PERMANENT COMMUNITY IMPACT FUND BOARD MEETING

Department of Workforce Services

Housing and Community Development Division

Bryce Canyon City, Utah

MINUTES

June 4, 2026

Members Present

Curtis Wells	Chairman
Jerry Taylor	Five County Association of Governments
Jack Lytle/Designee	State Treasurer
Bill Winfield	Southeastern Utah Association of Local Governments - SERDA
Willis LeFevre	Uintah County
Matt Tippets	Uintah Basin Association of Governments
Greg Miles	Duchesne County
Danny Van Wagoner	Emery County
Laura Hanson	Governor's Office of Planning and Budget
Bruce Adams	State Transportation Commission
Scott Bartholomew	R6 Regional Council

Excused

Kirt Slaugh	State Treasurer

Staff and Visitors

Candace Powers	Housing and Community Development
Heather Poulsen	Housing and Community Development
Paul Moberly	Housing and Community Development
Jennifer Domenici	Housing and Community Development
Tricia Davis Winter	Housing and Community Development
Skyler Davies	Division of Water Quality
Phillip Scott Allen	Town of Altamont
Diane Ward	Town of Henrieville
Dale Pollock	Town of Henrieville
Todd Thorne	SERDA
Sam Steed	Piute County
Kelly Chappell	Ensign Engineering
Denise Peterson	Juab Fire District
Jilean Ercanbrack	Juab Fire District
Marty Palmer	Juab Fire District
Riley Vane	Jones & DeMille Engineering
Laurence Barlow	Hildale City
Donia Jessop	Hildale City / Mayor
Ivan Merrell	Vernal City
Michael Davis	Naples City
Keith Despain	Vernal City
Bart Jensen	Jones & DeMille Engineering
Stacie Grass	Town of Circleville
Mike Johnson	Five County Association of Governments

Virtual Attendees

Brook McCarrick	Attorney General's Office
Bill Prater	Bond Counsel
Allison Keller	Department of Workforce Services
Keith Heaton	Rural Utah Infrastructure Coalition

Michael Mowes	Housing and Community Development
Brittany Hardy	Department of Workforce Services
Kevin Yack	Uintah Basin Association of Governments
Koy Barton	Jones & DeMille Engineering
Stephanie Gittins	Bear River Association of Governments
Aidan Mortensen	KOAL News
Kurtis Park	Nephi City
Justin Atkinson	Sunrise Engineering
Thom Keyes	Governors Office of Economic Development
Heather Pattee	Division of Drinking Water
Tyler Timmons	R6 Regional Council

WELCOME & INTRODUCTIONS 9:03 am

- The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, June 4, 2026, at 26 South Main Street, Bryce Canyon City, Utah.
  Chairman Curtis Wells called the meeting to order at 9:03 a.m.
- Pledge of Allegiance.
- Prayer.
- Commissioner Jerry Taylor, Garfield County, welcomed the Board to Garfield County. He expressed appreciation to all those who helped put the event together.
- Board introductions.
- Welcome to Daggett County Commissioner Matt Tippets as the new Board member representing Uintah Basin AOG and Castle Dale City Mayor Danny Van Wagoner as the new Board member representing Emery County.
- Curtis Wells welcomed Steve Waldrip to the meeting. He is the State Housing Coordinator and the Governor's Advisor. He will oversee the Division of Housing and Community Development as the Division transfers to the Governor's Office of Economic Development on July 1, 2026.
- Curtis Wells presented Commissioner Jack Lytle as he will be concluding his service as a Daggett County Commissioner at the end of the year.
  Chairman Wells commended Commissioner Lytle for his exceptional articulateness, thorough attention to detail, and tireless advocacy for rural Utah infrastructure, presenting him with a celebratory parting gift from the board.
  Commissioner Lytle expressed his gratitude to the board and staff, emphasizing the massive cumulative good the CIB program accomplishes in preserving and building up small municipal systems. He noted that incoming Commissioner Matt Tippets will step in as an outstanding successor.
  Commissioner Greg Miles highlighted Commissioner Lytle's invaluable mentorship, dry wit, and collaborative stance over their parallel seven-and-a-half years of local governance.

BRIEFING - ADMINISTRATIVE ITEMS

2.A Financial Review & Review of Agenda Items

Kaylee Beck reported that even if the board elects to fully fund all priority projects and supplemental requests the CIB will maintain a post-meeting reserve of $14.7 million in mineral lease accounts and $27.4 million in the bonus account.

Commissioner Lytle inquired regarding the multi-year trajectory of CIB fund pools.

Ms. Beck confirmed that long-term forecasting models show a drop-off in upcoming cyclical revenues, reiterating that prioritizing structured loan combinations over grants remains essential to ensuring long-term program sustainability. There are 7 projects on the priority list for funding and 2 supplemental requests on today's agenda.

2.B 1st Trimester Applications FY2027

There were 28 new applications submitted by the June 1, 2026 application deadline. These requests total over $90 million dollars. The Board will review the list subject to available funding. The statute indicates the Board must give priority to those applicants impacted by mineral lease extraction.

III. APPROVAL OF MINUTES 9:20 am

Chairman Wells called for a motion to approve the minutes from the April 2, 2026 meeting.

Jerry Taylor made and Bill Winfield seconded a motion to approve the minutes of April 2, 2026 Meeting. The motion carried with the chairman abstaining.

Chairman Wells noted the funding meeting is scheduled until 10:30.

4. PRIORITY PROJECTS

4.1 Naples City – 2500 South Road Reconstruction Project (Uintah)

Naples City was placed on the Priority List as a $2,259,000,000 grant and a $969,000 loan for 10y @ 0.0% for the 2500 South road reconstruction to include expanding it to a 36-foot asphalt roadway with two 12-foot lanes, an 8-foot shoulder on the north side and a 4-foot shoulder on the south side to include approximately 3,334 cubic yards of granular borrow, 6,667 cubic yards of roadway excavation, 1,667 cubic yards of untreated base course, 200 cubic yards of asphalt pavement spot repair, 1,744 tons of hot mix asphalt, 14 tons of emulsified asphalt, 4,335 linear feet of concrete curb and gutter. 22,000 square feet of concrete sidewalk, 4,667 square yards (1400 feet) of chip seal coat, 8,333 square yards of asphalt pulverization, 12 each manhole reconstruction, 5 each valve box reconstruction, 27 each driveway tie-in, 230 feet of 15-inch drainage pipe, reconstruct 6 each 4X6 combo boxes, 7 each 2X4 catch basins, paint striping, signage, engineering and bonding. All elements to follow American Association of State Highway and Transportation Officials (AASHTO) safety and design standards.

Scott Bartholomew made and Greg Miles seconded a motion to fund this project as a $2,259,000 grant and a $969,000 loan for 10y @ 0.5%. The motion carried with the chairman abstaining.

4.2 Town of Altamont – Fire Truck Acquisition (Duchesne)

The Town of Altamont was placed on the Priority List as a $658,000 grant for the purchase of a type III Fire Truck. This project consists of the procurement of one new 2026 Freightliner type III fire truck with approximate specifications to include a 4-Door 4x4 Freightliner M2-106, cob and chassis with 1,00 GPM Hole MBP PTO driven pump, auxiliary pump and 500-gal/on water tank for the Altamont Fire Department.

Jack Lytle made and Jerry Taylor seconded a motion to fund this project as a $658,000 grant citing a financial hardship exemption. The motion carried with the chairman abstaining.

4.3 Castle Dale City – All Abilities Park (Emery)

Castle Dale City was placed on the Priority List as a $300,200 grant for an all-abilities park project. This project consists of a 122 foot 6 inch X 79 foot 6 inch all ability park to be located at 200 East 8th North in Castle Dale to include a Main Kids Choice Ramped Structure, a Cyclocone Plus Climber Spinner, Jumping Bean, Ten Spin, Mm Momentum Corridor, Mm Dynamics Lab, Concerto 5-Congas, Concerto Tall Chimes, Concerto Vibes, Tots Choice Structure, 5-Inch OD Arch Swings, 3.5 Bay, 2 Tots, 2 Belts, 1 Inclusive, 1 Multi-User Seat, Miracle Machine- Goooaaalll, Miracle Machine- Curiosity Thrilled the Cat, Miracle Machine- My Cup Of Tea, Mini City Playhouse, Frog Climber, Mini City Sensory Garden, Double Sided, Magical Musical and A-Maze-ing Inserts, 8,725 square feet of poured in place rubber, 8-foot fall height, compacted stone base preparation, installation, permitting and bonding. Property donation: $70,000; Community Donations $269,480.

Bruce Adams made and Jerry Taylor seconded a motion to fund this project as a $300,200 grant citing a financial hardship exemption. The motion carried with Danny Van Wagoner and the chairman abstaining.

4.4 Town of Henrieville – Culinary Water Improvements 2026 (Garfield)
The Town of Henrieville was placed on the Priority List as a $3,036,000 grant for culinary water improvements. This project consists of equipping the existing well to include a new well pump and controls, site grading and preparation, control panel and variable frequency drive, SCADA controls, installing a new 4-inch transmission line from well to filtration building, upsizing culinary water distribution lines with 8" culinary water pipe, replacing faulty fire hydrants, flushing and cleaning main line, replacing faulty gate valves, new service connections, upgrading disinfection and filtration system to include removal of existing chlorinator and existing iron filtration system and installing new chlorination and filtration systems and controls, new culinary water meters and master meters on existing horizontal well, roadway repairs, NEPA permitting, easements, water rights, fencing, engineering and bonding.

Jerry Taylor made and Bill Winfield seconded a motion to fund this project as a $3,036,000 grant citing a financial hardship exemption and the requirement that the plans and specs for the project be reviewed by DDW prior to advertising for bids. The motion carried with the chairman abstaining.

4.5 Hildale City – Water Improvements – Back Up Well (Washington)
Hildale City was placed on the Priority List as a $2,372,000 grant and a $2,373,000 loan for 30 years @ 1.0% ($4,745,000 total) for water system improvements. This project consists of developing a new well on a privately owned parcel in Water Canyon including a pump station, chlorination system, treatment building, and pipeline connection to the existing distribution system; Rehabilitation of the Powerplant Well located in an industrial area with limited public access to improve water quality and reliability to include the installation of new pumps and controls, a new treatment building, and a pump test to verify performance. The site is currently owned by the city, though expansion may be required depending on the final treatment design; A new Supervisory Control and Data Acquisition (SCADA) system will be installed to include hardware, software, a workstation, and backup systems to enable real-time monitoring and control of pressures, flows, and well performance; Water Meter Replacement and Radio Upgrades to include replacing 10% of the city's ageing meters, installing radio transmitters on all meters for remote reading; mapping and documentation of meter locations will also be included.

The applicant presented an award to the Permanent Community Impact Board from Hildale City thanking the Board for their financial support.
The Board expressed appreciation for the recognition.

Bill Winfield made and Jack Lytle seconded a motion to fund this project as a $2,372,000 grant and a $2,373,000 loan for 30 years at 1% (total $4,745,000) subject to the DDW requirement that plans and specifications for the project must be reviewed and approved by the Division of Drinking Water prior to advertising the project for bids. The motion carried with the chairman abstaining.

4.6 Juab County Municipal Building Authority – Fire Truck Acquisition (Juab)
Juab Special Service Fire District was placed on the priority for possible funding as a $608,464 grant and a $914,000 loan for 15y @ 1.5% (total $1,522,464) for a new fire truck. The project consists of the purchase of a new Rosenbauer foot Viper Aerial fire truck with Rosenbauer Commander chassis ladder truck to enhance fire protection capabilities throughout Juab County.

The applicant requested a change of entity to the Juab County Municipal Building Authority.

Scott Bartholomew made and Jack Lytle seconded a motion to fund the project as a $608,464 grant and a $914,000 loan for 15Y @ 1.5% to Juab County Municipal Building Authority. The motion carried with the chairman abstaining.

4.8 Town of Circleville – Spring Redevelopment (Piute)
The Town of Circleville project was placed on the priority list as a $600,000 grant and a $600,000 loan for 30 years @ 1.0% for a spring redevelopment project. This project consists of consists of the redevelopment of Wade Canyon Springs to include removal of deteriorated or obsolete spring infrastructure, excavation and

stabilization of spring collection areas to improve yield, protect water quality, and enhance structural integrity, installation of new spring collection and containment materials, including spring boxes, gravel packs, liners, and protective structures to meet Utah Division of Drinking Water standards, fencing, vault covers, and sanitary seals, installation of new conveyance piping and valves to integrate the spring source into the municipal culinary water system, site restoration, erosion control, backfill, grading, revegetation, and surface drainage improvements, environmental assessment, design, engineering, construction administration, testing, disinfection, and bonding.

The applicant requested reconsideration of funding and requested 100% grant. Since last meeting, they have proposed new water rates.

Commissioner Lytle asked if they were indicating they could not take any loan.

The applicant indicated that the new rate increases are already a hit, and it would be difficult to accommodate a loan.

Commissioner LeFevre asked about the new rates.

The applicant stated they are increasing rates and reducing gallons per tier to encourage water conservation. The base rate was increased; $35 is the amount for 10,000 gallons.

Laura Hanson made and Danny Van Wagoner seconded a motion to fund this project as a $1,200,000 grant citing financial hardship, contingent on a water rate increase and subject to the DDW requirement that plans and specifications for the project must be reviewed and approved by the Division of Drinking Water prior to advertising the project for bids. The motion carried with the chairman abstaining.

Break

5. Infrastructure Projects N/A
6. Pending Projects N/A

7. Supplemental Requests

7.1 Rural Utah Infrastructure Coalition (SCIC) – 3rd Supplemental Uinta Basin Railway Planning [2:38:42]
Rural Utah Infrastructure Coalition (previously SCIC) presented a third supplemental funding assistance request for an $800,000 grant for the Uinta Basin Railway Planning project. This request for supplemental funding is to carry the Coalition through one additional year while federal, tribal, and private-partner milestones come together to include Biological Resource Surveys which must be completed in 2026. The cactus surveys on Tribal land must occur this summer, program management, technical support, engineering support, NEPA support, schedule management, budget tracking, logistics coordination, and other technical services deemed critical, strategic communications on social media, the project website, and media outreach, final EIS mitigation for potential reductions in water flow in the Colorado River related to the project, legal services (Federal Authorization Support). The Coalition has engaged a legal firm specializing in NEPA and STB matters to secure federal agency authorizations plus contingency.
(Uintah Basin Railway Planning - Phase I ~ 11/08/2018 - $6,500,000 grant)
(Uintah Basin Railway Planning - Phase II ~ 6-13-2019 - $21,400,000 grant)

Bruce Adams made and Matt Tippets seconded a motion to fund the supplemental request as an $800,000 grant. The motion carried with Greg Miles and the chairman abstaining.

7.2 Vernal City – Water Improvements – 3500 West Transmission Line and 100 North Water (Uintah) [3:12:05]
Vernal City presented a supplemental funding request as a $618,000 grant and a $266,000 loan for 15 years @ 0.5% ($884,000 total) to facilitate road repair over the waterline. 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.
Supplemental: Adds road repair to include 2685 tons of 1/2 inch Hot Mix Asphalt (HMA), 43,225 square yards of roto-milling existing roadway, fuel and asphalt cost adjustment, engineering and contingency.
LOAN TERMS FOR WHOLE PROJECT WILL BE 15 YEARS @ 0.5%.

Greg Miles made and Bruce Adams seconded a motion to fund the supplemental request as a $618,000 grant and a $266,000 loan for 15 years @ 0.5% ($884,000 total) to include a 15-year term for the original funding. The motion carried with the chairman abstaining.

8. Special Consideration N/A

9. Board Member Discussion and/or Action Items
9.1 CIB Board Meeting – September 3, 2026 - Salt Lake City
9.2 CIB Board Funding Meeting – 1st Trimester FY2027 – October 1, 2026 - Salt Lake City

Meeting Adjourned 11:52 AM.

Submitted by;
Candace Powers