

# **PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

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

## **MINUTES**

October 1, 2025

### **Members Present**

Curtis Wells  
Jerry Taylor  
Kirt Slaugh  
Bill Winfield  
Dean Baker  
Jack Lytle  
Greg Miles  
Ralph Brown  
Laura Hanson  
Bruce Adams  
Scott Bartholomew

Chairman  
Five County Association of Governments  
State Treasurer  
Southeastern Utah Association of Local Governments - SERDA  
Uintah County  
Uintah Basin Association of Governments  
Duchesne County  
Sevier County  
Governor's Office of Planning and Budget  
State Transportation Commission  
R6 Regional Council

### **Members Virtual**

Jerry Taylor

Five County Association of Governments

### **Staff and Visitors**

Candace Powers  
Heather Poulsen  
Paul Moberly  
Jennifer Domenici  
Brook McCarrick  
Judy Wilkerson  
William Merckley  
Bart Jensen  
Ron Winterton  
Jon Stearmer  
Brian Barton  
Keith Heaton  
Laramie Morgan  
Trent Jackson  
Wyatt Hansen  
Jeff McCarty  
Kevin Yack  
Nate Zilles  
Ben Allred  
Wyatt Hansen  
Milton Bryan Thayne  
Rebecca Evans  
Barney Zauss  
Brian Thayne  
Butch Johns  
Ben Mower  
Kelly Chappell  
Greg Pearson  
Kendrick Thomas  
Daniel Hawley  
Carson DeMille

Housing and Community Development  
Housing and Community Development  
Housing and Community Development  
Housing and Community Development  
Attorney General's Office  
Fruitland Special Service District  
Uintah Water Conservancy District  
Jones & DeMille Engineering  
State Senate – Duchesne County  
Seven County Infrastructure Coalition  
Jones & DeMille Engineering  
Seven County Infrastructure Coalition  
Ferron City  
Ferron City  
Ferron City  
Sunrise Engineering  
Uintah Basin Association of Governments  
Uintah Basin Association of Governments  
Ballard City  
Jones & DeMille Engineering  
Wellington City  
Wellington City  
Wellington City  
Wellington City  
Dutch John  
Ballard City  
Ensign Engineering  
  
Jones & DeMille Engineering  
Jones & DeMille Engineering  
Jones & DeMille Engineering

Rich White  
Bryan Gines  
Raleen Gines  
Willis LeFevre  
Jeff Baker  
Paul Cox

Escalante City  
Neola Water and Sewer District  
Neola Water and Sewer District  
Uintah County  
Jones & DeMille Engineering  
Town of Glendale

### **Virtual Attendees**

Rebecca Banner  
Bill Prater  
Cody Christensen  
Ferron City  
Kevin Yack  
Koy Barton  
Nate Zilles  
Sarah Nielson  
April Gardner  
Justin Atkinson  
Heather Pattee  
Daniel Hawley  
Jeff McCarty  
Ballard City  
Brian Gines  
Alexa Wilson  
Raleen Gines  
John Motley  
Kaitlin Myers  
John Draper

Department of Workforce Services – Deputy Director  
Bond Council to Permanent Community Impact Fund Board  
Five County Association of Governments  
Ferron City  
Uintah Basin Association of Governments  
Jones and DeMille Engineering  
Uintah Basin Association of Governments  
Department of Workforce Services – PIO  
Department of Workforce Services – contracts  
Sunrise Engineering  
Division of Drinking Water  
Jones and DeMille Engineering  
Sunrise Engineering  
Ballard City  
Neola Water & Sewer District  
Ticaboo  
Neola Water and Sewer District  
Ticaboo  
Moab City  
Monroe City

### **WELCOME & INTRODUCTIONS** 9:02 am

The Permanent Community Impact Fund Board (CIB) Meeting was held on Wednesday, October 1, 2025 at 1385 South State Street, SLC, Utah. Chairman Curtis Wells called the meeting to order at 9:02 a.m. Chairman Wells noted the pink ribbons provided by Bruce Adams and recognized breast cancer survivors and everyone going through breast cancer currently. He recognized Christine Adams attending today's meeting as a cancer survivor in honor of Breast Cancer Awareness.

The Board provided introductions. Commissioner Jerry Taylor is attending virtually.

### **BRIEFING - ADMINISTRATIVE ITEMS**

#### **1. Financial Review & Review of Agenda Items** [02:49]

Kaylee Beck, DWS Finance provided a review of the financial reality. The available revenue is slightly below the requested grant funding; the available grant revenue is \$100,000 short. The Board would need to convert grant requests to interest-bearing loans wherein there is sufficient revenue to fund today's projects. The next trimester may need to be allocated only as interest bearing loans. The revenue indicated today includes mineral lease deposits through August 2025.

*(Mineral Lease revenue can accommodate grants and 0% loans. Bonus MUST be as an interest-bearing loan.)*

There are 7 prioritized projects, 2 supplemental requests and 2 special consideration requests (Special consideration requires a vote to consider the project) on today's agenda.

### **III. APPROVAL OF MINUTES** [03:59]

Chairman Wells called for a motion to approve the minutes from the September 4, 2025 meeting.

**Bill Winfield made and Laura Hanson seconded a motion to approve the minutes of both the June 5, 2025 meeting and the June 5-6, 2025 Policy Meeting. The motion carried with Bruce Adams and the chairman abstaining.**

Chairman Wells indicated the current mineral lease/grant revenue is insufficient to fund all projects today as placed on the priority list and suggested a determination of where additional loan funding could be allocated. There is significant grant funding to Ballard, Fruitland, Wellington and Ferron which may be adjusted acknowledging that most are from producing counties.

Ms. Beck indicated the shortfall in the mineral lease/grant fund is about \$100,000.

The Board discussed a variety of options and noted that the Ballard project involved 3 entities and is contributing a significant amount of outside funding.

Mr. Adams indicated there are four projects that have big grants and big loans; Fruitland, Neola, Wellington and Ferron.

Mr. Slauch suggested dividing the shortfall four ways adding \$25,000 to each of the four loans for those entities.

Chairman Wells asked for an affirmative from the Board and it was concluded that \$25,000 will be moved from grant to loan on Fruitland, Neola, Wellington, and Ferron.

#### **4. PRIORITY PROJECTS [15:23]**

##### **4.1 Ballard City –New Road Corridor – 1000 South from 500 East to 1500 East (Uintah)**

Ballard City's funding request was placed on the Priority List as a \$3,264,000 grant for roadway and drainage improvements. This project consists of the creation of an east-west corridor including the installation of a box culvert on Cottonwood Creek, gulch embankments to bring the grade up for the construction of a 0.580 mile new 32-foot wide hot mix asphalt roadway on 1000 South from 500 East to 1500 East with 12-foot lanes and 4-foot shoulders, curb and gutter, concrete sidewalks on both sides, engineering and bonding. The project spans a small portion of property within Roosevelt City, with most of the project occurring within Duchesne County and Ballard City limits. Applicant cash \$294,000; Roosevelt City & Duchesne County cash \$794,000.

##### **Prioritized Funding: \$3,264,000 grant.**

Commissioner Miles asked what is the plan for maintaining this section of road once it's completed? There are 3 entities involved in this project. It is cumbersome for the county to send a snowplow 4 or 5 miles out of its way to plow a quarter-mile stretch of road. Have the entities; Roosevelt City and Ballard discussed who will plow and maintain the road?

The applicant – Ballard City indicated between Roosevelt City and Ballard, that will be accommodated.

**Laura Hansen made and Bill Winfield seconded a motion to fund this project as placed on the Priority List. The motion carried with the chairman abstaining.**

##### **4.2. Fruitland Special Service District – Mill Hollow Water Treatment & Water Acquisition (Duchesne) [57:25]**

Fruitland Special Service District's funding request was placed on the Priority List as a \$1,850,000 grant and a \$400,000 loan for 30y @ 0.0% (\$2,250,000) for the Mill Hollow Water Treatment & Water Acquisition. This project consists of water system improvements to include the purchase of 121 acre-feet of Strawberry River water rights and the construction of a water treatment facility, connections to the existing water line, 3,900 linear feet of 3-inch PVC waterline, SCADA and telemetry, electrical service utilities, environmental permitting, engineering, easement acquisition, testing to accommodate regulatory compliance and bonding. Applicant Cash \$150,000.

##### **Prioritized Funding: \$1,850,000 grant and a 400,000 loan for 30 years @ 0.5% (total \$2,250,000)**

##### **10-1-25 Amended Funding: \$1,825,000 grant and a 425,000 loan for 30 years @ 0.5% (total \$2,250,000)**

**Jack Lytle made and Kirt Slaugh seconded a motion to fund this project as amended. The motion carried with the chairman abstaining.**

**4.3. Neola Water and Sewer District – Well and Distribution Improvements 2025 (Duchesne) [1:11:32]**

Neola Water and Sewer District's funding request was placed on the Priority List as a \$3,261,000 grant and a \$362,000 loan for 30y @ 1.0% (total \$3,623,000) for well and water distribution improvements. This project consists of water distribution system improvements to include design, subsurface investigation, 15,000 linear feet of 8-inch C900 PVC pipe, 77 each ¾-inch service laterals, 7 each ¾ inch service lateral missile, 84 each ¾ inch meter assembly, 12 each fire hydrants, 45 each 8-inch gate valves, 11 each water system connections, culinary well development, 4 each 8-inch canal crossings, engineering and bonding. DDW \$245,000.

**Prioritized Funding: \$3,261,000 grant and a 362,000 loan for 30 years @ 1.0% (total \$3,623,000)**

**10-1-25 Amended Funding: \$3,236,000 grant and a 387,000 loan for 30 years @ 1.0% (total \$3,623,000)**

**Jack Lytle made and Kirt Slaugh seconded a motion to fund this project as amended. The motion carried with the chairman abstaining.**

**4.4. Wellington City – Administration and Public Safety Building (Carbon) [1:27:57]**

Wellington City's funding request was placed on the Priority List as a \$5,150,000 grant and a \$2,000,000 loan for 30y @ 0.5% (total \$7,150,000) for an administration and public safety building. This project consists of the demolition of approximately 25,050 square feet of existing deteriorated structures, the construction of a new 7,800 square foot administration building to house the city's administrative offices, council chambers, and police department with secure evidence storage, interview rooms, police reception and waiting areas, administrative offices, council meeting space, and public service counters, a new 3,372 square foot Fire Apparatus Bay to accommodate modern firefighting equipment, additional firefighting vehicles, renovation of existing fire bays (4,262 square feet) to meet current safety and operational standards, renovating 3,078 square feet of space to include fire chief's office, training rooms, decontamination areas, and laundry facilities for protective gear, site grading, structural fill, and paving, sidewalks, curbs, gutters, pedestrian ramps, and signage, landscaping and irrigation, engineering and bonding.  
Applicant cash \$50,000 In-kind demolition \$500,000.

**Prioritized Funding: \$5,150,000 grant and a \$2,000,000 loan for 30y @ 0.5% (total \$7,150,000)**

**10-1-25 Amended Funding: \$5,125,000 grant and a 2,025,000 loan for 30 years @ 0.5% (total \$7,150,000)**

**Greg Miles made and Bill Winfield seconded a motion to fund this project as amended. The motion carried with the chairman abstaining.**

**4.5. Ferron City Municipal Building Authority – Ferron City Agricultural Center (Emery) [23:20]**

Ferron City Municipal Building Authority's funding request was placed on the Priority List as a \$2,500,000 grant and a \$500,000 loan for 30y @ 1.0% (\$3,000,000) for an agricultural center facility. This project consists of the design and construction of a 36,750 square foot agriculture facility within the existing fairgrounds to include demolition of existing building site, geotechnical report, site grading, structural fill and untreated base course, concrete sidewalks, signage, livestock Infrastructure containing 88 pig/sheep pens, 16 wash racks, and a large wash rack to support livestock shows and auctions, bleacher seating for over 1,000 attendees, a 27,600 square foot arena and adjacent structures, engineering and bonding.  
Applicant cash \$2,260,000 Emery Co. Tourism \$500,000 Emery County, Ferron City in kind \$240,000

**Prioritized Funding: \$2,500,000 grant and a \$500,000 loan for 30y @ 1.0% (\$3,000,000)**

**10-1-25 Amended Funding: \$2,475,000 grant and a 525,000 loan for 30 years @ 1.0% (total \$3,000,000)**

**Bill Winfield made and Bruce Adams seconded a motion to fund this project as amended. The motion carried with the chairman abstaining.**

#### 4.7. Town of Dutch John – Fire Station/EMS Building Remodel (Daggett) [2:42:41]

The Town of Dutch John's funding request was placed on the Priority List as a \$612,750 grant a fire station/EMS building remodel. This project consists of remodeling the 1990 fire station to include design and planning, roof repair, new bay heaters, installation of a fire/carbon monoxide detector system, a vehicle exhaust system, a new seal system for the garage doors and entry doors, ambulance bay secure storage and lockers, new LED lighting system, new electrical panel, new air recharging system, remodel bathrooms, breakroom, office, training room, tankless hot water heater, storage room renovation to accommodate exercise equipment, communication updates, exterior regrading and rewiring and the removal of the existing 'old post office' building to construct a new 1000 square foot 2-story EMS/Clinic building to accommodate a ground floor medical clinic and 2 upper floor apartments, engineering and bonding. Applicant cash \$54,750.

**Prioritized Funding: \$612,750 grant.**

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

#### 4.8. Town of Junction – Road Improvement Project 2026 (Piute)

The Town of Junction's funding request was placed on the Priority List as a \$1,750,000 grant for road improvements. This project consists of large-scale road improvements to include land leveling and approximately 7,800 tons of hot mix asphalt (HMA) overlay on the majority of its existing paved roads as follows: patching, crack seal and chip seal at Old Highway and Church Farm Road, partial depth reclamation with cement-treated base on Thompson Lane, full roadway reconstruction at 100 South and 200 South (east of the highway), miscellaneous patching, shoulder reinforcement with base course, drainage improvements as needed on all town streets, design, engineering and bonding. Junction has considered self-funding this project, but doing so would require saving its entire B&C Road budget for the next 38 years.

**Prioritized Funding: \$1,750,000 grant.**

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

<b>5. Infrastructure Projects</b>	<b>N/A</b>
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<b>6. Pending Projects</b>	<b>N/A</b>
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#### 7. Supplemental Requests

##### 7.1 Beaver City – Sewer Infrastructure Improvements (Beaver) SUPP [25:56]

Beaver City presented a supplemental request as a \$754,000 grant and a \$502,000 loan for 30y @ 2.0% (\$1,256,000) for sewer infrastructure improvements.

*9-5-24 Award - \$4,180,000 grant and a \$2,787,000 loan for 30y @ 2.0% (\$6,967,000)*

This project consists of exploratory excavation, removal and relocation of 100 linear feet of fencing, dewatering existing lagoon cells (4 cells will need to be dewatered and reconstructed), 2,000 cubic yards of clay liner material, 7,000 cubic yards of clay liner rehabilitation, 32,000 cubic yards of clay liner soil cover, compacted embankment, lagoon site preparation, sludge removal, 10,300 cubic yards of lagoon riprap, 1,600 cubic yards of salvaged riprap from existing lagoon banks, 200 cubic yards of untreated base course, 1 new lift station, aeration equipment, 6 new 5' diameter sewer manholes and the removal of 5 existing manholes, 1,200 linear feet of 18" PVC sewer pipe, 3,500 8" PVC sewer pipe main, materials testing, 1 flume structure, 2 splitter boxes, 2 primary lagoon inlets, 5 secondary lagoon inlets, 4 transfer structures, 6 water level indicators, 1 trash auger, construction staking, engineering, permitting and bonding expenses. The City is currently beginning a self-funded project to replace 5,180 linear feet of 8-inch PVC sewer line and 1,000 linear feet of 4-inch PVC sewer laterals for an industrial park near the south freeway interchange. A second self-funded project to replace 950 linear feet of 8-inch PVC sewer line along 250 South will be completed in the near future. The two sewer improvement projects will cost the city an estimated \$300,000.

The applicant indicated there was an issue discovered during construction; the contractor investigated the

existing liners on two of the Beaver's lagoon cells to determine rehabilitation of the liners and when they excavated they found no liners on two of the existing lagoon cells. They have to haul a significant amount of clay in to build a liner and it increased the cost of the project significantly.

Ms. Hanson state that perhaps Beaver could contact whomever constructed the lagoons as these weren't built properly and recoup some of the cost.

The applicant indicated the city attorney advised Beaver that it's probably too late as it has been over 20, 25 years.

**Laura Hanson made and Bill Winfield seconded a motion to fund the supplemental request as a \$754,000 grant and a \$502,000 loan for 30y @ 2.0% (\$1,256,000).**

Mr. Slauch asked where the funds were to come from to repay the original \$2,787,000 loan.

Marcus Keller, financial advisor to Beaver City for this project spoke regarding the coverage noting the \$2,787,000 had about a 1.5% debt coverage; with the additional \$502,000 loan it gets closer to the required minimum debt coverage of 1.25%.

The applicant indicated they are two-thirds of the way through a rate study; that information is forthcoming. The Council is fully anticipating possible adjustments or increases for future projects.

The Chairman called the question.

**Laura Hanson made and Bill Winfield seconded a motion to fund the supplemental request as a \$754,000 grant and a \$502,000 loan for 30y @ 2.0% (\$1,256,000). The motion carried with the chairman abstaining.**

## **7.2 Austin Community Special Service District – Culinary Water Improvements (Sevier) SUPP [35:50]**

Austin Community Special Service District presented a supplemental request as a \$190,000 Grant for culinary water improvements.

**6-1-23: CIB Award \$1,000,000 grant.**

This project consists of spring exploration and renovation, new well house, new storage tank and distribution system improvements to include excavation and redeveloping the Upper and Lower Norton Springs, installing 300 linear feet of 6-inch PVC pipe, 150 linear feet of 6-inch perforated spring collection pipe, 125 cubic yards of washed rock, 125 square yards of filter fabric, 860 cubic yards of fill, 175 cubic yards of clay cut-off wall, 1000 square yards of liner, 670 cubic yards of backfill, 3 spring collection manholes and 1 junction manhole, 650 linear feet of surface ditch, 2 drain pipe head wall, seeding, 1000 linear feet of 4-inch HDPE transmission pipe and 2 air valves. Well house improvements include a new flow meter, SCADA, a booster pump building, Lizard Bench well abandonment and well house demolition, power service, and a well pump control valves, a new 120,000-gallon concrete storage tank and appurtenances, waterproofing, earthwork, fencing and gates. Distribution improvements include 1,600 linear feet of 4-inch water pipe, 14,000 linear feet of 8-inch water pipe, 3,100 linear feet of 10-inch water pipe, one Sevier River crossing, 8 each 8-inch gate valves, 4 each 10-inch gate valves, 17 fire hydrants, 95 meters, engineering services, NEPA permitting, rights of way and road repair. **Other funding;** Sevier County \$220,473; DDW ARPA Grant \$2,269,000 SRF Grant \$231,000 = \$2,500,000 DDW Loan \$760,000; Entity \$5,000.

The applicant indicated they are nearing completion and have been trying keep the budget within the funding. The replacement of the water lines in Lizard Bench - Austin Special Service District allowed this existing water company to annex in. Lizard Bench had a failing water tank. The system itself had 4-inch PVC glued pipe, no tracer wire nor corporation stop valves on the service lines. A major issue was replacing/installing the new pipeline through this area without damaging or taking the existing line out of service. It took time to locate and repair the existing line to patch that system back together temporarily as they installed the new line which extended the construction duration several months and there were other delays working through the Lizard Bench area. This has caused a shortfall of \$190,000 which includes 15% contingency. The plan was to come



down one side of State Route 118 and prevent having to bore under the roadway. There were utility conflicts and a bore underneath the highway was necessary with some asphalt repair.

**Ralph Brown made and Bruce Adams seconded a motion to fund the supplemental request as a \$190,000 grant.**

Commissioner Miles referenced the original request which discussed raising water rates and asked if the water rates have been raised.

The applicant noted at the beginning of the contract they were raised and set up on a tier level. Base rate is 10,000 plus a tiered system. There may be another rate increase after the project is completed.

The Chairman called the question.

**Ralph Brown made and Bruce Adams seconded a motion to fund the supplemental request as a \$190,000 grant citing a financial hardship exemption. The motion carried with the chairman abstaining.**

#### **8. Request for Special Consideration – (Requires a vote of the Board to Consider) [43:00]**

**8.1 Ticaboo Utility Improvement District requested time on the October 1, 2025 CIB Meeting to discuss a revision to the utility generation which is the revenue source of an existing CIB loan. The change requires Board approval.**

Chairman Wells called for a motion and vote to consider the request.

**Laura Hanson made and Jerry Taylor seconded a motion to bring the project to the table for discussion. The motion passed unanimously.**

#### **8.1 Ticaboo Utility Improvement District – Powers Generation System (Garfield County)**

Ticaboo Utility Improvement District presented a request for approval to decommission one (damaged) generator purchased in 2013 with CIB loan funding with the intention to initiate a solar PPA to its electrical generation mix.

*7-11-2013 the Board funded \$600,000 loan for 30 years @ 1.5% to Ticaboo Utility Improvement District for the acquisition and installation of power system components, including new power generation equipment, a closed automatic transmission switch, an 80 kvAR reactor, and monitoring equipment.*

*The loan was secured by a pledge by the Issuer of 100% of the net revenue produced by the Issuer's electric power generation and distribution system. A change to the revenue source pledged for a CIB loan is to be approved by the Board. Ticaboo is therefore required to warrant and demonstrate that those net revenues will continue to equal or exceed 125% of the total annual debt service requirements on the Bond and any other obligations secured by a pledge of those revenues.*

The applicant expressed appreciation for the CIB loan \$600,000 CIB loan to buy generators for their power grid. Their medium-sized generator caught fire back in June which can now be repaired or they can purchase a new one. Repairs are nearly as expensive as buying either a new or a slightly used secondhand one. The insurance is going to cover some of that. Their system ran the whole summer without the damaged generator and it was fine; they were already overpowered with the existing generators.

They have been looking into ways of reducing costs; diesel costs 40 cents per produced kilowatt hour. They are talking to a private company to enter into a power purchase agreement (PPA) to provide the same power at 20 cents per kilowatt hour. Those negotiations are ongoing.

The CIB loan contract requires them to maintain the system and generate sufficient revenue to pay back the existing loan. The plan is to have solar generated power under a PPA. If that doesn't happen they will replace the generator. The request is for approval of the definition of the system and the revenue source for the loan repayment.

Treasurer Slaugh asked if the intent would be to sell the good generators?

The applicant stated most of the power will be supplied from the solar panels which is expected to cover about 85% of the current load and 15% will still come from the generators. The solar panels feed the battery, and if the battery gets too low, generators can be backup. The damaged generator has decommissioned itself.

**Kirt Slaugh made and Bill Winfield seconded a motion to approve the decommissioning the damaged generator with the guaranteed continuation of payment by Ticaboo on the existing loan.**

Commissioner Lytle noted the loan was in 2013 indicating they are 12 years into the 30-year payment and asked if there a reason that the loan would not be paid off?

The applicant noted they fully intend to pay off the loan over time.

The Chairman called the question.

**Kirt Slaugh made and Bill Winfield seconded a motion to approve decommissioning the damaged generator with the guaranteed continuation of payment by Ticaboo on the existing loan. The motion passed unanimously.**

## **8. Request for Special Consideration**

*8.2 The Town of Monroe requested time on the October 1, 2025 CIB Meeting to discuss emergency water infrastructure.*

Chairman Wells called for a motion and vote to hear the request.

**Greg Miles made and Bill Winfield seconded a motion to bring the project to the table for discussion. The motion passed unanimously.**

### **8.2 Town of Monroe – Emergency Water Infrastructure (Sevier County)**

The Town of Monroe presented an emergency funding assistance request for a \$735,000 grant for emergency water infrastructure. This project consists of completing a hydrogeologic study to identify a new well location, drilling and developing a new well, constructing a well pump house, installing treatment equipment, purchasing a replacement pump for the existing well house, and redeveloping the spring collection area, engineering and bonding.

The goal for the new well is to provide at least 500 gpm safe yield to replace the flows lost if the treatment plant is inoperable. 1250 gpm would be ideal.

The applicant indicated they have been devastated by a fire which has impacted Monroe in a lot more ways than anybody else. The spring which is their main water source was producing around 250 gpm and after the first heavy rainfall, went down to 50 gpm. They have a back-up well which they are now almost totally on well water without a backup. The need is to drill another well for culinary water for the community. They have purchased a track hoe because of debris coming down in their diversions that they need to keep clean. The well has become a high priority for culinary water.

Commissioner Adams asked if they anticipated another 1200 gpm out of a new well.

The applicant indicated that through conversations with their hydrogeologist John Files, he is pretty confident it will be close to 1,000 gpm with the hopes of between 750 and 1250. They don't want to be too close to the existing well; if the aquifer was ever contaminated, then both wells would be lost. The master plan done two years ago showed a lot of other improvements that are noted as necessary but as their springs have been compromised with debris flows coming down it has placed this to the front. There are three needs: drill a new well and get that equipped then redevelop the existing springs to get the surface water away then collect clean surface water. They are also asking for funding to purchase a generator, an additional pump.

Commissioner Brown stated the current well is 50 years old noting they have been reliant on the cold spring which has been a great producer. 14 structures were lost in the fire and 10 were cabins.



**Ralph Brown made and Scott Bartholomew seconded a motion to fund the special consideration project as a \$735,000 grant citing an emergency response exemption. The motion carried with the chairman abstaining.**

Ms. Hanson expressed concern about the many communities that rely on groundwater as their primary water source. Science is showing that aquifers are not recharging at the same rate they are being depleted.

Commissioner Adams indicated that information should be given to the Colorado River Authority; the upper basin and the lower basin – the Compact is out of whack.

Commissioner Miles indicated a discussion should be with Wasatch Front communities as well; they're pulling 280,000 acre-feet out of the Uintah Basin. Growing the Wasatch Front ultimately leaves rural Utah without water.

Ms. Hanson indicated she is working on a project idea and will ask for input. The question is often asked how much can we grow as a state given our water constraints and there has not been an answer. There is no consideration of natural constraints on water into that whole equation so she is working on a project where – with a lot of assumptions – an answer will be provided to the question of how much will water constrain growth.

## **9. Board Member Discussion and/or Action Items [1:11:55]**

### **9.1 Utah Project Portal – Presentation / Approval (CIB Application Listing in FY2027)**

Shay Morrison with R6 Regional Council presented the Utah Project Portal noting that it is ready for the FY2027 CIB application list. He stated the portal can accommodate the CIB application, the CASI, Trimester formatting (the ability to allow new projects to be entered by trimester) for added expense. He showed the existing capabilities. The portal can be filtered for CIB, for different project types, for entities etc. The portal was primarily built for CIB but there are other entities interested.

Treasurer Slaugh suggested a forward-looking perspective on the one-year CIB list to know if there are really critical projects listed. The Board currently funds projects no matter how marginal if there is funding. He expressed a preference to for a longer-term perspective; not just considering what's in the current trimester, but what's also coming down the pike. The Utah Project Portal should help those projects and facilitate conversations which may help make better decisions.

Ms. Hanson noted there is a timeframe filter that can be added which shows projects that are needed in the next year, in the next 2 to 5 years, and then the next 5 years plus.

Mr. Morrison indicated there is a trimester filter that can list what trimester a project is anticipated for submission. He suggested a trimester format; lists are collected by trimester rather than annually. It could get more accurate data from communities rather than adding everything once a year which may provide more accurate data.

Mr. Khyl reiterated the trimester recommendation; allowing projects to be added to the list on a trimester schedule. Because the list is compiled once a year, entities put every project on the list just in case they have to go to CIB in the next year. Opening the list 3 times a year on the trimester schedule, the listed projects would be more accurate. He recommended the trimester approach.

Mr. Slaugh indicated that if there's a critical project or large project anticipated in the year, he prefers knowing and not waiting for a trimester to put it on the list. He hopes to take a more forward-looking view of the CIB funds and projects. There are emergencies that come up within a trimester; the Board should be and is flexible. The trimester process would not provide visibility to large critical projects until the trimester that they want it to get funded.

Commissioner Lytle expressed his preference for an annual list; the entities that come to CIB are already doing their own discernment process on what they're going to apply for from the one-year list. He acknowledged the suggestion but recognized there is an amount of scrutiny of the projects because of the lack of revenue.

Mr. Morrison acknowledged the efforts including the CASI. Ultimately the CASI, the application and even the funding tool could be built into the project portal. In a work meeting with Mona City they reviewed their listing of projects on a spreadsheet; the Project Portal was demonstrated and they are starting to actively utilize the portal versus the spreadsheet and Mona is excited about it. Some communities are just working with their engineer or advisors and throwing projects on that list. They would have more of a sense of what projects are actually coming in just a few months out. They are trying to come up with the best picture for CIB; It's not perfect, but is it better.

Commissioner Lytle asked if CASI was part of the tool as his understanding was that it would be.

Mr. Morrison stated the asset inventory section is not in the tool, but when a community does enter a project, they still have to verify that they have completed the CASI. It is part of the portal as a verification of a CASI but the built-in asset tracking is not. It could be built in for a cost. It is quite complex.

Commissioner Winfield asked if it would require a rule change to open the portal list 3 times in a year.

Commissioner Miles indicated the Board wants entities to do some pre-planning; for example, to have a discussion with their road department director as to what maintenance will be necessary and when. Unless the requirement is that the list is done once a year, there will still be half-hearted planning moving to a trimester. There has to be a date established to do some due diligence and provide the best guess.

Mr. Khyll agreed with everything that's been said. They have suggested if you are putting a project on the one-year list, you have to have an engineer's estimate - which is something new. In the past, that's not been required to be on the CIB one-year list. It would likely remove a lot of wish-list projects; engaging an engineering firm would help this data be even better. The real win is through the community advisors like Shay in your communities under Laura Hanson's leadership at GOPB through the funding of the legislature. The community advisors are having those conversations with the cities, the towns, the communities, meeting with Mona, doing a capital improvement plan. The Utah Project Portal is not going to solve everything but it's trying to help the Board make better decisions.

Commissioner Adams asked about interaction with other AOGs; has there been discussion with the 5 or 6 AOGs around the state?

Mr. Morrison indicated they're all aware of the portal. There have been conversations online with UIP, Utah Water Infrastructure Plan, and others. As of now, they've all been told that official rollout and implementation with communities of the portal starts January 1st. After today's conversation, they will be providing some direction from the board.

Commissioner Adams asked if they were going to get input from them on what you're rolling out.

Mr. Morrison indicated they've provided input on the build-out. Training and making sure that everybody's aware of how all the details function will happen this fall and winter with a roll out in January 2026.

Ms. Hanson indicated that there have been conversations and most are excited about the portal. The one place where there has been a little bit of pushback is in the urban communities. They have been informed only if they are coming to the state for funding does it need to be entered in the portal. Then that raised a question as to whether they should put all of their projects in and get state funding; then we don't have to fund it ourselves. That's a little bit of a little hiccup that needs to be worked through.

Commissioner Adams noted that a lot of the urbans don't qualify for CIB funding.

Ms. Hanson indicated the goal is that the state would adopt some sort of rule that if an entity wants state funding for an infrastructure project, it needs to be entered into the project portal. It is not yet a requirement. One thing that she would love to have added into the portal; the score that comes out of the funding tool concerning the weighting criteria. Is it a producing county? What's the percentage of public lands, the population, taxes, magi. If that could be included with each of the projects in the portal as well... if you pull up a project, it would show how it scores against the criteria that the Board has identified. I think that would be a nice addition. But that requires a little bit more resources to add that.

Commissioner Lytle asked if they had access to the portal right now.

Mr. Morrison noted it is public on the [utahprojects.org](http://utahprojects.org) and you can look through all of it.

Ms. Hanson stated it can also be found on the GOPB website; it's a longer way - [gopb.utah.gov](http://gopb.utah.gov). [utahprojects.org](http://utahprojects.org) is the faster way

Mr. Khyl indicated one of the things that really drove this project was the number of times the legislature has been approached for funding in the state of Utah for infrastructure projects. And they say, "Great, we'd love to help, how much and what for?" We've never been able to really quantify what the true needs were in rural Utah. We have good, solid data in the system so we can go to the governor or the speaker with a request for money and show them in the project portal. The information needs to be true and accurate regarding planned projects that are coming down the pipeline.

Commissioner Bartholomew stated the Board should only see shovel-ready projects and entities need to be willing to take loans. The planners in the AOG's should assist in getting good projects submitted that are ready to go and really need to be funded.

Chairman Wells asked about the approval language being requested.

Ms. Powers suggested approving the Project Portal for the fiscal year 2027 as the CIB application list. Perhaps it should be used for one year before adding additional components; see what it looks like and determine what would be helpful.

Chairman Wells asked if there needs to be amendments to policies or procedures.

Ms. Powers stated only if the CIB list was changed to a trimester format; policy and rule would need to be changed.

Commissioner Lytle asked if it goes into effect on the 1st of January, how much time will be given to communities if they've got to have an engineer estimate.

Mayor Baker indicated that when Naples City puts together the two to five, it's totally a wish list. The one year is a bit of a wish list. They really don't know and are just throwing things on because it has to be on the list to be considered. He suggested allowing an update to the one year list every trimester.

Mr. Morrison stated they work with the communities on list collection and AOGs have somewhat of their own process for doing it. R6 does it through Typeform and then they put it into a spreadsheet to send to CIB staff. We would now be utilizing the portal with our communities - still going through the same list collection process. Moving to a trimester format it would be the same process but two more times a year, rather than once a year. He fully supports the trimester format if the board would be willing to.

Mayor Baker stated it may eliminate some of these projects that just get thrown onto the list.

Commissioner Lytle acknowledged some value in that.

Mr. Slauch proposed a hybrid. If it's a very large project, maybe 8 or 9 million or above, we limit those projects to coming on once a year. Anything under that could still be entered on a trimester basis. That would encourage the big projects to have more pre-planning. CIB doesn't want to get surprised by a large project coming on last minute in a trimester.

Mr. Khyl stated all of the communities in Utah will be using this as well to plan their projects. Every city and town has a list. If the city and town and the planner, the AOGs are all doing their job, he would hope those big projects have been on the list for 5 years, 3 years, moving through the process. They should definitely not be popping in on a trimester schedule. The hope is that all have been doing their job and the large projects have been on the list for a number of years; we should see them coming. It is up to the board - a trimester, a hybrid, or once a year for a year.

Mr. Morrison noted small rural communities would fight for consistency over adding another complexity to filtering out projects for them; if it was built into the system which automatically does it, that would be  
Commissioner Bartholomew indicated he has been on the planning side as the mayor. The planners take a lot

of that burden now. The only time there should be a surprise is something like this with Monroe; an emergency.

Commissioner Brown noted that staff prefers to have a one-year list for the major things. CIB already has in place special consideration for things that pop up. The responsibility should be on the planners to work with the cities to discuss the future... any substantial project they should know what's coming up.

Mayor Baker stated he sees the AOG planners maybe once a year; he feels they don't keep track in his area.

Commissioner Lytle indicated the planners do come to Daggett County areas and work with the communities. He is not certain why it's not happening in Naples.

Commissioner Brown supported the one-year list.  
Commissioner Lytle supported the one-year list.

Chairman Wells called for a motion to approve the use of the portal as the CIB Application List for the fiscal year 2027.

Commissioner Lytle noted it does not require an engineer's estimate to be on the list.

Commissioner Brown indicated that before a project is *on an agenda*, an estimate is required; an estimate to be on the list would be old prior to CIB consideration.

Chairman Wells noted that asking people to incur an expense up front is problematic.  
The Board concurred.

**Scott Bartholomew made and Laura Hanson seconded a motion to approve the Utah Project Portal as the CIB Application List application for FY2027. The motion carried with the chairman abstaining.**

**9.2 CIB Board Meeting – November 6, 2025, Salt Lake City**

Meeting Adjourned 10:56 AM.

Submitted by;  
Candace Powers