

**PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

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

**MINUTES**

June 5, 2025

**Members Present**

Curtis Wells  
Jerry Taylor  
Kirt Slaugh  
Bill Winfield  
Dean Baker  
Ralph Brown  
Laura Hanson  
Naghi Zeenati  
Scott Bartholomew

Chairman  
Five County Association of Governments – Acting Chairman  
State Treasurer  
SERDA  
Uintah County  
Sevier County  
Governor's Office of Planning and Budget  
State Transportation Commission  
R6 Regional Council

**Board Members Excused**

Jack Lytle  
Greg Miles

Uintah Basin Association of Governments  
Duchesne County

**Staff and Visitors**

Candace Powers  
Heather Poulsen  
Paul Moberly  
Justin Anderson  
Brittany Hardy  
Kaylee Beck  
Shay Morrison  
Cady Penney  
Cody Christensen  
Kathi Knight  
Ron Torgerson  
Eric Dilworth  
Shad Hardy  
Skyler Davies  
Chuck Richins  
Brent White  
Parker Vercimak  
Paul Penrod  
Chris Anderson  
Bart Jensen  
Cody Christensen  
Cheryl Meier  
Joel Brown  
Wendi Roberts  
Jade Powell  
Christine Watkins  
Korrin Olson  
Greg Jensen  
Mike Mower  
Stephen Lisonbee  
Dennis Worwood  
Carl Albrecht

Housing and Community Development  
Housing and Community Development  
Housing and Community Development  
Attorney General's Office  
Department of Workforce Services  
Department of Workforce Services  
R6 Regional  
R6 Regional  
Five County Association of Governments  
Town of Manila  
Town of Koosharem  
Vernal City  
Spring City  
Division of Water Quality – State of Utah  
Duchesne City  
Brooklyn Special Service District  
Jones & DeMille Engineering  
Spring City  
Spring City  
Jones & DeMille Engineering  
Five County Association of Governments  
Uintah Special Service District #1  
Uintah Special Service District #1  
Hanna Water Special Service District  
SERDA  
SERDA  
SERDA  
Sevier County  
Governor's Office  
Governor's Office  
Emery County  
District 70 Representative

Larry Jensen  
Willis LeFevre  
Louise Zeenati  
Kevin Yack  
Tyler Timmons  
Michael Mowes

Carbon County  
Uintah County  
Washington County  
Uintah Basin Association of Governments  
R6 Regional Council  
Housing & Community Development – CDO

### **Virtual Attendees**

Bill Prater	Bond Counsel
Sarah Nielson	Department of Workforce Services
Jess Hermann	Uintah County
April Gardner	Department of Workforce Services
Michael Wilkins	Uintah County
Caleb Hall	Uintah County
Sonja Norton	Uintah County
John Laursen	Uintah County
Brian Barton	Jones and DeMille Engineering
Rodney Rowley	Duchesne City
Keith Despain	Vernal City
Gennie Bird	Uintah County
Ron Winterton	Duchesne County

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, June 5, 2025 at the Koosharem Community Center- 71 North Main Street, Koosharem, Utah. Chairman Curtis Wells called the meeting to order at 9:24 a.m.

Chairman Wells thanked Mayor Torgerson and the Town of Koosharem for hosting the meeting in their new community center. He thanked Commissioner Ralph Brown and Sevier County for hosting the annual policy retreat.

Chairman Wells noted that Commissioner Jack Lytle and Commissioner Greg Miles have been excused as they have traveled to Washington DC to attend a scheduled executive order signing ceremony at the White House for the Winter Railway Project.

### **WELCOME & INTRODUCTIONS**

#### **Board Introductions [13.0]**

Chairman Wells acknowledged the service of Mr. Naghi Zeenati who has been representing the Utah Department of Transportation on the CIB Board since 2014. He has made a great impact on the CIB and is a model public servant for Utah.

Mr. Zeenati spoke to the Board noting his sadness of a Board Member change from UDOT. He expressed his appreciation of serving with the Board and read a farewell address including a bit of his journey from Iran to America 50 years ago. He expressed his love for the Board and staff and noted the honor of seeing firsthand how CIB has a real and lasting impact on the citizens of Utah. He expressed his love to Mrs. Zeenati as she has been an unsaid, unwavering source of love, support, and encouragement on this beautiful and incredible journey. *(Today they celebrate 32 years of marriage!)* His journey has been extraordinary and his wish for the Board and all is to act with courage and let the light of heaven guide every step; God bless you all!

The Board expressed their appreciation for Mr. Zeenati wishing him well in all his future endeavors.

Chairman Wells continued the meeting and expressed appreciation to the staff who set up the meetings. Tricia Davis Winter was introduced as the new Director of Housing and Community Development.

Ms. Winter expressed her appreciation to the Board and for being included in this meeting.

## **BRIEFING - ADMINISTRATIVE ITEMS**

A list of new applications submitted June 2, 2025 for the 1<sup>st</sup> Trimester of FY2026 were noted.

### ***A. Financial Review & Review of Agenda Items***

All the applications received for the February application deadline (February 3, 2025) have been reviewed and placed on the priority list for possible funding approval at today's meeting.

Kaylee Beck, DWS Financial Officer indicated if the Board approved interest on the loans, there would be sufficient funds to accommodate all the projects on today's agenda. The mineral lease fund can accommodate a 0% interest but the bonus fund must have an interest rate; the bonus fund has available funds. The total projects that are requesting funding today, including pending and the special consideration is just under 33 million dollars. The project funding requested for next trimester is approximately \$51 million dollars.

On today's agenda there are 7 priority projects, 1 pending request, 2 supplemental requests and 1 request for special consideration.

### **III. APPROVAL OF MINUTES** [26:15]

Chairman Wells called for a motion to approve the minutes from the May 15, 2025 meeting.

**Jerry Taylor made and Naghi Zeenati seconded a motion to approve the minutes of the May 15, 2025 CIB Throughput Review Meeting. The motion carried unanimously with the chairman abstaining.**

### **4. PRIORITY PROJECTS** [26:53]

#### **4.1 Vernal City – Water Improvements – 3500 West Transmission Line & 100 North Water** (Uintah)

Vernal City's funding assistance request was placed on the Priority List as a \$3,899,000 grant and a \$1,671,000 loan for 30 years @ 0.5% (5,570,000) for water system improvements at 3500 West Transmission Line & 100 North. This project consists of water system improvements to the 70 year old 3500 West concrete-lined steel transmission line to include 15,000 linear feet of 14 inch HDPE pipe, welding and installation, 7,150 linear feet of 10 inch PVC waterline, 116 water service connections, 16 waterline tie-ins, 5,500 linear feet of 10 inch PVC sewer service line, 16 each sewer manholes, 110 new sewer services, bypass pumping, 12,000 square yards of asphalt for pavement repair, pavement marking paint, engineering and bonding.

**Prioritized Funding: \$5,570,000 (a \$3,899,000 Grant and a \$1,671,000 loan for 30 years @ 0.5%)**

**Scott Bartholomew made and Laura Hanson seconded a motion to fund this project as placed on the Priority List. The motion carried unanimously with the chairman abstaining.**

#### **4.2 Uintah County Municipal Building Authority – Cemetery Multi-Use Building** (Uintah) [29:00]

The Uintah County Municipal Building Authority funding assistance request was placed on the Priority List as a \$700,000 Grant for the Vernal Memorial Park Cemetery Multi-Use Building. This project consists of the construction of an insulated 150 feet wide x 60 feet long x 18 feet tall building at 1750 South 500 East in Vernal, Utah to include cement floors, 7 each 16' tall x 14' wide garage doors with openers on the main side of the building, 2 each metal man doors, insulation and heating, electrical to include LED lighting throughout, half bathroom (5' x 3'), epoxy-coated floors, ceiling fans, floor drain through the full length of the building and associated appurtenances, exterior security lighting, engineering and bonding. The building will provide secure and functional space to store and maintain equipment used for cemetery operations. Uintah County \$550,000 and Vernal City \$150,000.

**Prioritized Funding: \$700,000 Grant**

**Naghi Zeenati made and Bill Winfield seconded a motion to fund this project as placed on the priority list citing a special circumstances exemption. The motion carried unanimously with the chairman abstaining.**

#### **4.3 Brooklyn Special Service District – Culinary Water Improvements (Sevier) [31:20]**

Brooklyn Special Service District's funding assistance request was placed on the Priority List as a \$4,355,000 grant for culinary water system improvements. This project consists of water system improvements to include replacing all undersized transmission and distribution pipes with adequately sized pipe to include 3 each system master meters on the Brooklyn Tapline system, 172 each new water meters, 15,200 linear feet of culinary service line, 3,900 square yards of Class "A" road repair, 4,500 square yards of class "C" road repair, 100 square yards of class "D" road repair, 56 each fire hydrants, 28,300 linear feet of 8 inch PVC pipe, 8,100 linear feet of 10 inch PVC pipe, 80 each moling/long side hookups, 4 each canal crossings, 2 each road jack and bore, 60 each 8 inch gate valves, 10 each 10 inch gate valves, purchasing the 2019 pipe and fire hydrants in Elsinore Town. This project will provide the required flows within the public right-of-way and connect new distribution lines back to the existing home service lines along Brooklyn Road, and 1400 South and looping the south end of the system (Sierra Vista Road and 900 N), engineering and bonding. Applicant Cash \$500,000; Community Funding Program (Celeste Maloy) \$3,060,000.

**Prioritized Funding: \$4,355,000 Grant**

**Kirt Slauch made and Bill Winfield seconded a motion to fund to fund this project as placed on the priority list citing a financial hardship exemption. The motion carried unanimously with the chairman abstaining.**

#### **4.4 Hanna Water and Sewer Improvement District – District Office and Warehouse (Duchesne) [33:03]**

Hanna Water and Sewer Improvement District's funding assistance request was placed on the Priority List as a \$668,000 grant for the district office and warehouse. This project consists of the construction of the HWSID 45-foot by 60-foot office building and warehouse consisting of a 1-level building with storage area, warehouse, file room, private restroom, office, SCADA room, meeting room, public restroom, utility room, handicap ramp, septic system and utilities. A separate storage area would be in the back of the warehouse which has an 18-foot X 10-foot garage door to house district vehicles, engineering and bonding.

**Prioritized Funding: \$668,000 Grant**

**Laura Hanson made and Scott Bartholomew seconded a motion to fund to fund this project as placed on the priority list citing a financial hardship exemption. The motion carried unanimously with the chairman abstaining.**

#### **4.5 Duchesne City – 2025 Water and Sewer Infrastructure-Area B Blue Bench/D-Hill (Duchesne) [34:25]**

Duchesne City's request for funding assistance was placed on the Priority List as a \$2,670,000 grant and a \$1,145,000 loan for 30 years @ 0.5% (total \$3,815,000) for the 2025 Water and Sewer Infrastructure improvements for Area B Blue Bench/D-Hill. This project consists of replacement of approximately 11,000 linear feet of sewer pipe and 6,500 linear feet of water pipe to replace the incomplete water and aging sewer on Blue Bench and the provision of sewer and water on D-Hill which currently has no infrastructure to include removal of existing guardrail, removal of 13 trees, 8,226 linear feet of 8-Inch SDR 35 PVC Pipe, 2,667 linear feet of 10-Inch SDR PVC Pipe, 6,510 linear feet of 8-Inch C-900 DR-18 PVC Pipe, 46 each new manholes, 4 each drop manholes and associated appurtenances, 70 new sewer lateral connections, 1 sewer cleanout, 6 new lateral water service connections, 36 new gate valves, 1 new fire hydrant, trenching, backfill, base course, 40 square feet of sidewalk, curb and gutter, 6-foot wide waterway, asphalt, fill, engineering and bonding. Construction is intended to begin in March 2026 and be completed in September 2026.

**Prioritized Funding: \$3,815,000 (a \$2,670,000 grant and a \$1,145,000 loan for 30 years @ 0.5%)**

**Jerry Taylor made and Dean Baker seconded a motion to fund to fund this project as placed on the priority list. The motion carried unanimously with the chairman abstaining.**

#### **4.6. Spring City – Multipurpose Building (Sanpete County) [35:47]**

Spring City's request for funding assistance was placed on the Priority List as a \$676,323 grant and a \$452,000 loan for 30 years @ 1.0% (total \$1,128,323) for a new multipurpose building. This project consists of the construction of a multipurpose building to include, excavation, permitting, site preparation, utilities, HVAC, foundation, driveway, finished office space, garage, 3.5 each bath rooms, kitchen, mechanical room, storage room, clean room, laundry room, engineering and bonding.

**Prioritized Funding: \$1,128,323 (a \$676,323 grant and a \$452,000 loan for 30 years @ 1.0%)**

The applicant requested time on the June 5, 2025 meeting to discuss reconsideration of funding as 100% grant and indicated they do not have the financial capacity to take on additional debt. They will be providing the equipment that CIB could not fund to complete the project. Two companies within Spring City may close in the next year. The fire station is of regional importance which provides response to surrounding areas and will house a newly acquired fire truck.

Mr. Zeenati suggested a lower interest rate on the loan.

The applicant indicated a lower interest rate would help, but the loan is difficult to accommodate as they have other projects underway. They originally requested \$1,128,323 but are asking for a reduced amount without equipment of \$995,000 as a grant. They have no tax revenue. The fire truck which is to be housed in this facility is being provided through the Sanpete County Fire District #2 (*In 2024 Sanpete Co Fire District #2 received a \$1,600,000 CIB grant to purchase 5 Fire Trucks.*).

Mr. Slauch asked if the loan was through the bonus fund and asked if this would then add to the funding deficit in the mineral lease revenue? He also asked about the reduced request.

Ms. Beck, DWS Finance indicated additional grant funding from the mineral lease revenue adds to the funding deficit in the mineral lease account. (*The bonus account has available funding but can only be allocated as an interest-bearing loan.*)

The applicant indicated they will seek other funding for the equipment which reduces their request to CIB.

Commissioner Bartholomew indicated he has visited the facility and there is a great need for this project but the City has no revenue source.

**Scott Bartholomew made and Bill Winfield seconded a motion to fund to fund this project as a \$995,000 grant citing a financial hardship exemption. The motion carried unanimously with the chairman abstaining.**

#### **4.7 Town of Scipio – Water Meter Upgrade (Millard) [45:54]**

The Town of Scipio's request for funding assistance was placed on the Priority List as a \$111,000 grant for water meter upgrades. This project consists of water system improvements to include the purchase of 296 cellular capable electronic water meters, all necessary equipment and components for installation, equipment to read the meters, software, and installation. The replacement of meters is scheduled to begin July 1, 2025 water meter upgrades and engineering.

**Prioritized Funding: \$111,000 grant**

**Laura Hanson made and Jerry Taylor seconded a motion fund this project as placed on the priority list citing a financial hardship exemption. The motion carried unanimously with the chairman abstaining.**

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

## **6. Pending Projects [47:30]**

### **6.1 Uintah Special Service District #1 – Athletic Facility in Vernal City, Utah (Uintah)**

At the April 3, 2025 CIB Meeting, this project was placed on the pending list:

Uintah Special Service District #1 presented a funding assistance request at the April 3, 2025 CIB meeting as a **\$5,000,000 grant and a \$10,000,000 loan for 30y @ 0.0%** (total \$15,000,000) for an athletic facility. This project consists of an expansion of the 2007 recreational facility in Vernal to include the design and construction of a 150,000-square-foot athletic facility with sports courts to include basketball, volleyball, pickleball, artificial turf courts to accommodate high-demand sports, indoor practice areas for youth sports leagues, to include soccer, baseball, and other team activities, fitness and wellness spaces for exercise classes, weightlifting, and personal fitness programs, a flexible arena community event space for tournaments, community gatherings, and youth programs, site utilities to include HVAC, electrical and lighting, tele-data communications, excavation, landscaping, engineering and bonding. The anticipated completion date is December 2026. Applicant Cash \$5,909,000.

At the June 5, 2025 CIB meeting the applicant presented a revised funding assistance request reducing the loan and grant amounts by 24% representing a **\$3,800,000 grant and a \$7,600,000 loan for 15y @ 1.0% (total \$11,400,000)** for an athletic facility expansion. **Applicant Cash \$9,509,000.**

The applicant stated the CIB Board had suggested a reduced scope for this project and they have reduced the scope by 24%.

**Naghi Zeenati made and Dean Baker seconded a motion fund this project as a \$3,800,000 grant and a \$7,600,000 loan for 15 years @ 1.0% (total \$11,400,000) for an athletic facility expansion.**

Chairman Wells noted this project is somewhat difficult. It is a good project and Uintah County is the primary revenue producer. The applications for the 1<sup>st</sup> Trimester of FY2026 include over \$50 million in new funding requests. The Board should provide for essential infrastructure first. He noted the support for this recreation project is neutral. It is troubling to deplete available revenue needed for essential services and infrastructure for communities.

Ms. Hanson indicated as an urban planner she understands the importance for community gathering places. This is a great project but there are essential needs to be considered during this next trimester. She suggested a friendly amendment or substitute motion to keep the fund revolving with a greater interest rate.

**Laura Hanson made a substitute motion fund this project as a \$3,800,000 grant and a \$7,600,000 loan for 15 years @ 2.5% (total \$11,400,000) for an athletic facility expansion.**

Mayor Baker referred to the amount of oil and gas revenue from Uintah County; it is his understanding that Uintah County's maximum interest rate is 1%.

Ms. Hanson Indicated the funding tool incorporates production in the factors and provides more favorable terms but does not cap the interest rate; it gives better terms to producing counties but does not set a percentage rate.

The funding tool incorporates a 4% interest rate cap to which the Board concurred.

Mr. Slauch indicated the Board has funded recreational projects but they are outside the scope of essential projects. The incoming revenues are expected to be similar to this trimester and the Board funded \$20 million this trimester; the next trimester has \$50 million in requests and many of which come from Uintah County and appear to be more essential. The concern is that if the recreation project is funded, it would be ahead of the upcoming essential projects noting there is an existing recreation center in Vernal. (It was built 17 years ago).

The applicant indicated that recreation improvements have been on the master plan of the County.

Chairman Wells noted the list of projects coming forward from the Basin include essential projects such as

water system improvements, fire station, well and water distribution, engineering for a pumping plant which should be funded with the limited revenue. The AOG support for this project was neutral.

The applicant stated there has been great support from the county. There are other things shadowing the positiveness of this project in the County from a lot of the leaders. This project is an essential service for mental health and stability in the Basin. They have reduced the request as suggested by the CIB Board.

Chairman Wells indicated the AOG neutral position shows the same concern; it is a large request when there are so many other needs. He acknowledged the value of the Basin in regard to the fund and what it does for rural Utah.

Commissioner Taylor asked if there was a list of needed projects where would Uintah County place this project?

The applicant stated Uintah County and USSD#1 are different entities. This is the USSD#1's number one priority but might not be Uintah County's number one priority.

Chairman wells acknowledged that information and stated that is why CIB relies on the review from the AOG's as they manage priorities on a regional level.

Mayor Baker noted that Uintah County produces the most revenue of any county and a lot of it goes to other rural entities. The statute states it should go back to the areas impacted by mineral extraction and that is why Uintah County should get 0% or at most 1% interest.

Chairman Wells acknowledged the concern noting CIB does fund a portion of the Uintah County projects. The Uintah Basin as a region has the top production and funds are being awarded to the Basin. He referenced the list of new projects from the Basin asking for over \$20 million; those projects are a higher priority than a recreation project.

Commissioner Bartholomew asked how this project was ranked on the CIB application list.

*The County list ranks this project #1; the County and the applicant rank the projects. The AOG does not rank projects on the CIB application list.*

Mr. Slauch noted the county ranked this project as #1. He indicated he would have less concern funding this project if there were not so many essential projects listed for next trimester. He acknowledged Uintah County does not receive proportional funding compared to the revenue the county brings in. If this project was coming from another county, the Board may not even consider it. He suggested placing this back on the pending list on more trimester.

Mr. Zeenati indicated he has been told that production is going to increase within the next 3 years. The revenue should go back to the impacted areas; this area for the benefit of the community. This is the type of project that will provide incentive for residents and children to stay healthy.

Ms. Hanson indicated the proposed interest rate is within the tool; the Board has worked on the funding tool to take into consideration the production and the area in the funding tool recommendations suggesting the Board does not need to be reminded at every meeting where the funding comes from.

Mayor Baker stated the Board has funded a lot of little projects at 1% or whatever yet Uintah County is the major producer. Uintah County could come in for a lot more projects and keep it all in Uintah County and restated that Uintah County should get 1%.

Chairman Wells acknowledged the reasoning; he wants the Board to be able to weather through the tougher revenue times.

Commissioner Winfield moved to second the motion on the table (*\$3,800,000 grant /\$7,600,000 loan for 15 years @ 2.5%*). He appreciates the Board's comments and the Chairman's efforts to chair the Board and the importance to the children. He added Uintah County is a great producer which allows for the CIB to fund other rural areas.

Commissioner Bartholomew suggested the project should be tabled until the other Board members – Greg Miles and Jack Lytle – were present.

Chairman Wells indicated discussions with those Board members as to the agenda. Their opinion was if the Board could adjust funding to accommodate all the projects they would support that. They did not discuss interest rates. The Board could table the project or move forward with the current motion and interest rate.

\*Commissioner Bartholomew continued to express his concern. It is speculation that production will increase or decrease. There are essential projects on the new application list. He voted against the swimming pool a while ago; it failed and endured some blowback for that vote, but with diminished revenue at that time, other projects were more imminent. This is a good project, but perhaps not as essential as other needs the Board will consider.

**Laura Hanson made and Bill Winfield seconded a substitute motion fund this project as a \$3,800,000 grant and a \$7,600,000 loan for 15 years @ 2.5% (total \$11,400,000) for an athletic facility expansion. The motion carried with \*\*Kirt Slaugh, Laura Hanson, Jerry Taylor, Ralph Brown and Bill Winfield in favor and \*Scott Bartholomew, Dean Baker and Naghi Zeenati opposed and the chairman abstaining.**

\*Before his vote nay, Commissioner Bartholomew noted there are essential projects on the new application list. He indicated that he voted against the swimming pool; it failed and he endured much blowback for that vote. With diminished revenue at that time, other projects were more imminent. This is a good project, but perhaps not as essential as other needs the Board will consider.

\*\*As he voted aye, Mr. Slaugh stated a 2.5% interest rate does not solve the cash flow problem. He acknowledged Uintah County does contribute a lot to CIB but it is a cash flow issue.

Chairman Wells referred to the suggestion that this project be tabled until all Board members could vote; the absent Board members indicated they were ok with the Board acting on this project.

It was noted that the motion carried.

Comments were made in regard to project prioritization.

Ms. Hanson stated the issue is what is the top priority for a region or county. On the CIB application list, every community in a region indicates their project is the number one priority and there are 5 number one priorities in a region. The Board and the region should work to determine what is truly the top priority. There are multiple applicants and all are individual with their own top priority. The Board could encourage the regions to determine the priority.

Mr. Slaugh suggested the commissioner of the area should make that determination, not the AOG.

Commissioner Bartholomew indicated the commission does submit the list with their priority to the AOG.

Ms. Hanson referred to the CIB Application List which shows a county priority and there are 3 projects that show a number one priority.

Break – 10:50 AM.

Reconvened - 11:20 AM.



## 7. Supplemental Requests

### 7.1 Daggett County LBA – Community Health Center - [Change of scope only](#);

#### **Request to include XRAY EQUIPMENT in SCOPE OF WORK.**

*Funded June 6, 2024: \$5,786,000 Grant / \$1,447,000 loan, 30Y @ 0.5%*

This project consists of the construction of 18000 square foot Community Health and Social Services Center building to include the design and engineering for 15,000 sq. ft. of finished space, 3,000 sq. ft. of unfinished space in the basement, elevator, utilities, furnishings, **XRAY MACHINE** concrete work, drainage, signage, and pavement for the provision of primary medical, optometry, dental, and mental health services, a large conference/multipurpose room, office space for the Tri-County Health Department, an exercise/physical therapy room and bonding. This is on a 0.70-acre site north of the Daggett County Courthouse Building.

The applicant expressed appreciation for the funding and for the consideration of adding the XRAY equipment.

It was thought that the XRAY equipment was considered as infrastructure for the building; similar to an elevator. Subsequently it was clarified that XRAY equipment was not in the scope of work so they are requesting that the XRAY equipment be included as part of the scope.

Mr. Slauch asked about the life expectancy of XRAY equipment; how long is its useful life.

The applicant was uncertain as to the life of the XRAY equipment is but noted that the existing XRAY equipment is 20 years old.

Mr. Slauch indicated the issue is the loan for the building is 30 years and equipment is often out of service in 10 years. That is why CIB does not fund equipment as part of a loan for longer life infrastructure; equipment typically has a shorter life.

The applicant noted there will be maintenance and they will establish a capital improvement fund that would be maintained for equipment replacement.

Ms. Hanson asked if XRAY equipment is equipment or infrastructure. What is the rule for funding equipment?

Chairman Wells indicated that anything that is connected to the infrastructure permanently is considered infrastructure and it is a gray area as to equipment and a component of the facility.

The policy is CIB does not fund anything that is not part of the construction infrastructure – i.e. tv's, computers, turnout gear etc. This is a large piece of *equipment* and was not part of the scope of work which the Board approved. Staff cannot give approval for an expansion of the approved scope of work.

Ms. Hanson asked the applicant if this is to be built in.

The applicant stated it is to be part of the building. It is a gray area and that is why they are here as it is leaning toward infrastructure versus equipment. The XRAY machine is \$95,000 and the shielding, transformer and electrical will be approximately \$60,000.

Mayor Baker noted a medical center requires XRAY equipment.

**Dean Baker made and Laura Hanson seconded a motion approve the request for a change of scope to include XRAY equipment. The motion carried unanimously with the chairman abstaining.**

*Of Note: When the Board authorizes funding with both grant and loan, the loan funding is expensed to the project first and then the grant funding. Remaining funds after the project is completed are deemed grant funds and recaptured into the mineral lease account.*

### 7.2 Town of Manila – Well Improvements – [Supplemental Funding](#) [1:35:00]

*Original 2-1-24 = \$500,000 (\$280,000 Grant, \$220,000 Loan 30 Yr. @ 1.5%)*

*Supplemental Request June 5, 2025= \$275,000 (a \$154,000 grant and \$121,000 loan for 30y @ 1.5%)*

This project includes an investigation and analysis of three of the Town of Manila's existing wells to determine their current and potential capacity. Depending on the results of the investigation the project may include the refurbishment of one or all wells in order to maximize the flow capacity from the wells or the development of a new well location.

***The Town noted on 5/21/2025 that the investigation and analysis portion of the project is 90% complete and the contractor has provided the needed improvements list for all 3 of the wells. With the numbers and estimates available today, to complete the refurbishment of the 3 wells it will be approximately \$250k beyond the original funding. There are problems with the casing in well #3, a hole in the casing in well #1 which need to be addressed before the wells can be refurbished and add the new pumps to improve capacity. Well #2 is will be brought back into operation to help improve flows needed to bring Manila into compliance for source capacity. Refurbishment of the existing wells and bringing well #2 back into operation is deemed a more cost-effective solution than drilling a new well.***

Sthe Board cannot award the funding as a grant, it would involve the additional time for a loan closing. If the funding can be as a grant, the work can be accommodated quickly to facilitate sufficient water.

Mr. Zeenati asked if the request was sufficient to accomplish what is needed.

The applicant indicated it would be sufficient.

**Naghi Zeenati made and Jerry Taylor seconded a motion fund this project as a \$275,000 grant. The motion carried with the chairman abstaining.**

#### **8. Request for Special Consideration – (Requires a vote of the Board to Consider) [1:44:22]**

Grand County requested time on the June 5, 2025 CIB Meeting to discuss the purchase of an aircraft rescue and fire fighting vehicle for Canyonlands Field Airport.

*The Board determines if the project addresses a bona fide health or public safety emergency or presents other compelling reasons to merit special consideration.*

**Naghi Zeenati made and Laura Hanson seconded a motion to bring the Grand County Municipal Building Authority - Aircraft Rescue and Fire Fighting Vehicle project to the table for discussion. \*The motion passed unanimously with the chairman abstaining.**

#### **8.1 Grand County Municipal Building Authority - Aircraft Rescue and Fire Fighting Vehicle**

Grand County Municipal Building Authority presented a funding assistance request for a \$1,422,000 loan for 15 years @ 1.0% for the purchase of an aircraft rescue and fire fighting vehicle at the Canyonlands Field Airport. This project consists of the purchase of an Oshkosh Striker 1500 ARFF (Aircraft Fire Fighting) Truck to serve as a heavy-duty aircraft rescue and firefighting vehicle at Canyonlands Regional Airport in Moab equipped with a 1500-gallon water tank, a 210-gallon foam tank, a fire pump, a 670 HP Scania engine, Allison 4800 EVS transmission and a TAK-4 independent suspension system.

*The county is requesting a loan under special circumstances to be repaid once FAA funding is approved. The airport is unable to operate without a working, specialized fire rescue vehicle.*

*The purchase of a second ARFF truck ensures uninterrupted aircraft rescue and firefighting services at Canyonlands Regional Airport which is a critical safety requirement for maintaining FAA Part 139 certification and commercial air service.*

Commissioner Winfield stated that the FAA visited the Canyonlands Regional Airport to discuss a report that the fire fighting apparatus at the airport had reached its useful life. The vehicle failed to pass testing and the City of Provo has loaned a fire vehicle to allow the airport to remain open until their old fire engine is repaired. A new truck takes approximately 2 years to build. If funding is approved, it will allow Grand County to facilitate the purchase rather than waiting for FAA funding which will likely come in 2027-2028. It is the intention of Grand County MBA to repay the CIB loan with the FAA funding. If FAA funding does not come forth, they would continue to pay the CIB loan annually. *\*(vote taken on motion to hear and passed).*

**Scott Bartholomew made and Laura Hanson seconded a motion to fund this project as a \$1,422,000 loan for 15 years @ 1.0%.**

Mr. Slaugh asked if a new engine is that the best value. Has Grand county pursued a refurbished engine suggesting an airport fire engine would not necessarily get a lot of use.

Commissioner Winfield stated the FAA has indicated a new engine is warranted; a refurbished engine's useful life would be shorter. The current fire engine that failed was a 16-year-old engine.

Mr. Zeenati asked what would be done with the borrowed fire engine and would Provo sell that engine to Moab.

Commissioner Winfield stated the Provo engine will be returned when their old fire engine is repaired and the old engine will be used until the new engine is delivered. The borrowed fire engine won't meet the FAA requirements and is only allowed as backup. The new engine is to be the same type as their 16-year-old engine.

Mr. Slaugh suggested an amendment to the motion of the intent is to pay the loan when the FAA funding arrives.

The Chairman called the question which included the amended language.

**Scott Bartholomew made and Laura Hanson seconded a motion to fund this project as a \$1,422,000 loan for 15 years @ 1.0% with the requirement that the loan is to be paid off when the FAA funding is received. The motion carried with the chairman abstaining.**

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

**9.1** The next Board review meeting date will be September 4, 2025

Meeting Adjourned at approximately 12:00 Noon

Submitted by;  
Candace Powers