PAST SEVERAL YEARS THUS MAKING IT A CHALLENGE TO BUDGET TO REPLACEMENT FUND LINE ITEMS. THE DISTRIC WILL ATTEMPT TO SAVE FUNDS FOR FUTURE CAPITAL PROJECTS WHERE REASONABLY FEASIBLE, BUT UNITL YEARLY FUNDS STOP DROPING WHILE DEMAND IS STEADY OR INCREASING, A BUDGET NUMBER FOR REPLACEMENT WILL LIKELY BE DYNAMIC YEAR TO YEAR.**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2020
ANNUAL BUDGET $2,456,600

GENERAL FUND BUDGET $1,806,600

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2019		
2018		
2017		
2016		
2015		

CURRENT DEBT STRUCTURE

ASSESSED VALUATION

G.O. DEBT CAPACITY*

OUTSTANDING G.O. DEBT

REMAINING G.O. DEBT CAPACITY **$0**
(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)

**G.O. DEBT LIMITS: COUNTIES 2% of ASSESSED VALUE*
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT **$0**

TOTAL CURRENT ANNUAL DEBT SERVICE

USER FEES *(IF APPLICABLE)*

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.

POPULATION.

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
$

NUMBER OF USERS (OR ESTIMATE)

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE							
$ ISSUED							
INTEREST RATE							
DATE ISSUED							
DATE DUE							
BOND HOLDER							
ANNUAL DEBT SERVICE							
2021							
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PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). ***Incomplete applications will be held pending completion of all requirements.***

☒ REGISTRATION (*one time only)

To be eligible for funding, the applicant must be registered in **WebGrants 3** (https:/webgrants.utah.gov/home.do). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. DO NOT REGISTER AGAIN. Contact Brenda Brown 801-707-0965.

☒ PROJECT DESCRIPTION

WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

WHY – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

☒ CAPITAL IMPROVEMENT LIST

The 'Project' must be on the current consolidated county Capital Improvement List of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

☐ WATER & SEWER APPLICATIONS

ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding MUST COMPLETE AND SUBMIT the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: https://jobs.utah.gov/housing/community/cib/index.html

☐ STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

☐ PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

☒ CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

☒ ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

☒ AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). ***DO NOT*** *SUBMIT THE ENTIRE HOUSING PLAN.*

☒ PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold AT LEAST one formal public hearing to solicit comments concerning the size, scope, nature of any funding request PRIOR to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (*NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed*.)

☒ CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, **Brian K. Gorum** (*TYPED NAME*), the **Board Chairman** (*TYPED TITLE*) of **UFSSSD** (*TYPED ORGANIZATION*)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

ORIGINAL SIGNATURE _____ DATE _____

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). ***Incomplete applications will be held pending completion of all requirements.***

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WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

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ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

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Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

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Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

☒ CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

☒ ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

☒ AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). *DO NOT SUBMIT THE ENTIRE HOUSING PLAN.*

☒ PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold AT LEAST one formal public hearing to solicit comments concerning the size, scope, nature of any funding request PRIOR to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (*NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.*)

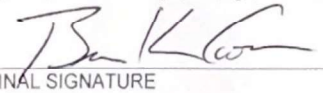
☒ CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, **Brian K. Gorum** (TYPED NAME), the **Board Chairman** (TYPED TITLE) of **UFSSSD** (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).



ORIGINAL SIGNATURE

1/28/2022

DATE

Part E. Attachment Checklist

Registration: WebGrants registration is completed

Project Description:

The Tridell Volunteer Fire Department has 27 volunteer firefighters and services the west side of Uintah County and portions of eastern Duchesne County. A good portion of the Uintah Basin extraction industry areas are within the Tridell Volunteer Department service area. Approximately 45% of fire calls the department responds to are oil field related involving hazardous material fires that are associated with oil and natural gas development sites. Much of the equipment and training the department utilizes is specialized to better respond to oil field calls in addition to traffic accidents, brush fires and other incidents. Over the past 10 years, the call volume addressed by the fire department has increased by more than 110% which is more than double the volume seen in 2010 and prior.

The Tridell Volunteer Department is the largest department in western Uintah County serving an area over 2000 square miles in Uintah County alone. To the north, the Tridell FD service area includes tribal lands and Ashley National Forest. To the south, the Tridell FD is mobilized for calls in the Fort Duchesne, Ballard, and Roosevelt areas as well as points south in the oil fields on BLM, state, and tribal lands. To the west, Tridell FD assists the tribal EMS in the Whiterocks and Neola areas of Duchesne County.

The existing fire station is a small, 40-year-old steel building that doubles as a community building. It has two half bays for the current equipment and staging operations. The current building does not meet the equipment/training needs of the fire department or the community. This proposed project is to construct a new fire station that will include four truck bays, a locker room, restrooms, an office, and a training/community room area. The building would likely be constructed of steel at approximately 150 x 75 square feet (see attached floorplans and concept design). The proposed building will meet the needs of the existing fire department that is carrying a large load of calls on the west side of Uintah County.

With the strategic location being in the west side of Uintah County, the Tridell Fire Station has been used as a resource for large disaster events in the area such as the Neola North Fires 1 and 2, the Taylor Mountain Fire, the Pole Creek Fire and other large brush fires. The proposed project would facilitate incident command needs for the west side of Uintah County when the need arises in the future.

The land which the existing fire station is on is owned by the Tridell community. The Tridell community has a board of five community members and is responsible for hosting a number of yearly events and fundraisers that support small community development projects. It is not uncommon for events to draw 200-350+ attendees. Most of these events utilize the existing fire station/community building and area around the fire station. The community center portion of the proposed fire station would facilitate those existing events that take place on a regular basis in Tridell and also provide space for firefighter training and incident command.

In conjunction with the preliminary design of this proposed building, the Uintah Fire Suppression Special Service District (UFSSSD) conducted a survey to which approximately 50% of area households responded with 98% supporting the project.

Preliminary agreements are in place for the UFSSSD to acquire additional land adjacent to the existing building for the new fire station. The costs associated with the purchase of this property and the preliminary design for the proposed building have been borne by the UFSSSD.

The UFSSSD is seeking funds from CIB to help address increased demands on the Tridell Fire Department while incoming funds have simultaneously decreased significantly over the past several years. Additionally, decreases in oil prices have not dropped the call volume addressed by the Department as can be seen from the numbers shown above of recent increases in calls.



SUNRISE ENGINEERING

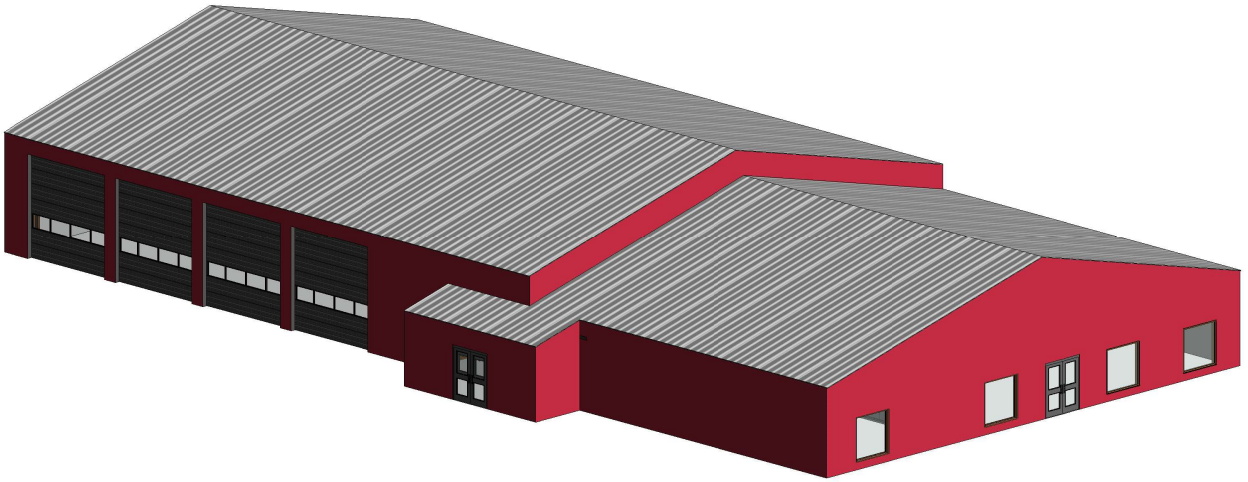
363 East Main St Suite 201, Vernal, Utah 84078
TEL 435.789.7364 | **FAX** 435.622.9090 | sunrise-eng.com

ENGINEER'S OPINION OF PROBABLE COST

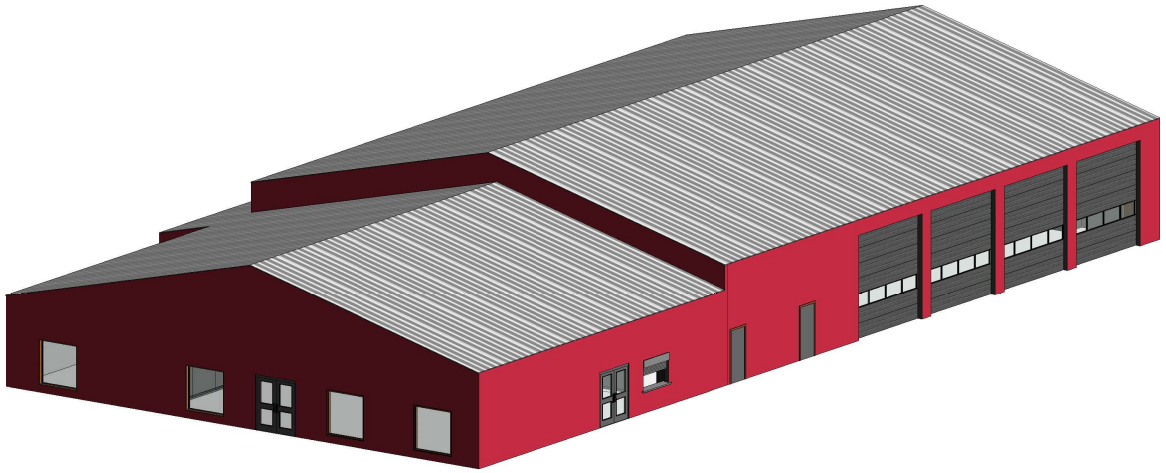
Tridell Firestation and Community Center January 13, 2022
Uintah Fire Suppression Special Service District RDC/ala

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 130,200.00	$ 130,200.00
2	Pre-Engineered, Pre-Fabricated Metal Building (PEMB)(shell)	11442	SF	$ 70.00	$ 801,000.00
3	Site Clearing and Grubbing	1	LS	$ 10,000.00	$ 10,000.00
4	PEMB Construction (Foundation, Exterior, and Interior)	12,993	SF	$ 125.00	$ 1,624,125.00
5	Site Grading and Asphalt	30,000	SF	$ 4.00	$ 120,000.00
6	Utility Connections	1	LS	$ 25,000.00	$ 25,000.00
7	Fire Suppression System	12,000	SF	$ 2.00	$ 24,000.00
			SUBTOTAL		**$ 2,734,000.00**
			CONTINGENCY	15%	**$ 410,000.00**
			CONSTRUCTION TOTAL		**$ 3,144,000.00**
INCIDENTALS					
1	Funding & Administrative Services	0.2%	LS	$ 8,000.00	$ 8,000.00
2	Engineering Design (Site and Civil)	1.3%	LS	$ 45,000.00	$ 45,000.00
3	Architectural Design Fee	2.6%	LS	$ 90,000.00	$ 90,000.00
4	Bidding & Negotiating	0.4%	HR	$ 15,000.00	$ 15,000.00
5	Engineering Construction Services	2.3%	HR	$ 80,000.00	$ 80,000.00
6	Building and Safety Plan Review	0.1%	EST	$ 2,500.00	$ 2,500.00
7	Construction Staking	0.4%	EST	$ 15,000.00	$ 15,000.00
8	Property Surveys	0.3%	EST	$ 10,000.00	$ 10,000.00
9	Land Acquisition	0.7%	EST	$ 26,000.00	$ 26,000.00
10	Bond Attorney	0.2%	EST	$ 8,000.00	$ 8,000.00
11	Mechanical, Electrical, and Plumbing (design and Install)	1.3%	EST	$ 45,000.00	$ 45,000.00
12	Structural Design	0.6%	EST	$ 20,000.00	$ 20,000.00
			SUBTOTAL		$ 364,500.00
			TOTAL PROJECT COST		**$ 3,509,000.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.



1 Perpective 1

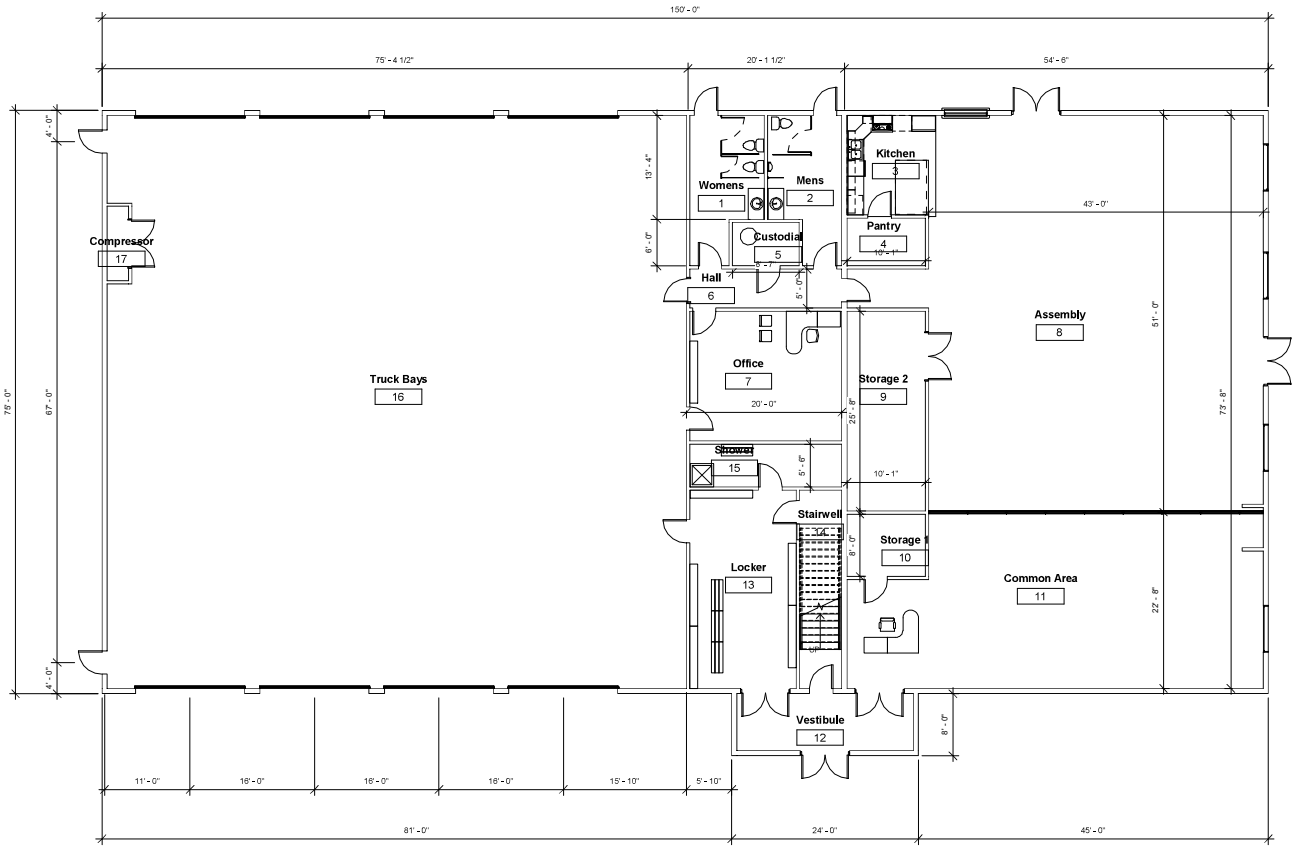


2 Perpective 2

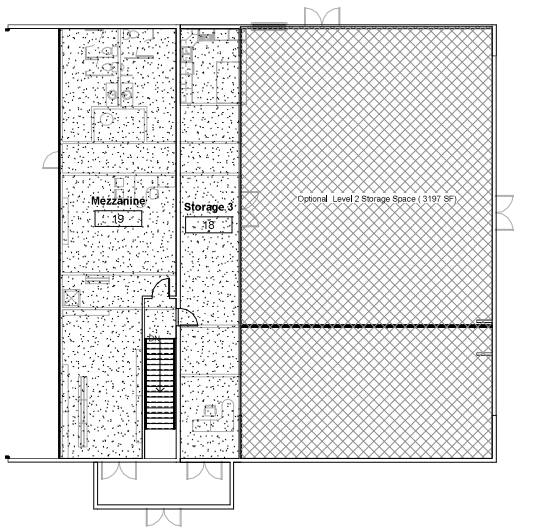
SUNRISE ENGINEERING
363 EAST MAIN STREET, SUITE 201
VERNAL, UTAH 84078
TEL 435.789.7364 FAX 435.652.8416
www.sunrise-eng.com

Uintah Fire District
Tridell Fire Station and Community Center
Concept Plans
Exhibit

Room Schedule		
Number	Name	Area
1	Womens	159 SF
2	Mens	158 SF
3	Kitchen	145 SF
4	Pantry	62 SF
5	Custodial	48 SF
6	Hall	98 SF
7	Office	326 SF
8	Assembly	2231 SF
9	Storage 2	259 SF
10	Storage 1	81 SF
11	Common Area	1121 SF
12	Vestibule	166 SF
13	Locker	350 SF
14	Stairwell	139 SF
15	Shower	108 SF
16	Truck Bays	5455 SF
17	Compressor	27 SF
18	Storage 3	743 SF
19	Mezzanine	1319 SF
Total Area: 19		12993 SF



1 Level 1
1/8" = 1'-0"



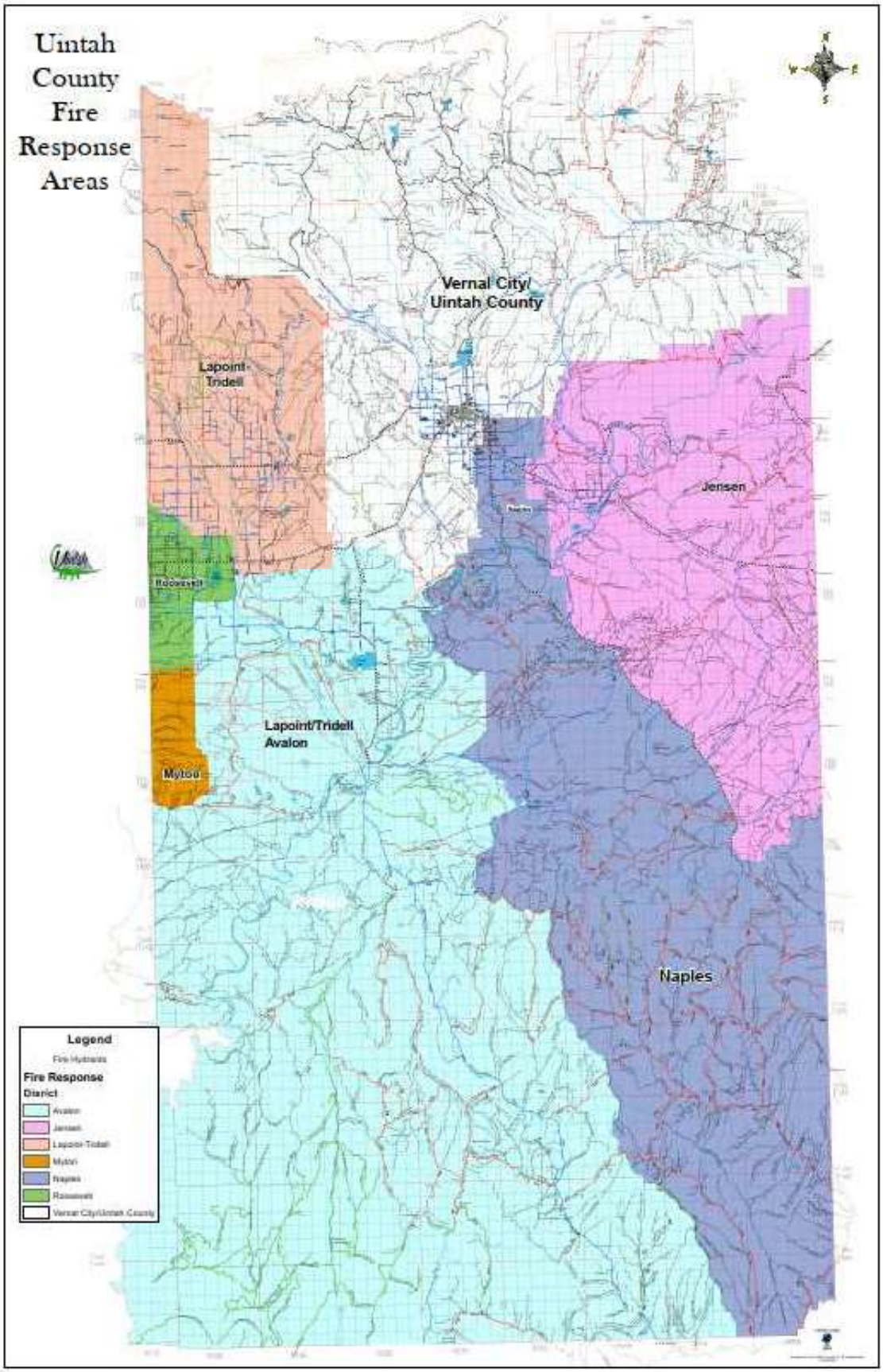
2 Level 2
3/32" = 1'-0"

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Uintah Fire District
Tridell Fire Station and Community Center
Concept Plans
Floor Plans

2

A:\Tridell Fire Department\Drawing Sheet Documents\Site plan\Building Design Drawings 2.dwg


Uintah County Fire Response Areas
Vernal City/ Uintah County
Lapoint-Tridell
Jensen
Roosevelt
Lapoint/Tridell Avalon
Mytoe
Naples
Legend
Fire Hydrants
Fire Response District
Avalon
Jensen
Lapoint-Tridell
Mytoe
Naples
Roosevelt
Vernal City/Uintah County

UINTAH FIRE SUPPRESSION SPECIAL SERVICE DISTRICT BOARD MEETING,

PUBLIC HEARING: DECEMBER 15, 2021

Public Hearing 5:30 pm

Community Impact Board Tridell Fire Station Presentation – *Board member Robert Hall made a motion to move into the public hearing on the Tridell Fire Station Community Impact Board application. Board member Bart Haslem seconded the motion. All board members voted in the affirmative.*

Jeremy Raymond explained that he would do an overview of the project. About a year ago, the district had proposed to go to the Community Impact Board for a 100% grant. They came back with a 2.5% loan on $2.5 million. It was decided that the district couldn't take on a loan payment. Now we are here a year later. We need to have a decision to obtain financing by July. In the application for the Tridell Fire Station, the current building had two bays and a community room. The building was 40 years old. It had served the community well. With growth and an increase of calls, the district felt it was a suitable time to move forward. The total cost of the project was now $3.5 million. He knew that Aaron Averett wanted to comment on that in a little bit. There would be bays on one side and a training/community room on the other side. What he wanted to do was to get a good feel from the board on this. The district could go for an 85/15 or 80/20 grant/loan. We also would need to go to UBAOG in January. June would be the funding meeting. Board member Bob Abercrombie asked, where this was a public meeting, the public needed to know how much it would cost them. Jeremy Raymond explained that the district felt comfortable with a loan no more than $30,000 per year. The interest rate could be higher. If we need to, we could come back. Board member Robert Hall asked "when you say $30,000 per year, is that from the general fund? What would it do for the other funds?" Jeremy Raymond explained that district felt like they could secure other regular funds to cover that loan. If we incorporate the wildland fire program, it will help to pay the loan. We would use other revenue. If you take the figures. We had a net profit of $32,000. Knowing that, it gives us a good idea of what we are looking at. We could tighten the budget or find other revenues.

Comments from the public – Chief Tyler McKee explained that Tridell would definitely like the board to consider this project. It would help the functionality of the department. They have run out of room. This was the only building that wasn't ADA compliant in the district. Isaac Hatch, district manager of the Tridell Water District, commented that currently as a water district, they had been able to store a fire truck at their treatment plant. They had to be careful with who could come and go in the building. They go in there to take water samples. He can attest to how tight the space was. It would be nice to get that space back. It would benefit the community. That area near the building was used by the community. Steven McKee, area resident commented that in 2019 and 2020, he was the board president in Tridell. Money talks and they understood that. Chief Tyler McKee would not be the one to complain. If there was a fire, it was so tight they couldn't get out. We could provide space to the whole area. He wasn't on the community board now. He wanted it to be a center for the area. Fire fighter Austin Huber commented that it was impossible to walk

from one side of the station to the other. You can't. It's starting to affect their ability to respond. They needed extra space for their units and equipment. Lapoint was already full. Aaron Averett commented at the previous hearing that the Tridell Community did a public survey. Fifty-six families responded. Ninety-eight percent were in favor. The negative comment was: "How would we pay for it?" The Lapoint/Tridell and Avalon stations cover half of the county. Judy Huber from Lapoint, commented that the two communities interact all the time. They want to involve all the communities. Board member Bob Abercrombie explained that their comments were well received, and they had taken note. Jeremy Raymond explained that at a $300,000 loan, it would be $12,300 per year with a 2.5% loan. Board member Robert Hall explained that they all agree with the project, the problem was the finances. Board member Bart Haslem explained that he met with the library. They were willing to help. We can come to an agreement with the county. We can do it the same as we did with the conference center. It covers a large part of the oilfield where the money comes from. We need to ask for enough. Jeremy Raymond explained that he will meet with the engineer and come up with some numbers and let them know what was being submitted. We will make sure we are comfortable with the figures. *Board member Robert Hall made a motion to go back to the regular meeting. Board member Doug Hammond seconded the motion. All board members voted in the affirmative.*

Permanent Community Impact Fund Board Application

Association of Government Regional Clearinghouse Review

AOG Uintah Basion Association of Governments

Applicant UFSSSD | Date of Review 1/26/2022

CIB Request $3,473,000 | Grant $3,125,000 | Loan $348,000 | Loan Terms 30 year at 0%

Is the project on the County-wide 1 Year CIB application list?		Yes ☑	No ☐
Is the project consistent with local and regional plans?	Local	Yes ☑	No ☐
	Regional	Yes ☑	No ☐
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes ☑	No ☐
Is the project a planning project?		Yes ☐	No ☑

Project Description/Scope of Work

"The Tridell Volunteer Department is the largest department in western Uintah County serving an area over 2000 square miles in Uintah County alone." "The existing fire station is a small 40 year-old steel building that doubles as a community building." "It has two half bays for the current equipment and staging operations." "The current building does not meet the equipment/training needs of the fire department or the community." "The proposed project is to construct a new fire station that will include four truck bays, a locker room, restrooms, an office, and a training/community room area." "The building would likely be constructed of steel at approximately 150 x 75 square feet (see attached floorplans and concept design)." "The proposed building will meet the needs of the existing fire department that is carrying a large load of calls on the west side of Uintah County."

What is this project's intended purpose and impacts to the community?

"The Tridell community ... is responsible for hosting a number of yearly events and fundraisers that support small community development projects." "The community center portion of the proposed fire station would facilitate those existing events that take place on a regular basis in Tridell and also provide space for firefighter training and incident command."

How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?

"... the Tridell Fire Station has been used as a resource for large disaster events in the area such as the Neola North Fires 1 and 2, the Taylor Mountain Fire, the Pole Creek Fire and other large brush fires." "The proposed project would facilitate incident command needs for the west side of Uintah County when the need arises in the future."

AOG Recommendation

The above-named AOG governing body reviewed this project on the date indicated and voted to:

☑ Support the project ☐ Remain neutral on the project ☐ Not support the project

Certified By: Kevin Yack, Will Wright | Signature: Kevin Yack, Will Wright | Title: Regional Planner

For additional information or comment, please contact

Name Will Wright | Phone number 435-722-4518 | Email willw@ubaog.org

*Public Hearing: The CIB requires all applicants to have a vigorous public participation effort. All applicants shall hold a formally noticed public hearing to solicit comment concerning the size, scope, and nature of any funding request submitted to the CIB before review by the Board. A complete and detailed scope of work shall be given to the public, and its financing and be documented in the minutes. The information shall include the financial impact to the public as user fees, special assessments, or property taxes. (The Board has adopted a funding matrix tool to assist reasonable consistency regarding grant/loan award.) The CIB may require further public hearings if it determines the applicant did not adequately disclose to the public the possible financial impact of the financial assistance. Projects will not be placed on a CIB agenda until a public hearing has been held.

PERMANENT COMMUNITY IMPACT FUND BOARD

PROJECT SUMMARY SHEET

APPLICANT: UINTAH TRANSPORTATION SPECIAL SERVICE DIST (113)
TITLE: Redwash Road
POPULATION: 30,068

DESCRIPTION: This project consists of 4.4 miles of roadway design, realignment, drainage, pavement, shoulder improvements and rights of way to the north end of Redwash Road to meet AASHTO standards. The existing roadway will be realigned, pavement pulverized, and the milled asphalt and base materials will be mixed, compacted and utilized in the sub-grade of the new roadway, additional imported granular borrow will be utilized as the sub-base of the new roadway with untreated base course as the base of the roadway. Hot mix asphalt will be placed as the surface course of the roadway. A chip seal coat is anticipated the year following the reconstruction of the roadway and is included in the project cost. AASHTO standard paint striping, and signage for improved safety and functionality.

	REQUESTED	MINIMUM	MEDIAN	MAXIMUM	AS ADVANCED
CIB FUNDING REQUEST	$3,532,000	$3,532,000	$3,532,000	$3,532,000	$0
LOAN	$00 // 0%	$883,000 // 25%	$1,219,000 // 35%	$1,555,000 // 44%	$00 // 0.0%
GRANT	$3,532,000 // 100%	$2,649,000 // 75%	$2,313,000 // 65%	$1,977,000 // 56%	$00 // 100.0%
INTEREST RATE		0.5%	1.0%	1.5%	
TERM	YEARS	15 YEARS	15 YEARS	15 YEARS	YEARS
RETURN TO CIB	$0	$918,731	$1,337,175	$1,746,953	$0
ANNUAL PAYMENT REFERENCES	$0	$61,249	$89,145	$116,464	

EXEMPTIONS

COST SHARING	
NON-CIB FUNDS	$5,000,000
APPLICANT CASH	3,000,000
APPLICANT IN-KIND	
OTHER LOCAL CASH	2,000,000
OTHER LOCAL IN-KIND	
FEDERAL GRANT	
FEDERAL LOAN	
STATE GRANT	
STATE LOAN	

PROJECT BUDGET TOTAL	**$8,532,000**
TOTAL CONSTRUCTION	6,928,000
CONTINGENCY	624,000
CONSTRUCTION SUBTOTAL	**7,552,000**
PRE-CONSTRUCTION ENGINEEERING [3.66%]	312,000
SPECIAL ENGINEERING SERVICES [0.00%]	
CONSTRUCTION ENGINEERING [5.27%]	450,000
ENGINEERING SUBTOTAL	**762,000**
PLANNING & STUDIES SUBTOTAL	**52,000**
LAND/EASEMENTS/WATER RIGHTS SUBTOTAL	**166,000**
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL/BONDING	
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL	-

OTHER ISSUES:

PRIOR 5 YEAR COUNTY M/L RECEIPTS & ALLOCATIONS	**COUNTY**	**CIB REVENUE / AWARD** (% OF REV AWARI	**GRANT $ / %**		**LOAN $ / %**
	UINTAH	$76,377,027 // $56,639,298 (74%)	$43,533,298 // 76.9%		$13,106,000 // 23.1%

	CIB PAST PROJECTS	**TOTAL CIB GRANT**	**TOTAL CIB LOAN**		**AVERAGE CIB FUNDED**
APPLICANT ASSISTANCE 2000-2020	13	$56,520,500	$34,000,000		65.5%

PROJECT	**YEAR**	**GRANT // LOAN**	**TERM**	**CIB%**
Road Reconstruction - Ouray Bottom Roac	2019	$4,531,000 // $ (100% // 0%)		100.00%
2018 Street Projects – Uintah Co., Vernal,	2018	$2,500,000 // $2,500,000 (50% // 50%)	15y @ 2.5%	100.00%
Road Improvements - Leland Bench revise	2017	$8,969,000 // $ (100% // 0%)		100.00%
Road Improvements - Leland Bench total	2016	$8,969,000 // $6,000,000 (60% // 40%)	15Y @ 1.5%	100.00%
Road Improvements - Move S. Vernal to L	2016	$685,000 // $ (100% // 0%)		5.00%
South Vernal truck route study/plan	2014	$300,000 // $ (100% // 0%)		30.00%
Class B & D Road Easements SITLA	2013	$666,500 // $ (100% // 0%)		100.00%
Road - Seep Ridge Road Phase 3	2013	$10,000,000 // $10,000,000 (50% // 50%)	15y @ 2.5%	70.00%
Rail access plan/study	2012	$150,000 // $ (100% // 0%)		10.00%
Rail access plan/study SUPP	2012	$250,000 // $ (100% // 0%)		25.00%
Road - Seep Ridge Road (A Bond)	2012	$12,000,000 // $4,000,000 (75% // 25%)	15Y @ 0%	74.00%
Road - Seep Ridge Road (B Bond)	2012	$ // $4,000,000 (0% // 100%)	15y @ 2.5%	74.00%
Road - Seep Ridge Road	2009	$7,500,000 // $7,500,000 (50% // 50%)	15Y @ 0%	63.00%

PERMANENT COMMUNITY IMPACT FUND

NEW APPLICATION

Revised January 2022

PERMANENT COMMUNITY IMPACT FUND
1385 SOUTH STATE, SUITE 400
SALT LAKE CITY, UTAH 84115
O: 801-468-0175

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

APPLICATION DEADLINES
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: **Uintah Transportation Special Service District - Redwash Road**

PROJECT LOCATION: **Uintah County**

POPULATION: **25,000**

APPLICANT ATTENDED TUTORIAL: Y ☒ N ☐

APPLICATION PROVIDED TO SHPO: Y ☒ N ☐ N/A ☐

APPLICANT AGENCY:

NAME: **Uintah Transportation Special Service District (UTSSD)**

FEDERAL TAX ID NUMBER: **87-0461490**

ADDRESS: **320 North Aggie Blvd./PO Box 144**

CITY: **Vernal** COUNTY: **Uintah** ZIP: **84078**

CONTACT NAME: **Cheryl Meier**
Must be with the applicant agency and registered in webgrants

PHONE: **435-790-9189** EMAIL: **cherylmeier@utssd.utah.gov**

CELL: **435-790-9189**

PRESIDING OFFICIAL // NAME: **Dan Dilsaver**
This person shall sign application

TITLE: **Board Chairman**

PHONE: **435-790-6643** EMAIL: **dandilsaver@utssd.utah.gov**

CLERK / RECORDER // NAME:

PHONE: EMAIL:

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: **Bart Jensen**

COMPANY: **Jones & DeMille Engineering**

MAILING ADDRESS: **38 West 100 North**

PHONE: **435-781-1988**

EMAIL: **b.jensen@jonesanddemille.com**

CITY: **Vernal** STATE: **UT** ZIP: **84078**

CELL: **435-881-5295**

BOND COUNSEL // NAME: **Eric Johnson**

COMPANY: **Blaisdell & Church**

MAILING ADDRESS: **5995 South Redwood Road**

PHONE: **801-261-3407** EMAIL: **eric@bcjlaw.net**

CITY: **Taylorsville** STATE: **UT** ZIP: **84123**

CELL:

FINANCIAL CONSULTANT // NAME:
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000.

TOTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S GRANT/LOAN PACKAGE REQUEST
$3,532,000	$3,532,000 **Grant** **Loan @ % for Years**

SECURITY FOR LOAN	SOURCE/LESSEE
GENERAL OBLIGATION BOND	
REVENUE BOND	
BUILDING AUTHORITY LEASE REVENUE BOND	
CLASS B & C ROAD FUND REVENUE BOND	
MINERAL LEASE REVENUE	**Mineral Lease Revenue**
OTHER (SPECIFY):	

TOTAL PROJECT FUNDING	SPECIFY	AMOUNT
APPLICANT CASH		**$3,000,000**
APPLICANT IN-KIND**		
OTHER LOCAL CASH	**Uintah County - Class B Road Funds**	**$2,000,000**
OTHER LOCAL IN-KIND**		
FEDERAL GRANT		
FEDERAL LOAN		
STATE GRANT (DDW, DWQ, - NOT CIB)		
STATE LOAN (DDW, DWQ, - NOT CIB)		
TOTAL REQUESTED **CIB** FUNDS		$3,532,000
TOTAL PROJECT COST *MUST MATCH PROJECT TOTAL (PG. 3)*	*PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$8,532,000

ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.
If project costs exceed the allotted budget, the scope would be reduced or additional applicant cash contributed.
Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y☐ N☒
Who?

Will the proposed facility be leased? Y☐ N☒ If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.)

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **Mineral development in Uintah County has a significant impact on the roadways throughout the county. Redwash Road is an important truck route that accesses oil and gas fields in the southern part of Uintah County.**
Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **The purpose of the project is to complete the final phase of reconstruction and roadway improvements on Redwash Road.**
What is the percentage of federal land in the county? **68.5%**
Who are the prime beneficiaries of this project? **The traveling public throughout Uintah County are the prime beneficiaries of this project.**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Jones & DeMille Egineering

DATE OF ESTIMATE
1/13/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION	**$6,928,000**
CONTINGENCY	**$624,000**
CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$7,552,000**
PRE-CONSTRUCTION ENGINEERING *Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents*	**$312,000**
SPECIAL ENGINEERING SERVICES *Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations*	
CONSTRUCTION ENGINEERING SERVICES *Representation during construction, special inspections, materials testing and construction phase services*	**$450,000**
ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$762,000**
PLANNING AND STUDIES SUBTOTAL NEPA, EA, EIS, FEASIBILITY — NEPA	$52,000
LAND/EASEMENTS/WATER RIGHT SUBTOTAL	**$166,000**
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL / BONDING ONLY	
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$0**
PROJECT TOTAL - ***MUST*** *MATCH TOTAL PROJECT COST (PG.2)* = $0 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$8,532,000

ANNUAL PLANNED BUDGET FOR COMPLETED PROJECT

ESTIMATED START DATE 4/1/2023

OPERATIONS & MAINTENANCE **N/A**

REPLACEMENT FUND **N/A**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2022
ANNUAL BUDGET **$4,532,895**

GENERAL FUND BUDGET **$1,657,100**

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2021	**N/A**	**$0**
2020	**N/A**	**$0**
2019	**N/A**	**$0**
2018	**N/A**	**$0**
2017	**N/A**	**$0**

CURRENT DEBT STRUCTURE

ASSESSED VALUATION	$0
G.O. DEBT CAPACITY*	
OUTSTANDING G.O. DEBT	
REMAINING G.O. DEBT CAPACITY *(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)*	**$0**

**G.O. DEBT LIMITS: COUNTIES 2% of ASSESSED VALUE*
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT **$7,211,904**

TOTAL CURRENT ANNUAL DEBT SERVICE **$884,000**

USER FEES *(IF APPLICABLE)*

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.

POPULATION.

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
$

NUMBER OF USERS (OR ESTIMATE)

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	2011 Rev Bond Seep Ridge Rd.	Seep Ridge Rd.	2021 TIIMP				
$ ISSUED	$7,500,000	$4,000,000	$1,978,000				
INTEREST RATE	0	0	2%				
DATE ISSUED	2011	2012	2021				
DATE DUE	2026	2027	2035				
BOND HOLDER	CIB	CIB	CIB				
ANNUAL DEBT SERVICE							
2022	$500,000	$267,000	$117,000				
2023	$500,000	$267,000	$119,000				
2024	$500,000	$267,000	$121,000				
2025	$500,000	$267,000	$124,000				
2026	$500,000	$267,000	$126,000				
2027		$267,000	$129,000				
2028			$131,000				
2029			$134,000				
2030			$137,000				
2031			$139,000				
2032			$142,000				
2033			$145,000				
2034			$148,000				
2035			$152,000				
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2052							

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). ***Incomplete applications will be held pending completion of all requirements.***

☒ REGISTRATION (*one time only)

To be eligible for funding, the applicant must be registered in **WebGrants 3** (https:/webgrants.utah.gov/home.do). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. DO NOT REGISTER AGAIN. Contact Brenda Brown 801-707-0965.

☒ PROJECT DESCRIPTION

WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

WHY – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

☒ CAPITAL IMPROVEMENT LIST

The 'Project' must be on the current consolidated county Capital Improvement List of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

☐ WATER & SEWER APPLICATIONS

ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding MUST COMPLETE AND SUBMIT the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: https://jobs.utah.gov/housing/community/cib/index.html

☒ STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

☐ PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

☒ CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

☒ ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

☐ AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). *DO NOT SUBMIT THE ENTIRE HOUSING PLAN.*

☒ PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold AT LEAST one formal public hearing to solicit comments concerning the size, scope, nature of any funding request PRIOR to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (*NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.*)

☒ CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, **Dan Dilsaver** (TYPED NAME), the **Board Chair** (TYPED TITLE) of **Uintah Transportation SSD** (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

Dan Dilsaver
ORIGINAL SIGNATURE

1-24-2022
DATE

PROJECT DESCRIPTION

Uintah Transportation Special Service District – Redwash Road

Background and Need

Redwash Road is a Major Collector Transportation Corridor that connects Highway 40 east of Jensen and Highway 45 in the eastern region of Uintah County. The corridor is an important access to the oil and gas fields in Uintah County and provides secondary access to other important locations such as the Bonanza Power Plant.

This Roadway is heavily impacted by truck traffic. The Uintah Transportation Special Service District (UTSSD) has worked for many years completing phases of this project with federal grant money and its own funds. This project represents the final remaining phase to complete the reconstruction effort along the entire length of the corridor. The roadway in this section has deteriorated. The asphalt has become oxidized and brittle. The pavement section and roadway geometry do not meet American Association of State Highway Transportation Officials (AASHTO) standards. There are inadequate clear zones and narrow to no shoulders. The pavement has failed in spots. The picture below shows state of the roadway in this section of Redwash Road.



Figure 1 - Deteriorated Redwash Road

UTSSD has already completed the reconstruction of about 8.2 miles of Redwash Road over several years. About 4.4 miles remain to be reconstructed on the north end of the corridor. This project would reconstruct the remaining miles of Redwash Road.

Scope

This phase of Redwash Road is located adjacent to the Green River on the West and a hillside on the east. It is anticipated that the roadway will be realigned and widened towards the hillside to the east in order to meet AASHTO standards while eliminating any impacts into or next the Green River. Impacts to the Green River would require additional mitigation and permitting to complete.

Relocating the roadway into the hillside will require additional roadway excavation beyond a typical road reconstruction project. Care will be taken to design the roadway and shoulder improvements in such a way that meets AASHTO standards while minimizing excavation into the hillside as much as possible. It is anticipated that the Major Collector Typical Pavement Section, as outlined in the County's Transportation Master Plan, will be constructed.

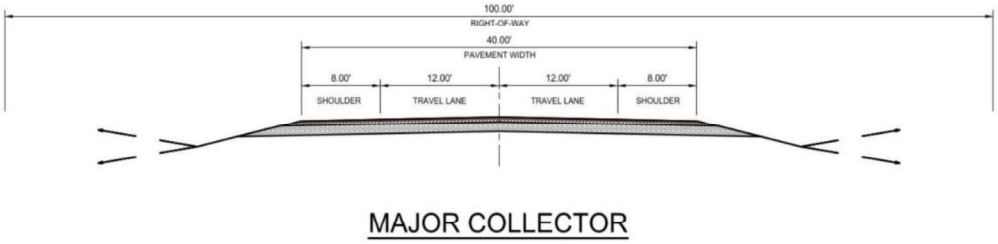


Figure 2. Major Collector Typical Section

Drainage improvements will be constructed along the corridor to extend the function and the life of the roadway. The existing roadway will be pulverized, and the milled asphalt and base materials will be mixed, compacted and utilized in the sub-grade of the new roadway. It is anticipated that some additional imported granular borrow would be utilized as the sub-base of the new roadway with untreated base course as the base of the roadway. Hot mix asphalt will be placed as the surface course of the roadway. A chip seal coat is anticipated the year following the reconstruction of the roadway and is included in the project cost. This will extend the life of the project and prevent premature aging and oxidization of the asphalt. AASHTO standard paint striping and signing will be added to the corridor to improve safety and functionality.

Funding

The UTSSD has worked for many years to reconstruct the entire 12.6 miles of Redwash Road. In previous project phases, 8.2 miles of the roadway has been reconstructed leaving approximately 4.4 miles left to complete the road. The UTSSD completed these previous phases with a mixture of federal grant money, which the district proactively sought, and its own funds with none of the funding coming from CIB. The leveraging of other funds other than CIB funding illustrates the proactive efforts that have been undertaken to complete the reconstruction of the corridor up to this point.

The Uintah Transportation Special Service District is requesting the following funding breakdown for this phase of the Redwash Road project:

Applicant Cash: $3,000,000 (35% of final phase cost)

Class B Road Funds: $2,000,000 (24% of final phase cost)

CIB Grant: $3,532,000 (41% of final phase cost)

If the project were funded as proposed, the UTSSD and Uintah County would provide 59% of the cost of the final phase with CIB providing 41%. When you factor in the entire corridor that has been completed previously, the CIB funding as proposed above would only represent about 15% of the total cost of reconstructing the entire corridor.

Because of the direct impacts on this corridor from mineral lease generating industry, the Redwash Road project fits the purpose and intent of mineral lease money very well. Uintah County, UTSSD and CIB, by partnering together in this manner, can accomplish this important project.

PIN: PROJECT # PROJECT NAME:
Cost Estimate - Concept Level

Prepared By: Jones & DeMille Engineering **Date** 1/13/2022

Proposed Project Scope: **Redwash Road Reconstruction**

Approximate Route Reference Mile Post (BEGIN) =	0.000	(END) =	4.432
Project Length =	4.432	miles	23,400 ft
Current FY Year (July-June) =	2022		
Assumed Construction FY Year =	2023		
Construction Items Inflation Factor =	1.04	1	yrs for inflation
Assumed Yearly Inflation for Engineering Services (PE and CE) (%/yr) =	3.25%		
Assumed Yearly Inflation for Right of Way (%/yr) =	4.0%		
Items not Estimated (% of Construction) =	10.0%		
Preliminary Engineering (% of Construction + Incentives) =	4.5%		
Construction Engineering (% of Construction + Incentives) =	6.5%		

Construction Items		Cost	Remarks
Public Information Services		$0	
Roadway and Drainage		$6,031,470	
Traffic and Safety		$15,568	
Structures		$0	
Environmental NEPA		$0	
ITS		$0	
	Subtotal	$6,047,038	
	Items not Estimated (10%)	$604,704	
	Construction Subtotal	**$6,651,742**	
P.E. Cost	**P.E. Subtotal**	**$301,578**	5%
C.E. Cost	**C.E. Subtotal**	**$435,613**	7%
Right of Way	**Right of Way Subtotal**	$160,000	
Utilities	**Utilities Subtotal**	$0	
Environmental NEPA	**Environmental Subtotal**	$50,000	
Miscellaneous	**Miscellaneous Subtotal**	**$0**	

Cost Estimate (ePM screen 505)		2022		2023	
P.E.		**$302,000**		**$312,000**	
Right of Way		**$160,000**		**$166,000**	
Utilities		**$0**		**$0**	
Construction		**$6,652,000**		**$6,928,000**	
C.E.		**$436,000**		**$450,000**	
Environmental NEPA		**$50,000**		**$52,000**	
Aesthetics	**0.00%**	**$0**		**$0**	
Change Order Contingency	**9.00%**	**$599,000**		**$624,000**	
UDOT Oversight		**$0**		**$0**	
Miscellaneous		**$0**		**$0**	
	TOTAL	**$8,199,000**	**TOTAL**	**$8,532,000**	

PROPOSED COMMISSION REQUEST	**TOTAL**	**$8,199,000**	**TOTAL**	**$8,532,000**

Roadway and Drainage

PIN: PROJECT # PROJECT NAME:

Item #	Item	Quantity	Units	Price	Cost	Remarks
Roadway						
015017010	Mobilization	1	lump	$333,000.00	$333,000.00	Usually 7-10% of construction
015547005	Traffic Control	1	lump	$67,000.00	$67,000.00	Usually 3-5% of construction
015727020	Dust Control and Watering	3,181	1000 gallon	$50.00	$159,050.00	
020567015	Granular Borrow (Plan Quantity)	50,478	cubic yard	$25.00	$1,261,950.00	
022317010	Clearing and Grubbing	1	lump	$50,000.00	$50,000.00	
023167020	Roadway Excavation (Plan Quantity)	104,000	cubic yard	$5.00	$520,000.00	
	Rock Excavation	15,000	cubic yard	$12.00	$180,000.00	
027217020	Untreated Base Course (Plan Quantity)	20,792	cubic yard	$35.00	$727,720.00	
027417050	HMA - 1/2 Inch	24,405	ton	$90.00	$2,196,450.00	
027857020	Chip Seal Coat, Type II	104,000	square yard	$2.50	$260,000.00	
028227030	Right-of-Way Fence, Type D (Metal Post)	46,800	foot	$4.00	$187,200.00	
Roadway Subtotal					**$5,942,370**	
Drainage						
023737010	Loose Riprap	200	cubic yard	$60.00	$12,000.00	
026107388	Drainage Pipe - 24 inch, Smooth, Leak-Resistant	600	foot	$55.00	$33,000.00	
026107390	Drainage Pipe - 30 inch, Smooth, Leak-Resistant	180	foot	$75.00	$13,500.00	
026107391	Drainage Pipe - 36 inch, Smooth, Leak-Resistant	360	foot	$85.00	$30,600.00	
026337130	Concrete Drainage Structure 5 ft to 7 ft deep - CB 9		each			
Drainage Subtotal					**$89,100**	
PI						
015407010	Public Information Services	1	lump		**$0**	Usually 0.25% of construction

Traffic, Safety & ITS

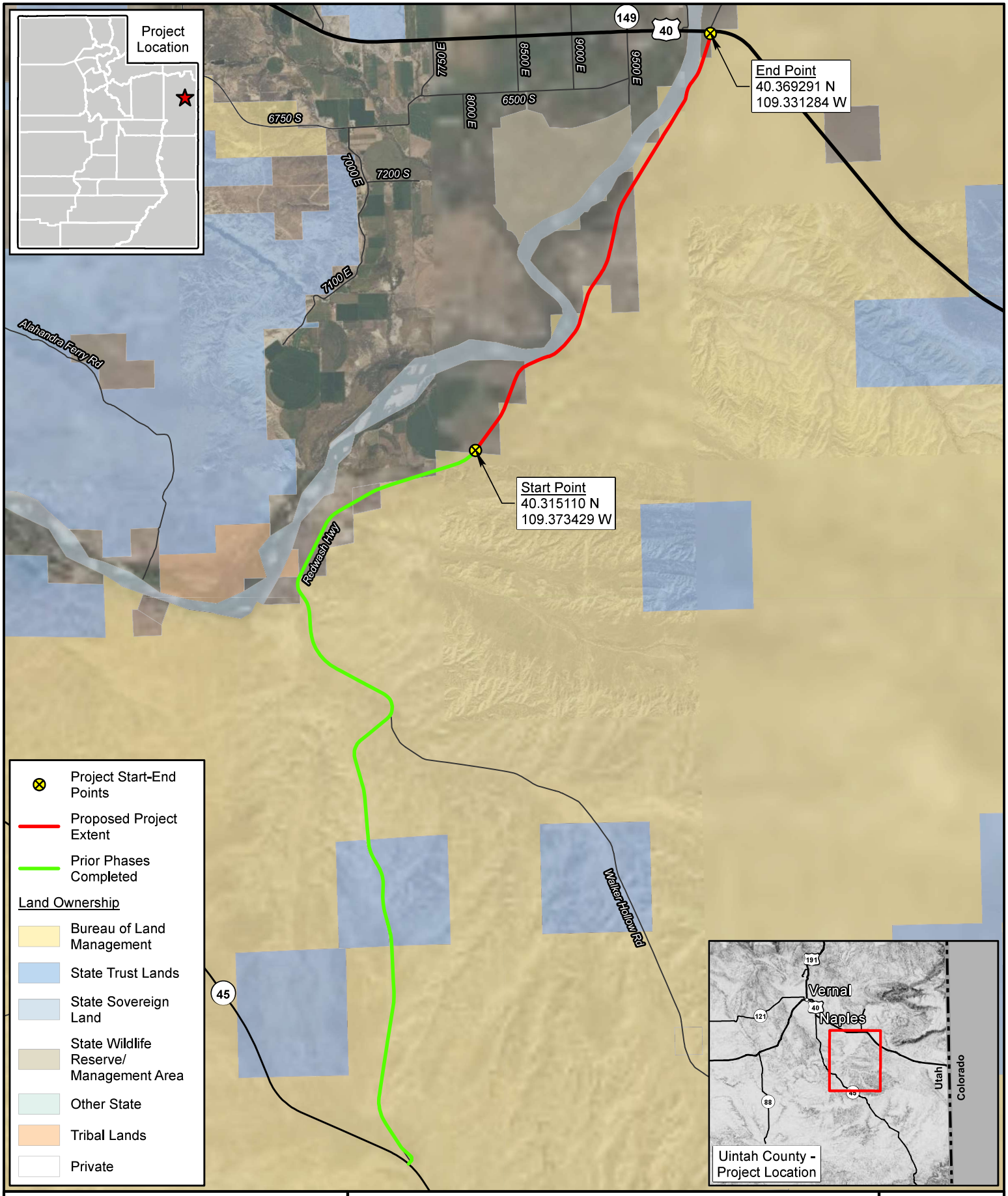
PIN: PROJECT # PROJECT NAME:

Item #	Item	Quantity	Units	Price	Cost	Remarks
Traffic						
027657050	Pavement Marking Paint	556	gallon	$28.00	$15,568.00	
027687105	Pavement Message (Preformed Thermoplastic)		each			
027687110	Pavement Message (Preformed Thermoplastic Stop Line, Crosswalks - 12 inch)		each			
028417070	Midwest 31 Inch W-Beam Guardrail 78 inch Wood Post	940	foot			
028437036	End Treatment Type G (MASH)		each			
028447010	Precast Concrete Barrier - 32 Inch (New Jersey Shape)	1,150	foot			
028917028	Sign Type A-1, 12 Inch X 36 Inch		each			
028917270	Remove Sign Less Than 20 Square Feet		each			
028917285	Relocate Sign Less Than 20 Square Feet		each			
Signals						
02892701D	Traffic Signal System	1	lump			
Lighting						
16525701D	Highway Lighting System	1	lump			
Traffic and Safety Subtotal					**$15,568**	
ITS						
135537035	1D Conduit		foot			
135567010	Closed Circuit Television (CCTV) Assembly System	1	Lump			
ITS Subtotal					**$0**	

Utilities, Right of Way, and Incentives

PIN: PROJECT # PROJECT NAME:

Item #	Item	Quantity	Units	Price	Cost	Remarks
Utilities						
	Relocate Water/Irrigation/Sewer Lines	1	Lump			
	Relocate Gas Line	1	Lump			
	Relocate Power Line	1	Lump			
	Relocate Fiber Optic	1	Lump			
	Relocate Phone	1	Lump			
Utilities Subtotal					**$0**	
Right-of-way						
	Urban/Suburban Residential		sq ft			
	Urban/Suburban Commercial		sq ft			
	Non-Urban/Suburban Residential		Each			
	Non-Urban/Suburban Commercial		sq ft			
	Non-Urban/Suburban Farm		Each			
	Non-Urban/Unimproved	16	Acres	$10,000.00	$160,000.00	
Right-of-Way Subtotal					**$160,000**	
Incentives						
00007601*	Pavement Smoothness Incentive	1	lump			
00007602*	Hot Mix Asphalt (HMA) Incentive	1	lump	$124,465.50		
00007603*	Stone Matrix Asphalt (SMA) Incentive	1	lump			
00007604*	Open Graded Surface Course Incentive	1	lump			
00007605*	Bonded Wearing Course Incentive	1	lump	$9,724.00		
00007606*	Early Completion - Time	0	calendar day			
00007607*	Lane Rental Incentive	0	Hours			
00000608*	Miscellaneous Incentive	1	Lump			
Incentives Subtotal					**$0**	

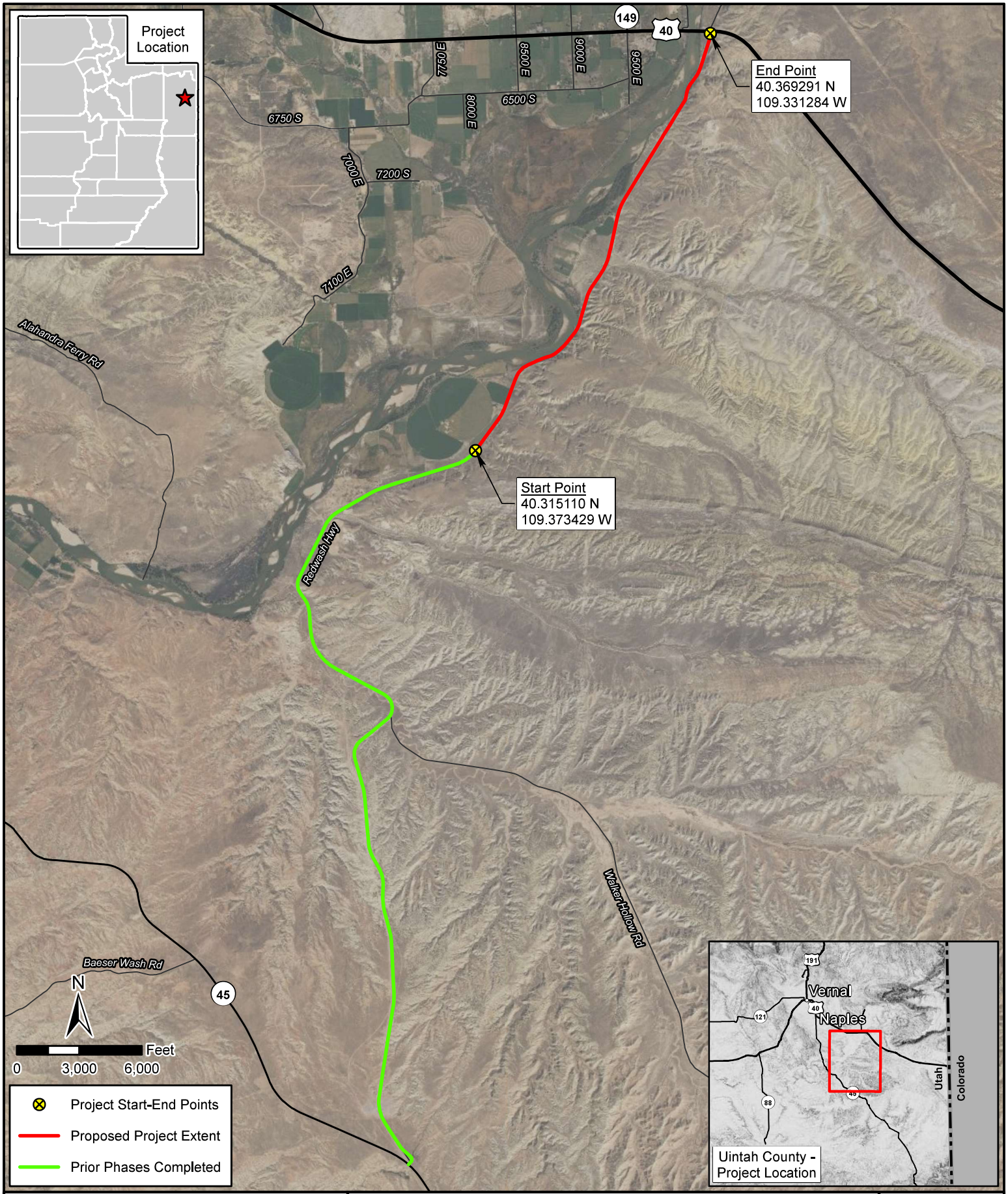


Jones & DeMille Engineering

- Shaping the Quality of Life -

800.748.5275 www.jonesanddemille.com

Uintah Transportation Special Service District		**Uintah County**
Redwash Road Improvements ***Project Overview - CIB Application***		Scale: 1" = 6,000'
Map Name: Z:\Shared With Me\Development\2022\UTSSD\Redwash Road\GIS\Projects\Redwash_Road_CIB_Application\Redwash_Road_CIB_Application.aprx • Exh UTSSD Redwash Road CIB Land Owner Overview 8.5x11P		1
Project Number: 2201-016.PR	Drawn by: JEM 01-22	Last Edit: 01/25/2022



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Uintah Transportation Special Service District

Redwash Road Improvements
Project Location Overview - CIB Application

Uintah County

Scale: 1" = 6,000'

Map Name: Z:\Shared With Me\Development\2022\UTSSD\Redwash Road\GIS\Projects\Redwash_Road_CIB_Application\Redwash_Road_CIB_Application.aprx • Exh UTSSD Redwash Road CIB Location Overview 8.5x11P

Project Number: DEV | Drawn by: JEM 01-22 | Last Edit: 01/14/2022

1

MINUTES of the Hearing of the **UTSSD BOARD MEETING February 17th, 2022** in conference room 101 of the USU building located at 320 North Aggie Blvd. Vernal Utah. The Meeting commenced at 6:30pm.

7-PUBLIC HEARING Notice is hereby given that the Uintah Transportation Special Service District (UTSSD) will hold a public hearing to discuss submitting an application to the Permanent Community Impact Board (CIB) for funding of the proposed Redwash Road Project. This project would consist of reconstructing the northernmost 4.4 miles of Redwash Road near Jensen from Highway 40 going south. The CIB funding application will be in the amount of $3,532,000. The total project is $8,500,000. We will have a cash match from the UTSSD of $3,000,000.00 and we will request $2,000,000.00 from Uintah County B roads from. After Cheryl Meier introduced the project the hearing was open to public comments. The importance of completing this project is so that we have a complete functioning road connecting the other phases of the project so the public and producing communities can see value in our projects.

Clint Morrill from the public asked where the section starts. It will start from Hwy 40 and end at the new section East of the Jensen Bridge. He mentioned that UDOT will have a chip project on HWY 40 and asked if we could make sure they are aware of this partnership and so we can work together. Cheryl responded that the Region 3 Director has already had conversations and feels that working together will be beneficial. Clint was hopeful that the completion of this road would help alleviate heavy truck traffic from having to take the long way around on Hwy 40 and Hwy 45.Clint ended with his support of the project and looked forward to the construction to start. Cheryl said if funding is approved and we can move forward we will look at a 2023 construction time table.

Bryan Meier asked about if Uintah County and CIB were not able to fund this project as presented what would be the outcome of the project. Cheryl Meier responded that if there was a lack of funding as proposed and the UTSSD board were unable to take on new debt then the project would not be able to be completed.

Bart Jensen asked if we knew where Uintah County would be getting the funds requested. Cheryl Meier stated that she would ask that the money come from B road funds. Bart asked about the need for completion on this road. Cheryl Meier responded that Uintah County Commissioner Bart Haslem and Uintah County Road Manager Scott Hardman have repeatedly asked what can be done on this road and how we could work together to get it done. Bart Jensen ended with his support of the project and commented on the 3 way partnership between the UTSSD, Uintah County, and CIB and was supportive of the collaborative efforts.

End of Public Hearing

PERMANENT COMMUNITY IMPACT FUND BOARD

APPLICATION ADDENDUM FOR STREET & ROAD PROJECTS

This addendum is required for all street and road improvement applications.

PART A. GENERAL INFORMATION

Project Title: *Uintah Transportation Special Service District – Redwash Road*

1. Applicant Agency

Name: Uintah Transportation Special Service District

2. Contact Person

Name: Cheryl Meier

Phone: 435-790-9189 Email: cherylmeier@utssd.utah.gov

PART B. APPLICANT FINANCIAL INFORMATION

1. Current and Prior Four Years Street & Road Revenues:

Year	B&C Revenues	Transfers from General Fund	Mineral Lease Revenues	Total Revenues
2021	**0.00**	**0.00**	**5,609,491**	**5,609,491**
2020	0.00	0.00	2,753,286	2,753,286
2019	0.00	0.00	3,566,243	3,566,243
2018	0.00	0.00	4,519,090	4,519,080
2017	0.00	0.00	5,964,493	5,964,493
TOTALS	**0.00**	**0.00**	**22,412,603**	**22,412,603**

2. Current and Prior Four Years Street & Road Expenses:

Year	Construction	Debt Service	Administration	Total Expenses
2021	**3,373,007**	**3,159,778**	**224,869**	**6,757,654**
2020	8,752,095	9,570,979	229,073	18,552,147
2019	16,582,000	1,945,875	315,282	18,843,157
2018	16,972,627	1,946,725	433,964	19,353,316
2017	17,439,000	1,953,940	431,459	19,824,399
TOTALS	**68,864,187**	**17,371,459**	**1,824,478**	**88,060,124**

PART C. ON-GOING MAINTENANCE PROGRAM

1. Does the Applicant have an on-going capital or maintenance replacement program for streets and roads? **YES** ☒ **NO** ☐

If YES, please describe the capital or maintenance replacement program.

The Uintah Transportation Special Service District (UTSSD) has been providing maintenance of the roadways in Uintah County for the last 20 years on an annual basis. This maintenance consists of chip seals, asphalt slurry seals, crack sealing, patching and HMA overlays. The UTSSD does not receive any B & C funds, it only receives mineral lease funds and these are used to provide this annual maintenance. Mineral lease funds have declined the past 3 years and funds are requested to assist with much needed road projects.

Permanent Community Impact Fund Board Application

Association of Government Regional Clearinghouse Review

AOG Uintah Basin Association of Governments

Applicant UTSSD | Date of Review January 27, 2022

CIB Request $3,532,000 | Grant $3,532,000 | Loan $348,000 | Loan Terms 30 year at 0%

Is the project on the County-wide 1 Year CIB application list?		Yes ☑	No ☐
Is the project consistent with local and regional plans?	Local	Yes ☑	No ☐
	Regional	Yes ☑	No ☐
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes ☑	No ☐
Is the project a planning project?		Yes ☐	No ☑

Project Description/Scope of Work

"Redwash Road is a Major Collector Transportation Corridor that connects Highway 40 east of Jensen and Highway 45 in the eastern region of Uintah County." "The corridor is an important access to the oil and gas fields in Uintah County and provides secondary access to other important locations such as the Bonanza Power Plant." "This Roadway is heavily impacted by truck traffic." The UTSSD has worked for many years with federal grant money and its own funds." "This project represents the final remaining phase to complete the reconstruction effort along the entire length of the corridor."

What is this project's intended purpose and impacts to the community?

"UTSSD has already completed the reconstruction of about 8.2 miles of the Redwash Road over several years." "About 4.4 miles remain to be reconstructed on the north end of the corridor." "This project would reconstruct the remaining miles of Redwash Road."

How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?

"The UTSSD completed these previous phases with a mixture of federal grant money, which the district proactively sought, and its own funds with none of the funding coming from CIB." "The leveraging of other funds other than CIB funding illustrates the proactive efforts that have been undertaken to complete the reconstruction of the corridor up to this point."

AOG Recommendation

The above-named AOG governing body reviewed this project on the date indicated and voted to:

☑ Support the project ☐ Remain neutral on the project ☐ Not support the project

Certified By Kevin Yack, Will Wright | Signature Kevin Yack, Will Wright | Title Regional Planner

For additional information or comment, please contact

Name Will Wright | Phone number 435-722-4518 | Email willw@ubaog.org

*Public Hearing: The CIB requires all applicants to have a vigorous public participation effort. All applicants shall hold a formally noticed public hearing to solicit comment concerning the size, scope, and nature of any funding request submitted to the CIB before review by the Board. A complete and detailed scope of work shall be given to the public, and its financing and be documented in the minutes. The information shall include the financial impact to the public as user fees, special assessments, or property taxes. (The Board has adopted a funding matrix tool to assist reasonable consistency regarding grant/loan award.) The CIB may require further public hearings if it determines the applicant did not adequately disclose to the public the possible financial impact of the financial assistance. Projects will not be placed on a CIB agenda until a public hearing has been held.

PERMANENT COMMUNITY IMPACT FUND BOARD

PROJECT SUMMARY SHEET

APPLICANT: VERNAL CITY (112)
TITLE: Streets & Utilities Project
POPULATION: 10,079

DESCRIPTION: This project consists of street and utilities improvements on Vernal Avenue at the intersection of Main Street (HW 40) and Vernal Ave (HW 191) to include improvements to sewer lines, new manholes, 8-inch water lines, new water service connections, new fire hydrants, replacing electrical utilities and associated pavement repair. Vernal Avenue (HW 191 north of Main Street) will also be reconstructed to include curb, gutter and sidewalks

	REQUESTED	MINIMUM	MEDIAN	MAXIMUM	AS ADVANCED
CIB FUNDING REQUEST	$4,992,000	$4,992,000	$4,992,000	$4,992,000	$0
LOAN	$2,000,000 // 40%	$1,947,000 // 39%	$2,447,000 // 49%	$2,946,000 // 59%	$00 // 0.0%
GRANT	$2,992,000 // 60%	$3,045,000 // 61%	$2,545,000 // 51%	$2,046,000 // 41%	$00 // 100.0%
INTEREST RATE	0.5%	0.5%	1.0%	1.5%	
TERM	30 YEARS	15 YEARS	15 YEARS	15 YEARS	YEARS
RETURN TO CIB	$2,155,500	$2,025,786	$2,646,221	$3,310,667	$0
ANNUAL PAYMENT REFERENCES	$71,850	$135,052	$176,415	$220,711	

EXEMPTIONS

CURRENT APPLICANT MAGI
0.99% of MAGI

BENCHMARK MAGI
100% Loan @ 0.5% for 30 Years
changes payment to 1.02% / 1.75% benchmark of MAGI

COST SHARING	
NON-CIB FUNDS	$0
APPLICANT CASH	
APPLICANT IN-KIND	
OTHER LOCAL CASH	
OTHER LOCAL IN-KIND	
FEDERAL GRANT	
FEDERAL LOAN	
STATE GRANT	
STATE LOAN	

PROJECT BUDGET TOTAL	**$4,992,000**
TOTAL CONSTRUCTION	3,845,514
CONTINGENCY	576,759
CONSTRUCTION SUBTOTAL	**4,422,273**
PRE-CONSTRUCTION ENGINEEERING [5.31%]	265,309
SPECIAL ENGINEERING SERVICES [0.00%]	
CONSTRUCTION ENGINEERING [5.76%]	287,418
ENGINEERING SUBTOTAL	**552,727**
PLANNING & STUDIES SUBTOTAL	
LAND/EASEMENTS/WATER RIGHTS SUBTOTAL	**10,000**
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL/BONDING	7,000
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL	**7,000**

OTHER ISSUES:

PRIOR 5 YEAR COUNTY M/L RECEIPTS & ALLOCATIONS	**COUNTY**	**CIB REVENUE / AWARD** (% OF REV AWARI	**GRANT $ / %**		**LOAN $ / %**
	UINTAH	$74,138,468 // $55,000,671 (135%)	$41,348,671 // 75.2%		$13,652,000 // 24.8%

	CIB PAST PROJECTS	**TOTAL CIB GRANT**	**TOTAL CIB LOAN**		**AVERAGE CIB FUNDED**
APPLICANT ASSISTANCE 2000-2020	32	$13,668,066	$15,807,321		83.3%

PROJECT	**YEAR**	**GRANT // LOAN**	**TERM**	**CIB%**
Downtown Master Plan	2021	$30,000 // $ (100% // 0%)		50.00%
Transportation and General Plan Update	2020	$15,000 // $ (100% // 0%)		50.00%
Water System Master Plan 2019	2020	$40,000 // $ (100% // 0%)		50.00%
Main Street & Highway 40 Flood control a	2019	$1,200,000 // $200,000 (86% // 14%)	7y @ 2.5%	54.00%
Water and Sewer Improvements	2016	$933,376 // $933,000 (50% // 50%)	30y @ 0%	100.00%
Waterline replacement	2014	$490,000 // $490,000 (50% // 50%)	30y @ 0%	100.00%
Water sys imp SUPP Ashley Springs	2013	$ // $905,000 (0% // 100%)	30y @ 0%	100.00%
Water System Improvements	2013	$213,000 // $ (100% // 0%)		50.00%
Water sys imp - Ashley Springs	2012	$ // $4,311,000 (0% // 100%)	30y @ 0%	100.00%
Water System Imp - line replacement	2012	$361,346 // $ (100% // 0%)		100.00%
Water System master plan	2012	$40,000 // $ (100% // 0%)		50.00%
Women's Crisis Center replacement	2012	$270,000 // $ (100% // 0%)		79.00%
Storm drainage improvements	2009	$1,582,000 // $1,100,000 (59% // 41%)	30y @ 0%	83.00%

State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF DRINKING WATER
Tim Davis
Director

DIVISION OF WATER QUALITY
Erica Gaddis
Director

M E M O R A N D U M

TO: Community Impact Board

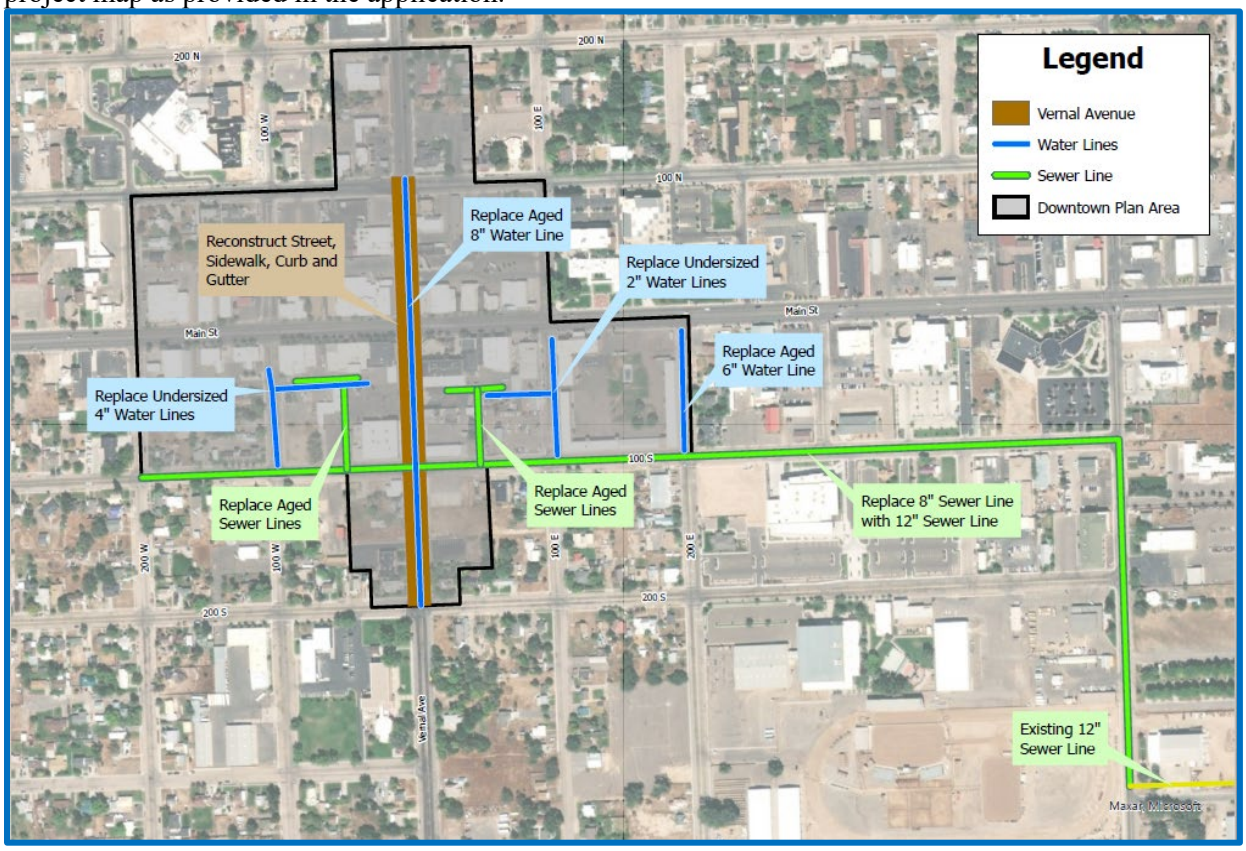
FROM: Michael Grange, P.E. – Division of Drinking Water
Skyler Davies, P.E. – Division of Water Quality

DATE: **April 6, 2022**

SUBJECT: Vernal City Downtown Street and Utility Project

Applicant's Location

Vernal City is approximately 168 miles east of Salt Lake City, in Uintah County. Below is a copy of the project map as provided in the application.



195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830
Telephone (801) 536-4200 • Fax (801) 536-4211 • T.D.D. (801) 536-4284
www.deq.utah.gov
Printed on 100% recycled paper

Overall Project Description
As part of revitalizing Vernal City's historic downtown area, this project will replace aged and undersized utilities serving two blocks at the intersection of Main Street (US Highway 40) and Vernal Avenue (US Highway 191), enlarge the sewer trunk line servicing this area, and relocate electrical utilities. Vernal Avenue north of Main Street will be reconstructed to be more pedestrian friendly and accentuate the reshaping of downtown.

Water Portion of the Project
Approximately 3,600 linear feet of undersized or aged pipeline in the area will be replaced with 8-inch PVC pipe. Forty water service connections and five hydrants will also be replaced.

Sewer Portion of the Project
Approximately 5,000 linear feet of undersized and/or aged sewer line in the area will be replaced with 12-inch sewer line, and approximately 1,300 linear feet of aged sewer line in the area will also be replaced in kind with 8-inch sewer line.

Cost Estimate

	Water	Sewer	Other Projects	**Total**
Construction	$ 778,100	$ 1,569,414	$ 1,498,000	**$ 3,845,514**
Contingency (~13%)			$ 576,759	**$ 576,759**
Engineering-Design/CMS			$ 552,727	**$ 552,727**
Admin / Legal			$ 17,000	**$ 17,000**
Total Capital Cost	**$ 778,100**	**$ 1,569,414**	**$ 2,644,486**	**$ 4,992,000**

Applicant's Proposed Funding Package

Funding Request	Cost Sharing
CIB (Grant)	$ 2,992,000
CIB (Loan, 30 years at 0.5%)	$ 2,000,000
Total	**$ 4,992,000**

Comments & Recommendations
The proposed project is stated in the application as being the first step in implementing a downtown revitalization plan. This project includes road and sidewalk reconstruction, power line relocation, as well as water and sewer improvements. This project is focused on revitalization of the downtown area of Vernal, while water and sewer are a necessary part of the project, affordability and need should be evaluated for the overall project. Additionally, the applicant is proposing to finance the bond with a county-wide transportation sales tax for transportation, based on this, a full cost model for water and sewer improvements was not developed as the project is not being funded through water or sewer fee revenue.

The table below shows current water and sewer rates and what the increase to rates would be to cover a 30-year loan for only the drinking water or sewer portions of the project at 0.5% interest for 100% of the sewer and water portions of the project. An increase in rates would not exceed the affordability threshold for water or sewer. As mentioned earlier, the Board should also consider affordability of the overall project in this case.

Addressing water and sewer system needs in concert with roadway and other utility improvements is a wise strategy to avoid additional costs associated with completing these projects separately.

City	Vernal	
MAGI (2020)	$	42,900
1.75% of MAGI	$	62.56
Current Water Rate	$	35.22
1.4% of MAGI	$	50.05
Current Sewer Rate	$	32.70
Water ERCs		6,812
Increase to Water Rate @ 30-yr 0.5% loan	$	1.15
New Water Rate	$	36.67
New Water Rate % MAGI		1.02%
Sewer ERCs		4,749
Increase to Sewer Rate @ 30-yr 0.5% loan	$	0.99
New Sewer Rate	$	33.69
New Sewer Rate MAGI		0.94%

The Division of Drinking Water and the Division of Water Quality support Vernal's proposed water and sewer improvements and believe its request for financial assistance serves the public good. **DDW staff recommends the drinking water and sewer portions of the project be funded by the Permanent Community Impact Fund Board if the Board determines that the overall project should be funded, but defers to the Board to identify the type, amount, and the terms of the funding.**

PERMANENT COMMUNITY IMPACT FUND

NEW APPLICATION

Revised November 2020

PERMANENT COMMUNITY IMPACT FUND
1385 SOUTH STATE, SUITE 400
SALT LAKE CITY, UTAH 84115
O: 801-468-0175

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

APPLICATION DEADLINES
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: **Vernal City Downtown Street and Utility Project**

PROJECT LOCATION: **Vernal, UT**

POPULATION: **10,300**

APPLICANT ATTENDED TUTORIAL: Y ☒ N ☐

APPLICATION PROVIDED TO SHPO: Y ☐ N ☐ N/A ☒

APPLICANT AGENCY:

NAME: **Vernal City**

FEDERAL TAX ID NUMBER: **876000290**

ADDRESS: **374 E Main St**

CITY: **Vernal** COUNTY: **Uintah** ZIP: **84078**

CONTACT NAME: **Quinn Bennion**
Must be with the applicant agency and registered in webgrants

PHONE: **435-781-7110** EMAIL: **qbennion@vernalcity.org**

CELL: **435-828-1002**

PRESIDING OFFICIAL // NAME: **Doug Hammond**
This person shall sign application

TITLE: **Mayor**

PHONE: **435-781-2255** EMAIL: **mayor@vernalcity.org**

CLERK / RECORDER // NAME: **Roxanne Behunin**

PHONE: **435-781-7109** EMAIL: **rbehunin@vernalcity.org**

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: **Keith Despain**

COMPANY: **Vernal City**

MAILING ADDRESS: **78 N 500 E**

PHONE: **4357817152** EMAIL: **kdespain@vernalcity.org**

CITY: **Vernal** STATE: **UT** ZIP: **84078**

CELL: **435-790-3913**

BOND COUNSEL // NAME:

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

FINANCIAL CONSULTANT // NAME:
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000.

TOTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S GRANT/LOAN PACKAGE REQUEST
$4,992,000	$2,992,000 **Grant** $2,000,000 **Loan @ 0.5% for 30 Years**

SECURITY FOR LOAN	SOURCE/LESSEE
GENERAL OBLIGATION BOND	
REVENUE BOND	**$0.0025 county-wide sales tax for transportation**
BUILDING AUTHORITY LEASE REVENUE BOND	
CLASS B & C ROAD FUND REVENUE BOND	
MINERAL LEASE REVENUE	
OTHER (SPECIFY):	

TOTAL PROJECT FUNDING	SPECIFY	AMOUNT
APPLICANT CASH		
APPLICANT IN-KIND**		
OTHER LOCAL CASH		
OTHER LOCAL IN-KIND**		
FEDERAL GRANT		
FEDERAL LOAN		
STATE GRANT (DDW, DWQ, - NOT CIB)		
STATE LOAN (DDW, DWQ, - NOT CIB)		
TOTAL REQUESTED **CIB** FUNDS		$4,992,000
TOTAL PROJECT COST *MUST MATCH PROJECT TOTAL (PG. 3)*	*PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$4,992,000

ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.
All over-runs will be covered by either City funds or funds from other sources.
Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y☒ N☐
Who? **Rural County Grant Program (GO Utah), DDW, DWQ, UDOT, Uintah County Funds**

Will the proposed facility be leased? Y☐ N☒ If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.)

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **Yes. The streets are heavily impacted by truck traffic direclty supporting mineral lease revenue development. People employed in the oil and gas fields, as well as the many support services, live in Vernal and utilize downtown public facilities for a variety of reasons. Roads and utilities impacted by these activities are publicly funded.**
Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **This project will improve safety in the downtown area for pedestrians and motorists. It alleviates impacts due to mineral extraction activities by providing needed upgrades to water and sewer facilities in downtown and improving Vernal Avenue, the principle north-south route in town.**
What is the percentage of federal land in the county? **85%**
Who are the prime beneficiaries of this project? **All who live in and around Vernal, as well as those who pass through town.**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Keith Despain

DATE OF ESTIMATE
1/1/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION	
Vernal Avenue Reconstruction	$1,098,000
Water Line Upgrades	$778,100
Sewer Line Upgrades	$1,569,414
Power Line Relocation	$400,000
CONTINGENCY	$576,759
CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$4,422,273**
PRE-CONSTRUCTION ENGINEERING *Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents*	$265,309
SPECIAL ENGINEERING SERVICES *Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations*	
CONSTRUCTION ENGINEERING SERVICES *Representation during construction, special inspections, materials testing and construction phase services*	$287,418
ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$552,727**
PLANNING AND STUDIES SUBTOTAL NEPA, EA, EIS, FEASIBILITY	
LAND/EASEMENTS/WATER RIGHT SUBTOTAL	$10,000
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL / BONDING ONLY	$7,000
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$7,000**
PROJECT TOTAL - ***MUST*** *MATCH TOTAL PROJECT COST (PG.2) =* $0 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$4,992,000

ANNUAL PLANNED BUDGET FOR COMPLETED PROJECT

OPERATIONS & MAINTENANCE **8,000**

REPLACEMENT FUND **0**

ESTIMATED START DATE JULY 2022

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2020
ANNUAL BUDGET $16,072,095

GENERAL FUND BUDGET $10,326,475

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2019	**0.000678**	$402,188
2018	**0.000713**	$413,726
2017	**0.000622**	$379,048
2016	**0.000607**	$369,896
2015	**0.000597**	$380,301

CURRENT DEBT STRUCTURE

ASSESSED VALUATION **$608,319,066**

G.O. DEBT CAPACITY* **$22,231,975**

OUTSTANDING G.O. DEBT **$0**

REMAINING G.O. DEBT CAPACITY **$22,231,975**
(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)

**G.O. DEBT LIMITS: COUNTIES 2% of ASSESSED VALUE*
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT **$9,535,000**

TOTAL CURRENT ANNUAL DEBT SERVICE **$725,000**

USER FEES *(IF APPLICABLE)*

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.
Water and Sewer user fees

POPULATION.
10,300

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
$ 484

NUMBER OF USERS (OR ESTIMATE)
4,800

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	**Sewer**	**Fire Truck**	**City Muni Bldg**	**City Muni Bldg**	**City Muni Bldg**	**Storm Drain**	**Streets**
$ ISSUED	$63,000	$250,000	$3,000,000	$2,500,000	$3,575,000	$200,000	$1,200,000
INTEREST RATE	**0**	**0**	**0**	**2.5**	**4.785**	**2.5**	**2.5**
DATE ISSUED	**12/18**	**10/2008**	**7/2013**	**7/2013**	**9/2018**	**5/2019**	**9/2008**
DATE DUE	**2047**	**2032**	**2040**	**2043**	**2038**	**2/2027**	**2027**
BOND HOLDER	**CIB**	**CIB**	**CIB**	**CIB**	**Open Market**	**CIB**	**CIB**
ANNUAL DEBT SERVICE							
2021	$22,000	$10,000	$107,000	$119,075	**$271,650**	$25,000	$77,275
2022	**$22,000**	$10,000	$107,000	**$119,350**	**$267,150**	**$26,000**	$77,650
2023	**$22,000**	$10,000	$107,000	**$119,575**	**$267,650**	**$27,000**	**$76,975**
2024	**$22,000**	$10,000	$107,000	**$119,750**	**$268,000**	**$28,000**	**$77,275**
2025	**$22,000**	$10,000	$107,000	**$119,875**	**$236,600**	**$30,000**	**$77,525**
2026	**$22,000**	$10,000	$107,000	$118,950	**$236,200**	**$31,000**	**$77,725**
2027	**$22,000**	$10,000	$107,000	**$119,000**	**$240,600**	**$33,000**	**$75,875**
2028	**$22,000**	$10,000	$107,000	**$119,000**	**$239,600**		
2029	**$22,000**	$10,000	$107,000	**$118,950**	**$243,400**		
2030	**$22,000**	$10,000	$107,000	**$119,850**	**$236,800**		
2031	**$22,000**	$10,000	$107,000	**$119,675**	**$240,200**		
2032	**$22,000**	$10,000	$107,000	**$119,450**	**$243,200**		
2033	**$22,000**		$107,000	**$119,175**	**$240,800**		
2034	**$22,000**		$107,000	**$119,850**	$243,200		
2035	**$22,000**		$107,000	**$119,450**	**$240,200**		
2036	**$22,000**		$107,000	**$119,000**	**$242,000**		
2037	**$22,000**		$107,000	**$119,500**	**$243,400**		
2038	**$22,000**		$107,000	**$119,925**	**$244,400**		
2039	**$22,000**		$107,000	**$119,850**			
2040	**$22,000**		$107,000	**$119,450**			
2041	**$21,000**			$119,000			
2042	**$21,000**			$119,500			
2043	**$21,000**			$119,925			
2044	**$21,000**						
2045	**$21,000**						
2046	**$21,000**						
2047	**$21,000**						
2048							
2049							
2050							
2051							

Bonded Debt Summary

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	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	**Storm Drain**	**Sewer**	**Water**	**Water**	**Water**	**Water**	**Water**
$ ISSUED	$1,100,000	$282,000	$270,000	$780,534	$340,000	$510,000	$5,216,000
INTEREST RATE	**0**	**0**	**2.18**	**2.5**	**0**	**0**	**0**
DATE ISSUED	**9/2010**	**12/2010**	**3/2001**	**3/2007**	**3/2010**	**3/2010**	**3/2015**
DATE DUE	**2039**	**2034**	**2021**	**2026**	**2034**	**2029**	**2044**
BOND HOLDER	**CIB**	**CIB**	**DDW**	**CIB**	**CIB**	**CIB**	**CIB**
ANNUAL DEBT SERVICE							
2021	$37,000	$11,000	$17,261	$49,775	$14,000	$26,000	$174,000
2022	$37,000	$11,000		$49,700	$14,000	$26,000	$174,000
2023	$37,000	$11,000		$49,600	$14,000	$26,000	$174,000
2024	$37,000	$11,000		$49,475	$14,000	$26,000	$174,000
2025	$37,000	$11,000		$49,325	$14,000	$26,000	$174,000
2026	$37,000	$11,000		$47,150	$14,000	$26,000	$174,000
2027	$37,000	$11,000			$14,000	$26,000	$174,000
2028	$37,000	$11,000			$14,000	$26,000	$174,000
2029	$37,000	$11,000			$14,000	$16,000	$174,000
2030	$37,000	$11,000			$14,000		$174,000
2031	$37,000	$11,000			$14,000		$174,000
2032	**$37,000**	$11,000			$14,000		$174,000
2033	$37,000	$11,000			$14,000		$174,000
2034	$37,000	$18,000			$14,000		$174,000
2035	$37,000						$174,000
2036	$37,000						$174,000
2037	$37,000						$174,000
2038	$37,000						$174,000
2039	$37,000						$174,000
2040							$174,000
2041							$174,000
2042							$174,000
2043							$174,000
2044							$174,000
2045							
2046							
2047							
2048							
2049							
2050							
2051							

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	Water	Water	Water	Water	Sewer	Sewer	Sewer
$ ISSUED	$490,000	$114,787	$3,087,000	$280,000	$144,000	$691,000	$707,000
INTEREST RATE	0	0	1.5	0	3.5	0	0
DATE ISSUED	3/2015	3/2015	2/2016	3/2018	12/2003	12/2006	12/2008
DATE DUE	2045	2033	2045	2047	2022	2025	2027
BOND HOLDER	CIB	CIB	UWCD	CIB	Water Quality 2002 A	CIB	CIB
ANNUAL DEBT SERVICE							
2021	$16,000	$6,000	$102,900	$9,000	$10,700	$35,000	$35,000
2022	$16,000	$6,000	$102,900	$9,000	$10,350	$35,000	$35,000
2023	$16,000	$6,000	$102,900	$9,000		$35,000	$35,000
2024	$16,000	$6,000	$102,900	$9,000		$35,000	$35,000
2025	$16,000	$6,000	$102,900	$9,000		$36,000	$35,000
2026	$16,000	$6,000	$102,900	$9,000			$35,000
2027	$16,000	$6,000	$102,900	$9,000			$42,000
2028	$16,000	$6,000	$102,900	$9,000			
2029	$16,000	$6,000	$102,900	$9,000			
2030	$16,000	$6,000	$102,900	$9,000			
2031	$16,000	$6,000	$102,900	$9,000			
2032	$16,000	$6,786	$102,900	$9,000			
2033	$16,000		$102,900	$9,000			
2034	$16,000		$102,900	$9,000			
2035	$16,000		$102,900	$9,000			
2036	$17,000		$102,900	$9,000			
2037	$17,000		$102,900	$9,000			
2038	$17,000		$102,900	$10,000			
2039	$17,000		$102,900	$10,000			
2040	$17,000		$102,900	$10,000			
2041	$17,000		$102,900	$10,000			
2042	$17,000		$102,900	$10,000			
2043	$17,000		$102,900	$10,000			
2044	$17,000		$102,900	$10,000			
2045	$17,000		$102,900	$10,000			
2046				$10,000			
2047				$10,000			
2048							
2049							
2050							
2051							

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). ***Incomplete applications will be held pending completion of all requirements.***

☒ REGISTRATION (*one time only)

To be eligible for funding, the applicant must be registered in **WebGrants 3** (https:/webgrants.utah.gov/home.do). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. DO NOT REGISTER AGAIN. Contact Brenda Brown 801-707-0965.

☒ PROJECT DESCRIPTION

WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

WHY – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

☒ CAPITAL IMPROVEMENT LIST

The 'Project' must be on the current consolidated county Capital Improvement List of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

☒ WATER & SEWER APPLICATIONS

ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding MUST COMPLETE AND SUBMIT the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: https://jobs.utah.gov/housing/community/cib/index.html

☒ STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

☐ PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

☐ CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

☒ ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

☒ AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). ***DO NOT*** *SUBMIT THE ENTIRE HOUSING PLAN.*

☒ PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold AT LEAST one formal public hearing to solicit comments concerning the size, scope, nature of any funding request PRIOR to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (*NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.*)

☒ CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, **Doug Hammond** (TYPED NAME), the **Mayor** (TYPED TITLE) of **Vernal City** (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

ORIGINAL SIGNATURE

DATE 1/31/22

Vernal City is the central and largest city in Uintah County with a population just over 10,000 people. Vernal serves as the hub of business, community, and recreational opportunities in the area. Over the years, Vernal's historic downtown has not rejuvenated with the growth of the City. Many of the new businesses have located outside of downtown, leaving the area with vacant and underutilized storefronts.

Last year, with the appreciated assistance of a CIB planning grant, Vernal City went through a downtown revitalization planning effort that resulted in a 127-page plan to improve the viability of the downtown area and prepare for impacts of the oil and gas industries. More exciting than the quality of the plan is the amount of public input and participation that helped shape the plan. Over 1,000 community members participated in the various opportunities for input as the plan outlined improvements to a nine-block area at the center of town. The 10-month process, with robust public involvement, produced a guiding document to reshape downtown into a commercial and social hub and bring much needed updates to the public infrastructure.

Since the plan's completion, Vernal City has pressed forward to implement the plan by identifying key components to construct first. Many sources of funding have and are being pursued, and the city continues to engage the larger community moving forward. Funding has been secured through the County Economic Grant Program (Parts A and B), City ARPA funds, and Uintah County ARPA funds. Funding has been requested, or is in some stage of application, with UDOT, Outdoor Recreation, LWCA, CDBG, and EDA ARPA Tourism.

As the first step in implementing the recently approved downtown plan, Vernal City sees this project as redefining historic downtown Vernal and responding to the impacts of the oil and gas extraction industry. With the real possibility of the Uinta Basin railway, the City is planning for potential impacts and growth particularly in the historic downtown area. The plan also responds to the housing needs, particularly affordable housing.

Our request for funding from the CIB is a piece of the overall progress Vernal City is making to enhance its downtown. As this phase of implementation has been considered, the City has identified those components that fit best under the CIB's umbrella of funding: roads and utilities. Many of the downtown plan concepts respond to the heavy truck traffic that travels Main Street (Hwy 40) most of which are oil and gas industry related.

This project will replace aged and undersized utilities serving two blocks at the intersection of Main Street (HW 40) and Vernal Ave (HW 191), enlarge the sewer trunk line servicing this area to continue service into the future, and electrical utilities need to be relocated to accommodate the goals of the project. Vernal Avenue (HW 191 north of Main Street) will be reconstructed to be more pedestrian friendly and accentuate the reshaping of downtown. These projects are depicted on the attached map.

Vernal City recognizes the magnitude of this undertaking and is being very proactive to secure the best funding possible. The CIB plays a pivotal role in funding the public infrastructure needed to support the larger vision Vernal City has for its downtown. As one of the cities most impacted by the oil and gas industries in Utah, Vernal City is appreciative and conscientious in our request for funding from the CIB.

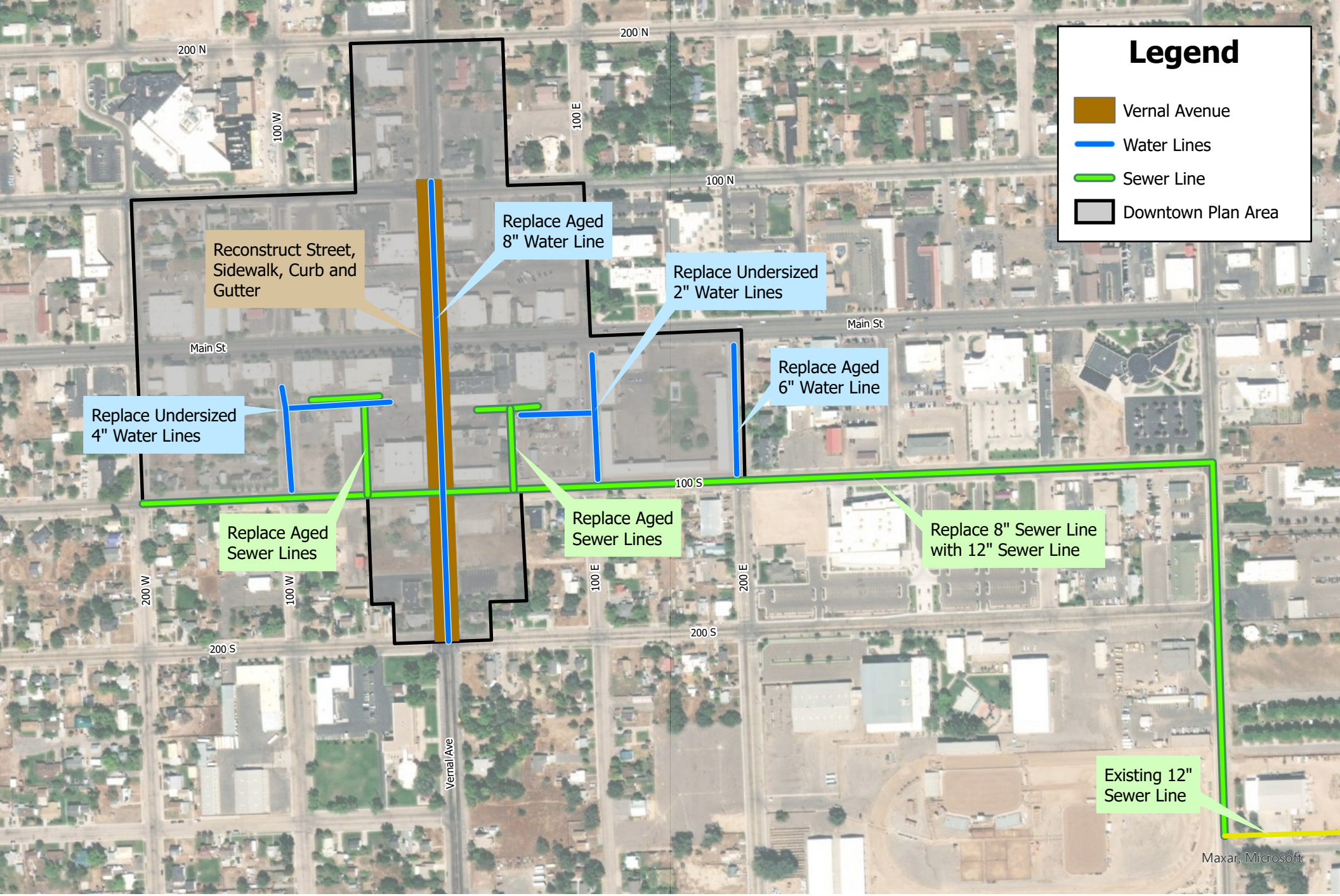
PUBLIC WORKS
78 N 500 E
VERNAL, UTAH 84078

PHONE: 435-789-2255
FAX: 435-789-2256
WWW.VERNALCITY.ORG

Item No.	Description	Quantity	Unit	Unit Price	Extended Price
Vernal Avenue					
1	Mobilization & Traffic Control	1	LS	$115,000	$115,000
2	Granular Borrow	2200	CY	$35	$77,000
3	Roadway Excavation	4800	CY	$6	$28,800
4	Untreated Base Course	3000	CY	$38	$114,000
5	HMA - 1/2 inch	5117	TON	$105	$537,285
6	Curb, Gutter and Sidewalk	2600	LF	$75	$195,000
7	ADA Corners	5	EA	$6,000	$30,000
					$1,097,085
Water					
8	Mobilization & Traffic Control	1	LS	$40,000	$40,000
9	8" PVC Water Line	3650	LF	$70	$255,500
10	Tie-ins	8	EA	$11,000	$88,000
11	Water Services	40	EA	$4,500	$180,000
12	Fire Hydrants	5	EA	$6,000	$30,000
13	Asphalt Restoration	2840	SY	$65	$184,600
					$778,100
Sewer					
14	Mobilization & Traffic Control	1	LS	$40,000	$40,000
15	8" PVC Sewer Line	1260	LF	$100	$126,000
16	12" PVC Sewer Line	4950	LF	$110	$544,500
17	Sewer Services	2650	LF	$70	$185,500
18	Manholes	18	EA	$9,000	$162,000
19	Tie to Existing Sewer	3	EA	$6,000	$18,000
20	Asphalt Restoration	6585	SY	$75	$493,875
					$1,569,875
Power					
21	Power Line Relocation	1	LS	$400,000	**$400,000**

Construction	$3,845,060
Contingency (15%)	$576,759
Construction Subtotal	**$4,421,819**
Design Engineering	$265,309
Construction Engineering	$287,418
Survey/Easements	$10,000
Engineering Subtotal	**$562,727**
Bond Agent	**$7,000**
Total Cost	**$4,991,546**

Prepared 1/2022 by Keith Despain, P.E.



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W E
S

0 250 500 1,000 Feet

Projects in Downtown for CIB Funding February 2022

MINUTES OF THE VERNAL CITY COUNCIL PUBLIC HEARING HELD JANUARY 5, 2022 at 7:15 p.m. in the Vernal City Council room, 374 East Main, Vernal, Utah 84078.

PRESENT: Councilmembers Nicholas Porter, Ted Munford and Corey Foley and Mayor Doug Hammond. Councilmember Dave Everett was excused.

29 Members of the Public were in attendance at the hearing.

PUBLIC HEARING: COMMUNITY IMPACT BOARD FUNDING APPLICATION FOR THE PURPOSE OF SECURING FUNDING FOR THE REPLACEMENT OF WATER AND SEWER LINES, STREET IMPROVEMENTS, AND OTHER PUBLIC INFRASTRUCTURE NEEDS IN THE DOWNTOWN VERNAL BLOCKS OF 100 WEST, 100 EAST, 100 SOUTH AND VERNAL AVENUE FROM 100 NORTH TO 200 SOUTH IN THE AMOUNT OF FIVE MILLION DOLLARS: Quinn Bennion explained that part of the financing component for the downtown infrastructure improvements is a part grant part loan from the Utah Community Impact Board (CIB). The application is due February 1st and will be for $5 million dollars. The request will be for 60% grant 40% loan over 20 years. The loan will be paid using the special transportation tax. He explained that the CIB uses mineral lease dollars that comes from leases on public lands for extraction of oil and gas. The federal government keeps 51% of the tax collected and then 49% goes back to the States where the funds are collected. Some of those funds are given back to the counties of origin to mitigate the impact. Uintah County receives a good portion of those funds as 50% of the funds are collected here and those funds are allocated to the six Special Service Districts. The Community Impact Board also receives a good portion of those funds and allocates them to agencies through an application process to rural communities. This is one piece of the financing for downtown as the City is seeking other grants. Mayor Doug Hammond opened the public hearing.

Keith Despain, Vernal City public works director, provided more detail on the four projects that will be included in the funding application. The first project, as mentioned, is the Zion's Bank block and is scheduled to be completed this summer. The project includes the relocation of old water and sewer lines and burying the electrical as well as building parking lots in a good portion of that block. The water and sewer lines are very old in that block and are in dire need of help. The concept of a walking boulevard behind the buildings from 100 East to Vernal Avenue will add a new atmosphere to invite people to stay and mingle. The next project is the Cobble Rock block with the water and sewer lines being moved from under buildings and connection to a plaza for a uniformity of an inviting area and more parking. The 3rd project is the reconstruction of Vernal Avenue from 100 North to 200 South. The block to the north is a UDOT road (Hwy 191) so the City is limited on what can be done. The 2 blocks south of Main Street will include angled parking, widened sidewalks and perhaps a medium down the road with green scape. The 4th and final part is to replace the sewer line along 100 South, upgrading it from an 8 inch line to a twelve inch line that is almost at capacity. The work will be from 200 West to 500 East and down to 300 South to tie into a 12 inch line. The CIB Board will decide the final funding and the hope is it is a favorable funding package. Councilmember Corey Foley asked if $5 million is enough for these four projects. Keith Despain stated it is not enough, however it is a substantial amount to get there with other funding. Quinn Bennion stated the City anticipates using City

ARPA funds that can be used for water, sewer, storm drain and broadband. There is also a UDOT grant to help with the Vernal Avenue project that is not available for two years. That leaves a projected balance of $500,000 to be paid with the new transportation tax.

Leesha Colthorp, tourism director for Uintah County, stated there are a lot of things that are not visual to the eyes of tourists, yet are an important piece of the puzzle to make a community walkable and visually appealing. She noted that in order to get people here in hotels, restaurants or attending festivals the infrastructure needs to be in good shape. Tourism is a needed component of the community along with shopping to have great place to live and work.

Joel Brown, representative from Mike Lee's office, stated he is in favor and supportive of what is happening downtown.

Larry Moon, Chamber of Commerce Director, stated he is the public voice for businesses impacted by this project and the Chamber fully supports the revitalization of downtown and this funding application. He commented that the community is thankful for the oil and gas industry and amazing things that is able to be done with those funds. However, it is a cyclical business so it is nice to hear of a plan to stimulate the economy in other ways.

Kevin Remington, business owner in downtown, noted he is directly affected by this plan and wants to see life injected into downtown. More foot traffic will help business and this plan will make downtown feel homier. He stated this plan is exciting and the City is looking for the best possible means to make this happen without burdening the citizens. Mr. Remington offered his full support.

Bart Jensen, business owner in Vernal City and the downtown area expressed his support for this project. He stated that Quinn Bennion and staff have done a fantastic job assembling the financial pieces to make this happen. He noted that it breaks everyone's heart to see empty store fronts on Main Street.

Ray Hawkins, property owner and delivery driver, reminded the staff that he expressed his concerns for deliveries at the last meeting and was encouraged to reach out. The City did listen and he is pleased that a solution is being considered. Also, the old sewer line directly impacts his property and he will be upgrading his line so there will not be any issues with his home. He stated that he hopes the checks and balances continue and thanked the Council for listening to the people.

Mayor Doug Hammond noted that the input from the community is appreciated and they want everyone to be involved. Councilmember Ted Munford agreed, and asked the community members to reach out with any concerns or questions.

Rebecca Boren, downtown business owner, thanked the City for the hard work and transparency. She noted that the timing is perfect, and the expense is not being left to the businesses and residences.

Quinn Bennion stated he received two letters from people who could not attend and asked that he read their comments:

1) Trisha Sorensen, small business owner downtown, sees this renovation with excitement that will help the area rich in history. There are many buildings that could be improved and would benefit her business and so many more. A stronger economy creates a closer community. She stated she supports the grant submission as it will help the community to grow.
2) Vance and Sonja Norton, property owners downtown see this plan as creating a more vibrant and welcoming downtown. They support anything that helps improve historic downtown with more commerce and economic diversity. A walkable City center with renewed areas and green space will provide better experiences. Renovations to the exteriors will motivate neighbors to also make improvements.

There being no further public comments, Mayor Doug Hammond closed the public hearing and thanked the citizens for stepping forward.

Roxanne Behunin, City Recorder / HR

(S E A L)

PERMANENT COMMUNITY IMPACT FUND BOARD

APPLICATION ADDENDUM FOR STREET & ROAD PROJECTS

This addendum is required for all street and road improvement applications.

PART A. GENERAL INFORMATION

Project Title *VC Downtown Utilities and Road Project*

1. Applicant Agency

Name: Vernal City

2. Contact Person

Name: Quinn Bennion

Phone: 435-789-2255 Email: qbennion@vernalcity.org

PART B. APPLICANT FINANCIAL INFORMATION

1. Current and Prior Four Years Street & Road Revenues:

Year	B&C Revenues	Transfers from General Fund	Mineral Lease Revenues	Total Revenues
2021	**$501,703.39**			**$501,703.39**
2020	**$463,528.26**			**$463,528.26**
2019	**$473,185.37**			**$473,185.37**
2018	**$454,076.36**			**$454,076.36**
2017	**$439,550.11**			**$439,550.11**
TOTALS	**$2,332,043.49**			**$2,332,043.49**

2. Current and Prior Four Years Street & Road Expenses:

Year	Construction	Debt Service	Administration	Total Expenses
2021	$716,305.55			$716,305.55
2020	$350,000.05			$350,000.05
2019	$530,000.00			$530,000.00
2018	$458,076.08			$458,076.08
2017	$452,172.12			$452,172.12
TOTALS	$2,506,553.80			$2,506,553.80

PART C. ON-GOING MAINTENANCE PROGRAM

1. Does the Applicant have an on-going capital or maintenance replacement program for streets and roads? **YES** [X] **NO** [ ]

If YES, please describe the capital or maintenance replacement program.

Vernal City annually reviews its roads and prioritizes them. They do this for new chip and seal projects as well as maintenance. The city sets aside $50,000 for ADA sidewalks. There is also a sidewalk hazard program. Vernal City uses approximately $1.7 million a year on its streets and maintenance. Revenue comes from sales tax, highway tax, and class "C" funds.

Permanent Community Impact Fund Board Application

Association of Government Regional Clearinghouse Review

AOG Uintah Basin Association of Governments

Applicant Vernal City | Date of Review 2/1/2022

CIB Request $4,992,000 | Grant $2,992,000 | Loan $2,000,000 | Loan Terms 0.5% for 30 years

Is the project on the County-wide 1 Year CIB application list?		Yes ☑	No ☐
Is the project consistent with local and regional plans?	Local	Yes ☑	No ☐
	Regional	Yes ☑	No ☐
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes ☑	No ☐
Is the project a planning project?		Yes ☐	No ☑

Project Description/Scope of Work

"Last year, with the appreciated assistance of a CIB planning grant, Vernal City went through a downtown revitalization planning effort that resulted in a 127-page plan to improve the viability of the downtown area and prepare for impacts of the oil and gas industries." "More exciting than the quality of the plan is the amount of public input and participation that helped shape the plan." "Over 1000 community members participated in the various opportunities for input as the plan outlined improvements to a nine-block area at the center of town." The 10-month process, with robust public involvement, produced a guiding document to reshape downtown into a commercial and social hub and bring much needed updates to the public infrastructure." "Since the plan's completion, Vernal City has pressed forward to implement the plan by identifying key components to construct first."F":

What is this project's intended purpose and impacts to the community?

"Funding has been secured through the County Economic Grant Program (Parts A and B), City ARPA funds, and Uintah County ARPA funds." "Funding has been requested, or is in some stage of application, with UDOT, Outdoor Recreation, LWCA, CDBG, and EDA ARPA Tourism." "... Vernal City sees this project as redefining historic downtown Vernal and responding to the impacts of the oil and gas extraction industry."

How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?

"This project will replace aged and undersized utilities serving two blocks at the intersection of Main Street (HW 40) and Vernal Avenue (HW 191), enlarge the sewer trunk servicing this area to continue service into the future, and electrical utilities need to be relocated to accommodate the goals of the project." "Vernal Avenue (HW 191 north of Main Street) will be reconstructed to be more pedestrian friendly and accentuate the reshaping of downtown."

AOG Recommendation

The above-named AOG governing body reviewed this project on the date indicated and voted to:

☑ Support the project ☐ Remain neutral on the project ☐ Not support the project

Certified By Kevin Yack, Will Wright | Signature Kevin Yack Will Wright | Title Regional Planner

For additional information or comment, please contact

Name Will Wright | Phone number 435-722-4518 | Email willw@ubaog.org

*Public Hearing: The CIB requires all applicants to have a vigorous public participation effort. All applicants shall hold a formally noticed public hearing to solicit comment concerning the size, scope, and nature of any funding request submitted to the CIB before review by the Board. A complete and detailed scope of work shall be given to the public, and its financing and be documented in the minutes. The information shall include the financial impact to the public as user fees, special assessments, or property taxes. (The Board has adopted a funding matrix tool to assist reasonable consistency regarding grant/loan award.) The CIB may require further public hearings if it determines the applicant did not adequately disclose to the public the possible financial impact of the financial assistance. Projects will not be placed on a CIB agenda until a public hearing has been held.

PERMANENT COMMUNITY IMPACT FUND BOARD

PROJECT SUMMARY SHEET

APPLICANT: DAGGETT COUNTY MBA (78)
TITLE: Dutch John Water Improvements
POPULATION: 950

DESCRIPTION: This project consists of water system improvements to include an adjustable flow regulation tank stabilizing flow and redundancy for source water to the 50 year old water treatment plant, a new 'pilot' treatment plant with a metal building and associated building infrastructure in the same area of the existing plant to determine optimum water treatment processes including micro/ultra-filtration, granular activated carbon, ultraviolet treatment, or an updated version of the existing coagulation/filtration system and for required redundancy, new pipelines, pumps and associated telemetry work, a treatment plant septic system, HVAC, electrical work, furnishings necessary for the function of the building and rights of way.

	REQUESTED	MINIMUM	MEDIAN	MAXIMUM	AS ADVANCED
CIB FUNDING REQUEST	$5,190,000	$5,190,000	$5,190,000	$5,190,000	$0
LOAN	$779,000 // 15%	$2,388,000 // 46%	$2,907,000 // 56%	$3,426,000 // 66%	$00 // 0.0%
GRANT	$4,411,000 // 85%	$2,802,000 // 54%	$2,283,000 // 44%	$1,764,000 // 34%	$00 // 100.0%
INTEREST RATE	0.5%	1.0%	2.0%	2.5%	
TERM	30 YEARS	30 YEARS	30 YEARS	30 YEARS	YEARS
RETURN TO CIB	$840,840	$2,774,752	$3,892,580	$4,909,153	$0
ANNUAL PAYMENT REFERENCES	$28,028	$92,492	$129,753	$163,638	

EXEMPTIONS

CURRENT APPLICANT MAGI
1.99% of MAGI

BENCHMARK MAGI
0% Loan @ 0.0% for 0 Years
changes payment to 1.99% / 1.75% benchmark of MAGI

COST SHARING	
NON-CIB FUNDS	$0
APPLICANT CASH	
APPLICANT IN-KIND	
OTHER LOCAL CASH	
OTHER LOCAL IN-KIND	
FEDERAL GRANT	
FEDERAL LOAN	
STATE GRANT	
STATE LOAN	

PROJECT BUDGET TOTAL	**$5,190,000**
TOTAL CONSTRUCTION	3,838,000
CONTINGENCY	576,000
CONSTRUCTION SUBTOTAL	**4,414,000**
PRE-CONSTRUCTION ENGINEEERING [6.84%]	355,000
SPECIAL ENGINEERING SERVICES [0.31%]	16,000
CONSTRUCTION ENGINEERING [6.51%]	338,000
ENGINEERING SUBTOTAL	**709,000**
PLANNING & STUDIES SUBTOTAL	**35,000**
LAND/EASEMENTS/WATER RIGHTS SUBTOTAL	**20,000**
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL/BONDING	12,000
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL	**12,000**

OTHER ISSUES:

PRIOR 5 YEAR COUNTY M/L RECEIPTS & ALLOCATIONS	**COUNTY**	**CIB REVENUE / AWARD** (% OF REV AWARI	**GRANT $ / %**		**LOAN $ / %**
	DAGGETT	$2,848,248 // $4,954,750 (57%)	$2,681,750 // 54.1%		$2,273,000 // 45.9%

	CIB PAST PROJECTS	**TOTAL CIB GRANT**	**TOTAL CIB LOAN**		**AVERAGE CIB FUNDED**
APPLICANT ASSISTANCE 2000-2020	#N/A	#N/A	#N/A		#N/A

PROJECT	**YEAR**	**GRANT // LOAN**	**TERM**	**CIB%**

State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

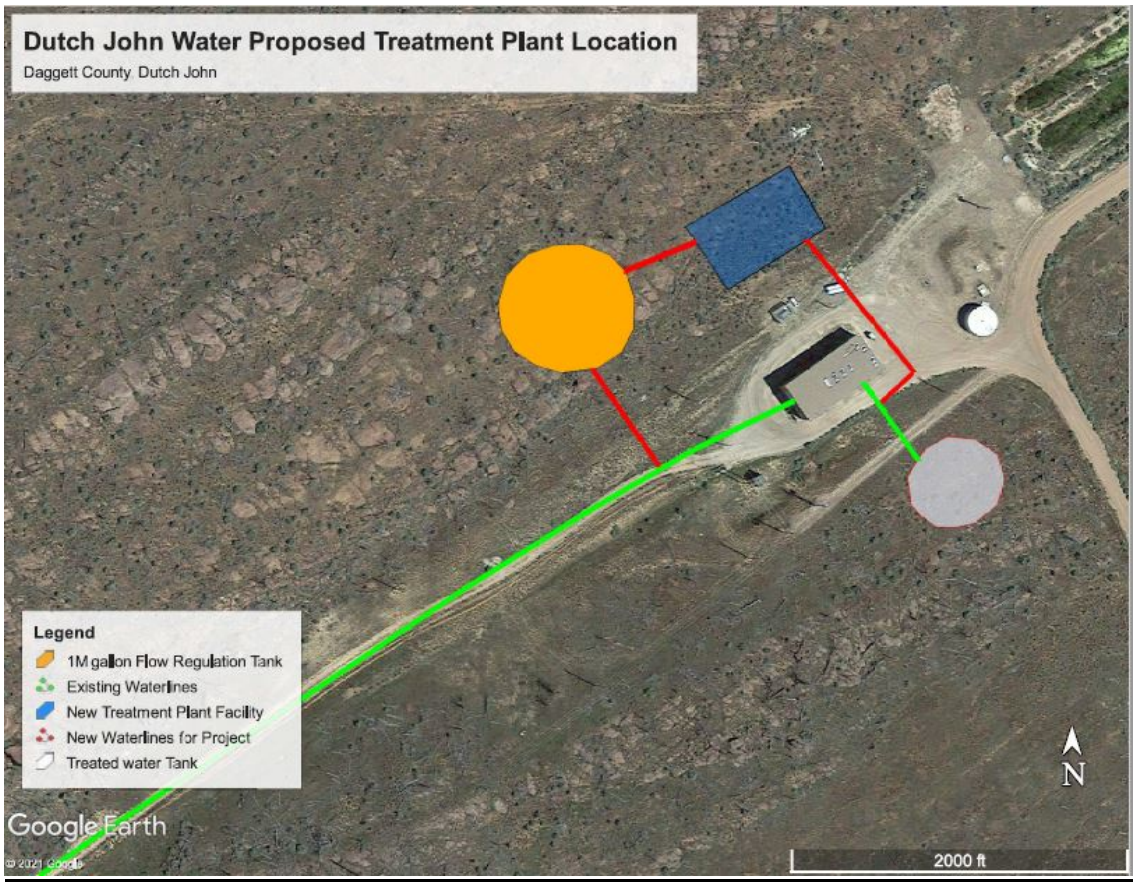
DIVISION OF DRINKING WATER
Tim Davis
Director

M E M O R A N D U M

TO:	Community Impact Board
FROM:	Michael Grange, P.E. - Division of Drinking Water
DATE:	**August 24, 2021**
SUBJECT:	Daggett County – Dutch John 2021 Water Improvements

Applicant's Location

Dutch John is in Daggett County approximately 45 miles north of Vernal, Utah. The town provides culinary water to approximately 195 people, with 103 residential and 30 commercial connections.



195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830
Telephone (801) 536-4200 • Fax (801) 536-4211 • T.D.D. (801) 536-4284
www.deq.utah.gov
Printed on 100% recycled paper

Project Description

Daggett County is proposing to construct a new water treatment plant and 1 M gallon flow regulation tank for the Dutch John Town water system. The source water for Dutch John is the Flaming Gorge Reservoir. The water system is in its final stages of completing a Preliminary Engineering report which has identified the need for stabilizing flow and providing redundancy for source water to the treatment plant.

Water Treatment Plant

The current treatment plant is outdated. The building was constructed between 1957-1959, and the treatment equipment was replaced in 1983. Since 1983 the system has been retrofitted with various parts and additional equipment to meet updated state requirements. Another renovation was considered, but ultimately a retrofit would either only address immediate needs or require an additional building and rival the cost of a new treatment plant.

Analysis of the existing plant, treatment system, and the uniqueness of system treatment needs has led Dutch John to examine the feasibility of other water treatment processes including micro/ultra-filtration, granular activated carbon, ultraviolet treatment, and an updated version of the current coagulation/filtration system. A pilot plant is required by the Division of Drinking Water to determine which final configuration will best address the needs of the system. The new treatment plant would be built within the same area of the existing treatment plant. The pilot plant would be initiated during the spring of 2022 and carry through the varied demands and water conditions of 2022 to meet regulatory requirements and produce data for the best possible configuration of treatment options within the proposed budget.

Flow Regulation Tank

Source water is supplied to the Dutch John water treatment plant through a system of pumps and pipelines at 435 gallons per minute. Pumps at the base of Flaming Gorge Dam feed water through a pipeline that climbs nearly 1,000 vertical feet from the bottom of the dam up to the treatment plant. The physical requirements of the pumps and the varied flow of water needed in the town makes management of the existing treatment plant and maintaining compliance with state drinking water standards a challenge.

A proposed one-million-gallon flow regulation tank would allow Dutch John water system to regulate the rate at which water is treated at the plant. This will allow for flows that can be adjusted to match demands and allow the treatment process to produce water more consistently in compliance with drinking water standards. Treatment redundancy requirements currently cannot be reached with the existing treatment plant system since there is no flexibility to operate separate treatment modules. A flow regulation tank coupled with a new treatment plant would allow for the required redundancy and the ability to ramp production up and down to match the needs of the system.

With the Bureau of Reclamation (BOR) controlling water from Flaming Gorge Dam, Dutch John is reliant on the BOR for their supply at any given time. A regulation tank will provide a buffer and added security to Dutch John in the event of a waterline or pump failure allowing enough time for the BOR to make repairs and protect the availability of water to the town for an extended amount of time.

Cost Estimate

Construction	$ 3,514,000
Contingency	$ 527,000
Pre-Construction Engineering	$ 322,000
Construction Engineering	$ 301,000
Planning/Easements/Land	$ 55,000
Admin/	$ 12,000
Total Project Cost:	**$ 4,731,000**

Comments & Recommendations

The Dutch John town water system is an approved public water system with 35 Improvement Priority System points:

- cross connection control (CCC) program lacks an ongoing enforcement program;
- system lacks written records of CCC activities; and
- drinking water source protection plan lacks approved updates.

Dutch John has four different tiered water rate structures for different water user types: residential and small, medium, and large commercial. The base rate for each ranges from $82/month for residential, to $164, $328, and $656 for small to large commercial. The "current average drinking water bill" in the attached Financial Summary is an average across all user types and is calculated by dividing annual water sales (income) by the total number of connections.

We evaluate engineering costs using the Farmer's Home Table and note that the pre-construction engineering estimate of $322,000 exceeds the recommended range of $222,255 - $266,706 for an average to above average complexity construction project valued between $3-5M.

The Division of Drinking Water supports Daggett County's proposed Dutch John water improvement projects and believes its request for financial assistance serves the public good as a worthwhile endeavor. **DDW staff recommends that the Permanent Community Impact Fund Board (Board) provide financial assistance for this project if the Board determines that it meets the Board's requirements, but defers to the Board to identify the type, amount, and terms of any authorized financial assistance.**

It is recommended that funding of this project be contingent on the following condition:

1. Plans and specifications for the project must be reviewed and approved by the Division of Drinking Water prior to advertising the project for bids.

Applicant's Proposed Funding Package

Funding Source	Funding Amount	% of Project
CIB Grant	$ 4,021,000	85%
CIB Loan (30 yrs, 0.5%)	$ 710,000	15%
Total Amount:	$ 4,731,000	100%

Financial Options

The attached Financial Summary provides several scenarios with different combinations of grant amount, loan amount, interest rate and term length, sorted by increasing water bill. A few of the options are summarized in the table below. The **applicant's proposal is shown in bold**.

	Description	Grant	Loan	Interest Rate	Term (yrs.)	Monthly Water Rate^	% of Local MAGI*
1	100% Grant	$ 4,731,000	$0	N/A	N/A	$96.90	1.99%
	85 / 15	**$ 4,021,000**	**$ 710,000**	**0.5%**	**30**	**$120.46**	**2.48%**
2	75 / 25	$ 3,548,250	$ 1,182,750	0.5%	30	$133.78	2.75%
3	50 / 50	$ 2,365,500	$ 2,365,500	0.5%	30	$167.11	3.43%

^ *Average across all water user categories: residential and small, medium, and large commercial.*
**Target % MAGI to qualify for grant and/or zero percent interest from the DWB is 1.75%.*

Financial Summary

Daggett County

The current average drinking water bill for this system (including taxes) is: $137.56 / month / connection *residential and commercial combined

The current drinking water system expenses amount to : $96.90 per month per connection

The system's current yearly income from connection fees and impact fees amounts to : $0

The system's balance in their water fund at the end of the last fiscal year was: -

If the applicant's current proposal is accepted, the resulting water bill will be:
$120.46 per mo per conn
2.48% of system MAGI

State MAGI: $47,200
System MAGI: $58,400
System % MAGI: 124%

Applicant's proposal:
CIB Loan $710,000 Int 0.5% Yrs 30
CIB Grant $4,021,000

Financial Options Table

The first row in the following table indicates the resulting water bill if the project is funded with a 100% grant. The subsequent rows illustrate what the average water bill would be under a variety of loan amounts and terms. Please note the following:

a. The table is ordered by increasing water bill.
b. If other funding agencies are providing loans, their loan repayment amounts are included in the calculation of the resulting water bill.
c. If CIB loans are involved, the water supplier must collect additional revenue for "coverage" or a "reserve account". The resulting water bill shown below reflects the collection of this additional revenue. However, the Annual Payment column and the Total Principal and Interest columns do not.
d. The resulting water bill is based on the system's current O&M expenses, not the revenue currently being collected from their customers.
e. Piped irrigation expenses, where they exist, are also included in the resulting water bill.

Daggett County

Applicant's Proposed Funding Package

	Resulting Water Bill		CIB Grant		CIB Loan				Annual	Total Principal
	$	%MAGI	$	% of total	$	% of total	Interest	Yrs	Payment	& Interest
1	$96.90	1.99%	$4,731,000	100%	$0	0%	N/A		N/A	N/A
	$120.46	2.48%	$4,021,000	85%	$710,000	15%	0.5%	30	$25,545	$766,351
2	$133.78	2.75%	$3,548,250	75%	$1,182,750	25%	0.5%	30	$42,554	$1,276,622
	$136.34	2.80%	$3,548,250	75%	$1,182,750	25%	1.0%	30	$45,829	$1,374,880
	$139.02	2.86%	$3,548,250	75%	$1,182,750	25%	1.5%	30	$49,249	$1,477,462
	$139.96	2.88%	$3,548,250	75%	$1,182,750	25%	0.5%	25	$50,446	$1,261,162
	$142.51	2.93%	$3,548,250	75%	$1,182,750	25%	1.0%	25	$53,705	$1,342,621
	$145.16	2.98%	$3,548,250	75%	$1,182,750	25%	1.5%	25	$57,084	$1,427,090
	$149.24	3.07%	$3,548,250	75%	$1,182,750	25%	0.5%	20	$62,291	$1,245,825
	$151.78	3.12%	$3,548,250	75%	$1,182,750	25%	1.0%	20	$65,542	$1,310,849
	$154.41	3.17%	$3,548,250	75%	$1,182,750	25%	1.5%	20	$68,890	$1,377,803
	$164.71	3.38%	$3,548,250	75%	$1,182,750	25%	0.5%	15	$82,041	$1,230,611
3	$167.11	3.43%	$2,365,500	50%	$2,365,500	50%	0.5%	30	$85,108	$2,553,244
	$167.26	3.44%	$3,548,250	75%	$1,182,750	25%	1.0%	15	$85,304	$1,279,566
	$169.87	3.49%	$3,548,250	75%	$1,182,750	25%	1.5%	15	$88,640	$1,329,607
	$172.24	3.54%	$2,365,500	50%	$2,365,500	50%	1.0%	30	$91,659	$2,749,760
	$177.59	3.65%	$2,365,500	50%	$2,365,500	50%	1.5%	30	$98,497	$2,954,925
	$179.47	3.69%	$2,365,500	50%	$2,365,500	50%	0.5%	25	$100,893	$2,522,324
	$184.57	3.79%	$2,365,500	50%	$2,365,500	50%	1.0%	25	$107,410	$2,685,242
	$189.87	3.90%	$2,365,500	50%	$2,365,500	50%	1.5%	25	$114,167	$2,854,180
	$198.02	4.07%	$2,365,500	50%	$2,365,500	50%	0.5%	20	$124,582	$2,491,650
	$200.44	4.12%	$1,182,750	25%	$3,548,250	75%	0.5%	30	$127,662	$3,829,866
	$203.12	4.17%	$2,365,500	50%	$2,365,500	50%	1.0%	20	$131,085	$2,621,699
	$208.13	4.28%	$1,182,750	25%	$3,548,250	75%	1.0%	30	$137,488	$4,124,640
	$208.36	4.28%	$2,365,500	50%	$2,365,500	50%	1.5%	20	$137,780	$2,755,606

Daggett County

Applicant's Proposed Funding Package

Resulting Water Bill		CIB Grant		CIB Loan				Annual	Total Principal
$	%MAGI	$	% of total	$	% of total	Interest	Yrs	Payment	& Interest
$216.17	4.44%	$1,182,750	25%	$3,548,250	75%	1.5%	30	$147,746	$4,432,387
$218.98	4.50%	$1,182,750	25%	$3,548,250	75%	0.5%	25	$151,339	$3,783,486
$226.64	4.66%	$1,182,750	25%	$3,548,250	75%	1.0%	25	$161,115	$4,027,863
$228.96	4.70%	$2,365,500	50%	$2,365,500	50%	0.5%	15	$164,081	$2,461,221
$233.77	4.80%	$0	0%	$4,731,000	100%	0.5%	30	$170,216	$5,106,488
$234.07	4.81%	$2,365,500	50%	$2,365,500	50%	1.0%	15	$170,609	$2,559,132
$234.58	4.82%	$1,182,750	25%	$3,548,250	75%	1.5%	25	$171,251	$4,281,270
$239.30	4.92%	$2,365,500	50%	$2,365,500	50%	1.5%	15	$177,281	$2,659,213
$244.03	5.01%	$0	0%	$4,731,000	100%	1.0%	30	$183,317	$5,499,520
$246.81	5.07%	$1,182,750	25%	$3,548,250	75%	0.5%	20	$186,874	$3,737,475
$254.45	5.23%	$1,182,750	25%	$3,548,250	75%	1.0%	20	$196,627	$3,932,548
$254.74	5.23%	$0	0%	$4,731,000	100%	1.5%	30	$196,995	$5,909,850
$258.49	5.31%	$0	0%	$4,731,000	100%	0.5%	25	$201,786	$5,044,648
$262.32	5.39%	$1,182,750	25%	$3,548,250	75%	1.5%	20	$206,670	$4,133,409
$268.70	5.52%	$0	0%	$4,731,000	100%	1.0%	25	$214,819	$5,370,484
$279.28	5.74%	$0	0%	$4,731,000	100%	1.5%	25	$228,334	$5,708,360
$293.22	6.02%	$1,182,750	25%	$3,548,250	75%	0.5%	15	$246,122	$3,691,832
$295.60	6.07%	$0	0%	$4,731,000	100%	0.5%	20	$249,165	$4,983,300
$300.88	6.18%	$1,182,750	25%	$3,548,250	75%	1.0%	15	$255,913	$3,838,698
$305.78	6.28%	$0	0%	$4,731,000	100%	1.0%	20	$262,170	$5,243,397
$308.72	6.34%	$1,182,750	25%	$3,548,250	75%	1.5%	15	$265,921	$3,988,820
$316.27	6.50%	$0	0%	$4,731,000	100%	1.5%	20	$275,561	$5,511,212
$357.47	7.35%	$0	0%	$4,731,000	100%	0.5%	15	$328,163	$4,922,442
$367.69	7.56%	$0	0%	$4,731,000	100%	1.0%	15	$341,218	$5,118,264
$378.15	7.77%	$0	0%	$4,731,000	100%	1.5%	15	$354,562	$5,318,426

PERMANENT COMMUNITY IMPACT FUND

NEW APPLICATION

Revised November 2020

PERMANENT COMMUNITY IMPACT FUND
1385 SOUTH STATE, SUITE 400
SALT LAKE CITY, UTAH 84115
O: 801-468-0175

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

APPLICATION DEADLINES
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: **2021 Dutch John Water Improvements Project**

PROJECT LOCATION: **Daggett County, Dutch John** POPULATION: **195**

APPLICANT ATTENDED TUTORIAL: Y ☒ N ☐ APPLICATION PROVIDED TO SHPO: Y ☒ N ☐ N/A ☐

APPLICANT AGENCY:

NAME: **Daggett County/ Dagget County Municipal Building Authority** FEDERAL TAX ID NUMBER: **87-6011984**

ADDRESS: **95 N. 1st West PO Box 400**

CITY: **Manila** COUNTY: **Daggett** ZIP: **84046**

CONTACT NAME: **Brian Raymond** PHONE: **435-784-3154** EMAIL: **braymond@daggettcounty.org**
Must be with the applicant agency and registered in webgrants
CELL:

PRESIDING OFFICIAL // NAME: **Randy Asay** TITLE: **Commission Chairman**
This person shall sign application
PHONE: **435-784-3218** EMAIL: **rasay@daggettcounty.org**

CLERK / RECORDER // NAME: **Brian Raymond** PHONE: **435-784-3154** EMAIL: **braymond@daggettcounty.org**

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: **Aaron Averett** COMPANY: **Sunrise Engineering**

MAILING ADDRESS: **363 East Main St.** PHONE: **435-789-7364** EMAIL: **aaverett@sunrise-eng.com**
CITY: **Vernal** STATE: **UTAH** ZIP: **84078** CELL: **801-367-9251**

BOND COUNSEL // NAME: **Eric Johnson** COMPANY: **Blaisdell Church & Johnson**
MAILING ADDRESS: **5995 S. Redwood Rd** PHONE: **801-261-3407** EMAIL:
CITY: **Salt Lake City** STATE: **UT** ZIP: **84123** CELL:

FINANCIAL CONSULTANT // NAME: **Japheth Mcgee** COMPANY: **Zions Bank Public Finance**
(OPTIONAL)

MAILING ADDRESS: PHONE: **801-844-8370** EMAIL: **japheth.mcgee@zionsbancorp.com**
CITY: STATE: ZIP: CELL:

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000.

TOTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S GRANT/LOAN PACKAGE REQUEST
$5,190,000	$4,411,000 **Grant** $779,000 **Loan @ 0.5% for 30 Years**

SECURITY FOR LOAN		SOURCE/LESSEE
GENERAL OBLIGATION BOND		
REVENUE BOND		
BUILDING AUTHORITY LEASE REVENUE BOND		
CLASS B & C ROAD FUND REVENUE BOND		
MINERAL LEASE REVENUE		
OTHER (SPECIFY):		

TOTAL PROJECT FUNDING		SPECIFY	AMOUNT
APPLICANT CASH			
APPLICANT IN-KIND**			
OTHER LOCAL CASH			
OTHER LOCAL IN-KIND**			
FEDERAL GRANT			
FEDERAL LOAN			
STATE GRANT (DDW, DWQ, - NOT CIB)			
STATE LOAN (DDW, DWQ, - NOT CIB)			
TOTAL REQUESTED **CIB** FUNDS			$5,190,000
TOTAL PROJECT COST *MUST MATCH PROJECT TOTAL (PG. 3)*		*PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$5,190,000

ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.
This Project would need to be value engineered before consideration of a supplemental request for additional funds.
Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y☐ N☐
Who? **We have worked with Utah Department of Public Safety Division of Emergency Management for BRIC grant from FEMA and through Blake Moore's office for a STAG grant. DEQ was also talked to about DDW funding possibilities**

Will the proposed facility be leased? Y☐ N☒ If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.)

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **Dutch John is a small Town originally set up for employees of the BOR for construction of the Flaming Gorge Dam. Some of the residents of Dutch John work in the Gas industry. Dutch John sits next to State Highway 191 which is a major route for the oil and gas industry for neighboring Uintah and Duchesne Counties connecting to locations throughout Wyoming, making this 191 route high use for transport of parts, equipment, and extracted product. This major arterial collector road gives oilfield support staff not only a place to live, but also to stop, stay, and recreate. Many of the Residents that reside in Dutch John work at or for the BOR's Flaming Gorge Dam. The Dam supplies electricity for surrounding counties that rely on electricity for mineral development. As Uintah is the neighboring County, Daggett County sees many of the residents of Uintah County come to vacation and visit the area in and around Dutch John, impacting much of the public infrastructure and federal lands. The lack of infrastrucure for growth has limited the growth**

in the area although the need for improved services is coming from a variety of uses including oil and gas development and support services.

Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **The growth and continual demand of the water infrastructure after privatization of Dutch John Town has developed the need to improve the water system. The installation of a flow regulation tank will improve the water quality/supply, which is a critical requirement to addressing infrastructure in Dutch John. Improving the system to address quality and avalible supply gives a level of secuity and safety following the supply of water provided from the BOR. As mineral development continues in Daggett County along with other uses such as increased tourism, this project addresses a specific and identified need for improved safe water in Daggett County.**

What is the percentage of federal land in the county? **83.25%**

Who are the prime beneficiaries of this project? **Residents and businesses in the town of Dutch John, the Bureau of Reclamation facilities workers and Recreation users visiting the area would be the direct beneficiaries of this project. The Dutch John water system is a department of Daggett County and thus Daggett County in general would be an indirect beneficiary along with the support services that rely on the water infrastructure in eastern Daggett County. Due to the age of the system and the condition of the water, Dutch John is up against some state requirements to improve the treated condition of the water. The funding of this project relieves the burden that would be placed on the whole of the County and its tax payers if this project did not receive funds throught the CIB or other sources. Dutch John also has recreational and Vacationing establishments that would benefit from a better quality of water. As part of this project an increased supply of water would be created also helping with fire fighting effort that could develop in the area, as the entirety of the town is surrounded by either Forest Service or BLM Lands.**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Sunrise Engineering

DATE OF ESTIMATE
5/21/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION	
Flow Stablization Tank/ Mobilization	$2,367,000
Exterior Treatment Plant Building Construction Work	$52,000
Interior Treatment Plant Building Construction Work	$1,332,000
Treatment Plant Electrical	$87,000
CONTINGENCY	$576,000
CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$4,414,000**
PRE-CONSTRUCTION ENGINEERING *Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents*	$355,000
SPECIAL ENGINEERING SERVICES *Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations*	$16,000
CONSTRUCTION ENGINEERING SERVICES *Representation during construction, special inspections, materials testing and construction phase services*	$338,000
ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$709,000**
PLANNING AND STUDIES SUBTOTAL NEPA, EA, EIS, FEASIBILITY	$35,000
LAND/EASEMENTS/WATER RIGHT SUBTOTAL	$20,000
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL / BONDING ONLY	$12,000
ADMIN // FINANCIAL CONSULTANT	$0
ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	**$12,000**
PROJECT TOTAL - ***MUST*** *MATCH TOTAL PROJECT COST (PG.2)* = $0 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$5,190,000

ANNUAL PLANNED BUDGET FOR COMPLETED PROJECT

ESTIMATED START DATE 10/15/22

OPERATIONS & MAINTENANCE **153,800**

REPLACEMENT FUND **DAGGETT COUNTY IS AWARE OF THEIR AGED INFRASTRUCTURE AND HAS INCREASED THEIR CAPITAL OUTLAY BUDGET TO ACCOUNT FOR THE NEEDS TO THE SYSTEM, THIS INCLUDES SUPPLY, DISTRIBUTION, STORAGE, AND TREATMENT, ALL IN NEED OF UPDATE AND REPLACEMENT. THE AMOUNT FROM 2020 SET ASIDE FOR THAT PURPOSE WAS $84,000, AND IN 2019 WAS $30,000.**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2020
ANNUAL BUDGET $237,800

GENERAL FUND BUDGET $0

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2019	N/A	
2018	N/A	
2017	N/A	
2016	N/A	
2015	N/A	

CURRENT DEBT STRUCTURE

ASSESSED VALUATION	$16,749,768
G.O. DEBT CAPACITY*	$0
OUTSTANDING G.O. DEBT	$0
REMAINING G.O. DEBT CAPACITY *(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)*	$0

**G.O. DEBT LIMITS:* *COUNTIES 2% of ASSESSED VALUE*
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT	$612,942
TOTAL CURRENT ANNUAL DEBT SERVICE	$39,000

USER FEES *(IF APPLICABLE)*

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.
User Fee Structures are as folllows:
Residential Base- $82.00 up to 12000 Gallons, then $1.50 per 1,000 gallons from 12,000-24,000 Gallons, $2.50 from 24,000-36,000 Gallons, $5,50 over 36,000 Gallons
Small Commercial Base- $164.00 up to 24,000 Gallons, then $1.50 from 24,000-48,000, $2.50 from 48,000-72,000, $5.50 over 72,000 Gallons
Medium Commercial Base- $328.00 up to 36,000 Gallons, then $1.50 from 36,000-72,000, $2.50 from 72,000-108,000, $5.50 over 108,000 Gallons
Large Commercial Base- $656.00 up to 54,000 Gallons, then, $1.50 from 54,000-108,000, $2.50 from 108,000-162,000, $5.50 over 162,000 Gallons

POPULATION.
195

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
$ 24,261

NUMBER OF USERS (OR ESTIMATE)
127

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	**2016 Water Revenue**						
$ ISSUED	$640,000						
INTEREST RATE	**0%**						
DATE ISSUED	**February 2016**						
DATE DUE	**November 2045**						
BOND HOLDER							
ANNUAL DEBT SERVICE							
2021	$21,000						
2022	$21,000						
2023	$21,000						
2024	$21,000						
2025	$21,000						
2026	$21,000						
2027	$22,000						
2028	$21,000						
2029	$22,000						
2030	$21,000						
2031	$22,000						
2032	**$21,000**						
2033	$22,000						
2034	$21,000						
2035	$22,000						
2036	$21,000						
2037	$22,000						
2038	$21,000						
2039	$22,000						
2040	$21,000						
2041	$22,000						
2042	$21,000						
2043	$22,000						
2044	$21,000						
2045	$22,000						
2046							
2047							
2048							
2049							
2050							
2051							

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). ***Incomplete applications will be held pending completion of all requirements.***

☒ REGISTRATION (*one time only)

To be eligible for funding, the applicant must be registered in **WebGrants 3** (https:/webgrants.utah.gov/home.do). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. DO NOT REGISTER AGAIN. Contact Brenda Brown 801-707-0965.

☒ PROJECT DESCRIPTION

WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

WHY – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

☒ CAPITAL IMPROVEMENT LIST

The 'Project' must be on the current consolidated county Capital Improvement List of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

☒ WATER & SEWER APPLICATIONS

ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding MUST COMPLETE AND SUBMIT the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: https://jobs.utah.gov/housing/community/cib/index.html

☐ STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

☐ PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

☒ CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

☒ ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

☐ AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). ***DO NOT*** *SUBMIT THE ENTIRE HOUSING PLAN.*

☒ PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold AT LEAST one formal public hearing to solicit comments concerning the size, scope, nature of any funding request PRIOR to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (*NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.*)

☒ CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, Randy Asay (TYPED NAME), the Commission Chairman (TYPED TITLE) of Daggett County/ MBA (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

ORIGINAL SIGNATURE

6-1-2021
DATE

SUNRISE ENGINEERING, INC.

363 East Main Street Suite 201, Vernal, Utah 84078
Tel: (435) 789-7364 Fax: (435) 622-9090

Engineer's Opinion of Probable Cost

2021 Dutch John Water Improvements Project
Daggett County/ Daggett County Municipal Building Authority

10-May-21
BPM/AA

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
	Treatment Plant with New Building and 1 Million Gallon Flow Regulation Tank				
1	Mobilization 8%	1	LS	$ 280,000.00	$ 280,000.00
	FLOW REGULATION TANK				
2	Earthwork for 1,000,000 gal Raw Water Tank	1	LS	$ 85,000.00	$ 85,000.00
3	Reinforced Concrete Footing and Foundation Work	1	LS	$ 430,000.00	$ 430,000.00
4	Reinforced Concrete Walls & Lid	1	LS	$ 1,450,000.00	$ 1,450,000.00
5	Hatch, Ladder, Piping, Appurtenances	1	LS	$ 7,000.00	$ 7,000.00
6	Site Grading (Demolition, Roadway, Parking Lot, Ditches, etc.)	1	LS	$ 10,000.00	$ 10,000.00
7	Pilot Plant Study	1	LS	$ 60,000.00	$ 60,000.00
8	SCADA	1	LS	$ 45,000.00	$ 45,000.00
				AMOUNT	**$ 2,087,000.00**
	EXTERIOR TREATMENT PLANT BUILDING CONSTRUCTION WORK				
9	Earthwork for Treatment Plant Building	1	LS	$ 25,000.00	$ 25,000.00
10	Untreated Base Course and Gravel on Access Road and Parking Area	1	LS	$ 5,000.00	$ 5,000.00
11	3/4" PVC, Pipe and Fittings (ClaVal Pressure Sensing Line)	75	LF	$ 4.00	$ 300.00
12	4" Perforated PVC Pipe and Fittings (French Drain)	500	LF	$ 12.00	$ 6,000.00
13	2" & 3" Feed Line Connection (Pipe, Fittings, Valves)	100	LF	$ 12.00	$ 1,200.00
14	Treatment Plant Septic System	1	LS	$ 9,000.00	$ 9,000.00
15	8'x10' Precast Concrete Vault and all appurtenances inside (valves, piping, fittings,etc.)	1	LS	$ 5,500.00	$ 5,500.00
				AMOUNT	**$ 52,000.00**
	INTERIOR TREATMENT PLANT BUILDING CONSTRUCTION WORK				
16	Reinforced Concrete Footings and Foundation Work (gravel, concrete, rebar, pipe sleeves)	1	LS	$ 25,000.00	$ 25,000.00
17	Reinforced Concrete Pipe Chases Work (gravel, concrete, rebar, pipe sleeves)	1	LS	$ 12,000.00	$ 12,000.00
18	Sub-Floor Drainage Plumbing, floor drains and trench drain	1	LS	$ 3,000.00	$ 3,000.00
19	Sub-Floor Wastewater Plumbing	1	LS	$ 5,000.00	$ 5,000.00
20	Reinforced Concrete Floor (gravel, concrete and rebar)	1	LS	$ 12,000.00	$ 12,000.00
21	Grating and Supports	1	LS	$ 11,000.00	$ 11,000.00
22	Treatment Plant Pre Engineered Metal Building	1	LS	$ 125,000.00	$ 125,000.00
23	Treatment Plant Building Doors, Windows and Hardware	1	LS	$ 16,000.00	$ 16,000.00
24	Treatment Plant Interior Framing, Insulation & Finishing	1	LS	$ 40,000.00	$ 40,000.00
25	Furnished Equipment	1	LS	$ 100,000.00	$ 100,000.00
26	Treatment Plant Mechanical Equipment and Piping Installation	1	LS	$ 80,000.00	$ 80,000.00
27	HVAC Equipment	1	LS	$ 7,000.00	$ 7,000.00
28	Building Furnishings	1	LS	$ 10,000.00	$ 10,000.00
29	Painting	1	LS	$ 11,000.00	$ 11,000.00
28	Treatment Equipment	1	LS	$ 875,000.00	$ 875,000.00
				AMOUNT	**$ 1,332,000.00**
	TREATMENT PLANT ELECTRICAL WORK				
30	Incoming Service to Meter and Grounding	1	LS	$ 7,200.00	$ 7,200.00
31	Power Panel #1 (PP1) and appurtenances	1	LS	$ 4,800.00	$ 4,800.00
32	Lighting Panel #1 (LP1) and appurtenances	1	LS	$ 4,800.00	$ 4,800.00
33	Instrumentation and Controls	1	LS	$ 4,800.00	$ 4,800.00
34	Building Electrical System (Light Fixtures, Receptacles, Enclosures, Disconnect Switches, Fuses, Conduit, Conductor, Terminations and Accessories and Installation for building systems as shown in drawings and specifications.	1	LS	$ 42,000.00	$ 42,000.00
35	Service to Meter (All related service entrance equipment, trenching, backfill, and grounding)	1	LS	$ 7,000.00	$ 7,000.00
36	Instrumentation and controls (Instrumentation, Conduit and Conductor to equipment shown in drawings and specifications. Equipment indicated as 'provided by others', shall be provided by equipment supplier and installed by contractor)	1	LS	$ 9,600.00	$ 9,600.00
37	Electrical Site Work (Trenching, Backfill, Conduit, Conductors, and accessories to tank sensors)	1	LS	$ 6,000.00	$ 6,000.00
				AMOUNT	**$ 86,200.00**
				SUB-TOTAL	**$ 3,837,200.00**
	CONTINGENCY			15%	**$ 576,000.00**
	CONSTRUCTION TOTAL				**$ 4,413,200.00**
	INCIDENTALS				
1	Funding & Adminstrative Services	0.3%	LS	$ 18,000.00	$ 18,000.00
2	Engineering Design	6.1%	LS	$ 318,000.00	$ 318,000.00
3	Bidding & Negotiating	0.4%	LS	$ 21,000.00	$ 21,000.00
4	Engineering Construction Services	5.8%	LS	$ 300,000.00	$ 300,000.00
5	Environmental Report (EIS,EA, CATEX, ….)	0.1%	EST	$ 5,000.00	$ 5,000.00
6	Archeology (Survey/monitor)	0.2%	EST	$ 8,000.00	$ 8,000.00
7	Biological (Survey/monitor)	0.1%	EST	$ 7,000.00	$ 7,000.00
8	Geotechnical Report	0.2%	EST	$ 10,000.00	$ 10,000.00
9	Property Surveys	0.3%	EST	$ 15,000.00	$ 15,000.00
10	DDW FEE (County PAID)		EST	$ 6,000.00	$ 6,000.00
11	Land & RoW Acquisition	0.2%	EST	$ 10,000.00	$ 10,000.00
12	Land & RoW Negotiation	0.2%	EST	$ 10,000.00	$ 10,000.00
13	Bond Attorney	0.2%	EST	$ 12,000.00	$ 12,000.00
				SUBTOTAL	**$ 740,000.00**
	Contingency for Professional Services			5%	**$ 37,000.00**
			TOTAL PROJECT COST		**$ 5,190,000.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

2022 DUTCH JOHN WATER IMPROVEMENTS PROJECT

PROJECT COST SUMMARY WITH DIVISION OF DRINKING WATER/ARPA FUNDING

In order to secure the water supply of Dutch John for current and future needs, a list of water improvements has been identified in the 2021 Preliminary Engineering Report funded by the Division of Drinking Water. This funding application addresses the two immediate needs of the Dutch John drinking water system. This application is taking into account additional funding through the Division of Drinking Water and the ARPA grant program.

80% DIVISION OF DRINKING WATER & ARPA GRANT FUNDED APPROACH

This is the project as presented at the September board meeting, with cost modifications. Construction includes a flow regulation tank, including the pilot plant study, and the water treatment plant.

Project	(April 2022 funding)		2022-2025
Mobilization		$	280,000.00
Flow Regulation Tank Includes Pilot Plant Study	(Construction 2022-23)	$	2,087,000.00
Water Treatment Facility	(Construction 2023-25)	$	1,470,000.00
Contingency		$	576,000.00
Incidental (Legal, Environmental, Engineering, DDW admin.)		$	777,000.00
	TOTAL	**$**	**5,190,000.00**

To further clarify some of the information included in the CIB application and discussion in the September meeting, the following is also included:

DIVISION OF DRINKING WATER ANALYSIS SUMMARY

Current average drinking water bill including taxes	$137.56
Current water rate percent of MAGI	**2.45%**

FINANCIAL ANALYSIS DEBT CAPACITY

Dutch John Water current debt service	$ 22000/yr	payment of 2016 Tank Project (end 2045)
	$ 17000/yr	Backhoe payment

2022 Project Funding Options

Requested	**85/15, 0.5 Interest**	
$ 4,411,500 Grant, $ 778,500 Loan	$ 28,010/yr	
Median Range	50/50, 0.5 Interest	
$ 2,595,000 / $ 2,595,000	$ 93,365/yr	

Future PER recommended water projects

2026 Dutch John waterline replacement project $4,000,000 (future project in town replacing old & undersized lines)

$2,000,000 loan, $2,000,000 grant — $72000/ yearly payment

- Self Participation Available or renewal and replacement fund
- Justification for going outside the median – Financial Hardship

Minutes of the Meeting of the Daggett County Commission and the Daggett County Redevelopment Agency held on **Tuesday, June 1, 2021** in the Commission Chambers at the Daggett County Courthouse and through electronic means. Commissioners Randy Asay, Matt Tippets and Jack Lytle were present in person. Clerk Brian Raymond was present in person and Attorney Niel Lund, Auditor Keri Pallesen, attended digitally. The meeting was called to order at 9:05 am by Commissioner Asay.

Present In Person: Brandi Pearson-Commission Assistant, Chad Reed, Vicky Nelson, Matt Lucas, Chuck and Melissa Gartner

Present Online or by Phone: Senator Winterton, Bryan Meier, Aaron Averette, Martin Pierce, Corey Auger

Approve Minutes: No Minutes were available for review. Commissioner Tippets motioned to go in and out of the Redevelopment Agency (RDA). Commissioner Lytle seconded the motion. All were in favor and the motion carried.

Issues Updates: Commissioner Lytle asked about the agenda item number 4 that says All and Clerk Brian Raymond said it should say Allow. Commissioner Asay said that he met the new EMT Coordinator from Green River and Brandi said she got a picture of her and some information from her, but didn't have anything available for the Commission. Brandi has collected all of the Surveys and is working on tallying them and getting them to Dr. Breitenbach and Monique of the Clinic so they can review them. Commissioner Tippets did not have any updates and said Bret Reynolds told him he did not have anything to report on the airports today.

Citizen Comments: No comments

Cash Summary And Expected Revenues Report Review: The Cash Summary and Expected Revenue Reports were provided by the Recorder/Treasurer's Office. Commissioner Asay noted many of the negatives had been taken care of. Commissioner Tippets said a draw had been submitted on the weeds and so now they are starting to bill they are doing better. Commissioner Lytle motioned to acknowledge receipt of the Cash Summary Report of May 28, 2021 and the Expected Revenue Report also dated May 28, 2021. Commissioner Lytle seconded the motion. All were in favor and the motion carried.

Approve Open Invoice Register: The Open Invoice Register of May 24 2021 was provided by the Auditor's Office for review. Commissioner Lytle motioned to approve the Open Invoice Register of May 27, 2021 in the amount of $34,502.59. Commissioner Tippets seconded the motion. All were in favor and the motion carried.

Disbursement Listing: The Disbursement Listing was provided by the Auditor's Office. Commissioner Tippets motioned to approve the Disbursement Listing for Zions Checking, for May 24, 2021 to May 27, 2021 in the amount of $65,772.13. The motion was seconded by Commissioner Lytle. All were in favor and the motion carried.

Purchase Request Approvals: There were no purchase requests to consider.

Correspondence: Clerk Brian Raymond said he had included information in the packet about the Open Burn window closing on Sunday provided by Corey Auger. Corey said without any

specific codes it reverts back to state code and no open burning is permitted in the municipalities without a permit signed by Corey Auger. Air Quality limits the municipalities but not the unincorporated areas of the County. He is interested in the Commissioners discussion on the Drought later on the agenda. Commissioner Lytle asked if he had any comments and Corey said if you go into drought it will lead to fire restrictions. Some areas have already imposed fire restrictions. We had a lightning event Sunday night. A BLM truck was sent out, but it turned out to be a false alarm.

Brian said he had also included some information about the job situation throughout the State and the jobs in the five major counties account for 80% of the jobs in the state and the other 24 counties have only 19% of the new jobs.

Commissioner Tippets said he had reached out to Mayor Coombs on the Bike Path and he is still trying to get with the Forest Service and Sweetwater County.

Commissioner Lytle asked the State Drought Notice and asked Brian to send a copy to Trevor. It was in the packet for the Drought Discussion later in the agenda. Commissioner Lytle also said about 10 people attended the meeting that was held last night in Dutch John and he will talk more about that during the CIB agenda item. Dutch John was busy but not crazy Memorial Day weekend and it sounds like it was reasonably busy in Manila.

Calendar Review: Commissioner Lytle said the CIB Spring Retreat is Thursday and Friday at Ruby's Inn and he will start traveling tomorrow. Commissioner Tippets said he was going to attend a meeting Brandi set up for Thursday morning with Thomas Winterton, David Fields and Mike Hansen, but he has a follow up appointment with his wife, so will be unable to attend. Commissioner Asay will attend and there was discussion about inviting the CED Board. The topic is about RDA land sales and Affordable Housing brainstorming.

Municipal elections were brought up by Commissioner Lytle and Mr. Raymond said that today is the start of the time when people can declare their candidacy through next Monday. Neither municipality is doing ranked choice and they are doing their own elections with a little help for voter registration and signature verification from the County.

Policy and Legislation Items:

Discussion And Consideration Of State Drought Declaration And Possible Daggett County Drought Declaration: Commissioner Lytle asked if there was a Drought Declaration prepared and Brian Raymond said that this had been requested, so he had included the State Letter for review. Commissioner Asay said that he has been dealing with water his whole life. Commissioner Lytle wasn't so worried about the regulations on the Water System, but more about shooting and fire pits, etc. Commissioner Lytle said in a couple of weeks the June grass will dry out and asked Corey Auger about the 100 hour fuel levels and Corey wasn't sure. He found that on May 28th 100 hour fuels was at 6%. Fuel moistures are critical and in some areas it already looks like late summer. Commissioner Tippets asked what the Declaration means and how it affects us. Corey didn't have any specifics yet, but will look at things this week. Commissioner Lytle said that it shouldn't make any difference to Dutch John water system.

Commissioner Lytle said the grass in Browns park never really greened up. Commissioner Asay asked about the Haynes Index and Corey said that a reading of 6 or higher and the atmospheric conditions are open and allow for fire spread. Commissioner Tippets asked how not declaring a drought might affect the producers as we are doing a little better than most of the state. Commissioner Lytle asked about the irrigators and how they are holding up. Commissioner Tippets

said the report of a month or so ago was that the Longs Park was low, but the snowpack was still high, so it's unclear how that will all play out. The Road Crew was three weeks late getting into Spirit Lake this year. Commissioner Lytle said that the lower elevations have already melted off, so what happens to the higher snowpack is unsure. It might be helpful to review what we had done in the past before we do anything this year.

Niel said he had sent the information on what our drought declarations mean per County Code. Commissioner Asay said that he didn't feel that we should do anything without consulting the Town and the irrigation companies.

Commissioner Lytle motioned to table the Drought Declaration. Commissioner Tippets seconded the motion. All were in favor and the motion carried.

Discussion and Consideration Of Payment For Scholarship Award To Manila High School By County Commissioners: Commissioner Asay said he had paid some money $200 towards the Scholarship for the students at the High School and it was presented the other night.

Citizen Comments: Chad Reed said he got information he needed to share, and he was upset that the Planning Commission had not been consulted and it was approved and he did not think it was right that they were approved to go forward. He would like to resign due to this lack of enforcement and lack of respect to the Planning Commission. The owners told Chad that it was approved. Niel was asked and he said there was a discussion and due to the errors on the County's side he recommended it go forward, but did not authorize it to move forward. Planning Secretary Vicky Nelson said that there was an issue with this and she felt like it was a result of Matt Tate's lack of communication and coming up and doing physical inspections. There was a red tag and then it was taken off. They were given a condition before they could pour and they didn't follow through on the condition to double check the setbacks, plus they signed the building permit which had the correct set backs. They told Chad that they had approval to place the home and Vicki said she had not given that, but maybe Matt Tate did? Commissioner Tippets brought up that the building official does not have the ability to give a variance. Only the Commissioners can do that with the recommendation of the Planning and Zoning Board. Chad said that there are multiple times that the Planning Commission has been ignored and this was an insult to the Planning Commission. Commissioner Lytle asked Niel what we needed to do at this point in time. Niel said in fairness to Matt Tate we probably need to have a meeting with himf, we were not even in a good place when the Red Tag was put into place. We aren't in a good position and the further it goes the more difficult and expensive to correct it. Vicky said the lines of Communication are messed up and she sees that the communication needs to go through the Planning and Zoning Board and not her. Chad didn't think the error was on the County's side, as they signed the building permit. Niel didn't think that was quite right as there was supposed to be an inspection that should have found the problem. Commissioner Tippets thought it was the builder's responsibility to meet the set backs. Chad said the problem is that the process is not being followed and the Planning Commission is not being kept up to date. There was additional discussion and Commissioner Lytle said we need to work on making sure this doesn't happen again and fix this specific situation. It can be fixed, but we need to not throw blame, because it doesn't fix the problem. Chad said this opens a can of worms that will only

make this worse. We have to protect other people's rights. Commissioner Asay said we need to call an Emergency Meeting and discuss this, as this is not on today's agenda. We need to get the facts and get this taken care of. Chad said that he is leaving Thursday morning for a funeral, and he needs to know when you want to meet as he won't always have cell service.

Trevor Brooksby said that in his past life he worked with modular builders and he said it is not too difficult for them to move it 10' if needed. It's done regularly. Chad said regardless it needs to be stopped. Commissioner Lytle asked Niel what the options are and how to do this and Niel said a Red Tag would be the step to stop it. Vicky and Chad were asked to call Matt Tate and find out what can be done.

Discussion and Consideration Of Proposed CIB Application For The Dutch John Water System Improvements: Commissioner Asay asked Commissioner Lytle about the meeting held in Dutch John yesterday. Commissioner Lytle said the meeting was between 4 and 6 pm and then deferred to Aaron Averette of Sunrise Engineering said it was a good meeting. Some Town officials and residents attended in person and Dave McDonald attended virtually. Aaron said the heart of it was that the application needs to be submitted and then the funding package can be determined and brought to the community. UBAOG has run this through the CIB tool and given some indication of the funding. The recommended range for the loan would be 25-35% and it is not known for sure, but is higher than what Dutch John can handle. The question is whether to turn in the application. There were lots of questions in the Public Hearing. The grant/loan mix in the application is 85/15. The Preliminary information from Zions Bank said the payment would be less than $20,000. It doesn't mean that we can't use other funding to help pay for that. Governor Cox signed legislation to allow ARPA funds at a 50/50 grant/loan rate and this funding could be part of the mix. Commissioner Lytle was comfortable with it going forward to CIB although he is nervous about what it will do to the capital improvements fund. There was a lot of discussion yesterday as to whether a new tank or a new pipe would be better. Another thing might be an emergency procedure to allow for something like a temporary pipe in the instance of pipeline break.

Commissioner Lytle motioned to move forward with the application. Commissioner Tippets seconded the motion and asked if Aaron was comfortable that this is the best solution to solve the problem. Aaron said that there is a lot of back up for the decisions they are recommending. There is also flexibility in changing the wording to solve a problem and be flexible on how it is solved. Commission Lytle amended his motion to add the wording to show the flexibility. Commissioner Tippets seconded the amendment. Commissioner Lytle said there is a commitment to bring the funding package back to the community before making a final decision and Trevor was asked if he had any additional comments and he did not. All were in favor and the motion carried.

Commissioner Lytle said that the application should be from Daggett County and the Municipal Building Authority. Commissioner Tippets said the RDA could be a participant on this project and help provide funds if needed since they will benefit if the project is completed. Aaron said that there is a signature page to get signed and if it is forwarded to Sunrise Engineering, Sunrise will submit the application to CIB.

Discussion and Consideration Of Planning & Zoning Recommendation Letter For Approval Of Conditional Use Permit To All(ow) Short Term Rental For Youngberg Properties/ Bonnie's Acre: Commissioner Asay asked Clerk Brian Raymond to read this agenda item. Commissioner Tippets noted the letter of recommendation is in the packet and motioned to approve the conditional use permit. Commissioner Lytle seconded the motion. All were in favor and the motion carried.

A recess was taken. The Commission came back into regular secession at 11:12 am. There was a need for a Closed Session and Commissioner Lytle noted that if we get done before Vicky Nelson leaves we would like to get an update from her on the discussion held with Matt Tate, Chad Reed and Vicky Nelson.

Closed Session For Possible Purchase, Exchange Or Lease Of Real Property: Commissioner Lytle motioned to go into Closed Session at 11:14 am for the Purpose of discussing the Purchase, Exchange or Lease of Real Property as stated in Utah Code Title 52 Section 4-205. The motion was seconded by Commissioner Tippets. A Roll Call vote was taken: Matt Tippets voted "Aye" and Randy Asay voted "Aye," and Jack Lytle voted "Aye". The motion carried and the meeting went into Closed Session in the Commission Chambers of the Daggett County Courthouse at 11:14 am on June 1st, 2021.

The motion to go into Regular Session was made by Commissioner Lytle at 12:31 pm. The motion was seconded by Commissioner Tippets. All were in favor and the motion carried. A recess was taken at 12:32 pm.

The Commissioners came back into session at 12:42 pm and met with Chuck and Melissa Gartner regarding an issue with their building permit as brought to the Commissioner's attention earlier in the meeting. Their house is sitting half on their lot and will sit there until he has approval to set it and there is a very high liability for any damage that may occur due to weather. They had applied for a building permit and drove down here and picked it up. There was a lot of discussion as to what was signed and unsigned and they had emails and information they presented and said they had applied for, paid for and obtained a valid permit plus they have an email from the building inspector to go ahead and so they should be allowed to place their home. The Contractor said they could have it sealed today so there would not be additional damage. It was asked if the contractor's were still on site and Mr. Gartner said they were still there. The Gartner's actual application shows a 6' setback and they have a plan that also shows a 6' setback. Mr. Gartner said he had a county official give him permission to go forward and now he has a cease and desist and he is hot. Mr. Gartner gave his phone number and said he would be sitting in his camper waiting for a phone call. Commissioner Tippets said he recommended that they allow it to be sealed up to minimize damage while they go through the process of a variance or whatever is decided. The Commissioners will talk with Matt Tate and Niel Lund and move forward. Mr. Gartner asked for something he could file to show he is in compliance.

Commissioner Lytle motioned to adjourn the meeting at 1:06 pm. Commissioner Tippets seconded the motion. Some brief discussion occurred and then the vote was taken. All were in favor and the meeting was adjourned at 1:07 pm.

/s/ Randy Asay
Commissioner Randy Asay

/s/ Brian Raymond
Clerk/Treasurer Brian Raymond

/s/ Jack Lytle
Commissioner Jack Lytle

/s/ Matt Tippets
Commissioner Matt Tippets

SEPTEMBER 2, 2021 CIB MEETING

4.5 Daggett County (Daggett County) [1:36:24]

Daggett County presented a funding assistance request for a $710,000 loan for 30 years at 0.5% and a $4,021,000 grant (total $4,731,000) for the 2021 Dutch John Water Improvements. This project consists of water system improvements to include an adjustable flow regulation tank stabilizing flow and redundancy for source water to the 50 year old water treatment plant, a new *'pilot'* treatment plant with a metal building and associated building infrastructure in the same area of the existing plant to determine optimum water treatment processes including micro/ultra-filtration, granular activated carbon, ultraviolet treatment, or an updated version of the existing coagulation/filtration system and for required redundancy, new pipelines, pumps and associated telemetry work, a treatment plant septic system, HVAC, electrical work, furnishings necessary for the function of the building and rights of way.

Funding Median Range:

$ 2,651,000 Loan 30y @ 2.0%

$ 2,081,000 Grant

The applicant indicated that the project is in Dutch John. The water system is a user funded system and does not receive funding from Daggett County as the financial statements in the application represents. Dutch John was created by the Bureau of Reclamation (BOR) as a housing community for the construction of the dam and operated by BOR until 1984 then became part of Daggett County. The water regulations have changed and there are non-compliance issues with the water system. The water lines are owned by the BOR. The project is for a flow regulation tank at the same elevation as the treatment plant to regulate the water flow through the Dutch John treatment plant. The size of the tank has been questioned but the response is that it is a security for sufficient water storage in the system.

Commissioner Lytle disclosed his residence is in Dutch John and his commission duties include the water system which is aging and improvements are necessary to prevent a possible failure. There have been good discussions with the community as the system is funded by the rate payers and the rates are relatively high. There isn't a capital improvement fund but rates were raised 18 months ago. Daggett County is carrying some unallocated revenue which has not been placed in a capital improvement fund. They plan on building the PTIF to accrue and could contribute $100,000 from that account if necessary. It is a small system with big infrastructure expense; it could be phased.

The applicant indicated there are 127 connections; 103 residential and 24 commercial. The project could be in three phases; Phase I would be the tank, Phase II would be a one-year pilot study required by DEQ then it would be 3 years before a treatment plant would be considered. This request is for the whole project.

Chairman Heaton asked if the tank needs to be in place to do the study.

The engineer stated it is beneficial to have the tank before the study or a pilot plant would need to be brought in to do the study to run the expected flow rates. The security of extra water and the flow are equally important.

Chairman Heaton asked if the Board were to finance the construction of a tank at this meeting, what would that entail.

The applicant stated the cost of Phase I – the tank and the required components would be $2,790,000.
Mayor Baker asked if the tank is free of the facility and what are the projections for the number of connections. The water not being used goes stale and would need more treatment than the flow of cleaner water from the reservoir. Most of the growth is vacation homes.

The applicant indicated they do plan on rolling the water over from the tank, but having dirtier water might help make cleaner water at this point. The cost of retrofitting the existing facilities to meet requirements would cost the same as a new facility. Second homes are an issue with the flow rate varying in the summer; the plan factors in the private land, and the possibility of future growth. The County owns over 1000 buildable acres which very likely could sell quickly – the system will be built to accommodate growth. The treatment plant can add modules as growth occurs. They are currently non-compliant for TOC (total organic carbon).

Mr. Galecki supported phasing the project but expressed concern about the seemingly high cost of the 1,000,000-gallon tank which seems way oversized and suggested a smaller tank.

The applicant stated they do not have a current storage tank for untreated, raw water. The tank estimate utilized recent tanks installed in the Basin. The cost of labor and materials have increased, especially concrete. The nearest batch plants to Dutch John are in Vernal or Rock Springs. The tank is large to accommodate a 15-day water availability during the peak water season to allow system repair in the case of a break in the water line which belongs to the Bureau of Reclamation. The line installed in 1980 has not failed to date but the original 6-inch line which returns treated water to the dam has had several leaks with a three-year leak that has yet to be located.

Mayor Nielsen asked about the objective of the pilot and could that be accommodated from other studies.

The applicant stated it is a Division of Drinking Water requirement. In order to build a new plant, a study is required to determine the quality of water which would come out of the treatment plant. It is also a chemical study to verify the plant is sufficient to remove the organics or if an alternative plant would be necessary. The Dutch John water must be used for the study.

Commissioner Lytle referenced a special town meeting with a very open conversation on the project and most understand and support the project.

The applicant indicated the conclusion of the meeting was the acknowledgement that the water system needs to be addressed but with fiscal responsibility. There will be an application for ARPA funding and possibly other sources of funding.

Chairman Heaton asked if it would be possible to place this on the pending list as other funding sources are clarified.

Mr. Zeenati suggested funding a phase of this project.

Naghi Zeenati made and Tooter Ogden seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a $1,039,000 grant and a $1,040,000 loan for 30 years at 0.5%.

Mr. Galecki indicated that their MAGI shows their water rate exceeds the 1.75% benchmark of affordability and the 1,000,000-gallon tank seems large. He suggested a $1,000,000 grant for Phase I to provide a 1,000,000-gallon tank which will also cover the matching funds required for ARPA funding.

Gregg Galecki made and Kyle Stephens seconded a substitute motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a $1,000,000 grant for phase 1.

Ms. Powers indicated that CIB contracts for a scope of work which must be accommodated in the amount of funding to complete a project. The motion would therefore require the applicant to verify additional funding from another source for a completed scope of work.

Commissioner Lytle indicated Dutch John completed a 500,000-gallon tank to distribute treated water in 2015 which was funded by the Division of Drinking Water. This 1,000,000-gallon tank is raw water to supply the treatment system. A larger storage tank would require less use of the pumps, less wear on the pipes and regulated water in the appropriate rate for the filtration system; a 1,000,000-gallon tank is not oversized.

Commissioner Ogden stated the recent public hearing minutes have not been provided and there are a number of unanswered questions. The project should be tabled until the ARPA result is known and the project components are clarified.

Tooter Ogden made and Naghi Zeenati seconded a second substitute motion to place this project on the Pending List.

Commissioner Lytle suggested a friendly amendment ‘allowing time for the water district to clarify the project and funding.

Mr. Galecki stated that ARPA funding requires a 20% match which the applicant does not have. If the receive ARPA funding they could return to the Board for matching funds.

The Chairman called the question on the second substitute motion.

Tooter Ogden made and Naghi Zeenati seconded a second substitute motion to place this project on the Pending List allowing the entity to clarify the project and funding. The motion carried unanimously through roll call vote.

PERMANENT COMMUNITY IMPACT FUND BOARD
PROJECT SUMMARY SHEET

Applicant: **TOWN OF LAVERKIN**
Title: **Utilities and roadway Improvements - SUPPLEMENTAL**
Description:

This project consists of road improvements to 100 South to repair the asphalt, widen the road, storm drain piping, culinary waterline, gate valves, hydrant relocation and new hydrant, sewer manholes, sewer lines and curb & gutter, sidewalk and ADA access ramps, to accommodate a safe route to the elementary school and pavement will be added to the unpaved 470 West with curb & gutter and utilities beneath the new roadway. Pavement will be added to an unpaved 470 West, curb & gutter and utilities beneath the new roadway.

Construction bids came in higher than expected due to inflation and rising construction costs.

Cost Sharing:			***As Funded*** June 3, 2021	***Supplemental*** April 29, 2022		***Total Project***
Applicant Cash			$ 89,200	$ 0		89,200
Applicant In-kind Property			0	0		0
Local Cash Ash Creek SSD			85,100	115,900		201,000
Local In-kind			0	0		0
Federal Grant			0	0		0
Federal Loan			0	0		0
State Grant			0	0		0
State Loan			0	0		0
CIB Grant			**321,000**	**0**		**321,000**
CIB Loan	**25y@1.0%**		**1,245,000**	**250,000**	**25y@1.0%**	**1,495,000**
		Total	**$ 1,740,300**	**$ 365,900**		**2,106,200**

Project Budget:		***Original Budget***	***Revised Total Budget***
	Construction	$ 1,348,800	$ 1,609,700
	Construction Contingency	202,300	307,300
	Engineer Pre Construction	89,200	89,200
	Engineer Special	17,000	17,000
	Engineer Construction	73,000	73,000
	Special Studies / Plans	0	0
	Land/Rights-of-Way/Water Rights	0	0
	Equipment	0	0
	Administration	10,000	10,000
	Total	**$** 1,740,300	**$** 2,106,200

Other Recent or Related PCIFB Assistance:		***Grant***	***Loan***	***Term & Rate***	***CIB %***
2018	General Plan and Transportation Plan	$ 50,000	$ 0		50%
2017	Road and Water Improvements	$ 165,000	$ 282,000	20yr @ 2.5%	96%
2013	Waterline Replacement	$ 273,000	$ 274,000	20yr @ 1.5%	96%
2011	Regional Geological Hazard Study	$ 28,000	$ 0		47%
2009	Capital Facilities Master Plan	$ 38,750	$ 0		50%

Prior 5 Year County M/L Receipts & Allocations:

COUNTY	***CIB REVENUE FY-17 - FY-21***	***CIB AWARDS FY-17 - FY-21***	GRANT $	% GRANT	LOAN $	% LOAN
Washington	**$71,244**	**$5,747,625**	**$1,162,625**	**20.2%**	**$4,585,000**	**79.8%**

PERMANENT COMMUNITY IMPACT FUND

SUPPLEMENTAL APPLICATION

Revised January 2022

PERMANENT COMMUNITY IMPACT FUND
140 EAST 300 SOUTH
SALT LAKE CITY, UTAH 84111
O: 801-468-0131

EMAIL COMPLETE APPLICATIONS TO:
CPOWERS@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: Road & Utilities Immprovement Project

PROJECT LOCATION: LaVerkin City

POPULATION: 4,329

APPLICANT ATTENDED TUTORIAL: Y ☒ N ☐

APPLICATION PROVIDED TO SHPO: Y ☐ N ☐ N/A ☒

APPLICANT AGENCY:

NAME: LaVerkin City

FEDERAL TAX ID NUMBER: 87-0302950

ADDRESS: 435 N Main St

CITY: La Verkin COUNTY: Washington ZIP: 84745

CONTACT NAME: Kyle Gubler
Must be with the applicant agency and registered in webgrants

PHONE: 435-635-2581 EMAIL: kyle.gubler@laverkincity.org

CELL: 435-680-1249

PRESIDING OFFICIAL // NAME: Kelly Wilson
This person shall sign application

TITLE: Mayor

PHONE: 435-632-2243 EMAIL: kelly.wilson@laverkincity.org

CLERK / RECORDER // NAME: Kyle Gubler

PHONE: 435-635-2581 EMAIL: kyle.gubler@laverkincity.org

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: Joseph Phillips

COMPANY: Sunrise Engineering Inc.

MAILING ADDRESS: 11 North 300 West

PHONE: 435-652-8450 EMAIL: jphillips@sunrise-eng.com

CITY: Washington STATE: UT ZIP: 84780

CELL: 435-680-3905

BOND COUNSEL // NAME: Richard Chamberlain
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: 435-869-4461 EMAIL:

CITY: Richfield STATE: UT ZIP: 84701

CELL:

FINANCIAL CONSULTANT // NAME:
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000.

TOTAL ORIGINAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S ORIGINAL GRANT/LOAN PACKAGE REQUEST
$1,566,000	$321,000 Grant $1,245,000 Loan @ 1% for 25 Years

TOTAL SUPPLEMENTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S SUPPLEMENTAL GRANT/LOAN PACKAGE REQUEST – SAME TERMS AS ORIGINAL FUNDING:
$1,816,000	Grant $250,000 Loan @ 1% for 25 Years

SECURITY FOR LOAN	SOURCE/LESSEE
GENERAL OBLIGATION BOND	
REVENUE BOND	Sales Tax
BUILDING AUTHORITY LEASE REVENUE BOND	
CLASS B & C ROAD FUND REVENUE BOND	
MINERAL LEASE REVENUE	
OTHER (SPECIFY):	

TOTAL PROJECT FUNDING	ORIGINAL	SUPPLEMENTAL
APPLICANT CASH	$89,200	
APPLICANT IN-KIND**		
OTHER LOCAL CASH	$85,100	$115,900
OTHER LOCAL IN-KIND**		
FEDERAL GRANT		
FEDERAL LOAN		
STATE GRANT (DDW, DWQ, - NOT CIB)		
STATE LOAN (DDW, DWQ, - NOT CIB)		
TOTAL REQUESTED **CIB** FUNDS	$1,566,000	$250,000
ORIGINAL FUNDING REQUEST	$1,740,300	$365,900

ADDITIONAL QUESTIONS

The reason for supplemental request:
Bid prices came in higher than what was estimated at the time of the original funding application.

If supplemental funding is not authorized, what is the contingency plan? Reduce the scope of the project to bring the construction cost under the original funding budget with room for contingency.

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Sunrise Engineering

DATE OF ESTIMATE
4/6/2022

SUPPLEMENTAL CONSTRUCTION BUDGET (THIS REPRESENTS SUPPLEMENTAL COSTS) ATTACH DETAILED BUDGET WITH THIS FORM	
CONSTRUCTION	$260,900
CONTINGENCY	$105,000

SUPPLEMENTAL CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.* $365,900

PRE-CONSTRUCTION ENGINEERING
Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents

SPECIAL ENGINEERING SERVICES
Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations

CONSTRUCTION ENGINEERING SERVICES
Representation during construction, special inspections, materials testing and construction phase services

ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.* $0

PLANNING AND STUDIES SUBTOTAL
NEPA, EA, EIS, FEASIBILITY

LAND/EASEMENTS/WATER RIGHT SUBTOTAL

EQUIPMENT & FACILITIES SUBTOTAL

ADMIN // LEGAL / BONDING ONLY

ADMIN // FINANCIAL CONSULTANT

ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.* $0

SUPPLEMENTAL TOTAL - ***MUST*** *MATCH TOTAL REQUEST (PG.2)* = $-286 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) $365,900
PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.

THIS PAGE IS ONLY SUPPLEMENTAL ... NOT TOTAL

PART E. SUPPLEMENTAL SUBMISSION ATTACHMENT CHECKLIST

☒ ***Please attach a current bid or estimate to indicate the increased cost.***

Please describe the project and the reason for supplemental funding. (text box will expand as needed):

The purpose of the proposed project is to address improvements on 100S and 470W in LaVerkin City Utah. The proposed project is a complete reconstruction of these two roadways. Improvements will include needed improvements to the utilities and drainage In each area. The proposed project also includes widening 100S and adding curb, gutter, and sidewalk.

The reason for supplemental funding is that the project was bid on April 6, 2022 and the bid prices have come in higher than what was estimated at the time of the original CIB funding application that happened in early 2021. Market prices have been increasing rapidly and based on what we have been seeing over the past two years, this has not been uncommon. Even with the recent market situation, the bid prices did not come in verry far over budget and we feel that the prices are favorable to the City.

Overall the project came in roughly $365,000 over budget. Part of the project includes improvements to the sewer line in 100S. The sewer district is paying for this portion of the project and therefore will be contributing an additional $115,900 to the project. Of the $250,000 additional funds being requested, $105,000 is for contingency funds in the case of any changes in field conditions or possible change orders.

PRESIDING OFFICIAL SIGNATURE

I, Kelly Wilson (TYPED NAME), the Mayor (TYPED TITLE) of LaVerkin City (TYPED ORGANIZATION)

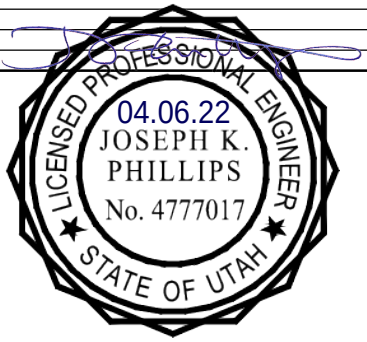
do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

ORIGINAL SIGNATURE _____ DATE 13 April 2022

LaVerkin City
Roads Improvements Project 2021
Bid Opening Date: April 6, 2022 - 11:00 AM

BID SCHEDULE

No.	Item	Qty	Unit	Interstate Rock Products	
				Unit Price	Amount
1	MOBILIZATION	1	LS	$ 50,000.00	$ 50,000.00
2	TRAFFIC CONTROL	1	LS	$ 15,000.00	$ 15,000.00
3	SUBSURFACE INVESTIGATION	12	HR	$ 366.00	$ 4,392.00
4	MATERIALS SAMPLING & TESTING	1	LS	$ 20,000.00	$ 20,000.00
5	DUST CONTROL & WATERING	1	LS	$ 30,000.00	$ 30,000.00
6	CONSTRUCTION STAKING	1	LS	$ 13,550.00	$ 13,550.00
7	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	1	LS	$ 5,200.00	$ 5,200.00
8	CLEARING, GRUBBING & DEMOLITION	1	LS	$ 5,000.00	$ 5,000.00
9	REMOVE EXISTING ASPHALT	27,100	SF	$ 0.27	$ 7,317.00
10	REMOVE EXISTING CONCRETE	2,418	SF	$ 6.20	$ 14,991.60
11	REMOVE EXISTING GRAVEL	114	SF	$ 3.25	$ 370.50
12	REMOVE EXISTING LANDSCAPING	4,592	SF	$ 2.41	$ 11,066.72
13	REMOVE AND DISPOSE OF TREE	5	EA	$ 3,692.00	$ 18,460.00
14	REMOVE AND RELOCATE TREE	4	EA	$ 400.00	$ 1,600.00
15	REMOVE AND RELOCATE FENCE	644	LF	$ 10.00	$ 6,440.00
16	REMOVE AND RELOCATE SIGN	2	EA	$ 520.00	$ 1,040.00
17	3" BITUMINOUS SURFACE COURSE (CATEGORY II) - 100S	45,190	SF	$ 2.14	$ 96,706.60
18	3" BITUMINOUS SURFACE COURSE (CATEGORY II) - 470W	7,200	SF	$ 2.39	$ 17,208.00
19	8" UNTREATED BASE COURSE	45,190	SF	$ 1.15	$ 51,968.50
20	6" UNTREATED BASE COURSE	7,200	SF	$ 0.92	$ 6,624.00
21	SCARIFY AND RECOMPACT 100S	1	LS	$ 14,954.10	$ 14,954.10
22	SCARIFY AND RECOMPACT 470W	1	LS	$ 3,825.00	$ 3,825.00
23	UDOT PEDESTRIAN ACCESS RAMP	2	EA	$ 6,766.00	$ 13,532.00
24	PEDESTRIAN ACCESS RAMP	6	EA	$ 3,656.00	$ 21,936.00
25	4' WIDE SIDEWALK	2,228	LF	$ 25.70	$ 57,259.60
26	MODIFIED CURB AND GUTTER	2,304	LF	$ 22.26	$ 51,287.04
27	6' CONCRETE WATERWAY	709	SF	$ 12.00	$ 8,508.00
28	5' x 5' TAPERED PASSING SPACE	5	EA	$ 335.00	$ 1,675.00
29	24" HDPE PIPE	1,223	LF	$ 94.00	$ 114,962.00
30	SINGLE DROP INLET	9	EA	$ 8,100.00	$ 72,900.00
31	CONCRETE COMBO BOX	2	EA	$ 12,150.00	$ 24,300.00
32	CATCH BASIN	1	EA	$ 4,300.00	$ 4,300.00
33	72" CONCRETE STORM DRAIN MANHOLE	1	EA	$ 6,900.00	$ 6,900.00
34	12" HDPE	138	LF	$ 39.00	$ 5,382.00
35	TEMPORARY BYPASS PUMPING	1	LS	$ 25,000.00	$ 25,000.00
36	10" PVC SEWER PIPE SDR 35	1,041	LF	$ 108.00	$ 112,428.00
37	GRIND AND GROUTE EXISTING CONCRETE SEWER MANHOLE	4	EA	$ 1,980.00	$ 7,920.00
38	4" SEWER LATERAL WITH CLEAN OUT	181	LF	$ 178.00	$ 32,218.00
39	RECONNECTE EXISTING LATERALS INTO MAIN (TYP) OR ABANDON	7	EA	$ 930.00	$ 6,510.00
40	REMOVE AND DISPOSE OF EXISTING 8" SEWER PIPE	1	LS	$ 129.00	$ 129.00
41	RAISING/ LOWERING MANHOLES	3	EA	$ 590.00	$ 1,770.00
42	MISC CONNECTIONS, TIE-INS, AND FITTINGS	1	LS	$ 47,800.00	$ 47,800.00
43	FLOWABLE FILL	1	LS	$ 200.00	$ 200.00
44	6" PURPLE PVC C900 DR 18	3,200	LF	$ 50.23	$ 160,736.00
45	4" PURPLE PVC C900 DR 18	500	LF	$ 40.19	$ 20,095.00
46	14" BUTTERFLY VALVE ASSEMBLY	2	EA	$ 4,724.00	$ 9,448.00
47	6" GATE VAVLE ASSEMBLY	17	EA	$ 1,950.00	$ 33,150.00
48	4" GATE VALVE ASSEMBLY	1	EA	$ 1,540.00	$ 1,540.00
49	1" PRESSURE IRRIGAITON METER CONNECTION	39	EA	$ 1,950.00	$ 76,050.00
50	1" PRESSURE IRRIGATON SERVICE LATERAL	905	LF	$ 35.00	$ 31,675.00
51	2" PRESSURE IRRIGATON METER CONNECTION	1	EA	$ 3,950.00	$ 3,950.00
52	2" PRESSURE IRRIGATION SERVICE LATERAL	12	LF	$ 115.00	$ 1,380.00
53	LOOP WATER UTILITY LINE	3	EA	$ 2,870.00	$ 8,610.00
54	HIGHWAY CROSSING	2	EA	$ 76,000.00	$ 152,000.00
55	8" PVC C900 DR 18	1,710	LF	$ 59.65	$ 102,001.50
56	6" PVC C900 DR 18	156	LF	$ 50.23	$ 7,835.88
57	8" GATE VALVE ASSEMBLY	7	EA	$ 2,890.00	$ 20,230.00
58	RELOCATE EXISTING FIRE HYDRANT ASSEMBLY	1	EA	$ 4,630.00	$ 4,630.00
59	6" FIRE HYDRANT ASSEMBLY	3	EA	$ 7,170.00	$ 21,510.00
60	RELOCATE EXISTING 3/4" WATER METER SERVICE	12	EA	$ 2,400.00	$ 28,800.00
61	3/4" WATER METER SERVICE	6	EA	$ 1,420.00	$ 8,520.00
62	3/4" WATER SERVICE LATERAL	478	LF	$ 29.80	$ 14,244.40
63	3" ELECTRICAL CONDUIT	280	LF	$ 25.21	$ 7,058.80
64	BLOCK WALL	217	LF	$ 80.00	$ 17,360.00
65	BAKED CLAY WALL WITH ROD IRON FENCE	165	LF	$ 200.00	$ 33,000.00
66	RETAINING WALL	105	LF	$ 125.00	$ 13,125.00
67	ASPHALT DRIVEWAY	325	SF	$ 7.35	$ 2,388.75
68	CONCRETE DRIVEWAY	777	SF	$ 7.27	$ 5,648.79
69	TRENCH DRAIN	2	EA	$ 34,000.00	$ 68,000.00
70	LANDSCAPE RESTORATION	1	LS	$ 10,000.00	$ 10,000.00
				TOTAL	**$ 1,875,617.78**



City of La Verkin

435 North Main Street
La Verkin, Utah 84745
(435) 635-2581 (435) 635-2104 Fax

Kyle Gubler
City Administrator

Kelly B. Wilson
Mayor

Micah Gubler
Blair Gubler
Chuck Hardy
Richard Hirschi
Patricia Wise
Council Members

April 12, 2022

Re: 2022 Supplemental Funding Application

Permanent Community Impact Fund (CIB)

To Whom It May Concern:

The City of La Verkin applied for and received funding from Community Impact Fund (CIB) to do a road and utility project that we put out to bid a few weeks back. As many of you know, the bid market has been crazy, with many cities here in southern Utah having projects either coming in over budget or not having contractors bid on their projects at all. Our project came back to us with the lowest bid over the engineer's estimated budget.

We want to increase our loan by $250,000, which will increase our yearly payment by approximately $10,000. We have looked over our budget, and with some work, we will be able to find the extra money for the annual payment. The increased loan would provide us with about $100,000 for a contingency to address things that may come up on the project due to change orders or unforeseen changes in field conditions.

We hope you will consider the additional money to be added to the original loan at the same terms we were previously awarded. Thank you for your consideration.

Sincerely,

Kelly B. Wilson
La Verkin City Mayor

Kyle Gubler
City Administrator

April 27, 2022

Community Impact Board
DWS Admin South Building
1385 South State Street
Salt Lake City, Utah

Subject: La Verkin City 100 South Road Project – Ash Creek Special Service District Share

To Whom It May Concern,

The Ash Creek Special Service District (District) has received the bid tabulation for the La Verkin City 100 South Road project. The District has agreed with the City to pay its proportionate share of the project for the specific line items requested by the District. The low bid for the project was higher than the original estimate. District staff will recommend full participation in this project to it's Administrative Control Board at the regularly scheduled April 28,2022 board meeting. It is anticipated that the District will be responsible for up to $209,000.00 of the project cost. We are in full support of the project and are committed to our proportionate share of the overall project cost. We look forward to working with the City on this project.

Sincerely,

Mike Chandler, P.E.
Superintendent
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

Funded 10/3/2021
SUPP 4/29/2022

PERMANENT COMMUNITY IMPACT FUND BOARD
PROJECT SUMMARY SHEET

Applicant: **MONA CITY**
Title: **CULINARY WATER PIPE REPLACEMENT - SUPPLEMENTAL**
Description:
This project consists of water system improvements to include replacement of approximately 3500 linear feet of 6-inch, 4-inch and 2-inch pipe with 8-inch culinary water pipe, 29 each meter service connections, approximately 14 S-inch valves and road repair.

Revised Description for Supplemental AS ABOVE.
Construction bids came in higher than expected due to inflation and rising construction costs.

Cost Sharing:			***As Funded*** October 3, 2021	***Supplemental*** April 29,2022		***Total Request***
Applicant Cash			$ 100,800	$ 21,800		122,600
Applicant In-kind Property			0	0		0
Local Cash			0	0		0
Local In-kind			0	0		0
Federal Grant (NRCS)			0	0		0
Federal Loan			0	0		0
State Grant			0	0		0
State Loan			0	0		0
CIB Grant			**103,200**	**22,000**		**125,200**
CIB Loan	**30y@0.5%**		**132,000**	**28,000**	**30y@0.5%**	**160,000**
		Total	**$ 336,000**	**$ 71,800**		**407,800**

Project Budget:				***Original Budget***		***Revised Total Budget***
	Construction		$	259,000	$	326,000
	Construction Contingency			26,000		30,800
	Engineer Pre Construction		3,42%	11,500		11,500
	Engineer Special		0.30%	1,000		1,000
	Engineer Construction		8.48%	28,500		28,500
	Special Studies / Plans			0		0
	Land/Rights-of-Way/Water Rights			0		0
	Equipment			0		0
	Administration			10,000		10,000
		Total	**$**	336,000	**$**	407,800

PERMANENT COMMUNITY IMPACT FUND

SUPPLEMENTAL APPLICATION

Revised August 2020

PERMANENT COMMUNITY IMPACT FUND
1385 SOUTH STATE, SUITE 400
SALT LAKE CITY, UTAH 84115
O: 801-468-0131

EMAIL COMPLETE APPLICATIONS TO:
CPOWERS@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: Mona City - 2022 Culinary Water Pipe Replacement

PROJECT LOCATION: Mona City

POPULATION: 1,578

APPLICANT ATTENDED TUTORIAL: Y ☒ N ☐

APPLICATION PROVIDED TO SHPO: Y ☒ N ☐ N/A ☐

APPLICANT AGENCY:

NAME: Mona City

FEDERAL TAX ID NUMBER: 87-0351327

ADDRESS: 20 West Center Street

CITY: Mona COUNTY: Juab ZIP: 84645

CONTACT NAME: Randy Christensen
Must be with the applicant agency and registered in webgrants

PHONE: 435-623-4913 EMAIL: rjchristensen1953@gmail.com

CELL: 801-885-5361

PRESIDING OFFICIAL // NAME: Randy Christensen
This person shall sign application

TITLE: Mayor

PHONE: 801-885-5361 EMAIL: rjchristensen1953@gmail.com

CLERK / RECORDER // NAME: Michelle Dalton

PHONE: 435-623-4913 EMAIL: monacitygov@gmail.com

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: Tyler Faddis

COMPANY: Jones & DeMille Engineering

MAILING ADDRESS: 50 S. Main, Ste 4

PHONE: 435-835-4540 EMAIL: tyler.f@jonesanddemille.com

CITY: Manti STATE: UT ZIP: 84642

CELL: 435-650-3173

BOND COUNSEL // NAME: Eric Johnson
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: 801-261-3407 EMAIL: eric@bcjlaw.net

CITY: STATE: ZIP:

CELL: 801-520-5333

FINANCIAL CONSULTANT // NAME:
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

PART B. PROPOSED FUNDING

TOTAL ORIGINAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S ORIGINAL GRANT/LOAN PACKAGE REQUEST
235,200	103,200 Grant 132,000 Loan @ 0.5% for 30 Years

TOTAL SUPPLEMENTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S SUPPLEMENTAL GRANT/LOAN PACKAGE REQUEST – SAME TERMS AS ORIGINAL FUNDING:
50,000	22,000 Grant 28,000 Loan @ 0.5% for 30 Years

SECURITY FOR LOAN	SOURCE/LESSEE
GENERAL OBLIGATION BOND	
REVENUE BOND	160,000
BUILDING AUTHORITY LEASE REVENUE BOND	
CLASS B & C ROAD FUND REVENUE BOND	
MINERAL LEASE REVENUE	
OTHER (SPECIFY):	

TOTAL PROJECT FUNDING	ORIGINAL	SUPPLEMENTAL
APPLICANT CASH	100,800	21,800
APPLICANT IN-KIND**		
OTHER LOCAL CASH		
OTHER LOCAL IN-KIND**		
FEDERAL GRANT		
FEDERAL LOAN		
STATE GRANT (DDW, DWQ, - NOT CIB)		
STATE LOAN (DDW, DWQ, - NOT CIB)		
TOTAL REQUESTED **CIB** FUNDS	235,200	50,000
ORIGINAL FUNDING REQUEST	$336,000	$71,800

ADDITIONAL QUESTIONS

The reason for supplemental request:
The bids for the project came in higher than the original estimated value of the project.

If supplemental funding is not authorized, what is the contingency plan? Reduce scope of the project.

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Tyler Faddis, Jones & DeMille Engineering

DATE OF BIDS
4/12/22

SUPPLEMENTAL CONSTRUCTION BUDGET (THIS REPRESENTS SUPPLEMENTAL COSTS) ATTACH DETAILED BUDGET WITH THIS FORM	
SUPPLEMENTAL CONSTRUCTION COSTS	67,000
CONTINGENCY	4,800

SUPPLEMENTAL CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.* $0

PRE-CONSTRUCTION ENGINEERING
Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents

SPECIAL ENGINEERING SERVICES
Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations

CONSTRUCTION ENGINEERING SERVICES
Representation during construction, special inspections, materials testing and construction phase services

SUPPLEMENTAL ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.* $0

PLANNING AND STUDIES SUBTOTAL
NEPA, EA, EIS, FEASIBILITY

LAND/EASEMENTS/WATER RIGHT SUBTOTAL

EQUIPMENT & FACILITIES SUBTOTAL

ADMIN // LEGAL / BONDING ONLY

ADMIN // FINANCIAL CONSULTANT

ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.* $0

SUPPLEMENTAL TOTAL - ***MUST MATCH TOTAL REQUEST (PG.2)*** = $0 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) $71,800
PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.

THIS PAGE IS ONLY SUPPLEMENTAL … NOT TOTAL

PART E. SUPPLEMENTAL SUBMISSION ATTACHMENT CHECKLIST

☒ ***Please attach a current bid or estimate to indicate the increased cost.***

Please describe the project and the reason for supplemental funding. (text box will expand as needed):

The proposed project is replacing undersized and aged piping for the Mona City water system. The cost for the project was estimated in May 2021. Due to the large increase in construction costs, the bids received for the project on April 12, 2022, over exceeded the original requested amount for the project.

Mona City would like to express our appreciation for the funding assistance for this project and would like to ask for your consideration in supplemental funding to complete the project.

PRESIDING OFFICIAL SIGNATURE

I, Randy Christensen (TYPED NAME), the Mayor (TYPED TITLE) of Mona City (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

Randy Christensen
ORIGINAL SIGNATURE

4/18/2022
DATE

Jones & DeMille Engineering

1-800-748-5275
www.jonesanddemille.com

Owner: ***Mona City***
Project: ***2022 Culinary Water Pipe Replacement***
Proj. #.: ***2105-016***

Bid Date: ***Tuesday, April 12, 2022***
Bid Place: ***Mona City Hall***
Bid Time: ***7:00 PM***

TABULATION OF BIDS

	Bid Schedule			*Bidders:*		**No. 1** *Barton Excavating* *160 N Main, Ephraim UT 84627* *Atlantic Specialty Insurance Co*		**No. 2** *Johansen Construction Inc.* *PO Box 40, Mt Pleasant UT 84647* *Atlantic Specialty Insurance Co.*		**No. 3** *Newman Construction, Inc* *13331 S Redwood Rd, Riverton UT 8* *Western Surety Company*		**No. 4** *Condie Construction Co.* *53 N 1650 W, Springville UT 84663* *Employers Mutual Casualty Co.*		**No. 5** *VanCon Inc.* *1825 N Mtn Spr Pkwy, Springville UT 84663* *American Institute of Architects*	
				Engineer's Probable Cost:											
Item No.	*Item Description*	*Unit*	*Estimated Quantity*	*Unit Price*	*Price*	*Bid Unit Price*	*Bid Price*	*Bid Unit Price*	*Bid Price*	*Bid Unit Price*	*Bid Price*	*Bid Unit Price*	*Bid Price*	*Bid Unit Price*	*Bid Price*
1-1	Mobilization	L.S.	1	$ 20,000.00	$20,000.00	$25,000.00	$25,000.00	$45,000.00	$45,000.00	$27,000.00	$27,000.00	$83,920.00	$83,920.00	$68,750.00	$68,750.00
1-2	Traffic Control	L.S.	1	$ 10,000.00	$10,000.00	$5,000.00	$5,000.00	$7,687.50	$7,687.50	$24,000.00	$24,000.00	$43,200.00	$43,200.00	$15,000.00	$15,000.00
1-3	Remove Existing Water Valve	Each	5	$ 500.00	$2,500.00	$1,000.00	$5,000.00	$500.00	$2,500.00	$1,150.00	$5,750.00	$240.00	$1,200.00	$1,300.00	$6,500.00
1-4	Road Repair, Class A	L.F.	40	$ 140.00	$5,600.00	$255.00	$10,200.00	$97.98	$3,919.20	$133.00	$5,320.00	$212.00	$8,480.00	$275.00	$11,000.00
1-5	Road Repair, Class B	L.F.	560	$ 80.00	$44,800.00	$39.00	$21,840.00	$59.31	$33,213.60	$41.00	$22,960.00	$44.00	$24,640.00	$55.00	$30,800.00
1-6	8 Inch PVC DR-18 Waterline	L.F.	3,560	$ 37.00	$131,720.00	$42.90	$152,724.00	$54.26	$193,165.60	$79.00	$281,240.00	$60.50	$215,380.00	$90.00	$320,400.00
1-7	1 Inch Poly Service Line	L.F.	1,210	$ 25.00	$30,250.00	$21.10	$25,531.00	$40.04	$48,448.40	$21.00	$25,410.00	$14.60	$17,666.00	$25.00	$30,250.00
1-8	Connect to Existing	Each	15	$ 2,200.00	$33,000.00	$2,210.00	$33,150.00	$2,624.40	$39,366.00	$1,700.00	$25,500.00	$3,545.00	$53,175.00	$4,600.00	$69,000.00
1-9	Connect to Existing Fire Hydrant	Each	4	$ 2,500.00	$10,000.00	$2,558.00	$10,232.00	$3,603.11	$14,412.44	$2,497.50	$9,990.00	$3,620.00	$14,480.00	$10,000.00	$40,000.00
1-10	Meter Service Connection	Each	29	$ 600.00	$17,400.00	$930.00	$26,970.00	$1,194.83	$34,650.07	$1,050.00	$30,450.00	$865.00	$25,085.00	$1,800.00	$52,200.00
1-11	8 Inch Gate Valve	Each	12	$ 2,800.00	$33,600.00	$3,025.00	$36,300.00	$2,797.86	$33,574.32	$3,115.00	$37,380.00	$2,690.00	$32,280.00	$3,300.00	$39,600.00
				TOTAL	$338,870.00	Accepted Total:	$351,947.00	Accepted Total:	$455,937.13	Accepted Total:	$495,000.00	Accepted Total:	$519,506.00	Accepted Total:	$683,500.00
						Submitted:	$351,947.00	Submitted:	$455,937.13	Submitted:	$495,000.00	Submitted:	$519,506.00	Submitted:	$683,500.00
						Correction:	$0.00	Correction:	$0.00	Correction:	$0.00	Correction:	$0.00	Correction:	$0.00

I hereby certify that the above is a true and correct summary of the bids received:

Project Manager: Tyler Faddis
Tyler Faddis

PERMANENT COMMUNITY IMPACT FUND BOARD

PROJECT SUMMARY SHEET

APPLICANT: KANE COUNTY WATER CONSERVANCY DISTRICT (120)
TITLE: Recreation Land Purchase
POPULATION: 7,886

DESCRIPTION: This project consists of the purchase of approximately 74.53 acres of private property in Kanab, Utah recorded as Parcel K-13-11 adjacent to the Jackson Flat Reservoir complex for the anticipated construction of a trail system which will expand the existing five plus miles of asphalt walking and biking paths. It is the intent of Kane County Water Conservancy District to fund design and construction of paved and unpaved trails, picnic facilities, parking and other amenities.

	REQUESTED	MINIMUM	MEDIAN	MAXIMUM	AS ADVANCED
CIB FUNDING REQUEST	$1,240,000	$1,240,000	$1,240,000	$1,240,000	$0
LOAN	$1,240,000 // 99%	$1,166,000 // 94%	$1,203,000 // 97%	$1,240,000 // 100%	$00 // 0.0%
GRANT	$00 // 1%	$74,000 // 6%	$37,000 // 3%	$0 // 0%	$00 // 100.0%
INTEREST RATE	1.0%	0.0%	1.0%	2.0%	
TERM	30 YEARS	30 YEARS	30 YEARS	30 YEARS	YEARS
RETURN TO CIB	$1,441,440	$1,166,000	$1,398,419	$1,660,977	$0
ANNUAL PAYMENT REFERENCES	$48,048	$38,867	$46,614	$55,366	

EXEMPTIONS

CURRENT APPLICANT MAGI
0.00% of MAGI

BENCHMARK MAGI

changes payment to 0.00% / 1.75% benchmark of MAGI

COST SHARING		**PROJECT BUDGET TOTAL**	**$1,260,000**
NON-CIB FUNDS	$20,000	TOTAL CONSTRUCTION	
APPLICANT CASH		CONTINGENCY	
APPLICANT IN-KIND	20,000	**CONSTRUCTION SUBTOTAL**	-
OTHER LOCAL CASH		PRE-CONSTRUCTION ENGINEEERING [0.00%]	
OTHER LOCAL IN-KIND		SPECIAL ENGINEERING SERVICES [0.00%]	
FEDERAL GRANT		CONSTRUCTION ENGINEERING [0.00%]	
FEDERAL LOAN		**ENGINEERING SUBTOTAL**	-
STATE GRANT		PLANNING & STUDIES SUBTOTAL	
STATE LOAN		LAND/EASEMENTS/WATER RIGHTS SUBTOTAL	**1,240,000**
		EQUIPMENT & FACILITIES SUBTOTAL	
		ADMIN // LEGAL/BONDING	20,000
		ADMIN // FINANCIAL CONSULTANT	
		ADMIN SUBTOTAL	**20,000**

OTHER ISSUES:

PRIOR 5 YEAR COUNTY M/L RECEIPTS & ALLOCATIONS	**COUNTY**	**CIB REVENUE / AWARD** (% OF REV AWARI	**GRANT $ / %**		**LOAN $ / %**
	KANE	$3,006,784 // $31,347,955 (10%)	$2,822,955 // 9.0%		$28,525,000 // 91.0%
	CIB PAST PROJECTS	**TOTAL CIB GRANT**	**TOTAL CIB LOAN**		**AVERAGE CIB FUNDED**
APPLICANT ASSISTANCE 2000-2020	4	$812,500	$7,530,000		69.5%

PROJECT	**YEAR**	**GRANT // LOAN**	**TERM**	**CIB%**
Water Master Plan Update	2020	$22,000 // $ (100% // 0%)		50.00%
New Office and Warehouse Bldg	2016	$525,000 // $350,000 (60% // 40%)	30y @ 1%	79.00%
New Office and Warehouse Bldg	2016	$265,500 // $180,000 (60% // 40%)	30y @ 1%	87.00%
Zion View water improvements	2012	$ // $7,000,000 (0% // 100%)	30y @ 0%	62.00%

PERMANENT COMMUNITY IMPACT FUND

NEW APPLICATION

Revised January 2022

PERMANENT COMMUNITY IMPACT FUND
140 East Broadway ~ 1st Floor
SALT LAKE CITY, UTAH 84111
O: 801-707-0965

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

APPLICATION DEADLINES
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

PART A. GENERAL INFORMATION *(PLEASE USE THE TAB KEY)*

PROJECT TITLE: KCWCD Trails & Recreational Facilities

PROJECT LOCATION: Near Kanab, Utah

POPULATION: 7,817

APPLICANT ATTENDED TUTORIAL: Y ☐ N ☐

APPLICATION PROVIDED TO SHPO: Y ☐ N ☐ N/A ☒

APPLICANT AGENCY:

NAME: Kane County Water Conservancy District

FEDERAL TAX ID NUMBER: 87-0662353

ADDRESS: 725 E Kaneplex Drive

CITY: Kanab COUNTY: Kane ZIP: 84741

CONTACT NAME: Mike Noel
Must be with the applicant agency and registered in webgrants

PHONE: 435-644-3997 EMAIL: mnoel5603@gmail.com

CELL: 435-616-5603

PRESIDING OFFICIAL // NAME: Mike Noel
This person shall sign application

TITLE: Executive Director

PHONE: 435-616-5603 EMAIL: mnoel5603@gmail.com

CLERK / RECORDER // NAME: Amanda Buhler

PHONE: 437-644-3997 EMAIL: kanecowater@gmail.com

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME:

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

BOND COUNSEL // NAME: Richard Chamberlain

COMPANY: Chamberlain Associates, LLC

MAILING ADDRESS: 225 North 100 East

PHONE: 435-896-4461 EMAIL: baxterse@hotmail.com

CITY: Richfield STATE: UTAH ZIP: 84701

CELL:

FINANCIAL CONSULTANT // NAME:
(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE: EMAIL:

CITY: STATE: ZIP:

CELL:

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000.

TOTAL CIB FUNDS REQUESTED *One Lump Sum - Round to the nearest $1000*	APPLICANT'S GRANT/LOAN PACKAGE REQUEST
$1,250,000	Grant $1,250,000 Loan @ 1% for 30 Years

SECURITY FOR LOAN	SOURCE/LESSEE
GENERAL OBLIGATION BOND	
REVENUE BOND	Revenue Bond for $50,000/year from KCWCD asset and service revenue.
BUILDING AUTHORITY LEASE REVENUE BOND	
CLASS B & C ROAD FUND REVENUE BOND	
MINERAL LEASE REVENUE	
OTHER (SPECIFY):	

TOTAL PROJECT FUNDING	SPECIFY	AMOUNT
APPLICANT CASH		
APPLICANT IN-KIND**	Bond Attorney	$10,000
OTHER LOCAL CASH		
OTHER LOCAL IN-KIND**		
FEDERAL GRANT		
FEDERAL LOAN		
STATE GRANT (DDW, DWQ, - NOT CIB)		
STATE LOAN (DDW, DWQ, - NOT CIB)		
TOTAL REQUESTED **CIB** FUNDS		$1,250,000
TOTAL PROJECT COST *MUST MATCH PROJECT TOTAL (PG. 3)*	*PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$1,260,000

ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.
With this loan being the purchase of a property, with construction costs being covered by KCWCD and/or grant monies, there should be no cost over-runs.
Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y☐ N☒
Who?

Will the proposed facility be leased? Y☐ N☒ If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.)

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **Increased production and expansion of the Alton Coal mine in Kane County is happening at the same time that the county is seeing large use increase of existing infrastructure, including recreation infrastructure. As use on federal lands for development increases, the need to manage multiple uses is also increased. Conflicts between recreation and increased federal lands development traffic and use needs to be taken into consideration in Kane County.**
Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **The purpose of the proposed development is to meet the demand for recreation due to the increase in population as well as tourism. This project will alleviate impact on public infastructure by providing a new recreational opportunity. Further, alleviation either directly or indirectly on public infrastructure, public finance, federal land, employment and safety will also be realized in varying degrees. The improvements are expected to increase hotel-nights, capitalize on the State's current focus on tourism economy, and expand opportunities associated**

with visitorship related to the nearby national parks, natural areas, and federal lands.
What is the percentage of federal land in the county? 90
Who are the prime beneficiaries of this project? Residents from local and neighboring counties/communites and visitors

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Anson Clarkson

DATE OF ESTIMATE
4/7/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION	
CONTINGENCY	
CONSTRUCTION SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$0
PRE-CONSTRUCTION ENGINEERING *Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents*	
SPECIAL ENGINEERING SERVICES *Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations*	
CONSTRUCTION ENGINEERING SERVICES *Representation during construction, special inspections, materials testing and construction phase services*	
ENGINEERING SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$0
PLANNING AND STUDIES SUBTOTAL NEPA, EA, EIS, FEASIBILITY	
LAND/EASEMENTS/WATER RIGHT SUBTOTAL	$1,250,000
EQUIPMENT & FACILITIES SUBTOTAL	
ADMIN // LEGAL / BONDING ONLY	$10,000
ADMIN // FINANCIAL CONSULTANT	
ADMIN SUBTOTAL *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$10,000
PROJECT TOTAL - ***MUST*** *MATCH TOTAL PROJECT COST (PG.2)* = $20,000 (THIS SHOULD BE $0 IF PAGE 2=PAGE 3) *PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERIDE.*	$1,260,000

ANNUAL PLANNED BUDGET FOR COMPLETED PROJECT

ESTIMATED START DATE 10/1/2022

OPERATIONS & MAINTENANCE $0

REPLACEMENT FUND $0

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2022
ANNUAL BUDGET **$19,283,994**

GENERAL FUND BUDGET

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2021	.000549	$1,072,167
2020	.000577	$952,826
2019	.000595	$919,919
2018	.000601	$948,268
2017	.000639	$858,269

CURRENT DEBT STRUCTURE

ASSESSED VALUATION **$1,796,884,226**

G.O. DEBT CAPACITY* **$1,796,884**

OUTSTANDING G.O. DEBT **$0**

REMAINING G.O. DEBT CAPACITY **$1,796,884**
(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)

**G.O. DEBT LIMITS: COUNTIES 2% of ASSESSED VALUE*
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT **$27,402,000**

TOTAL CURRENT ANNUAL DEBT SERVICE **$1,523,850**

USER FEES *(IF APPLICABLE)*

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.
N/A

POPULATION.
7,817

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
$ 161

NUMBER OF USERS (OR ESTIMATE)
20,000

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	DW	DW	DW	DW	DW	DW	DW
$ ISSUED	$150,000	$750,000	$3,990,000	$1,025,000	$2,800,000	$2,422,000	$4,200,000
INTEREST RATE	0.00	2.62	1.00	2.82	1.86	1.93	1.00
DATE ISSUED	1995	2007	2007	2011	2012	2013	2012
DATE DUE	12/1	12/31	12/31	12/31	12/31	12/31	9/1
BOND HOLDER	DEQ	DEQ	DEQ	DEQ	DEQ	DEQ	DEQ
ANNUAL DEBT SERVICE							
2022	$7,500	$49,000	$169,800	$68,100	$123,000	$105,000	$132,000
2023	$7,500	$49,000	$179,400	$68,100	$123,000	$105,000	$132,000
2024	$7,500	$49,000	$190,000	$68,100	$123,000	$105,000	$132,000
2025	$7,500	$49,000	$199,400	$68,100	$123,000	$105,000	$132,000
2026	$7,500	$49,000	$220,700	$68,100	$123,000	$105,000	$132,000
2027			$229,800	$68,100	$123,000	$105,000	$132,000
2028			$239,800	$68,100	$123,000	$105,000	$132,000
2029			$249,600	$68,100	$123,000	$105,000	$132,000
2030			$270,300	$68,100	$123,000	$105,000	$132,000
2031			$279,800		$123,000	$105,000	$132,000
2032			$300,200		$123,000	$105,000	$132,000
2033			$309,400		$123,000	$105,000	$132,000
2034			$330,400		$123,000	$105,000	$132,000
2035			$350,200		$123,000	$105,000	$132,000
2036			$277,800		$123,000	$105,000	$132,000
2037					$123,000	$105,000	$132,000
2038					$123,000	$105,000	$132,000
2039					$123,000	$105,000	$132,000
2040					$123,000	$105,000	$132,000
2041					$123,000	$105,000	$132,000
2042						$105,000	$132,000
2043							$132,000
2044							$132,000
2045							$132,000
2046							$132,000
2047							$132,000
2048							$132,000
2049							$132,000
2050							$132,000
2051							$132,000
2052							

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). ***Incomplete applications will be held pending completion of all requirements.***

☒ REGISTRATION **(*one time only)**

To be eligible for funding, the applicant must be registered in **WebGrants 3** (https:/webgrants.utah.gov/home.do). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. DO NOT REGISTER AGAIN. Contact Brenda Brown 801-707-0965.

☒ PROJECT DESCRIPTION

WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

WHY – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

☐ CIB APPLICATION LIST

The 'Project' must be on the current county CIB APPLICATION LIST of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

☐ WATER & SEWER APPLICATIONS

ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding MUST COMPLETE AND SUBMIT the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: https://jobs.utah.gov/housing/community/cib/index.html

☐ STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

☐ PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

☐ CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

☐ ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

☐ AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). *DO NOT SUBMIT THE ENTIRE HOUSING PLAN.*

☒ PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold AT LEAST one formal public hearing to solicit comments concerning the size, scope, nature of any funding request PRIOR to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (*NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.*)

☒ CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, **Mike Noel** (TYPED NAME), the **Executive Director** (TYPED TITLE) of **Kane County Water Conservancy District** (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

ORIGINAL SIGNATURE

DATE 4/14/2022

Project Description

Introduction:

Kanab, UT is in Kane County in the southwestern section of Utah. Kanab is surrounded by a variety of western geologic scenery ranging from coral pink cliffs and sand dunes, volcanic craters and lava flows to deep canyons, majestic mountains, and plains. The area has long had a draw for tourism with the natural beauty and travel friendly weather of the region. Kanab is in proximity to and serves as an intersection for visitors traveling to Zion, Bryce, and Grand Canyon National Parks, the Grand Staircase-Escalante National Monument and Glen Canyon National Recreational Area (Lake Powell).

Public entities in the Kanab area, including Kane County, Kanab City, Kane County Water Conservancy District (KCWCD), and the Kanab Irrigation Company have long recognized the importance of tourism to the local economy, recognize the trend of increasing tourism rates in Utah generally and southern Utah specifically, and now seek to provide trails and outdoor recreational facilities, intended to attract and retain tourism in the Kanab area while providing a recreational opportunity to local and regional residents.

Jackson Flat Reservoir is quickly becoming a highpoint for the area, economically and recreationally. Since 2012, Jackson Flat Reservoir began furnishing water for the Kanab Irrigation Company users, many of whom water hay fields for cattle. The consistency of water has increased field yield for those farmers and improved the overall economy of the area. Recreationally, Jackson Flat Reservoir also offers many great recreation opportunities for locals and tourists alike. Annually, the reservoir hosts several large events including the Reel Deal Fishing Derby and the county Pioneer Day Celebration. Both events, on top of several others, brought thousands to the reservoir. Over 10,000 local residents visit the Jackson Flat Recreation annually. With over $100 million in tourism dollars spent in the county last year. The local residents would benefit by additional recreational land adjacent to the $35 million dollar Jack Flat Reservoir Recreation Area.

Geography:

Kane County lies on the southern border of the state of Utah; its southern border abuts the northern border of the state of Arizona. The Colorado River, reformed as Lake Powell, forms its eastern border. The Grand Staircase-Escalante National Monument covers much of the county. A rugged and inhospitable country of deserts, mountains and cliffs makes up the terrain, with breathtaking scenery in every area. Parts of Bryce Canyon National Park and Zion National Park extend into the northern and western portions of the county. The eastern part of the county is part of the Glen Canyon National Recreation Area. The county has a total area of 4,109 square miles.

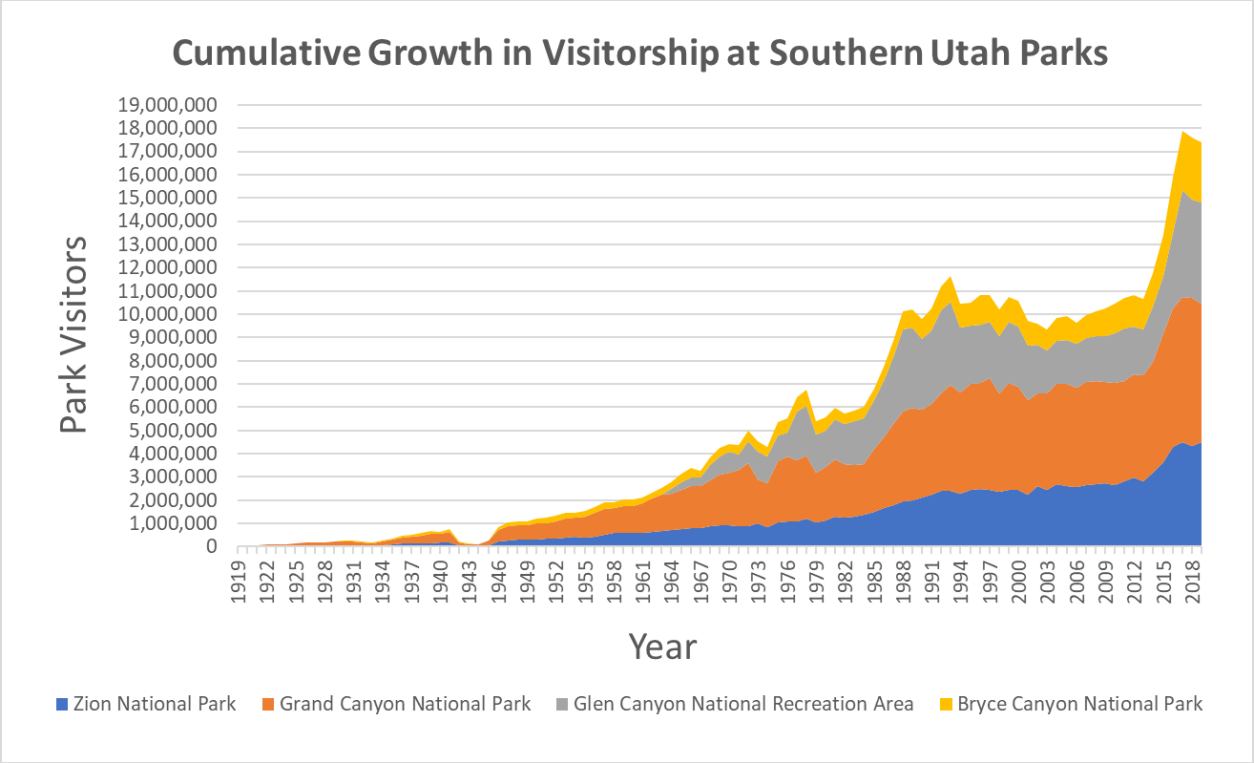
History:

The Kanab, UT tourism website provides an overview of the city and its early beginnings. Named for a Paiute word meaning "place of the willows," Kanab was settled in 1864 when Fort Kanab was built on the east bank of Kanab Creek as a base for the exploration of the area.

For many years Kanab was one of the most isolated cities in the nation. It was cut off from the east by the Colorado River and could only be reached with difficulty by dirt roads stretching over the rough terrain of the Arizona Strip west toward Las Vegas, NV. A twenty-three-mile journey north to Orderville, UT took four days. This isolation is why Zane Grey lived in the town while writing his Riders of the Purple Sage in 1912. Today, Kanab is a scenic tourist town with a friendly western spirit where tens of thousands of

tourists stop to enjoy the "Old West" quality of life each year. The history in Kanab comes alive in the architecture of the old homes and buildings of the community. Kanab, Utah is classic American West, surrounded by towering Navajo sandstone cliffs and vistas of sagebrush. This scenery has lured filmmakers to Kanab for 80 years. Abandoned film sets near town have become tourist attractions. The buildings all over town have plenty of movie posters and autographed photos to support Kanab's self-proclaimed title, "Little Hollywood." It is also a great basecamp for road cycling adventures.

Kanab is situated in the area known as the "Grand Circle", which is located among the Vermilion Cliffs National Monument, Bryce Canyon National Park, the Grand Canyon National Park, Zion National Park, Pipe Spring National Monument, Monument Valley Navajo Tribal Park, and the Glen Canyon National Recreation Area. Other area draws for recreational tourism include Grand Staircase-Escalante National Monument, Coral Pink Sand Dunes State Park, the privately owned Moqui Cave, and the largest animal sanctuary in the United States, Best Friends Animal Society. Tourism interest in southern Utah and the "Grand Circle" attractions continues to grow exponentially, with over seventeen million recorded visits to Zion National Park, Grand Canyon National Park, Bryce Canyon National Park, and Glen Canyon National Recreation Area in years 2017, 2018, and 2019. Year 2020 visits were depressed early in the year due to the COVID-19 pandemic, but the second half of the year began a trend of heavy tourist traffic through 2021. In 2021, Kane County received more tourists that ever before, generating over $100 million in economy to the area.



Proposed Trail and Outdoor Recreational Improvements:

The proposed project includes acquisition of seventy-four acres of private property and construction of a trail system that will expand the existing five plus miles of asphalt walking and biking paths, which interconnect to the City of Kanab trail system and the future Necklace Trail network that is being

developed in Kanab and Kane County. This includes trails and supplemental facilities for both cyclists and pedestrians. The adjacent Jackson Flat Reservoir complex receives thousands of visitors each year and this project would expand these facilities.

Once the proposed 74-acre land is purchased. KCWCD will fund design and construction of paved and unpaved trails, picnic facilities, parking, and other amenities. KCWCD annually applies for the Utah Outdoor Recreation Grant to expand outdoor experiences offered to locals and tourists coming to the area. The KCWCD is providing funding in both district recreational budget funds and funds from various state and federal partners.

Notably, the project has wide support from many stakeholders in the area. It was recently prioritized by the Five County AOG as a preferred project consistent with the County's focus on recreational offerings. In the past the Kane County Office of Tourism, Kanab City Council and CEBA have supported and worked with the KCWCD on all of its recreational projects associated with the Jackson Flat Recreation Area. The KCWCD will lead out on the recreational build-out but will also reach to other partners who will hopefully continue to play a supporting role in the project along with many other project partners.

While the Project is scheduled to commence in the fall of 2022, it is estimated a large part of the recreational trails will be bladed in within six months of the completed purchase of the subject property. The KCWCD has an R&PP application in place with the BLM which will be modified to eliminate the golf course project for use as additional recreation physicality's. We anticipate that the purchase of the property could be completed by June 19, 2022.


Kanab Municipal Airport
Airport Rd
PROPERTY OWNED BY KCWCD
JACKSON FLAT RESERVOIR
Trout Dr
PROPERTY OWNED BY KCWCD
KCWCD OFFICE
Kanepiex Dr
ACCLAIM PROPERTY FOR PURCHASE
SITLA
BLM
89
County Rd 2410

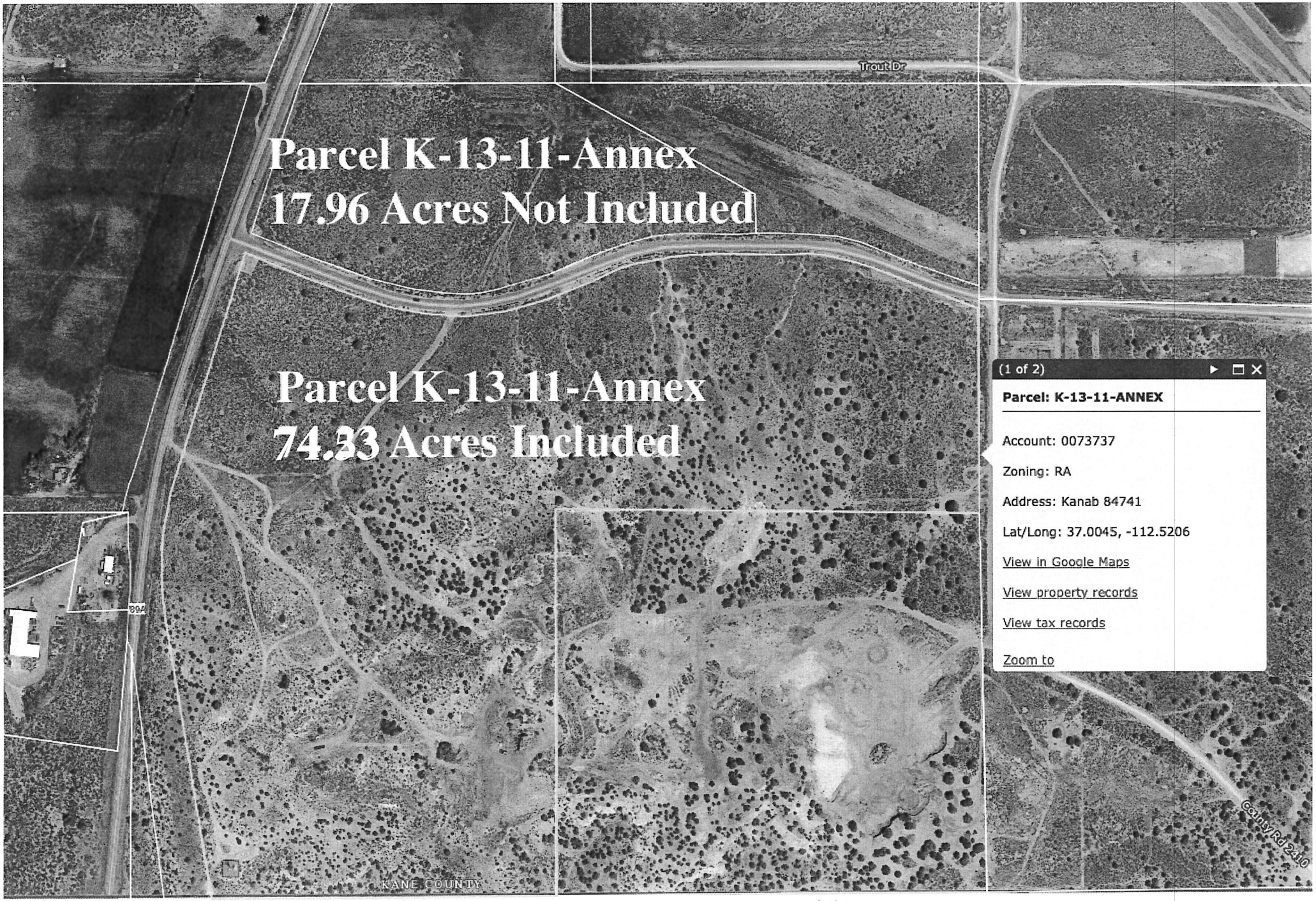
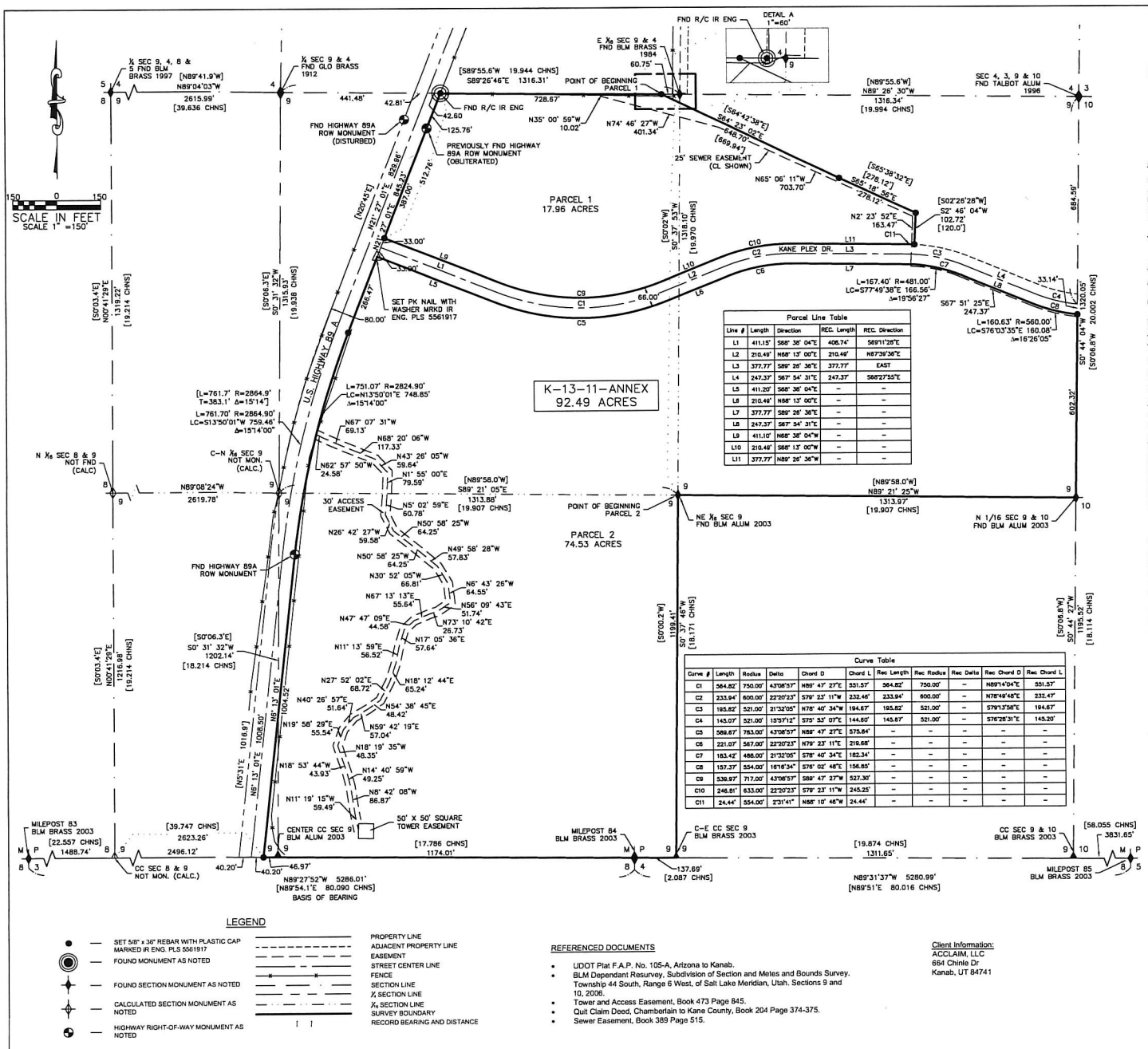


Exhibit A page 1 of 2



Parcel Line Table

Line #	Length	Direction	REC. Length	REC. Direction
L1	411.15'	S88° 36' 04"E	408.74'	S89°11'28"E
L2	210.49'	N68° 13' 00"E	210.49'	N87°39'36"E
L3	377.77'	S89° 26' 36"E	377.77'	EAST
L4	247.37'	S67° 54' 31"E	247.37'	S86°27'55"E
L5	411.20'	S88° 36' 04"E	–	–
L6	210.48'	N68° 13' 00"E	–	–
L7	377.77'	S89° 26' 36"E	–	–
L8	247.37'	S67° 54' 31"E	–	–
L9	411.10'	N88° 36' 04"W	–	–
L10	210.48'	S88° 13' 00"W	–	–
L11	377.77'	N89° 26' 36"W	–	–

Curve Table

Curve #	Length	Radius	Delta	Chord D	Chord L	Rec Length	Rec Radius	Rec Delta	Rec Chord D	Rec Chord L
C1	564.82'	750.00'	43°08'57"	N89° 47' 27"E	551.57'	564.82'	750.00'	–	N89°14'04"E	551.57'
C2	233.94'	600.00'	22°20'23"	S79° 23' 11"W	232.46'	233.94'	600.00'	–	N78°49'48"E	232.47'
C3	195.82'	521.00'	21°32'05"	N78° 40' 34"W	194.67'	195.82'	521.00'	–	S79°13'58"E	194.67'
C4	145.07'	521.00'	15°57'12"	S75° 53' 07"E	144.60'	145.67'	521.00'	–	S76°28'31"E	145.20'
C5	589.67'	783.00'	43°08'57"	N89° 47' 27"E	575.84'	–	–	–	–	–
C6	221.07'	567.00'	22°20'23"	N79° 23' 11"E	219.68'	–	–	–	–	–
C7	183.42'	488.00'	21°32'05"	S78° 40' 34"E	182.34'	–	–	–	–	–
C8	157.37'	554.00'	16°16'34"	S76° 02' 48"E	156.85'	–	–	–	–	–
C9	539.97'	717.00'	43°08'57"	S89° 47' 27"E	527.30'	–	–	–	–	–
C10	246.81'	633.00'	22°20'23"	S79° 23' 11"W	245.25'	–	–	–	–	–
C11	24.44'	554.00'	2°31'41"	N88° 10' 48"W	24.44'	–	–	–	–	–

LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- FOUND MONUMENT AS NOTED
- FOUND SECTION MONUMENT AS NOTED
- CALCULATED SECTION MONUMENT AS NOTED
- HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- STREET CENTER LINE
- FENCE
- SECTION LINE
- 1/4 SECTION LINE
- X/16 SECTION LINE
- SURVEY BOUNDARY
- RECORD BEARING AND DISTANCE

REFERENCED DOCUMENTS

- UDOT Plat F.A.P. No. 105-A, Arizona to Kanab.
- BLM Dependant Resurvey, Subdivision of Section and Metes and Bounds Survey. Township 44 South, Range 6 West, of Salt Lake Meridian, Utah. Sections 9 and 10, 2006.
- Tower and Access Easement, Book 473 Page 845.
- Quit Claim Deed, Chamberlain to Kane County, Book 204 Page 374-375.
- Sewer Easement, Book 389 Page 515.

Client Information:
ACCLAIM, LLC
664 Chinle Dr
Kanab, UT 84741

RECORD OF SURVEY
PARCEL K-13-11-ANNEX

CITY OF KANAB, UTAH
LOCATED IN N½ OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License Number 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this Record of Survey.

Thomas Avant — 1/31/2020

Thomas W. Avant, PLS # 5561917 — Date:

NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Record of Survey at the request of the client. All corners are set and found as shown.The basis of bearing for this survey is the Utah State Plane coordinate system South Zone, as measured between State Milepost 83 and 84, North 89° 27' 52" West 5286.01 feet.

Legal Descriptions:

Record Description:

Parcel 1:

The Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 9, Township 44 South, Range 6 West, Salt Lake Base and Meridian.

Less 11.11 AC Deeded to K-13-11A-ANNEX, Leaving 28.89 AC, M/L.

Less 3.61 AC Deeded to K-13-11-RD-ANNEX, Leaving 25.28 AC, M/L.

Parcel 2:

All of Sectional Lot Two (2) Section 9, Township 44 South, Range 6 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion of said property lying with the bounds of U. S. Highway 89A.

Parcel 3:

BEGINNING at the Northeast Corner of the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section 9, Township 44 South, Range 6 West, Salt Lake Base and Meridian, and running thence North 89° 52' West 792.6 feet, more or less, along the Section line to the Easterly right-of-way line of U.S. Highway 89A; thence South 16°42' West 1,378.13 feet, more or less, along said right-of-way line, to the South line of said NW1/4NE1/4; thence East 1,215.6 feet along the 1/16th Section line to the Southeast Corner of said NW1/4NE1/4; thence North 1,320.0 feet, more or less, along the 1/16th Section line of the point of beginning.

As-Surveyed:

A portion of the North ½ of Section 9, Township 44 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Parcel 1

COMMENCING at the East 1/16 corner of Section 4 & 9 of said township and range; thence, along the section line of said sections North 89° 26' 46" West 60.75 feet, to the POINT OF BEGINNING ; thence South 64° 23' 02" East 648.70 feet; thence South 65° 18' 56" East 278.12 feet; thence South 02° 46' 04" West 102.72 feet, to the northerly right-of-way line of Kane Plex Drive and the beginning of a non-tangential curve; thence, along said right-of-way and curve to the left, 24.44 feet, having a radius of 554.00 feet, a central angle of 02° 31' 41" and whose long chord bears North 88° 10' 46" West 24.44 feet; thence, continuing along said right-of-way, North 89° 26' 36" West 377.77 feet, to the beginning of a curve; thence, along the curve to the left, 246.81 feet, having a radius of 633.00 feet, a central angle of 22° 20' 23" and whose long chord bears South 79° 23' 11" West 245.25 feet; thence South 68° 13' 00" West 210.49 feet, to the beginning of a curve; thence, along the curve to the right, 539.97 feet, having a radius of 717.00 feet, a central angle of 43° 08' 57" and whose long chord bears South 89° 47' 27" West 527.30 feet; thence North 68° 38' 04" West 411.10 feet, to the easterly right-of-way line of US Highway 89A; thence, along said highway right-of-way, North 21° 27' 01" East 512.76 feet, to the north line of said Section 9; thence, along said section line, South 89° 26' 46" East 728.67 feet, to the POINT OF BEGINNING, containing 17.96 acres (more or less).

Parcel 2

BEGINNING at the Northeast 1/16 corner of said Section 9; thence, along the north-south 1/16 line of said section, South 00° 37' 46" West 1199.41 feet, to the south line of said section and the south border of the State of Utah; thence, along said border, North 89° 31' 37" West 137.69 feet, to mile post marker 84; thence, continuing along said border, North 89° 27' 52" West 1220.99 feet, to the easterly right-of-way line of US Highway 89A; thence, along said highway right-of-way, North 06° 13' 01" East 1004.52 feet, to the beginning of a curve; thence, along the curve to the right, 751.07 feet, having a radius of 2824.90 feet, a central angle of 15° 14' 00" and whose long chord bears North 13° 50' 01" East 748.85 feet; thence North 21° 27' 01" East 266.47 feet, to the southerly right-of-way of Kane Plex Drive; thence, along said right-of-way, South 68° 38' 04" East 411.20 feet, to the beginning of a curve; thence, continuing along said right-of-way and curve to the left, 589.67 feet, having a radius of 783.00 feet, a central angle of 43° 08' 57" and whose long chord bears North 89° 47' 27" East 575.84 feet; thence North 68° 13' 00" East 210.49 feet, to the beginning of a curve; thence, along the curve to the right, 221.07 feet, having a radius of 567.00 feet, a central angle of 22° 20' 23" and whose long chord bears North 79° 23' 11" East 219.68 feet; thence South 89° 26' 36" East 377.77 feet, to the beginning of a curve; thence, along the curve to the right, 183.42 feet, having a radius 488.00 feet, a central angle of 21° 32' 05" and whose long chord bears South 78° 40' 34" East 182.34 feet, ; thence South 67° 54' 31" East 247.37 feet, to the beginning of a curve; thence, along the curve to the left, 157.37 feet, having a radius of 554.00 feet, a central angle of 16° 16' 34" and whose long chord bears South 76° 02' 48" East 156.85 feet, to the east line of said section; thence, leaving said right-of-way, along said section line, South 00° 44' 04" West 602.32 feet, to the North 1/16 corner of Sections 9 and 10 of said township and range; thence, along the east-west 1/16 line of said Section 9, North 89° 21' 25" West 1313.97 feet, to the POINT OF BEGINNING, containing 74.53 acres

IRON ROCK ENGINEERING
SURVEYING & DESIGN

Building on Solid Foundations

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

RECORD OF SURVEY
ACCLAIM LLC
PARCEL K-13-11-ANNEX
KANAB, UTAH

INITIAL SUBMITTAL	DATE: 01/10/2019
	DESCRIPTION:
REV#	DATE:

PROFESSIONAL LAND SURVEYOR
THOMAS W. AVANT
5561917
1/31/2020
STATE OF UTAH

DRAWN BY: MJS
SCALE: 1" = 150'
SHEET: 1 OF 1

Exhibit B
Legal Description
(Property)

Parcel Number K-13-11-ANNEX Parcel 2, containing approximately 74.53 acres more fully described as follows:

BEGINNING at the Northeast 1/16 corner of said Section 9; thence, along the north-south 1/16 line of said section, South 00° 37' 46" West 1199.41 feet, to the south line of said section and the south border of the State of Utah; thence, along said border, North 89° 31' 37" West 137.69 feet, to mile post marker 84; thence, continuing along said border, North 89° 27' 52" West 1220.99 feet, to the easterly right-of-way line of US Highway 89A; thence, along said highway right-of-way, North 06° 13' 01" East 1004.52 feet, to the beginning of a curve; thence, along the curve to the right, 751.07 feet, having a radius of 2824.90 feet, a central angle of 15° 14' 00" and whose long chord bears North 13° 50' 01" East 748.85 feet; thence North 21° 27' 01" East 266.47 feet, to the southerly right-of-way of Kane Plex Drive; thence, along said right-of-way, South 68° 38' 04" East 411.20 feet, to the beginning of a curve; thence, continuing along said right-of-way and curve to the left, 589.67 feet, having a radius of 783.00 feet, a central angle of 43° 08' 57" and whose long chord bears North 89° 47' 27" East 575.84 feet; thence North 68° 13' 00" East 210.49 feet, to the beginning of a curve; thence, along the curve to the right, 221.07 feet, having a radius of 567.00 feet, a central angle of 22° 20' 23" and whose long chord bears North 79° 23' 11" East 219.68 feet; thence South 89° 26' 36" East 377.77 feet, to the beginning of a curve; thence, along the curve to the right, 183.42 feet, having a radius 488.00 feet, a central angle of 21° 32' 05" and whose long chord bears South 78° 40' 34" East 182.34 feet, ; thence South 67° 54' 31" East 247.37 feet, to the beginning of a curve; thence, along the curve to the left, 157.37 feet, having a radius of 554.00 feet, a central angle of 16° 16' 34" and whose long chord bears South 76° 02' 48" East 156.85 feet, to the east line of said section; thence, leaving said right-of-way, along said section line, South 00° 44' 04" West 602.32 feet, to the North 1/16 corner of Sections 9 and 10 of said township and range; thence, along the east-west 1/16 line of said Section 9, North 89° 21' 25" West 1313.97 feet, to the POINT OF BEGINNING, containing 74.53 acres

Kane County Water Conservancy District

"Developing and protecting our water resources one drop at a time."

April 25, 2022

Board of Trustees, SITLA
675 East 500 South Suite 500
Salt Lake City, Utah 84102

Dear Mr. Heaton, MS Powers, and Board Members:

Notice: Due to a family hospital emergency, I could not complete this letter last week as planned. I want to thank all you for placing the Kane County Water Conservancy District's request for a hearing on the April 29th, 2022, Community Impact Board agenda. I am sending this letter to support our application requesting a $1,240,000 loan payable over 30 years at 1% interest to purchase a 74.25-acre property (Acclaim Property) for the purposed of constructing a series of recreational facilities on the property that will benefit the adjacent public Jackson Flat Recreation area. The Board of Trustees for the conservancy district strongly supports this action and has directed me to ask for the funds. Please disregard any previous emails and correspondence related to my "compelling reason" argument. I have signed this letter and submit it as the only letter I want considered in the CIB decision to hear the KCWCD application and to approve or disapprove the application.

On advice of our legal counsel Rob VanDyke and in his consultation with Aaron Waite, (CIB council) I am outlining the reasons why we believe our amended CIB application should be heard, and hopefully approved by the CIB Board of Trustees:

1. On July 1, 2021, the CIB approved by a unanimous vote a 1%, 30-year ten-million-dollar loan for the David McClay Kidd 18-hole golf course at Jackson Flat Reservoir. The construction of the golf course was dependent upon the successful long-term lease of 101 acres of SITLA property adjacent to the Jackson Flat Recreation area and the successful purchase of the subject Acclaim property and approval of an R&PP Lease from the Bureau of Land Management Kanab Field Office which is located adjacent to the Acclaim Property and the SITLA lease property. As you know, our proposal was heavily out bid by a private multi-use commercial hotel, 200 $550,000 vacation rentals, and 137 $650,000 homes. Although, the plans for the development have not been approved by the City of Kanab. We cannot compete with a project proposal with the expenditure of funds of this magnitude.
2. Our amended application is to purchase the 74.25-acre Acclaim parcel (previously identified in our original application) The land will be used to expand the existing Jackson Flat Recreation Area (633 acres) to accommodate more visitors and additional outdoor recreation activities in the community. Another benefit of acquiring the property is its proximity to a 40-acre mined out BLM community sand pit adjacent to the Acclaim property. The water district has an active R&PP Application on file for this 40-acre parcel which would need reclamation work in order to be utilized along with the Acclaim property. This BLM property will also be an excellent location for mountain biking and walking trails, and other outdoor recreation facilities which will be constructed adjacent to Jackson Flat Recreation area.
3. The Water District consummated our Option to Purchase agreement on 4/22/2022.

725 E. Kaneplex Dr. • Kanab, UT 84741 • (435) 644-3997 • Fax (435) 644-8679
www.kcwcd.com • kanecowater@gmail.com

We now have 60 days to perform on the contract. This is why we need the board to approve the funding this week at your board meeting. With CIB approval, we can act to secure a temporary bridge loan until CIB funds become available. We have expended $30,000 on keeping the Purchase Option alive. The KCWCD Board feels that this is a one-time opportunity to acquire this property for recreation at a much lower cost than a current appraisal will verify. We have ordered a new appraisal.

4. The Jackson Flat Recreation Area is identified as one of the "Jewels" in the "Necklace Trail system" which was designed and planned by Utah State University Department of Recreation and approved by the Kane County Tourism Board. Paved Trails are already connected from the Jackson Flat trail system to the north on Kanab City property and they will also be connected to future planned trails to the east and to the west and south. This Acclaim property trail system will greatly enhance the preliminary designed Necklace trail program for all of Kane County including the East Zion Visitor's center.
5. A rapidly growing and expanding community like Kanab and Kane County needs to plan for recreation. The county is planning to build an indoor recreational facility for the local community in the near future. This project will enhance and add to future county and city recreation plans by adding one more opportunity for the public to expand the existing Jackson Flat Reservoir Recreation area.

According to the rules of the CIB, "in instances of bona fide public safety or health emergencies or ***for other compelling reasons***, the CIB may suspend its rules and procedures and accept process, review and authorize funding of an application on an expedited basis."[emphasis added] While we can all agree that there is no emergency, the option to purchase this property and the closing window of that contract is an extremely compelling reason to suspend CIB rules. During the 18-month option period, the property value has increased substantially. The result of not executing this contract, would be a huge Interest rate increase. Although a fixed rate loan may be secured from a commercial bank, the rates will be 5- 6 times higher than a CIB loan and the term most likely limited to 20 years. So, without the CIB funds, we may well lose this choice property to another commercial development. Our public hearing is today. Office staff will forward you the meeting minutes tomorrow morning. Rob VanDyke is preparing a letter that you requested with his legal opinion of whether the KCWCD can operate recreation facilities as proposed in our application.

I understand that placing this item on the April 29th agenda does not ensure an approval of our application. However, I look forward to being able to present our application to the board of trustees for consideration for funding. In closing, I want to also thank this board for their long-time support of Kane County and for the projects you approved for Kane County Water Conservancy District in 2012 and 2015. I know that CIB has limited funds this year, so if our 1% ask interest rate needs to be a little higher to keep the fund whole by returning money to the fund, my board and I would still be extremely grateful for your approval of our application.

Sincerely,

Michael Noel
Executive Director, KCWCD

725 E. Kaneplex Dr. • Kanab, UT 84741 • (435) 644-3997 • Fax (435) 644-8679
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Robert Van Dyke
Attorney at Law
76 N. Main
Kanab, UT 84741
(435)899-9034

April 26, 2022

Permanent Community Impact Fund Board
c/o Candace Powers
P.O. Box 45249
Salt Lake City, UT 84145-0249

Re: Kane County Water Conservancy District Authority for Recreation

Dear Members of the CIB Board,

I have been asked to describe the legal justification for the Kane County Water Conservancy District purchasing land adjacent to the Jackson Flatt Reservoir and providing recreational facilities and uses on this land. The Jack Flatt Reservoir is the largest reservoir owned and operated by the District and includes a large amount of recreational facilities surrounding it. The current anticipated purchase of land that is adjacent to the Jackson Flatt Reservoir will assist the District in preserving and protecting the Jackson Flatt reservoir and will also include the development of recreational uses such as trails that are open to the public. In short, the District is legally authorized to purchase land for the purposes of conservation and development of water and land resources and is fully justified in making the proposed land purchase.

The purpose and intent of a Water Conservancy District, among other things, is to "provide for the conservation and development of water and land resources in the state." Utah Code 17B-2a-1002(1)(a). These purposes must be done to promote the comfort, safety, and welfare of the people of the state." Utah Code 17B-2a-1002(2)(g). To this end, Water Conservancy Districts have many specific powers that are quite broad regarding the development, conservation and use of water and land resources. See Utah Code 17B-2a-1004. As a Local District, a Water Conservancy District is authorized and has the power to "acquire … real property" and to "construct works, facilities, and improvements necessary or convenient to the full exercise of the district's powers…" Utah Code 17B-a-103(b)&(d). This general authority for all Local Districts is emphasized specifically for Water Conservancy Districts without limitation. Utah Code 17B-2a-1004(1)(a)&(c).

Although the terms recreation or recreational facilities are not specifically stated in this section of the code, purchasing land for the purposes of land conservation, particularly land that is located adjacent to the District's largest reservoir, clearly falls within the powers of the Kane County Water Conservancy District. Purchasing this land, in addition to providing for greater public benefit and use of the reservoir and surrounding lands, will help the District ensure that their largest water asset in the County will remain protected. The recreational uses that are planned for the property are incidental and in addition to the District's ability to purchase real property for the purpose of conservation and development of "water and land resources."

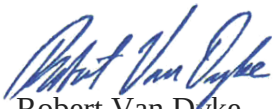
Every Water Conservancy District in the State of Utah engages in providing recreational opportunities that are incidental to their purposes of water and land conservation. Some of those recreational uses include, boating and fishing on reservoirs or other water facilities, constructing bike or walking paths and trails that are adjacent to or surround a water facility, providing camping and picnicking facilities for overnight or day use of the land surrounding or adjacent to a water facility or other land owned by the District, sponsoring various events and public or private activities on the land owned by the District, constructing other non-water related sports facilities on district property such as volley ball courts, pickle ball courts, or disc golf courses. The Kane County Water Conservancy District has engaged in many of these recreational activities in the past and will continue to engage in these and other recreational activities moving forward.

The District has worked with various state and local agencies to provide these types of recreational services. Some of those agencies include the Utah State Division of Natural Resources to stock fish in the reservoir, Kanab City to connect with city wide trail systems, the Utah Office of Outdoor Recreation to fund many of the recreational facilities already located at the Jackson Flatt Reservoir. The District will similarly work with various state and local agencies for the recreational projects located on the current land purchase. If necessary, the District will enter into one or more interlocal agreements with local agencies such as Kanab City, Kane County, or the Kane County Recreation and Transportation Special Service District, who each have independent standalone authority for providing recreation services in this area.

Previously the Kane County Water Conservancy District was approved for a CIB loan to purchase this same piece of property in question and to construct a golf course on this property and other adjacent property. After a citizen complaint the State Auditor similarly asked for legal justification to purchase land and to construct and operate a golf course. After review of the justification provided by the District the State Auditor did not proceed to address that complaint. This project is similar to the golf course project, but much smaller in scope.

Thank you for your consideration of the District's current amended CIB loan application. Please let me know if you have any other concerns about this project.

Sincerely,



Robert Van Dyke
KCWCD Attorney

KANE COUNTY WATER CONSERVANCY DISTRICT – LAND PURCHASE PUBLIC HEARING
CHAIRMAN CLARKSON CALLED THE PUBLIC HEARING TO ORDER AT 5:51 PM APRIL 25, 2022
TRANSCRIPT

Chairman Clarkson: This is a hearing for Kane County Water Conservancy District proposes to apply for a loan or a grant funding for the Utah Permanent Impact Fund Board (CIB) to purchase 74 acres of private property to maintain green space and develop recreation opportunities. So that is the purpose of this meeting. We're glad for those that are here, although few. We will need to make… Oh, on the date for the record April 25 @ 5:30 pm. Real quick let's.

(?) Hi, Who just joined the call?

Hi, This is Clay (Hansen). Also Mckay Chamberlain.

Board members in attendance

In Person: Chairman Ben Clarkson, Michael East, Jennifer Stewart, Mike Noel, Amanda Buhler
Phone: David Schmuker, Clay Hansen, Jon Lee

Chairman Clarkson: In addition to the audience; three more here.
Anson Clarkson, Dirk Clayson, Police Officer Russell Aldredge.

Pledge of Allegiance. (All stood and recited the Pledge).

Chairman Clarkson: I have read the purpose of the meeting where we have few in attendance. We would open it up to anybody making comments for the Board to hear. If you can keep it brief; it doesn't look like we would need to keep a strict timer. And if you have strong feelings to state, whether you are for or against the application or if you just have some questions. Some of those may not be answered. We are here to publicly hear those and then we will address them as appropriate. And so with that I'll open it up if anyone wants to take the front seat where we can hear you and address the comments to the Board.

Anson Clarkson: I'll go ahead and start. My name is Anson Clarkson speaking in favor of the purchase of this property. The Jackson Flatt reservoir is a wonderful area to come and bring my family. It would be a shame for this to be overrun by development people and to have it this green space that was a potential recreation opportunity would be a great thing for my kids and their friends and a bunch of locals to come take part in. That's all I got.

Chairman Clarkson: Thank you.

Dirk Clayson: My name is Dirk Clayson. Thanks for inviting me to share inputs. I feel strongly in favor for being able to promote the recreation opportunities here around the reservoir. It's been a great benefit to the community and it's been one of the rare kind of projects that both benefit local residences and our traveling visitors as well. And I think that we have a big need for things like mountain bike trails, hiking trails, non-motorized trails of a variety of different types and skill sets. And I think this property would be well suited for that and be a nice tie in with the things that are being done here on the project.

Chairman Clarkson: Thank you Mr. Clayson.

Mike Noel: Ben, I want to say how this ties in with County Planning if I could, Mike Noel. Several years ago the Utah State University Department of Recreation did a full analysis of the area in Kane County and came up with a plan for a trail system. It's called the Necklace Trail. There's different areas around this trail that they have identified as the 'jewels'. We were the primary jewels for the Necklace Trail where people can start activities; they can come here and congregate. We already have several events that we sponsor here. The fishing derby, the reel deal, the turkey trot that we have at Thanksgiving, the 24th of July, our Disc golf course project. We have a golf driving range here. We have biking, hiking…we have water fowl and bird watching and so this just adds to our 633 acres. This is adjacent to the Jackson Flatt recreation area. It would give us over 700 acres, 707 acres to be exact that people can come. This is mostly used by our community. Not only here in Kanab City but Johnson Canyon, Glendale, Orderville, Mount Carmel, Alton, and also even our sister city down here in Arizona; Fredonia. So that's my comments on that.

Mr. Schmuker: I have heard quite a few people from Big Water as well that come over and use the lake and the facility there and really enjoy it and I just think it would be a great addition…so..I'm for this as well… so…Just for the record.
Chairman Clarkson: Thank you Mr. Schmuker for your comments. Alright, is there anybody in attendance or on the phone that has .. that wants to speak opposed to this project or have any comments in line with that. …..Seeing none, I think there may be on more point or we'll give some time to our legal counsel for some clarification or any comments. Unless we have someone else raise their hand or speak up then we will close the public hearing. Mr. Van Dyke.

Mr. Van Dyke, Legal Counsel to KCWCD: I think Mike wants me to speak to an issue that has been raised about the authority of the District to engage in recreational activities, provide recreation type services as a Board. **Essentially, the Board is authorized as a District to provide water conservation services, provide municipal type water and irrigation type water services and most recently you've been given the authority to do sewer. You don't have independent, separate delegated authority to do recreational services but this type of activity is incidental to your water conservation efforts.** It's common practice throughout the State of Utah and beyond the State of Utah for entities like the Water Conservancy District to have recreational uses that are incidental to and supportive of their water conservation efforts. Things like allowing fishing in your reservoir or allowing boating on the reservoir, setting up the walkway paths and other recreational facilities by the reservoir; those are clearly within this incidental use area. The property in question here is also adjacent to your reservoir so it definitely would fall into that same category. It's still a good idea similar to the original project that was the full golf course. I mean, the golf course by itself had even a closer tie. Some people were worried about the size of that project being outside the scope of your authority but as a water conservation project, that still fell within your authority to do. And within this incidental use are of your authority. But with the golf course you were engaging in formal agreements either with Kanab City, the Kane County Rec and Trans Board, or the … or directly with Kane County. And all three of those entities have independent authority to provide recreational services. And so part of that project was entering into formal agreements with those entities. I don't feel like you have the need with this scaled down project to enter into an interlocal agreement. But that could be considered. If the Board felt like you needed to bolster up that. You could still consider entering into an agreement with one of those entities. And certainly, your partnership with various divisions of the State, you know, the Division of Outdoor Recreation, the Division of Wildlife… I guess it's the Division of Natural Resources that you work with to stock the fish. Those partnerships are definitely appropriate for projects like these. But it's my opinion

that this project clearly falls within your authority to do recreational activities that are incidental to your water facilities. But again, that's up to you if you want to pursue additional agreements, you can certainly pursue that. Is that what you wanted?

Mr. Noel: Exactly.

Chairman Clarkson: That is helpful to have some clarification and address some of the questions that some have had. So, with that being said I'll give on last call. Anybody else have additional comments that they would like to state or ask for the record.

(Uncertain Voice) I would like the record to show that of the comments made, 100% were in favor of this project.

Chairman Clarkson: So with none from there, I would entertain a motion to adjourn this public hearing.

Mr. East moved and Mr. Chamberlain seconded a motion to adjourn the public hearing. The motion passed unanimously.

12 minutes and 19 seconds

MINUTES OF THE BOARD OF TRUSTEES
KANE COUNTY WATER CONSERVANCY
PUBLIC HEARING
KANAB, UTAH
APRIL 25TH, 2022

The public hearing of the **BOARD OF TRUSTEES OF THE KANE COUNTY WATER CONSERVANCY DISTRICT** was held at the Kane County Water Conservancy District Office Kanab, Utah on the 25TH day of April at the hour of 5:30 P.M. Chairman Ben Clarkson welcomed board members in person and by phone, and public attendees to the meeting. Jennifer Stewart took the roll at the beginning of the board meeting. Board members in attendance said present.

THE MEETING OPENED WITH THE PLEDGE OF ALLEGIANCE: The board members and employees of the KCWCD participating in the meeting were: Board Chairman Ben Clarkson, Mckay Chamberlain, Michael East in person and Clay Hansen, Jon Lee, Ferril Heaton, and David Schmuker called in to the meeting.

Ferril Heaton was excused. Mike Noel, Amanda Buhler, Jennifer Stewart, Dirk Clayson, and Anson Clarkson were also present at the meeting. Members from the public who attended the meeting were: Russell Alldredge representing Kanab City Police Department and Attorney Rob VanDyke representing Kane County Water Conservancy District.

AGENDA ITEM NO. 1: Public Hearing for the purpose of Kane County Water Conservancy District proposal to apply for a loan and/or grant funding from the Utah Permanent Community Impact Fund Board to purchase 74 acres of private property to maintain green space and develop recreational opportunities.
Chairman Ben Clarkson welcomed public to comment on this proposal. Anson Clarkson spoke in favor of the purchase of the property which will provide more green space and recreational opportunities for he and his family and the community in general. Anson spoke against the potential for more commercial development if this property is not purchased.
Dirk Clayson also spoke in favor of the purchase of the 74 acres for the recreational opportunities around the existing Jackson Flat Reservoir which has already been a great benefit to the local community and visitors who come to the Kanab area.
Mike Noel also commented that the recreational opportunities the reservoir has already provided has been a great success and mostly used by our county residents. Mike asked our attorney Rob Vandyke to speak to an issue that's been raised concerning the authority of the Kane County Water Conservancy District to engage in the development of recreational projects and provide recreational activities. He reported the board is authorized as a District to provide water conservation services, municipal water services, waste water and irrigation water services. Recreational uses are common practices in the state of Utah and outside the state. This type of activity is incidental to and supportive of the water conservation efforts of the district. The golf course was also in the scope of recreational activities that the d istrict has authority to develop and is appropriate.

MOTION: Michael East made a motion to adjourn the meeting. McKay Chamberlain seconded it. Vote was unanimous the affirmative. Meeting adjourned at 5:45 P.M.

APPROVED:

_____

Ben Clarkson, Chairman KCWCD Board of Trustees Date

_____

Michael E. Noel –Executive Director KCWCD Date



Re: CIB meeting April 29, 2021 Kane County Water Conservancy Loan proposal

1 message

Candace Powers <cpowers@utah.gov> Thu, Apr 21, 2022 at 11:17 AM
To: ngdahl@kanab.net

Your email will be provided to the Permanent Community Impact Board.
Candace Powers ~ Fund Manager
PERMANENT COMMUNITY IMPACT FUND (CIB)
140 East Broadway ~ Floor 1 / Salt Lake City, UT 84111
Cell 385-341-0199 housing.utah.gov
Monday - Thursday

On Thu, Apr 21, 2022 at 10:32 AM <ngdahl@kanab.net> wrote:

> Dear Ms Powers: As a resident of Kane County, I am writing in vehement opposition to the Kane County Water Conservancy's CIB loan proposal to purchase private land for recreational purposes. Please do not believe Mr Noel's spin that the residents are behind this proposal. We believe that our city (Kanab) and county have done an outstanding job of creating a system of hiking/walking/biking trails of varying difficulty for locals and visitor alike. We do not think recreation and trail creation should be within the purview of any Water Conservancy district. Since we did not elect the director of the water conservancy district or his self-appointed board, the residents of Kane County have have no mechanism to stop this land purchase. But you do have the ability to stop it on our behalf by not approving this loan and not allowing him to waste any more of our tax dollars. He already wasted hundreds of thousands of water conservancy (tax) dollars on his failed golf course (on course design and a variety of feasibility reports) that very few locals supported. Please help us stop him from wasting any more money on projects we do not want or need. Thank you in advance for your assistance, Nicola Dahl (1178 S Stewart Dr, Kanab UT ([435-689-1193])



Candace Powers <cpowers@utah.gov>

CIB: Please Deny Kane Water District request for CIB loan for "Walking Trails"
1 message

Jeff Schwilk <jeffschwilk@scinternet.net> Tue, Apr 26, 2022 at 10:32 AM
To: Candace Powers - CIB <cpowers@utah.gov>

Dear CIB Board Members,

As a taxpayer and fiscally responsible voter in Kane County, I oppose this new proposed CIB loan and trail project for the following reasons:

1. Kane County **Water District** should not be building million dollar walking/bike trails, especially since this expensive land ($1 million plus just for the land purchase) is not even adjacent to their reservoir. It is about 1/4 mile away down the road on the side of a hill. The proposed area is down and across a busy street with constant trash trucks coming and going to the nearby trash dump and speeding Sheriffs vehicles responding to emergency calls from the nearby Sheriffs Headquarters. Kaneplex Drive could be a dangerous street for pedestrians and bikers to cross going to and from the reservoir. See map in application packet. IF that small area ever needs to be purchased and developed for more short trails or any recreation, it should be Kanab City or Kane County in charge of that purchase and project, not our water district.

2. That area near the reservoir does not need any more walking/bike trails. The reservoir itself has over 5 miles of beautiful trails already and they are very lightly used due to its remote location in proximity to the City of Kanab. I have been using the trails there regularly for over 3 years and it is never crowded. There is no demand for more walking trails in that area. There are many other great hiking and biking trails in and around Kanab. Our tourism office has fancy color info sheets for dozens of great trails in the area. One new 1/4 – 1/2 mile long trail does nothing to add to our existing large, outstanding trail system in this area. Adding a couple trails to that hillside is a total waste of a lot of public money ($1.5 million total).

3. The Acclaim property already has dirt roads/trails all through it (see map in application) and I have never once seen a hiker or bike rider on them. It is not a desirable area for those activities and there is no demand for it. People want to walk/hike/bike in the open area around our beautiful reservoir if they are going to recreate in that area.

In summary, this unnecessary project would be a large waste of precious and limited CIB funds and the local public money that would be needed to pay back the loan. With the irrigation water shortages and restrictions that many of our local farmers experienced last summer, our water district needs to focus on finding and providing water to their customers, not land buying and “recreation” schemes that no one here wants or needs.

R/

Jeff Schwilk

Kane County Taxpayers Coalition

760-525-1655



Candace Powers <cpowers@utah.gov>

Kane County Water Conservancy District

1 message

Hilda Fivecoat Crutchfield <brewmeisterh@gmail.com> Wed, Apr 27, 2022 at 10:30 AM
To: cpowers@utah.gov

Dear Ms. Powers,

I am writing in regards to Mike Noel and the Kane County Water Conservancy District intent to purchase an additional 74 acres of land in Kane County near Jackson Flat Reservoir. Please share this email with the board.

I am opposed to this purchase. According to my information, the land is to be used for hiking trails and a picnic area.
My first question is.... what does this land purchase have to do with preserving and managing water for our county?

Is it to be an addition to the Jackson Flat Reservoir? We were promised picnic tables and cabanas at the reservoir years ago but none have been built. These should be fulfilled instead of additional land purchases and false promises.

As far as hiking, there are miles and miles of hiking trails all over Kane County that are free to use. Why do we need to borrow money to build more?

Why do none of Mr. Noel's projects involve water conservation? Education on water-wise endeavours? Why does the Kane County Water Conservancy District continue to approve distribution of water to hundreds of new homes in the county when we are in an historic drought?

First the golf course and now hiking and picnic areas. I did not realize the water conservancy was a branch of our Recreation Department and able to use TRT monies.

Thank you for your time,
Hilda Crutchfield
Concerned Kane County resident who is tired of our county's wasteful and frivolous spending.