



Housing & Community Development

PERMANENT COMMUNITY IMPACT FUND BOARD

Salt Lake City, Utah

MINUTES: September 3, 2026 CIB Review Meeting

Members Present

Curtis Wells
Jerry Taylor
Kirt Slaugh
Bill Winfield
Willis LeFevre
Matt Tippets
Greg Miles
Danny Van Wagoner
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
Emery County
Governor's Office of Planning and Budget
State Transportation Commission
R6 Regional Council

Staff and Visitors

Candace Powers
Heather Poulsen
Paul Moberly
Tricia Davis Winter
Brian Swan
Carolyn Abeyta
Charles Abeyta
James Sanders
Justin Beddoes
Nicole Murray
Ryan Cook
Cole Stapley
Craig Wallentine
Marcus Perry
Lenise Peterman
Jeff Richins
Cori Adams
Jerry Ross
Mollie Halterman
Shay Morrison
Tyler Timmons
Stan Holmes
Phil Singleton
Garrick Willden
Russell Riggs
Dennis Marker
Brandon Barney
Joe Reynolds
Gary Barney
Aaron Averett
Craig Nebeker

Housing and Community Development
Housing and Community Development
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Housing and Community Development
Attorney General's Office
East Carbon City
East Carbon City
Jones and DeMille Engineering
Horrocks Engineering
Uintah Transportation Special Service District
Uintah Transportation Special Service District
Helper City
Park City
Tridell Lapoint Water Improvement District
Helper City
Price River Water Improvement District
Parowan City
Parowan City
Parowan City
R6 Regional Council
R6 Regional Council
Citizen
Town of Glenwood
Jones and DeMille Engineering
Town of Hatch
Gunnison City
Central Valley Town
Central Valley Town
Central Valley Town
Sunrise Engineering
Sunrise Engineering

Isaac Hatch
Kevin Yack
Ryan Goodrich
Merriel Johansen
Jared haddock
Daniel Hawley
Kendrick Thomas
Carson DeMille
Kyler Nielsen
Seth Atkinson
Mike Morgan
Justin Seely
Brian Johnson
Barney Zauss
Mark Anderson
Jerry Spencer
Kurt Sawyer
Troy Herold
Keith Heaton
Travis Leatherwood
Kirt Dutson
Todd Memmott
Kelly Chappell
Ryker Ogden
Kirt Nelson
David Wilson
Cody Deeter
Nancy Strickland
Mary Ann Wright
Zachary Jensen
Jed Hansen
Terri Yelonek
Rachelle Blanc
Chris Haycock
Mike Johnson
Jack Clark
Madison Aviles
Jeff Humphrey
Meranda Martin
Taylor Gillins
Monte Hawkins
Matt Robinson

Virtual Attendees

kgo transmission
Derek Davidson
KTVU NEWS
David Dodds
Ann Harvey
Ken Hoffman
Koy Barton
Paul Drake
Heather Pattee
Eli Wolfe

Ashley Valley Water and Sewer Improvement District
Uintah Basin Association of Governments
Ashley Valley Water and Sewer Improvement District
Johansen and Tuttle Engineering
Carbon County Active Reentry
Jones and DeMille Engineering
Jones and DeMille Engineering
Jones and DeMille Engineering
Jones and DeMille Engineering
Nephi City
Nephi City
Nephi City
Town of Rush Valley
Wellington City
Zions Public Finance
Town of Levan
Town of Hatch
State Institutional Trust Lands Administration (SITLA)
Rural Utah Infrastructure Coalition
Centerfield City
Oak City
Town of Paragonah
Ensign Engineering
Ensign Engineering
Green River City
Green River City
Rural Utah Infrastructure Coalition
SITLA
Town of Emery
Sanpete County Special Service District #2
Sanpete County Special Service District #2
Carbon County Active Re-Entry
Carbon County Active Re-Entry
Carbon County Active Re-Entry
Five County Association of Governments

Wasatch Front Regional Council
Weber-Box Elder Conservancy District
Beaver City
Beaver City
Beaver City
Beaver City

kgo.transmission
BRAG

Garfield County
Oakland City
Division of Drinking Water
Jones and DeMille Engineering
Washington County
Division of Drinking Water
Oakland City

Dan McGuire
Patrick Fitzgibbon
Brian Thayn
Marcus Hardy
Skyler Davies
Michele Jolley
Tricia Davis Winter
Patty Rowe
Ted Franklin
Diana Acosta
Bill Prater
14353545331
Paul Drake
Staff
Andrea Thurlow
Diana Acosta
Brian Barton
Darwin Bond Graham
Nate Zilles
Daniel Hawley
David Dodds
Stephanie Gittins
Margaret Rossoff
Trasie M. Jones
Hunter Cornelius
Ryan Clayburn
Brady Taylor
Ron Clegg
Shanna Hawley
Tina Mitchell
Zeke Atwood
Darwin Bond
Victor Hollenbach
Skyler Davies
Wade Hollingshead
Dan McGuire
Jeramie Callaway
Hunter Cornelius
Victor Hollenbach
Mollie Halterman

Jones and DeMille Engineering
Governor's Office of Economic Development - PIO
Price River Water Improvement District
Governor's Office of Economic Development - Marcom
Division of Water Quality
Richfield City
Division of Housing & Community Development
Town of Rush Valley
No Coal in Oakland
KTVU
Bond Counsel

Land & Infrastructure Utah
Town of Rush Valley
Division of Drinking Water
KTVU
Jones and DeMille Engineering
Oakland City
Uintah Basin Association of Governments
Jones and DeMille Engineering
Garfield County
Bear River Association of Governments

Jones and DeMille Engineering
Jones and DeMille Engineering
Roosevelt City

Clegg Consulting
Jones and DeMille Engineering
Town of Annabella
Roosevelt City
Oaklandside News
vhollenbach@gmail.com
Division of Water Quality
Beaver County
Jones and DeMille Engineering
GSL Electric
Jones and DeMille Engineering
Governor's Office of Planning and Budget
Parowan City

1. Welcome, Introductions & Roll Call

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, September 3, 2026 at 1385 South State Street, SLC, Utah. Chairman Curtis Wells called the meeting to order at 9:02 a.m.

Prayer: Bruce Adams

Pledge of Allegiance: Board and Audience

Introductions

Welcome to Brian Swan, Attorney General's Office and appointed legal counsel to the Board.

2. Approval of Minutes – (June 4, 2026 Funding Meeting; June 4-5, 2026 CIB Policy Sessions)

3. Division of Housing and Community Development Updates – as needed

4. Board Business

A. Financial Review – GOED Finance

27 New projects, Throughput discussion, 1 Supplemental, 1 Special Consideration

Thomas Kingston, GOED Finance provided a review of the available revenue which does not support the number of grant requests. The Board will need to convert some requests to interest-bearing loans wherein there is available revenue for today's projects.

The revenue indicated today includes mineral lease deposits through July 2025. *(Mineral Lease revenue can accommodate grants and 0% loans. Bonus MUST be as an interest-bearing loan.)*

The Throughput is only available for the statutory throughput projects.

B. June Proposed Policy Discussion:

1. Limit Funding Request Amount – *The Board discussed a limit. No limit was implemented. The Board noted that funding is limited and projects are more costly. The Board will consider each project, may limit CIB funding and may suggest seeking some portion from another funding source.*

2. Moratorium on Applications – *This suggestion was to allow the Board to have a better idea of the available revenue and then make decisions based on how much money has been accrued. The Board expressed concern that it may encourage wants versus needs. No changes were made at this time.*

3. Optional Application – 2 times a year versus trimester. – *Application Submission changes may be discussed at the 2027 CIB Policy Sessions in June 2027.*

4. Interest Rate - Market interest is approximately 4.5% with up to a 15-year fixed rate. It is understood some applicants can't afford a market rate loan. The Board has funded a lot of applications to non-producers with a 1.5% loan; a heavy subsidy. The average interest rate the Board has awarded is 0.9%. The funding tool helps determine an appropriate interest rate; 0.9% is very low considering market is 4.5.

Chairman Wells led a discussion relative to the limited available funding. It was indicated that the agenda is listed in order of revenue production. Given the limited funding, it was proposed that the Board review the agenda and determine if all the projects should be considered. The statute indicates priorities should be given to communities impacted by mineral development. After much Board discussion a motion was made.

Greg Miles made and Scott Bartholomew seconded a motion to deny the following funding requests: 4.26 Bear River Water Conservancy, 4.27 Weber Box Elder Conservancy District and 4.21 Hurricane City. The motion carried with the chairman abstaining.

Chairman Wells indicated that those projects did reduce the deficit, but there is still a shortfall in the grant revenue of \$9 million which bears a huge requirement to do quite a bit of negotiating on every single application.

Thank you from Sanpete County Fire Protection SSD - 5 New Fire Trucks - October 5, 2023 funding)

Chairman Wells introduced representatives of the Sanpete County Fire Protection District who traveled to the meeting today to express appreciation to the Board for the funding awarded funding 3 years ago for 5 new fire trucks. All trucks have been received and were placed in Ephraim, Gunnison, Manti, Spring City and Sterling. Sanpete Fire also provided the trucks they were changing out to help other communities in Wayne County and Piute County. Those present included Jed Hansen; Gunnison Valley Fire Department Chief; Nick Lyons, Sterling Fire Chief; Elliot Anderson, Manti Fire Chief; and Zachary Jensen, Assistant Chief for Gunnison and chairman of Sanpete County Fire District.

Commissioner Bartholomew noted that all are volunteers and are certified fire fighters.

Commissioner Miles requested a moment for personal privilege to recognize first responders and all who serve. This year America commemorates the sacrifice of those individuals who gave their lives on 9-11. As we think back to 9-11, 2,996 people lost their lives, and 344 firefighters, 60 police officers, 8 EMTs; a total of 412 first responders made the ultimate sacrifice on September 11, 2001. Hundreds have died from occupational illness relating to their involvement in the September 11th attack since that day. Each one of these individuals put their life on the line to help someone on their worst day. He further stated there is no greater calling than to

help someone in need when they can't help themselves. They fight for and defend our God-given human rights as citizens across the globe. He included active-duty military servicemen and women. He further indicated that of the 342 million people that live in the United States, less than 1% are active-duty military reserves and first responders. In Duchesne County with a population of just over 20,000 people, less than 1% are active-duty first responders. Less than 200 individuals put their life on the line each and every day. God be thanked for the 1%. He hopes that everyone will take pause in remembering the many that have given all to protect what we have. Thank you.

5. NEW PROJECTS [47:52]

5.1 Uintah Transportation SSD - \$3,000,000 (\$1,000 Grant, \$900,000 Loan 15y @ 0.5%) (Uintah) Road Imp: 500 North; 1500 East to Sunshine Bench Road

Description:

This project consists of the roadway reconstruction of 500 North between 1500 East and Sunshine Bench Road in Uintah County to include roadway widening and shoulder improvements, a 10,700 silt fence, surveying, relocation of 4 mailboxes, raising and reconstruction of 3 junction boxes, , removal of 1 cattle guard, 10 trees, pipe and fencing, 6,904 cubic yards of roadway excavation, 1,933 square yards of Rolled Erosion Control Product (RECP Type 3), 290 cubic yards of untreated base course, 29,134 square yards of cement treated asphalt base, 797 tons of cement, 6,193 feet of hot mix asphalt – ½ inch, 51 tons of liquid asphalt, 2,930 feet of type a metal fencing, 152 feet of type g metal fencing, 1 swing gate, 74 right-of-way brace posts, relocate 4 swing gates, 19,173 square yards of 12-inch roto milling, 68 cubic yards loose riprap, 270 cubic yards compacted riprap, 309 feet of 24-inch drainage pipe, 131 feet of 48-inch drainage pipe and associated appurtenances, 1 concrete drainage structure diversion box with grate, installation, landscaping, pavement marking and signage, engineering and bonding.

Discussion:

The applicant stated the road has a vast network of roads on both ends and includes the access to the Uintah County landfill and the Buckskin Hills Recreational facility. It is a rural county that needs to be reconstructed. They have received Joint Highway funds which are insufficient. This will make the road safer with some shoulders for the pedestrians, correct a blind hill, and do a full-depth reclamation on this road with hot mix asphalt (HMA). 7 culverts will be replaced and there will be a dedicated 66-foot right-of-way. The Joint Highways funding received is a \$1.5 million grant. The request to CIB is additional funding as a \$2.1 million grant and a \$900,000 in loan. The total project cost is \$4,677,067.

The Board asked if the project was ready to proceed.

The applicant indicated it is their intent to construct in 2027. The Joint Highway funding would be available in 2027.

Laura Hanson made and Bill Winfield seconded a motion to place this project on the priority list for possible funding at the October 1, 2026 CIB funding meeting as a \$1,050,000 in grant and a \$1,950,000 loan for 15 years at 2.5%.

Treasurer Slaugh indicated Uintah County is a high producer and suggested a 0.5% interest rate.

Motion:

Laura Hanson made and Bill Winfield seconded the amended motion to place this project on the Priority List for possible funding at the October 1, 2026 CIB funding meeting as a \$1,050,000 in grant and a \$1,950,000 loan for 15 years at 0.5%. The motion carried with the chairman abstaining.

5.2 Tridell Lapoint Water Improvement District - \$2,571,000 (\$2,056,000 grant, \$515,000 loan 30y @ 0.5%) (UIntah) Water System – Treatment Plant Train Addition

Description:

This project consists of the construction of an additional 1 MGD treatment train treatment plant train located at the existing water treatment plant and will utilize infrastructure that was incorporated into the original treatment plant design to accommodate future expansion, (necessary plumbing and electrical provisions are already in place) at the Tridell Lapoint treatment plant to include all construction materials necessary to install and run the new train, installation, bidding, engineering and bonding.

Discussion:

The applicant stated that a recent master study indicated they are at 80% capacity, with peak day capacity of 95%. There is a need for a capacity upgrade. To help address it, in May the rates were raised \$10 per connection per month.

Commissioner Miles asked about rates, base gallon amount and overage.

The applicant indicated the rate is currently \$47, base gallon amount is 3000 and overage is \$1.60. In December they will be going to a tiered structure.

Motion:

Greg Miles made and Jerry Taylor seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$1,028,000 grant and a \$1,543,000 loan for 30 years @ 0.5%. The motion carried with the chairman abstaining.

5.3 Ashley Valley Water and Sewer Improvement District - \$1,400,000 (\$980,000 grant, \$420,000 loan 30y @ 1.0%) (Uintah) Sewer System Enhancements & Fire Flow Project

Description:

This project consists of sewer system and fire flow improvements to include subsurface investigation, surface restoration, 2,700 linear feet of 8-inch HDPE pipe, 2,200 linear feet of 8-inch PVC pipe, 12-each 4-inch PVC pipe short side, 5-each 4-inch PVC pipe at the road crossing, 5-each 48-inch sewer manholes, 15-each ¾ inch poly service line short side, 6-each ¾ inch poly service line at the road crossing, 3-each 8-inch gate valves, air vacuum assembly, fire hydrant assembly, engineering and bonding.

Discussion:

The applicant indicated this is both a water and a sewer line project. Naples City is redoing the road, and this project is to coordinate with them to a sewer line to replace septic systems in the area, and standardized sizing water lines for fire flow enhancements in the project. It is approximately a half a mile of water and sewer line along the road that will be followed up with Naples City doing paving, curb and gutter and other improvements to the road. The water and sewer revenue are combined.

Commissioner Adams suggested a \$700,000 grant and a \$700,000 loan for 30 years @ 1.0%.

Motion:

Bruce Adams made and Jerry Taylor seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$700,000 grant and a \$700,000 loan for 30 years @ 1.0%. The motion carried with the chairman abstaining.

5.4 Richfield City - \$600,000 grant (Sevier) Fire Truck – Richfield Fire Department 2026

Description: This project consists of the purchase of a pierce PUC tilt cab emergency response vehicle with a pump capacity of up to 2000 gallons per minute providing big pump, foam and CAFS capabilities, chassis and body. Applicant Cash \$300,000.

Discussion:

The applicant stated that Richfield City has a population of 8,500 and they support fire response to surrounding cities including Glenwood, Annabella, Central Valley, and Sigurd and have mutual aid agreements

with, Monroe, Salina, and Elsinore which is a large service area. The call volume has increased substantially over the last 5 years. Within the last couple years there have been multiple wildfires around the county. They have supported other wildfires outside the county and have been heavily involved over the last two years with our engines and water tenders. The fleet is aging with the newest engine at 10 years old; the next newest engine is 29 years old. This request is to replace the 40-year-old engine. They have applied for federal grant the last 5 years in a row and have not been successful. They have saved money for the last 10 years and have half of the money for the engine. Richfield City is contributing \$300,000 and Sevier County is contributing \$300,000.

Treasurer Slaugh suggested that even though the requested grant shows outside the tool range, if they asked for the entire amount from CIB, the \$600,000 grant might be within the tool range without an exemption. The Board is trying to stay consistent with motions within the tool.

Commissioner LeFevre suggested they keep their cash, invest it and take the \$600,000 as a 1% loan. They might get a reasonable return on their invested cash.

Commissioner Bartholomew indicated they will get a substantial discount with a downpayment when they order the truck which commits the money immediately. They will also have to equip the truck with their cash. And Commissioner Tippetts indicated that a loan requires the issuance of a bond with additional steps and costs.

Commissioner Winfield acknowledged the need and moved to fund as a \$600,000 grant noting the applicant cash and citing a special circumstance exemption.

Motion:

Bill Winfield made and Bruce Adams seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$600,000 grant citing a special circumstance exemption. The motion carried with the chairman abstaining.

5.5 Town of Glenwood - \$3,430,000 (\$2,401,000 Grant, \$1,029,000 Loan 30Yr. 0.5%) (Sevier) Culinary Water System Improvements

Description: This project consists of water system improvements to include drilling a new well, constructing a new well house with well equipment and controls, constructing a new concrete water storage tank and site work, redeveloping the Glenwood Spring, installing 212 radio read meters and software, 950 linear feet of 8-inch water pipe, 620 linear feet of 10-inch water pipe, 750 linear feet of 12-inch water pipe, 4 each 10-inch gate valves, 2 each 12-inch gate valves, rights of way, permitting, engineering and bonding.

Discussion:

The applicant indicated the Glenwood culinary water, irrigation and the fish hatchery come out of the same spring. They are out of compliance and need a secondary water source which requires a well, a tank and infrastructure. It is a large project; the well will be drilled and prepared and the tank will need to be built. Then the town will shift off the spring. The spring locks itself and the water from the fish hatchery can come back through into the culinary.

Treasurer Slaugh referred to the limited grant funding and suggested funding at the tool median which is a \$1,372,000 grant and a \$2,058,000 loan for 30 years but with 0.5%.

The applicant indicated they may be able to accommodate that.

The difference in annual payments was discussed.

Commissioner Adams suggested a \$1,715,000 grant and a \$1,715,000 loan for 30 years @ 0.5%.

Commissioner Miles indicated the application shows their water rate to be \$24 which is low. Glenwood could increase the rate to acquire capital to make the loan payment.

The applicant indicated the water rate is in review.

Motion:

Bruce Adams made and Greg Miles seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$1,715,000 grant and a \$1,715,000 loan for 30 years @ 0.5%. The motion carried with the chairman abstaining.

5.6 Town of Annabella - \$3,000,000 (\$2,400,000 Grant, \$600,000 loan 30y @ 0.5%) (Sevier) Culinary Water System Improvements

Description: This project consists of culinary water system improvements for the Town of Annabella to include redrilling the 600 South well, constructing a booster station, installing/replacing approximately 7,800 linear feet of 8-inch water pipe to create the pressure zone boundary along 300 South, installing/replacing 2000 linear feet of 4-inch water pipe, power service improvements to the booster station building, well pump, controls and equipment, well building improvements, booster pump skid and controls, new fire pump, new pump house, road repair, purchasing a backup generator for the booster station, environmental studies, NEPA, permitting, rights of way, engineering and bonding.

Discussion:

The applicant stated the main culinary water well last year started to hit a slow-level shutoff; when the water in the aquifer is drawn down it shuts itself off to protect the pump. When summer started, the well again started hitting the level that shut it down and the aquifer level is declining. They cannot drop the well farther down. So, this year to remedy that they have turned the variable frequency drive (VFD) down and have reduced the gallons per minute; it is working for now. To avoid an emergency, they are trying to plan ahead and get a replacement well for their main culinary well on the system. The water master plan looked at the whole system and there is a high elevation area that needs a booster pump and some lines in town that need to be replaced to meet minimum fire flow standards. They only have 350 connections to spread the cost to make it affordable. Starting in 2019, the town implemented a mandatory 2% annual raise on culinary water rates. In 2024, they installed meters on the irrigation system and revamped it to have a higher base rate. They have a tiered overage to encourage conservation of water. Subsequently, the residents have seen approximately \$15 per month raise in their water bill. They acknowledged the limited grant funds and the many funding requests. They indicated they could accommodate a 70% grant/30% loan at 1% which may add another \$9 to the bill.

Mayor Van Wagoner asked what the water bill is now and how many gallons are allotted.

The applicant indicated the monthly bill is \$64.83 for 10,000 gallons on the culinary. The overage on culinary, 10,000 to 20,000 is \$1.25 culinary and irrigation.

Commissioner Miles suggested an increasing block rate. They are trying to conserve water yet selling it cheaper per thousand than on the original 10,000 gallons. There is no incentive at that rate for people to conserve water.

The applicant indicated they could investigate that.

Commissioner Adams referred to the 70/30 split and suggested funding as a \$2,100,000 grant and a \$900,000 loan for 30 years at 1%.

Motion:

Bruce Adams made and Scott Bartholomew seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$2,100,000 grant and a \$900,000 loan for 30 years @ 1.0%. The motion carried with the chairman abstaining.

5.7 Town of Central Valley - \$4,125,000 (\$3,300,000 Grant, \$825,000 Loan 30y @ 0.5%) (Sevier) Culinary Water System Improvements

Description:

This project consists of water system improvements to include exploratory excavation, the redevelopment of Tunnel Springs, upsizing the existing booster station, renovations to the booster station building, booster pumps and controls, new generator and transfer switch, installation of chlorination equipment at the Downtown Well, repair to water tank 2 lid, new drain station, 3,000 linear feet of 8-inch water pipe, 14,600 linear feet of 10-inch water pipe, 5 new fire hydrants, 20 new 8-inch gate valves, 25 new 10-inch gate valves, road repair, Sevier River Crossing appurtenances, Annabella Canal Crossing appurtenances, permitting, rights of way, engineering and bonding.

Discussion:

The applicant indicated the booster station is old and undersized. They have looked at adding a generator to the booster station. The area has been dealing with a lot of fires around the aquifer which is of concern. When they have those fires, the power is shut off and without the power, the water cannot pump back up to fill the tank. They have come very close to draining the tank which would leave the area without water. This would be catastrophic with a fire and needing water. They are implementing a new tiered rate structure and raised the base rate; tiered it in increments to help generate income and promote conservation.

Commissioner Miles asked what their rate is currently.

The applicant stated the new rate is \$60 for the first 20,000 and goes up to 10,000-gallon increments. They don't have an irrigation system or pressurized irrigation, they have a unique rate structure; a 20,000-gallon base rate, 30,000 gallons for the first overage and a single overage charge beyond that. The \$20 rate increase is difficult but it's something that the town held multiple public meetings to discuss. They've been studying it for 6 or 7 months. They have a 7-tier overage structure and are trying to deal with summer outdoor usage. 50 to 60,000 gallons seems to be the average usage, but some exceed 100,000 gallons per month. One user is a feedlot trying to juggle and conserve water. They have approximately 260 connections.

Kirt Slauch made and Laura Hanson seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$1,650,000 grant and a \$2,475,000 loan for 30y @ 0.5%.

Bruce Adams suggested 50/50 grant loan split on the funding.

The Board discussed whether it was an amendment or a substitute motion. If it is an amendment, the original maker of the motion would have to accept it. Legal Counsel stated that any motion must be acted on by the Board. The CIB Board determined that a substitute motion can be made as is the CIB policy before the original motion is voted.

Motion:

Bruce Adams made and Scott Bartholomew seconded a substitute motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$2,063,000 grant and a \$2,062,000 loan for 30y @ 0.5%. The motion carried with the chairman abstaining.

Break [2:00:07]

5.8 Town of Emery - \$260,000 grant (Emery) Pioneer Church Revitalization [2:00:31]

Description: This project consists of the completion of the Pioneer Church Revitalization 2026 to include the exterior envelope, trim painting, 13 windows, new and restored doors, 2,138 square feet of flooring (stage, entry and main floor), 2,762 square feet of drywall, plaster and insulation on north wall, bead boards reinstalled, painting, finish washroom with sinks, commodes and mirrors, kitchen cabinets and equipment, wheelchair lift, HVAC and electrical, plumbing, flooring, landscaping, engineering and bonding. Emery Town, using a USU Extension-developed water-wise plan, will execute landscaping.

Discussion:

The applicant indicated the building restoration is almost completed. It is a 125-year-old plus building. The building was sinking and they have repoured a concrete foundation again with rebar into the sandstone, adding 26 helical piers all the way around the building to a depth of 38 feet utilizing the 2020 CIB funding. (In 2000 the NW corner of the building began to sink.) This funding is to complete the interior of the building before July 27, 2027 which is the 125th anniversary of its first dedication by Apostle Clawson on July 27, 1902. The annual budget is less than \$500,000 for the entire town.

Ms. Hanson noted the building is lovely and supports preserving the heritage and history. Given the limited funds available for drinking water projects, fire trucks and critical needs to keep the town running, she suggested the funding tool median; a \$91,000 grant and a \$169,000 loan for 30 years at probably @ 2.5%. It is not essential project.

Treasurer Slaugh indicated that given all the recent fires and the anticipated need for critical infrastructure it is difficult to fund this project. He noted that the building has been remediated from the impacts of the coal trucks. This seems to be funding a \$260,000 celebration event.

The applicant stated this is to finish off the interior of the building. There is a private funding source that is waiting to see what the CIB will authorize, and they might be able to help. The Town cannot take on a loan.

Mayor Van Wagoner asked about the previous CIB funding.

The applicant indicated they received \$420,000 which was used for the foundation, a new roof, new siding and trim; it renovated the structural part of the building. The building has been wrapped and structurally sound. They have received other grants and have raised over a million dollars in other private funding and donations locally.

Commissioner Miles asked if Emery Town owns the building and the purpose of the building when it is completed.

The applicant stated it will be a community event center.

Commissioner Miles acknowledged preserving the history and it is a good project but would not be appropriate for CIB to allocate funding to it. He acknowledged their successful efforts for other funding and suggested they continue to pursue those.

There was a lot of Board discussion through the vote on a motion to deny.

Motion:

Greg Miles made and Kirt Slaugh seconded a motion to deny this project. The motion carried with Bruce Adams opposed and the chairman abstaining.

5.9 Green River City - \$79,982 grant (Emery) Capital Facilities Plan

Description: This project consists of updating the 2013 capital facilities plan for Green River City to include culinary water distribution, culinary treatment, sewer collection, wastewater treatment, stormwater drainage, and the municipal street network through data collection & surveying, mapping existing utility lines, treatment facilities, and roadways to identify current failure points, capacity bottlenecks, and structural inadequacies, community input on localized utility service interruptions, road degradation, and flooding behavior, building engineering models to simulate modern flow demands, treatment capacities, traffic loads, and storm scenarios, a comprehensive, prioritized list of specific future construction projects across all five infrastructure sectors, a final master plan which will provide recommendations, priority rankings, accurate projected costs, funding strategies, and technical figures.

Discussion:

The applicant stated this request is to fund a capital facilities plan. The total project cost is \$159,964 and they have the 50% match. Their last facilities master plan was done in 2013, and they have completed much of the major items on that plan.

Motion:

Bruce Adams made and Scott Bartholomew seconded a substitute motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$79,982 grant. The motion carried with Willis LeFevre opposed and the chairman abstaining.

5.10 Helper City - \$1,656,000 (\$828,000 Grant, \$828,000 Loan 10y @ 3.0%) (Carbon) Road Maintenance Project

Description: This project consists of the Helper City 2026 roadway maintenance to include 35,150 square yards of ½ inch hot mix asphalt, 35,150 square yards of 2-inch-thick mill asphalt, 152,678 square yards of micro surfacing, crack sealing as needed, design, engineering and bonding

Discussion:

The applicant recently completed a master transportation study resulting in a plan to rehabilitate roads in a strategic manner. Helper consists of roughly 17 miles of roadway, and this request is to rehabilitate 14 miles of these roads before they get much worse, and cost much more to fix.

Commissioner Miles asked what they receive in C road funding.

The applicant indicated they receive \$325,000 which is used mainly for maintenance and upkeep.

Commissioner Miles asked if they had done any chip seal or overlays.

The applicant indicated they have done crack sealing; part of this project will be to micro surface roads.

Commissioner Adams noted their request is within the funding tool; half grant and half loan which is reasonable.

Motion:

Bruce Adams made and Bill Winfield seconded a substitute motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as an \$828,000 grant and an \$828,000 loan for 10Y @ 3.0%. The motion carried with the chairman abstaining.

5.11 Helper City - \$433,250 (\$215,250 Grant, \$217,000 Loan for 15y @ 3.0%) (Carbon) Mountain View Cemetery Expansion

Description: This project consists of expanding the Mountain View Cemetery in Helper City to include mobilization, site grading, clean up, 7,100 linear feet of 1/2 -inch hot mix asphalt, 880 square feet of 3-inch hot mix asphalt, 132 cubic yards of untreated base course, site grading, 1 new inlet box, 2 cubic yards of 6-inch concrete flatwork, 3 cubic yards of 10-inch water way, 1,220 linear feet of 2-inch water pipe, 232 linear

feet of 4-inch water pipe, 18 sprinkler heads, 30 linear feet of 8-inch corrugated metal pipe, 16 cubic yards of rock rip rap, 2 each 10-foot gates, 2 each 12-foot gates, 183 linear feet of chain link fence. 1 metal building, 1 water pump motor, pavement marking, electrical, engineering and bonding.

Discussion:

The applicant stated they only have 30 plots remaining in the cemetery and need to expand. It strengthens our community. The Mountain View Cemetery is gorgeous; on a hill that overlooks the city.

Commissioner Winfield commended Helper City noting that both applications were reasonable requests accepting the funding tool higher interest rate which the Board has not noted in any other applicants so far. SERDA has passed along the message that CIB finances are not infinite. It is commendable when communities understand the issue. He moved to fund this project as requested.

Commissioner Lefevre agreed that it is appreciated when communities are willing to request a loan as that keeps the fund revolving.

Commissioner Miles acknowledged the points made but expressed concern with funding cemeteries. Many people live in unincorporated areas throughout the state and they figure it out. And non-residents have to pay a high price to get a burial spot. It should be included in the rate, and the municipality should 'figure it out.'

Motion:

Bill Winfield made and Laura Hanson seconded a substitute motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$215,250 grant and a \$217,000 loan for 15y @ 3.0%. The motion carried with Greg Miles and Willis LeFevre opposed and the chairman abstaining.

5.12 Carbon County - \$4,500,000 (\$4,000,000 Grant, \$500,000 Loan 30y @ 0.5%) (Carbon) Active Re-Entry Learning and Activity Center

Description: This project consists of the construction of a new 6,900 square foot wood framed building as a new Learning and Activity Center on the existing Active Re-Entry campus at 10 South Fairgrounds Road in Price to include site work, a large, dedicated teaching kitchen, a large assembly space, display corridor to showcase adaptive equipment, assistive technology, and resources, 2 private offices, ADA restrooms, storage, exterior patio, curb, gutter, drainage boxes, pavement marking, signage, utilities, landscaping, design, surveying, geotechnical, engineering and bonding.

Discussion:

The applicant stated Active Re-Entry is a community-based program that assists individuals with disabilities to achieve or maintain a self-sufficient, productive life and live independently within their own communities serving over 7 counties. The home base/main center which was funded previously is overflowing so they need to expand this center. The property has been acquired.

Mayor Van Wagoner noted he is familiar with this facility. It is a needed service to build independence for a lot of people that would be completely dependent had they not learned skills there. It is a learning center and a rehab center.

The applicant added there's no cost to the individuals they serve. They have not asked counties or others for help. They have used limited resources to provide the help needed. They have exhausted all other options for funding and stated they have outgrown the existing building where they teach classes to learn independent living skills, life skills, cooking, budgeting, etc.

Commissioner Tippetts asked who would own the new building and what would be done with the old building.

The applicant indicated that Carbon County would own the building. They receive state and federal funding, which is very limited. They ask the legislature for funding and rely heavily on private donations and fundraising. This is to build an additional building, and the old building will remain which houses the primary offices.

Commissioner Tippetts asked who currently owns the property that the additional building will be constructed or if this funding will also buy property because the request computes to \$652 per square foot to construct a building on owned property. Could this project be phased or scaled back?

The applicant indicated Active Reentry currently owns the property. The cost estimate is based on recent projects of this size. The schematic design is based on matching the appearance of the existing building. There have been discussions about simplifying the building, with fewer re-entrant corners, and the roof more standard to help with the cost. Depending on the funding received the design may be altered to fit the funding.

Treasurer Slaugh asked why Active Reentry does not sell the land to Carbon County for the building.

The applicant stated the original building was built in the same fashion, finalized in 2003, with the county sponsoring it and with CIB funds. Active Reentry happens to own the property that's adjacent to the existing facility, so they do not have to purchase other land. There's already electricity to the property and they could discuss transfer of ownership to the County.

Treasurer Slaugh stated CIB should have addressed the land ownership in the original funding. It bears the question 'Who owns the building'.

Chairman Wells stated the Board could make the funding contingent on an agreement being in place for that transfer of property prior to the funding meeting.

Commissioner Winfield noted the CIB revenue and suggested a greater amount of the funding as a loan.

The applicant suggested a \$1.125 million loan at 0.5% interest. And a \$3.375 million grant.

Treasurer Slaugh stated a \$1,125,000 loan and a \$3,375,000 is outside the funding tool recommendations.

Willis LeFevre made and Kirt Slaugh seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$1,125,000 grant and a \$3,750,000 for 30 years at 2.5%.

Treasurer Slaugh indicated this project is outside of what CIB funds. CIB is for water, sewers, roads, and critical infrastructure. This project would be very beneficial for the community. CIB is to fund critical infrastructure that mitigates the impact of mineral lease. For projects such as this, it is suggested that communities seek other funding sources and come to CIB for their water, sewer and road projects. It is difficult to review this type of project which is not a typical CIB project.

Commissioner Adams indicted this project helps a variety of needs; amputees, blind, older people, wheelchair bound, who need help.

Commissioner Winfield made a substitute motion to fund this project as a \$1,125,000 loan for 30 years @ 0.5% and a \$3,750,000 grant citing a financial hardship exemption.

Chairman Wells called for a vote on the original motion to fund this project at the median funding tool

recommendation.

[It was noted that the revenue source would be property tax; the same as the original building.]

Willis LeFevre made and Kirt Slaugh seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$1,125,000 grant and a \$3,375,000 for 30 years at 2.5%. The motion failed with Kirt Slaugh, Laura Hanson, Willis LeFevre and Greg Miles in favor and Scott Bartholomew, Matt Tippetts, Jerry Taylor, Danny Van Wagoner, Bill Winfield and Bruce Adams opposed.

Chairman Wells called for a vote on the substitute motion.

Motion:

Bill Winfield made and Bruce Adams seconded a substitute motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$3,375,000 grant and a \$1,125,000 for 30 years at 0.5% citing a financial hardship exemption. The motion passed with Scott Bartholomew, Matt Tippetts, Jerry Taylor, Danny Van Wagoner, Bill Winfield and Bruce Adams in favor and Kirt Slaugh, Laura Hanson, Willis LeFevre and Greg Miles opposed.

It was noted the motion did not include the provision of property ownership which will be a requirement of funding.

5.13 East Carbon City - \$ 2,263,000 (\$1,585,000 Grant, \$678,000 Loan 20y @ 1.5%) (Carbon) Water System Improvements – Bubble Tank Replacement

Description:

This project consists of the construction of a new bolted steel or prestressed concrete 500,000 gallon Storage Tank in compliance with AWWA standards and Utah Division of Drinking Water regulations to include site grading and preparation to receive the new storage structure, installation of inlet, outlet, overflow, and drain piping with appropriate valving and metering, installation of a compliant access hatch, vent, and level instrumentation, protective interior and exterior coatings rated for potable water contact and long-term exterior exposure, site and utility improvements, grading, drainage, access road work as needed to support construction and long-term maintenance access, reconnection of existing water distribution system piping to the new tank, fencing and security measures, site restoration, permitting, engineering and bonding. East Carbon City will provide the demolition and Removal of Existing Tank to include dome shell, foam insulation, and associated mechanical appurtenances after the new tank has been placed into service with Proper disposal of all demolition materials in accordance with applicable environmental and waste management regulations. In-kind \$175,000

Discussion:

The applicant stated they received funding from CIB for our water treatment plant back in 2021. Now the 500,000-gallon water tank is over 50 years old and is failing. The funding will replace the water tank.

Commissioner Miles asked about their water rates.

The applicant indicated they are in the process of raising their rates. There is a public meeting on September 15th to discuss raising the rates. Current rates are \$32 for 8,000 gallons. The proposed change is 6,000 gallons at \$45 with tiers for higher users.

Commissioner Tippetts suggested funding at the funding tool minimum; \$1,357,000 grant and a \$906,000 loan for 30 years @ 1.0%. The payment would be lower.

The applicant stated they could accommodate that. The Division of Drinking Water was in a moratorium when

the application was made to CIB. Rural Water did a study for the applicant, and they indicated they can get some grant money from the Division of Drinking Water. They have not applied to DDW but depending on the outcome of today's discussion, they may be applying to DDW.

Commissioner LeFevre noted the CIB revenue situation and suggested the median funding tool recommendation of a \$678,000 grant and a \$1,585,000 loan for 30 years @ 2.5%.

The applicant requested the minimum funding tool recommendation.

Motion:

Laura Hanson made and Jerry Taylor seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$1,357,000 grant and a \$906,000 loan for 30 years at 1.0%. The motion carried with the chairman abstaining.

5.14 Price River Water Improvement District - \$75,000 grant (Carbon) Drinking Water Distribution System Master Plan

Description: This project consists of a water master plan to identify existing deficiencies within the distribution system, evaluate potential alternatives, and develop a master plan along with a prioritized capital improvement plan which will be focused specifically on the water distribution system and associated infrastructure (not the water treatment plant, water quality, water supply, or water rights) to include, site tours, hydrant testing, mapping data acquisition, review of historical data, identifying 20-year and build out service areas and growth trends, reviewing water production, evaluating water loss, future demands, fire flow demands, environmental reviews, water storage and distribution system evaluation culminating in a written water master plan to guide future system improvements and support reliable and efficient water delivery to the community and the Division of Drinking Water.

Discussion:

The applicant indicated that the district has absorbed most of the private water companies in the Price River Basin over the years. They have not had a master plan. Entities would like to come to the area, and they want to know if the district can service them. It is unknown because there is no master plan. This project is to do that master plan. They have been saving to build a maintenance building to split maintenance services to include water, sewer and meter maintenance from fleet maintenance. They have built a 7,700 square foot facility for under \$2 million doing a lot of the work in house. A year ago, the State requested a document from Price River Water Improvement District indicating what the system can provide. In order to provide the documentation to the State and have a clear knowledge of the system, they need to do a water master plan. water study.

[Of Note: In 2019, the Board authorized staff to review planning grants with a funding request under \$50,000 and expedite funding.]

Motion:

Laura Hanson made and Scott Bartholomew seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$75,000 grant. The motion carried with Willis LeFevre opposed and the chairman abstaining.

5.15 Gunnison City - \$75,050 grant (Sanpete) Sewer Master Plan

Description:

This project consists of a sewer master plan to include a comprehensive analysis of the Gunnison and Centerfield collection systems through scoping and project initiation, data gathering, growth projections and planning, collection system modeling, treatment and reuse system modeling, system recommendations and long-term outlook. Centerfield's collection system recommendations will include repair/rehabilitation, necessary upsizing and new alignments to address sewer capacity issues. Gunnison's collection system recommendations

will include infrastructure upgrades (phased out over time), improvements to reliability, and reducing operating costs; Treatment and reuse system recommendations and strategies for lagoon optimization, phase expansion, and treatment innovation. Planning recommendations will be to meet projected loading and regulatory demands to facilitate an updated, written sewer system master plan

Discussion:

The applicant stated Gunnison and Centerfield have separate collection systems but share the treatment facility. They have a seven-pond facility and are only using four and a half of those ponds. The current growth has indicated a need to assess the capacity of the collection systems to make sure capacity is where it needs to be. They have had issues with the first treatment cell over the last year and a half and want to make certain they meet the state standards. Since June 1, when the application was submitted, the projections have changed. A new development coming to Gunnison earlier this year is proposing 120 units of development, with a hotel and some restaurants. Centerfield is growing with multiple single-family homes being built every year. This master plan will help the area keep ahead of the need.

Motion:

Bill Winfield made and Laura Hanson seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$75,050 grant. The motion carried with Willis Lefevre opposed and the chairman abstaining.

5.16 Beaver City Municipal Building Authority - \$10,270,000 (\$5,135,000 Grant, \$5,135,000 Loan 30y @ 1.0%) (Beaver) Beaver City Civic Center / Main Street Plaza

Description:

This project consists of demolition of north wing to accommodate the 11,798 square foot City administration/council room addition with offices for the mayor, recorder, treasurer, records storage, conference rooms, reception, and other support spaces, council chambers with safety and security features, AV technology; renovation of the 19,700 square foot west wing to accommodate office and conference rooms, spaces for the City's public works, electric, and recreation departments, electrical, HVAC, AV, insulation, back-up generator and generator building, interior finish upgrades to accommodate code compliance, exterior improvements for aesthetics and code compliance, new rigid insulation and roofing material to meet energy codes, completion of the north side plaza to include sidewalks, planters, and an outdoor classroom, signage, engineering and bonding. A new parking lot will be constructed using LWCF and CPR grant funds along with Beaver City cash in the amount of \$657,596. Other related exterior improvements to be completed separately include a skate park, pickleball courts, and a playground. These amenities will be funded through LWCF and CPR grants along with City cash.

Discussion:

The applicant expressed appreciation noting that should this project be funded, a plaque will be displayed giving credit to the CIB. This project is for the construction of a new municipal city hall, civic Center, and emergency operations facility. They are requesting a 50/50 grant loan funding package. Beaver City's financial commitment to the project is \$2.65 million. There have been recent wildfires in the area which consumed nearly 100,000 acres of Beaver Mountain followed closely by severe flooding. It has had a severe impact on the residents, the county and Beaver City. Beaver City alone sustained more than \$70 million in infrastructure damage. The intention is to rebuild, restore, and rise from the current challenges. During these crises, the existing city office building could not serve as a functional center for the community or as an emergency command center. There is a lack of physical meeting space and outdated or non-existent technology. The recovery efforts are ongoing, and the current facilities are inadequate to meet the administrative, civic, and emergency response needs for the community. It is the intent to construct a modern municipal facility with dedicated council chambers to double as an emergency briefing room, modern technology for communication during crisis, multi-purpose meeting spaces which could house emergency personnel and other volunteers and be a secure and efficient office space designed for daily civic operations. This project is a vital investment in the community's ability to function and respond in the face of adversity.

Chairman Wells referred to the inadequate grant revenue and suggested funding this project at the funding tool median which is a \$2,567,000 grant and a \$7,703,000 loan for 30Y @ 2.5%.

The applicant indicated they have asked for what they could afford but have discussed it earlier today and determined they could perhaps accommodate a 40% grant and 60% loan. The payments would need to stay around \$175k to \$215k.

Commissioner Adams appreciates that Beaver City views CIB as a partner who acknowledges where the revenue comes from, which is nice. Their request was 50/50. They have been through some trying times in their community. Beaver County is the 9th highest producer. The project is good and they are willing to take a bit more loan.

Chairman Wells acknowledged the intent to support Beaver City but indicated the grant revenue is currently insufficient.

The applicant indicated their limit would be a 30% grant and a 70% loan.

Commissioner Bartholomew asked if they could postpone this project given all that has occurred in the area and assess where they are at.

The applicant stated \$2.65 million is currently allocated to this project and their rainy-day fund is depleted with no guarantee \$70 million in State or federal funding is stated to be available for infrastructure now is the time for them to do this project.

Treasurer Slaugh asked is this the top priority if they were to place the priority list today of infrastructure needs or are there other more critical projects. It was stated that Beaver has incurred \$70 million of damage and federal funding is unsure.

The applicant stated they are still in the middle of assessment. The recovery and rebuild is going to be a process that's measured in years, not months. CIB may see Beaver City again but stated this is the priority in their community.

Ms. Hanson asked if they take a \$5 million loan and have stated they are already kind of in the hole, would it create an even tougher situation in the future; the water system fails, or roads really need to be replaced and there is a \$5 million in loan for this building. It is a worry that there will be a tough spot in the future. The Board's intent is to help Beaver City be in a good position and not add to the burden.

The applicant stated this is a necessary facility for the communities. They are in the middle of the damage assessment and will probably seek funding for those other types of projects. The capability to effectively communicate with the community and effectively handle emergencies is critical. A delay will likely increase the costs of this project.

Commissioner Taylor visited Beaver right after the fire and floods; the pictures don't do it justice. If this building had been built a year ago, how would that have helped your community?

The applicant stated they would have had a place to host community meetings. Their community meetings were hosted in the high school auditorium. They would have had the facilities host the emergency response. This building would have provided a public meeting space, technology and an emergency response base.

Treasurer Slaugh asked about the cost per square foot of this new building.

The applicant stated it to be about \$390 per square foot.

Commissioner Tippetts stated that is similar to the Daggett County Health Business and Community Center cost; about \$400.

Chairman Wells acknowledged the community has been through an ordeal, and CIB is very supportive of Beaver. CIB is working through the debt forgiveness on the ski resort that burned and in this case the grant funding is limited.

The Board and applicant discussed the difficulty of revenue, the hardship of Beaver City and funding options.

Motion:

Kirt Slauch moved and Greg Miles seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$3,081,000 grant and a \$7,189,000 loan for 30Y @ 1.0%. The motion carried with the chairman abstaining.

The applicant thanked the Board and expressed appreciation acknowledging the difficulty with making the funding decision.

5.17 Garfield County - \$225,000 grant (Garfield) SITLA - Public Access Road Easements Acquisition

Description:

This project consists of purchasing permanent easements on 73 miles of Class D roads and 9 miles of Class B roads across Utah School and Institutional Trust Lands Administration (SITLA) property within Garfield County to include, easement documentation preparation by SITLA for County and County Counsel review and agreement with the easements, county attorney legal opinion provided to the County that the County has all rights-of-way and easements, certification by county counsel to CIB that the documents grant final easement, all documents are legal, valid, and legally recordable, (There should be sufficient legal language in the agreement to protect the entities involved should an issue arise in the future), documentation signed by SITLA after legal certification, surveying and recording of easements.

Discussion:

The applicant stated historically a portion of Utah off-highway vehicle (OHV) registration fees specifically allocated to the School and Institutional Trust Lands Administration (SITLA) to offset motorized recreation impacts on trust lands have paid for county easements. With the volume of new roads, the cost of the road easement overwhelms the OHV fund. Since 2013, CIB has paid for 10 previous counties for road easements. Through a licensed public surveyor and a SITLA calculation the cost of the easements is determined. Garfield County has 141 miles altogether that need to be resolved. About 56 miles have claimed title, so there's no cost. There are 82 miles of roadways altogether; 73 miles of Class D roads and 9 miles of class B roads that need to be resolved. The cost is based on the SITLA price schedule. There is a cost for the road descriptions and an application fee. Trust Land OHV fund pays the application fee. CIB does not reimburse for SITLA operating costs. The road easement is recorded by the county in the county's name and it's perpetual. It stays with the land; if the land around the road is sold or exchanged, the county still has a permanent right of way for those roads.

David Dodds, Public Works Director of Garfield County stated that Garfield County is 90% federal land and a lot of these roads that cross trust lands, are going to access federal lands, whether they be BLM or Forest Service. SITLA lands are basically private lands and can be exchanged or leased or sold. To establish these rights away and make them permanent is a critical need. If they do get sold, it is possible that those roads could be closed to large sections of public land. The need is to keep the public access for recreation, grazing, timber and future mineral leases as they come up in the Forest Service and BLM. The request is for 100% grant.

Chairman Wells stated it has been the Board policy to award grant funding for SITLA easements.

Commissioner Adams noted that around 2010, county commissioners were faced with several issues on federal lands including SITLA sections which were like a checkerboard. There were organizations that didn't want there to be public access to federal properties and were purchasing large blocks of land and closing access through those SITLA lands to the federal properties. Counties started purchasing easements through funding from CIB in the name of the counties to guarantee access to our federal lands for grazing, recreation, mining and so forth. It has been continuing for more than 12 years - maybe longer. To not grant this today would be a big departure from the understanding between the counties, county commissioners, and CIB.

Scott Bartholomew made and Greg Miles seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$225,000 grant.

Commissioner Miles stated that CIB has funded SITLA easements; most recently Wayne County and expressed concern that the relationship counties have with SITLA is not reciprocal. There were several parcels of land in Duchesne County years ago and SITLA said, '*We don't have access to our property*'. And they pushed on the county to make sure that they had access to those parcels. The county never got anything in return; the county never gets consideration but must turn around and buy these easements. The counties have been good partners, and made sure SITLA had access and SITLA turns around and sells the parcel that the County has fought to get access for. Then the county must *pay* for SITLA easements. He asked how much money is sitting in the coffers OF SITLA. [It was indicated there is a lot.]

Troy Harold, SITLA Planning Director, stated the agency has been working to improve the relationship with the counties; the position of planning director was created for that purpose. They will be working through asset management plans with counties as partners. The goal is that the counties would help participate in asset management planning through GOPB and PLPCO to meet the trust mission and mandate. He does not think that the county's desires and SITLA's constitutional mandate are two opposing things. He indicated that moving forward it is the goal for the counties and SITLA to work together.

Commissioner Miles indicated the right of ways need to be protected but it does not make sense to make counties pay for these easements.

Treasurer Slaugh asked how the value of the easements is determined; is there a formula that SITLA has come up with and what is it based on to determine the appropriate price?

Nancy Strickland, SITLA Roads Specialist indicated it is based on the width of the road, and then every 16 and a half feet is one dollar. The fee schedule that SITLA uses for county road right-of-way easements, transmission pipelines, etc., is set out in an adopted fee schedule that is revised yearly.

Treasurer Slaugh noted that it is SITLA that makes the determination.

Ms. Strickland indicated that there are options within their rules to either go by the approved fee schedule, or if it is crossing a property that is more valuable, SITLA can refer to an appraised value done by a third party.

Mr. Harold indicated the price may be a bargain compared to the open market. He also noted that by granting easement to the county, SITLA benefits as well, the access running through those properties makes those properties more valuable to SITLA, and subsequently to schools. But be nice if these rights-of-way could be given to the counties.

The chairman called the question.

Motion:

Scott Bartholomew made and Greg Miles seconded a motion to place this project on the priority

list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$225,000 grant. The motion carried with Laura Hanson and Danny Van Wagoner opposed and the chairman abstaining.

5.18 Town of Hatch - \$2,000,000 grant (Garfield) Water System Improvements

Description:

This project consists of the construction of a new 200,000-gallon buried concrete culinary water storage tank located near Pass S1 Road on land managed by the Bureau of Land Management, 2,700 linear feet of new distribution lines, system looping to connect tank site to the existing water system near North 100 West, associated improvements necessary to place the facility into service to include valves, fittings, site grading, access improvements, fencing, SCADA/electrical improvements, and other related appurtenances required for a complete and operational culinary water storage and distribution facility, engineering and bonding.

Discussion:

The applicant indicated the base water rate is \$55 for 8,000 gallons and there are two different tiers that increase. It is based on what Rural Water has suggested and has been raised numerous times, and the rate is about 85% of what the state recommends would be the max. They are working to pay off a 2009 loan for drilling a well as their other wells were going dry. Money is tight. There are 147 residential connections in the town of Hatch, and they are subsidized by a non-profit irrigation company which provides irrigation water. At present, there's not a whole lot of irrigation water and because they must comply with the rules of the state, they were cut last year to 60% of what their actual irrigation water right is. 60% means there's not as much irrigation water as there should be available; residents are using more culinary water. A study was done in 2020 that showed that without that irrigation water, Hatch could not provide the necessary water. They currently have a 200,000-gallon tank and the irrigation water is saving the town from having to put in more tanks. They are starting to see those aquifers go down and lose irrigation water. The culinary system supplies water with a 6-inch line and 4-inch laterals. They are right on the borderline of having enough volume in our town for adequate fire protection. The solution is to increase the size of pipes around the perimeter and to put in another storage tank. They have contacted BLM for some ground to put a water tank and for the easements to and from into the existing pipe systems. Also, if there is a fire, there are two sections of the town where water lines would just collapse, there wouldn't be a water system anymore.

Commissioner Miles asked about their water rates and if they have a tier or block rate.

The applicant indicated the rate is \$55 for 8000 gallons; the first tier is \$2.50 per thousand and then it goes \$2.75 on the second tier.

Ms. Hanson asked the status of the NEPA process associated with the tank on BLM.

The applicant stated there is a NEPA process for which funds have been set aside, but they are waiting for funding to start. They have found a site which is basically the same height as their existing tank. The current tank is a 200,000-gallon tank but gets a lot of sediment because they pump that water and can't shut that tank down for maintenance or cleaning as they can't be without water that long. The existing tank is at the south end of town, and the new tank will be at the other end of town. The plan is to shut down the old tank for maintenance when they have a new tank. Hatch has two separate needs; the tank and to increase the pipe size to get the volume from the existing tank. They will start with pipe system they pursue BLM approval for that environmental.

Motion:

Matt Tippetts made and Danny Van Wagoner seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$1,300,000 grant and a \$700,000 loan for 30Y @ 1.0%. The motion carried with the chairman abstaining.

5.19 Oak City - \$1,275,000 (\$767,000 Grant, \$508,000 Loan 20y @ 1.5%) (Millard) Culinary Water Well

Description:

This project consists of test drilling up to three test wells, design, construction of a municipal groundwater well located north of Oak City near the existing power substation, concrete flatwork, well building, 1,830 linear feet of new culinary water service lines, well site piping, new generator, chlorinator and meter equipment and new booster pump station, 500 linear feet of chain link fencing, engineering and bonding. This project will replace an existing well and bring the system into compliance with DDW source capacity requirements

Discussion:

The applicant indicated that the application was prepared early in the spring with a request for a well. Through the summertime, the static level of the well has dropped 8 feet. In September this year the water levels were 372 feet with the pump sitting at 399 and a depth of 425, so they were sucking air all summer. Also, the cold-water springs that were feeding about 400 gallons a minute dropped to 200 gallons a minute this summer. The request is to amend the project to redo the springs in addition to the well to make sure the available water is sufficient. The request is still the \$775,000 grant but with an increase in the loan request to \$1,500,000 for 30 years @ 1.%. The water rate is \$40 with a tiered structure. They have an application submitted to the Division of Drinking Water hoping for another \$500,000 from them.

Ms. Hanson encouraged them to continue their work on conservation; many communities have indicated the wells and springs are drying up.

The applicant has a conservation plan in place.

Motion:

Laura Hanson made and Scott Bartholomew seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$750,000 grant and a \$1,500,000 loan for 30Y @ 1.0%. The motion carried with the chairman abstaining.

5.20 Town of Rush Valley - \$300,000 grant (Tooele) Town Building Acquisition & Improvements

Description:

This project consists of the purchase and renovation of a 2,400 square foot building located at 625 West Shambip Road which includes six bay doors to serve as the new Roads Department facility to store roads department vehicles and equipment, provide office space and support operational needs of the Town's road maintenance program.

Discussion:

The applicant is requesting funding to purchase a local telephone utility building that has scaled operations due to fiber and other technology and no longer requires the building space. This purchase would allow space for the roads and maintenance department. The town does not have the funds to construct a new building, and this is an opportunity to purchase a building.

Chairman Wells noted the CIB revenue situation and asked if they would consider a loan for this project. The applicant indicated they could.

Motion:

Greg Miles made and Danny Van Wagoner seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$300,000 loan for 30Y @ 2.5%. The motion carried with the chairman abstaining.

5.21 Hurricane City - \$21,500,000 (\$5,000,000 Grant, \$16,500,000 Loan 30y @ 1.0%) (Washington) New Police Station

Description:

This project consists of the construction of a 50,000 square foot, 3-story building and a 10,500 square foot covered parking lot for the Hurricane City Police department at the Hurricane City Center to include design, site preparation and utilities to accommodate community services, office support, police administration, fitness area, break area, training area, investigation area, patrol area, support spaces, engineering and bonding. Applicant in-kind old police station - \$3,500,000

Discussion: None

Motion: Request for funding denied – insufficient revenue.

5.22 Nephi City Local Building Authority - \$7,500,000 loan 30y @ 1.0% (Juab) Nephi City Public Safety Building

Description:

This project consists of the design and construction of a 32,000 square foot public safety building to house the Nephi City police department, Utah Highway Patrol, Utah State Driver's License Division, and Adult Parole and Probation to include design, construction, engineering and bonding. Nephi City owns the property in northern Nephi at approximately 1147 North 200 East and 858 North 200 East.

Discussion:

The applicant indicated they would like to construct a new building. The building currently being used is an old seminary building. It has been retrofitted to extend the life, but it is now a critical need for the community. They are asking for loan funding to help with this project. Other public services and entities are supportive and want to share the building and the expenses.

Motion:

Jerry Taylor made and Danny Van Wagoner seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$7,500,000 loan for 30Y @ 2.0%. The motion carried with the chairman abstaining.

5.23 Town of Levan - \$995,000 (\$746,000 Grant, \$249,000 Loan 30y @ 0.5%) (Juab) Aquifer Recharge & Water Rights Acquisition

Description:

This project consists of water system improvements to include 80 linear feet of 4-inch PVC pipe, 80 linear feet of 8-inch PVC pipe, an 8-inch gate valve, new meter vault, 100 square yards of road repair, and the purchase of approximately 71.67-acre feet of water rights, engineering and bonding.

Discussion:

The applicant indicated Levan is located 10 miles south of Nephi and sits within a distinct watershed area, preventing it from utilizing Nephi's water inflows. The town population was 950 at the last census, with consistent residential growth since. The town is positioned as an ideal location for affordable housing—a key state gubernatorial priority—due to its central location and realistic commute to Salt Lake City. Primary water sources are springs located in Chicken Creek Canyon and Pigeon Creek Canyon. Chicken Creek Canyon's normal output of 611 gallons per minute (gpm) has dropped to 200 gpm. Levan Town holds rights for 450 gpm and has current allocations sitting at 448 gpm, leaving the municipality directly up against its legal and physical limits. Levan is undergoing a study to increase rates and implement stronger conservation measures. The current 3-tier system consists of a \$47 base rate (up to 5,000 gallons), a \$1.00 surcharge for 5,000–20,000 gallons, an additional \$1.00 surcharge for 20,000–40,000 gallons, and a \$1.30 surcharge for usage over 40,000 gallons. The new system will expand past 3 tiers. The project includes a water recharge. During non-growing winter months, excess water currently flows unused to the local irrigation company; it is not part of their allotment. The recharge project will allow them to pump the water into to the ground and raise the water table and create a "bank account" for peak summer months. The town intends to purchase 70 water rights currently offered for sale by the State of Utah. This acquisition is projected to secure an additional 350 gpm, stabilizing Levan's water security for the next generation. Levan Town is requesting a combined grant and loan package to fund these initiatives and will work with the CIB on the exact financial structuring.

Commissioner Bartholomew indicated there has been work on the R6 Agri-Park. R6 purchased this well right and the land. It did not have utilities and Utah Power and Light said they would not provide the power for 7 years from now. That was a dealbreaker, so they purchased other ground north of Nephi, but they were not allowed to move that water; Levan is purchasing some of that original water that the Agri-Park bought. He noted that he is on that board.

Motion:

Bill Winfield made and Jerry Taylor seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$398,000 grant and a \$597,000 loan for 30Y @ 1.5%. The motion carried with the chairman abstaining.

5.24 Town of Paragonah - \$1,875,000 grant (Iron) Road Improvements

Description:

This project consists of roadway improvements within Paragonah Town to include 10,800 tons of asphalt overlay, patching and leveling, base course on shoulder, waterways, 31,680 square feet of double chip seal at 220 North, 16,800 square feet of double chip seal at 270 North, 6,600 square feet of double chip seal at 600 East, 2,400 square feet of double chip seal at 700 East, remove and replace box culvert, 1,000 cubic yards of base course on roadway shoulders, surveying, engineering and bonding.

Discussion:

The applicant indicated their municipal roads lack a standard base because they were originally constructed by chip-sealing directly over dirt paths. Due to a minimal business and mineral tax base, the town relies heavily on Class B and C road funds, which are insufficient to keep pace with escalating maintenance costs. No major road work has occurred since 2019, and without assistance, it will take another 6 to 7 years just to afford basic re-chip sealing. To provide a long-term solution and reduce ongoing maintenance, the town proposes installing a 2-inch asphalt overlay on all roads. This project will pair with recently secured USDA funding, which is being used to replace undersized culverts and build a secondary access road to the north/east to prevent the town from being cut off when heavy rains flood Center Street (a vulnerability exacerbated by the Brian Head Fire). While the town prides itself on self-reliance and rarely requests aid, a standard 60-40 grant-to-loan split would severely strain their remaining maintenance budget; the speaker requested the Board consider a 70-30 grant structure to keep the town in a financially stable position.

The Chairman noted that the town's request for a 70-30 grant-to-loan split falls outside the standard criteria of the board's funding tool, which heavily weights regional mineral production. Granting a funding exemption for a non-producing area would be highly inconsistent with board policy and asked if the town could accommodate a 50-50 split.

The applicant responded that a loan would require bonding against the town's Class B and C road funds, typically capped at a 10-year term. Under a 60-40 structure, annual debt service would reach approximately \$65,000, while the absolute maximum the town can sustainably bond is \$70,000. Committing to these terms would virtually exhaust their road fund, leaving a dangerously low balance for routine maintenance over the next decade.

The Board reiterated the desire to support the project but emphasized that pulling a funding exemption for a non-producing community would run counter to the board's established precedents.

Motion:

Greg Miles made and Scott Bartholomew seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$937,000 grant and a \$938,000 loan for 10Y @ 1.0%. The motion carried with the chairman abstaining.

Commissioner Winfield left the meeting.

5.25 Parowan City Local Building Authority - \$475,000 grant (Iron) Library Remodel

Description:

This project consists of renovating Parowan City Library to include replacing or rehabilitation of the existing roof system, repairing water intrusion issues, replacing aging windows and associated framing, replacing HVAC equipment, electrical upgrades to support current technology, computer equipment, office operations, and public meeting space needs, plumbing improvements, replacing non-compliant interior glass to improve public safety and code compliance, repair and upgrade interior finishes, flooring, fixtures and building appurtenances, design, permitting, engineering and bonding

Discussion:

The applicant presented a funding request for the Parowan Library renovation project, emphasizing that the facility is a state-certified hub serving not only Parowan, but also Paragonah, Summit, Brian Head, and surrounding areas like Enoch and Cedar City. Critical community resources are provided by the library, which occupies a failing 60-year-old building; these include the area's only free public Wi-Fi, senior computer assistance, a summer youth food program, and an innovative "Library of Things" featuring mobile business stands and educational livestock. The goal of the renovation is to extend the building's operational lifespan by 30 years. While the city has historically relied heavily on local fundraising for major civic projects and originally intended to request a grant, City Treasurer Jerry Ross stated that the team re-evaluated their financial numbers mid-meeting based on the Board's strict funding constraints. The applicant stated they could work with the minimum funding tool recommendation at a 1% interest rate.

Motion:

Bruce Adams made and Greg Miles seconded a motion to place this project on the priority list for possible funding at the October 1, 2025 CIB Funding Meeting as a \$142,000 grant and a \$333,000 loan for 30Y @ 1.5%. The motion carried with the chairman abstaining.

5.26 Bear River Water Conservancy District - \$5,000,000 loan 30y @ 3.0% (Box Elder) Water System Imp - Bothwell-Tremonton Pipeline and Storage Project

Description:

This project consists of constructing a 2.5-million-gallon storage tank at existing tank site, 9,900 linear feet of 16-inch major backbone water system improvements within the Bear River Water Conservancy District's Bothwell system to address documented capacity, storage, and fire flow deficiencies. The project will include installation of Segment A (approximately 8,600 feet of 16-inch pipeline), Segment B (approximately 9,900 feet of 16-inch pipeline), Segment C-1 (approximately 5,800 feet of 16-inch pipeline), and Segment C-2 (approximately 4,500 feet of 12-inch pipeline), along with a 2.5-million-gallon storage reservoir at the existing tank site. These improvements have been identified through hydraulic modeling as critical to increasing system capacity, meeting peak demand and fire flow requirements, and providing adequate storage for equalization and emergency use. The project will improve system reliability, eliminate existing delivery deficiencies and provide the necessary infrastructure to support current users and planned regional growth.

Discussion: None

Motion: Request for funding denied – insufficient revenue.

5.27 Weber-Box Elder Conservancy District - \$9,268,000 loan 30y @ 1.0% (Box Elder) Culinary Water System Improvements

Description:

This project consists of the design and construction of a 16-acre-foot storage reservoir (5-million-gallon concrete-lined storage pond) near 3600 S and Hwy 89 ton include excavation, concrete liner, concrete retention wall, associated SCADA components, 2 flow meters, 1 level sensor, storage outlet and inlet, installation of 4,500 linear feet of 12-inch pipeline connecting new storage pond to the existing distribution system, 8 each gate valves, engineering and bonding in Perry to reduce culinary water use in outdoor irrigation.

Discussion: None

Motion: Request for funding denied – insufficient revenue.

6. Throughput Infrastructure

6.1 RUIC - Port Study Report (No funding request)

Description:

The Pacific Ocean Terminal Study CIB funded is complete. It provides a clear investment path forward for exports on the Pacific Coast. The plan is to provide a brief report at the Sept. 3 CIB meeting. Then provide scope of work recommendations in the coming months for the expenditure of Throughput Funds.

Discussion:

Keith Heaton, Director of Rural Utah Infrastructure Coalition stated an economic analysis study regarding a Pacific Ocean port terminal that was concluded one month ago, confirming long-held assumptions that establishing West Coast throughput capacity would bring massive economic benefits to Utah. The report explicitly highlights thermal coal as the most economically viable substance for initial export, given Utah's vast underground reserves and robust demand from Asian markets projected to continue for the next 20 to 50 years. This project runs parallel to the state's ongoing waxy crude and natural gas rail line initiatives, all designed to generate long-term global revenue to stabilize local energy-producing markets and reinforce the board's permanent fund.

The feasibility study evaluated two potential port sites, recommending that funding eventually be divided between them to diversify risk rather than concentrating resources in a single location:

- **Oakland, California:** This site is much further along in development. Twelve years of initial efforts have successfully resolved localized legal hurdles. The private development group which includes Utah-based leadership—has selected Savage (a prominent Utah company) as the port operator, anchoring heavy state ties to the venue. Oakland currently scores higher across most evaluation metrics.
- **Longview, Washington:** While lagging behind Oakland in immediate development, Longview offers a significantly larger physical footprint. It holds superior long-term capacity to function as a multi-commodity terminal capable of shipping other critical Utah exports, including liquid natural gas, copper, and alfalfa.

No funding is being requested as this is an informational briefing to prepare the board for specific funding requests within the coming months. The presentation emphasized that while private sector developers prioritize return on investment, the state's focus remains firmly on financial security and protecting taxpayer assets.

Treasurer Slaugh raised critical oversight concerns, noting that this represents one of the most significant public-private partnerships the state has ever initiated. He warned that governments frequently get taken advantage of in major P3 negotiations due to a disparity in market expertise compared to private developers who possess a strong profit incentive—particularly when discussing financial structures that could involve up to \$50 million in state capital. He urged the state to actively recruit specialized, external international transportation negotiators to protect Utah's fiduciary interests.

Keith Heaton and Cody Deeter agreed with these concerns. Mr. Deeter assured the board that his role is to guarantee all transactions are informed by rigorous business principles rather than simple government interests. The applicant team confirmed they are aggressively pushing private parties to recognize the state's non-profit motive and committed to taking all necessary steps to thoroughly de-risk the final transaction framework.

Motion:

N/A

7. Pending Projects N/A

8. Supplemental Request & Change of Scope

8.1. Wellington City - \$1,395,122 (\$1,000,122 Grant, \$395,000 Loan 30y @ 0.5%)(Carbon) 2026 Administration and Public Safety Building

(Original Funding 10-1-2025 - \$7,150,000 (\$2,025,000,000 loan for 30 years @ 0.5% and a \$5,125,000 grant) Proposed New Total: \$8,545,122

Description:

This project consists of a pre-engineered metal building as a Fire Apparatus Bay to include excavation, concrete, insulation, siding, sectional doors, windows, hardware, fire sprinklers, HVAC, electrical and bonding to accommodate modern firefighting equipment. This component was deleted from the original project to accommodate existing funding.

Discussion:

The Applicant clarified the urgent necessity of the fire bay component for the city's public safety building project, explaining that it was previously cut solely to close the initial project phase. Fire crews currently face dangerous conditions backing engines directly off the active highway. The proposed fire bay resolves this by allowing a safe, rear pull-through design on a site that is already prepared. Delaying the build would significantly increase costs due to a 20% inflationary spike outlined by the contractor, making it far more expensive to construct down the road. Securing the fire bay remains the top immediate priority. The updated project cost stands at \$1,002,000, which leverages a \$500,000 asset contribution from the county for demolition and gravel work. They reached out to the USDA, and any potential facility grant would not arrive until 2027, which is too late to prevent severe project disruption and doubled construction costs.

The Chairman noted the board was out of grant funding and inquired if the town could accept the supplemental portion strictly as a loan.

The applicant indicated it would be a severe financial strain on the community, they have raised water rates and increased taxes by 100%, meaning any further loan obligations may require another tax hike.

Chairman Wells proposed the funding tool's median - \$348,122 grant and \$1,047,000 loan for 30 years @ 1.0%. The board lacked the grant resources to offer more.

The applicant noted upcoming fiscal challenges, including the impact of Highway 6 infrastructure changes and the future need for a fire truck.

The Board discussed funding at as a 50-50 split at a 1% interest rate.

Willis LeFevre made and Danny Van Wagoner seconded a motion to fund the supplemental request as a \$348,122 grant and \$1,047,000 loan for 30 years @ 1.0%.

The applicant stated they could lower the request down to \$1 million.

Motion:

Willis LeFevre made and Danny Van Wagoner seconded a motion to fund the supplemental request as a \$250,000 grant and a \$750,000 loan for 30Y @ 1.0%. The motion carried with the chairman abstaining.

9. Special Consideration – requires a motion to consider

Willis LeFevre made and Greg Miles seconded a motion to consider the special consideration request from Elk Meadows. The motion carried.

9.1. Elk Meadows Special Service District - Loan Payment Discussion

Water System Improvements & Land purchase.

October 7, 2021: \$3,450,000 loan for 30 years @ 1.5%

January 5, 2023 supplemental funding: \$550,000 for 30 years @ 1.5%.

Total = \$4,000,000 loan for 30 years at 1.5%.

B2309 Principal Balance: \$3,785,000.00 + Interest: annual payment \$42,581.24

Description:

The Elk Meadows Special Service District (EMSSD) was created by the Beaver County Commission to service the area surrounding Eagle Point Resort which is located 18 miles east of Beaver, Utah on Highway 153. The recent Beaver County fires have destroyed the area leaving no water users to use and sustain the loan payment. Elk Meadows requested a payment deferral.

Discussion:

Rich Carolla presented to the Board seeking relief for the existing loan for the water system funded by CIB. The community has faced severe devastation, including the loss of homes and a collapse in revenue due to destroyed buildings and displaced residents.

Chairman Wells clarified that while the board has the authority to restructure loans and modify payment schedules, they cannot forgive debt under current statute. He noted that upcoming legislation sponsored by Representative Carl Albrecht is intended to allow the Board a small window to forgive this debt if they choose to do so.

Commissioner Miles asked when the next payment was due.

The applicant indicated it was due in October.

Commissioner Miles suggested a deferral of the district's upcoming payment until October 2027

Commissioner Adams inquired about insurance coverage for the affected individuals and the water system.

The applicant indicated that many residents were surprisingly uninsured or underinsured. The core water system is in relatively decent. The upgraded SCADA systems remain intact. One Forest Service spring was lost, though the Triple Chairs springs are operational. Water has been restored to remaining residents, but it is currently not potable. The community currently has no road access and no power. The water tanks, located on public land, luckily survived the fire.

The board noted a broader structural risk regarding funding water systems built on public/Forest Service land, as they lack insurance options to pay back loans when catastrophes occur.

The applicant pointed out that Highway 153 (running from Beaver through to Junction) is the only state highway that remains unpaved (dirt) on the backside. UDOT and Representative Carl Albrecht are reportedly in early discussions regarding paving the Junction side.

Motion:

Greg Miles made and Jerry Taylor seconded a motion to allow a one-year deferral on loan B2309. The motion carried with the chairman abstaining.

10. Board Member Discussion and/or Action Items

10.1 CIB Board Funding Meeting – October 1, 2026 – Salt Lake City, Utah

Adjourn

Submitted by;
Candace Powers