



Housing & Community Development

PERMANENT COMMUNITY IMPACT FUND BOARD

Salt Lake City, Utah

MINUTES: October 1, 2026 CIB Funding Meeting

Members Present

Curtis Wells
Jerry Taylor
Kirt Slaugh
Willis LeFevre
Matt Tippets
Greg Miles
Danny Van Wagoner
Bruce Adams
Scott Bartholomew

Chairman
Five County Association of Governments
State Treasurer
Uintah County
Uintah Basin Association of Governments
Duchesne County
Emery County
State Transportation Commission
R6 Regional Council

Members Virtual

Bill Winfield
Laura Hanson

Southeastern Utah Association of Local Governments - SERDA
Governor's Office of Planning and Budget

Members Absent

Jerry Taylor

Five County Association of Governments

Staff and Visitors

Candace Powers
Heather Poulsen
Paul Moberly
Tricia Davis Winter
Brian Swan
Carolyn Abeyta
Charles Abeyta
David Wilson
Russell Riggs
Gary Goble
Korin Olson
Marcus Perry
Chris Haycock
Rachelle Blanc
Parker Vercimak
Ryan Goodrich
Gary Barney
Brandon Barney
Joe Reynolds
Teresa Reynolds
Wyatt Hansen
Kerry Barney
Phil Singleton
Kelly Chappell
Todd Memmott
Ryker Ogden
Nicole Murray
Aaron Averett

Housing and Community Development
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Housing and Community Development
Attorney General's Office
East Carbon City
East Carbon City
Green River City
Town of Hatch
Town of Hatch
SERDA
Tridell Lapoint Water Improvement District
Carbon County Active Re-Entry
Carbon County Active Re-Entry
Jones and DeMille Engineering
Ashley Valley Water and Sewer Improvement District
Central Valley Town
Central Valley Town
Central Valley Town
Central Valley Town
Jones and DeMille Engineering
Town of Hatch
Town of Glenwood
Ensign Engineering
Town of Paragonah
Ensign Engineering
Uintah Transportation Special Service District
Sunrise Engineering

Daniel Hawley
Mary Ann Wright
Kendrick Thomas
Monte Hawkins
Seth Atkinson
Michael Morgan
Justin Seely

Jones and DeMille Engineering
Town of Emery
Jones and DeMille Engineering
Beaver City
Nephi City
Nephi City
Nephi City

Virtual Attendees

Steve Waldrip
Christy Dahlberg
Brayden Giddings
Kevin Yack
Andrea Thurlow
Keith Heaton
Ron Winterton
Kelvin Johns
Nate Zilles
Dan McGuire
Annabella Town
Heather Pattee
Tyson Bomsta
Derek Davidson
Thomas Kingdon
Kaylee Beck
Tyler Szeto
Monte Hawkins
Todd Thorne
Trasie M. Jones
Bill Prater
Shanna Hawley
Shay Morrison
Rush Valley
Brian Johnson
Ann Harvey
Mike Johnson
Mike Davis
Tyler Timmons
Marcus Keller

Division of Housing and Community Development
Wasatch Front Regional Council
San Juan County
Uintah Basin Association of Governments
Division of Drinking Water
Rural Utah Infrastructure Coalition
State Senate
Jones and DeMille Engineering
Uintah Basin Association of Governments
Jones and DeMille Engineering
Town of Annabella
Division of Drinking Water
Utah Division of Energy Development
Bear River Association of Governments
GOED Finance
DWS Finance
Earthjustice
Beaver City
SERDA
Jones and DeMille Engineering
Bond Counsel
Jones and DeMille Engineering
R6 Regional Council
Town of Rush Valley
Town of Rush Valley
No Coal in Oakland
Five County Association of Governments
Naples City
R6 Regional Council
Crews & Associates

1. Welcome, Introductions & Roll Call

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, October 1, 2026 at 195 N 1950 W; Salt Lake City, UT. Chairman Curtis Wells called the meeting to order at 9:01 a.m.

- Prayer: Greg Miles
- Pledge of Allegiance: Board and Audience

Introductions

Chairman Wells acknowledged that this meeting marks the final official CIB session for Commissioner Scott Bartholomew, expressing profound appreciation for his dedicated public service and thoughtful stewardship representing Sanpete County and R6.

2. Approval of Minutes – (September 3, 2026 CIB Meeting)

Chairman Wells noted that the minutes from the September 3, 2026 CIB Review Meeting are currently undergoing final draft completion and indexing by staff. Formal adoption was postponed to the subsequent session; the draft minutes were acknowledged by the Board without formal action.

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

4. Board Business

A. Financial Review – GOED Finance

23 Priority projects, 1 Supplemental, 1 Special Consideration

Thomas Kingston (GOED Finance) delivered the fund status briefing for the 1st Trimester FY2027 Funding Meeting:

- Mineral Lease Fund: Entered the meeting with \$26 million available. Accounting for prioritized commitments, approximately \$3.4 million in unobligated grant/0% loan capacity remained.
- Bonus Fund: Entered with \$73 million total (\$30 million committed to prioritized projects, leaving \$42 million in available interest-bearing loan balance).

Staff confirmed that prior to new supplemental actions, \$3.6 million in unallocated Mineral Lease grant funds existed. Fully granting all three pending project reconsiderations would require ~\$2.0 million, leaving a positive reserve of \$1.6 million in remaining grant/0% loan funds.

B. Tyson Bomsta, Energy Economist (Utah Office of Energy Development), presented an overview of industry trends:

- Crude Oil: Production in the Uintah Basin has hit historic highs, surpassing 200,000 barrels per day. Salt Lake City refineries currently operate near capacity (110,000-115,000 bpd), with Utahns consuming 150,000-160,000 bpd of refined products. Production growth remains strong.
- Natural Gas: Production has surged across the Uinta Basin, although spot prices remain low due to national supply gluts.
- Coal: Production continues to decline (projected downward following Lila Canyon and Skyline mine challenges). Average mine-mouth and plant-delivered prices hover between \$40-\$70/ton.
- BLM Federal Lease Royalties: The Inflation Reduction Act baseline rate increased to 16.67% which has contributed to higher state receipts (\$64M in FY2023, \$56M in FY2024, \$24M in FY2025). The rate has come back down to 12.5%, which may encourage increased production.

Commissioner Miles requested a report on only the numbers for minerals produced on federal land; that revenue is relevant to this Board. If there could be a comparative slide to show the federal land revenue versus the state land revenue difference.

Mr. Bomsta indicated he would provide that information at the February update.

C. The Board confirmed the upcoming 2nd Trimester FY2027 Review Meeting for Thursday, January 7, 2027 in Salt Lake City.

Chairman Wells proposed addressing three specific requests for funding reconsideration first, followed by an omnibus motion for all Priority Projects.

Those applicants which have notified staff of the reconsideration were the Town of Central Valley and the Town of Paragonah. Commissioner Miles indicated that Tridell Lapoint would also like to discuss reconsideration though they had not notified staff prior to the meeting.

Chairman Wells suggested the three applicants present their request and reasoning.

Reconsideration of Funding:

1. Tridell Lapoint WID (Item 5.2): Mark Sperry and Aaron Averett requested shifting from the prioritized 50/50 split (\$1,028,000 grant / \$1,543,000 loan) to a 70% grant / 30% loan (\$1,799,000 grant / \$772,000 loan @ 1.0%), explaining that annual debt payments above \$30,000 would wipe out emergency capital reserves despite raising base rates to \$47/month.

2. Central Valley Town (Item 5.7): Mayor Gary Barney and Joe Reynolds requested moving from a 50/50 split to a 70% grant / 30% loan (\$2,887,500 grant / \$1,237,500 loan @ 0.5%). As suggested by the CIB, the town revamped its rate structure, lowering the base allowance from 30,000 to 15,000 gallons and increasing rates from \$40 to \$60/month plus a \$2/year annual increase.

3. Town of Paragonah (Item 5.22): Representatives proposed maintaining their \$937,000 grant while reducing their loan request from \$938,000 down to \$638,000 (10y @ 1.0%) by contributing \$300,000 in town cash to keep debt service within their Class B&C road bonding ceiling (\$65k/year maximum).

Willis LeFevre moved and Greg Miles seconded a motion to approve the priority list of applications (Items 5.1 through 5.23) as prioritized at the September 3, 2026 meeting with the inclusion of amendments for items 5.2, 5.7, and 5.22. The motion carried with the chairman abstaining.

5. PRIORITY PROJECTS

5.1 Uintah Transportation SSD - \$3,000,000 (\$1,050,000 Grant / \$1,950,000 Loan 15y @ 0.5%) (Uintah) Road Imp: 500 North; 1500 East to Sunshine Bench Road

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.

5.2 Tridell Lapoint Water Improvement District - \$2,571,000 (\$1,799,000 grant / \$772,000 loan 30y @ 0.5%) (UIntah) Water System – Treatment Plant Train Addition

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.

5.3 Ashley Valley Water and Sewer Improvement District - \$1,400,000 (\$700,000 grant / \$700,000 loan 30y @ 1.0%) (Uintah) Sewer System Enhancements & Fire Flow Project

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.

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

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.

5.5 Town of Glenwood - \$3,430,000 (\$1,715,000 Grant / \$1,715,000 Loan 30Yr. 0.5%) (Sevier) Culinary Water System Improvements

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.

5.6 Town of Annabella - \$3,000,000 (\$2,100,000 Grant / \$900,000 loan 30y @ 1.0%) (Sevier) Culinary Water System Improvements

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.

5.7 Town of Central Valley - \$4,125,000 (**\$2,887,000 Grant / \$1,238,000 Loan 30y @ 0.5%**) (Sevier) Culinary Water System Improvements

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.

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

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.

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

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.

5.10 Helper City - \$433,250 (\$216,250 Grant / \$217,000 Loan for 15y @ 3.0%) (Carbon) Mountain View Cemetery Expansion

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.

5.11 Carbon County - \$4,500,000 (\$3,375,000 Grant / \$1,125,000 Loan 30y @ 0.5%) (Carbon) Active Re-Entry Learning and Activity Center

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.

5.12 East Carbon City - \$ 2,263,000 (\$1,357,000 Grant / \$906,000 Loan 30y @ 1.0%) (Carbon) Water System Improvements – Bubble Tank Replacement

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

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

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.

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

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.

5.15 Beaver City Municipal Building Authority - \$10,270,000 (\$3,081,000 Grant / \$7,189,000 Loan 30y @ 1.0%) (Beaver) Beaver City Civic Center / Main Street Plaza

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.

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

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.

5.17 Town of Hatch - \$2,000,000 (\$1,300,000 grant / \$700,000 loan 30y @ 1.0 (Garfield) Water System Improvements

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.

5.18 Oak City - \$2,275,000 (\$775,000 Grant / \$1,500,000 Loan 30y @ 1.0%) (Millard) Culinary Water Well

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, spring rehabilitation, 500 linear feet of chain link fencing, engineering and bonding. This project will replace an existing well, provide necessary improvements to the existing spring and bring the system into compliance with DDW source capacity requirements.

5.19 Town of Rush Valley - \$300,000 loan 30y @ 2.5% (Tooele) Town Building Acquisition & Improvements

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.

5.20 Nephi City Local Building Authority - \$7,500,000 loan 30y @ 2.0% (Juab) Nephi City Public Safety Building

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.

5.21 Town of Levan - \$995,000 (\$398,000 Grant / \$597,000 Loan 30y @ 1.5%) (Juab) Aquifer Recharge & Water Rights Acquisition

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.

5.22 Town of Paragonah - \$1,875,000 (\$937,000 Grant / \$638,000 Loan 30y @ 1.0%) (Iron) Road

Improvements

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.

5.23 Parowan City Local Building Authority - \$475,000 (\$142,000 Grant / \$333,000 Loan 30y @ 1.5%) (Iron) Library Remodel

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.

6. Throughput Infrastructure N/A

7. Pending Projects N/A

8. Supplemental Request & Change of Scope

8.1. San Juan County Local Building Authority - \$8,775,000 (\$2,000,000 grant / \$6,775,000 loan 30y @ 2.0%) (San Juan) Public Safety Building Addition/Remodel

Original Funding: October 5, 2023. \$26,055,696 (a \$21,366,000 loan for 30 years @ 2.0% and a \$4,689,695 grant)

DESCRIPTION:

This project consists of remodeling and expanding the 1977 public safety building in Monticello to include approximately 30,000 square feet of added space in two levels for law enforcement staff, judges, legal staff, new nursing space, additional cells, inmate phone communication space, kitchen, new heating and cooling systems, utilities, plumbing, sewer, drainage, fire sprinkling system, design and engineering.

Discussion:

San Juan County presented a supplemental funding request for the Public Safety Building project (jail/sheriff expansion in Monticello). Commissioner Lori Maughan, Sheriff Lehi Lacy, and Sam Long reported that initial bids and estimates had climbed significantly due to inflation, site conditions, and security specifications from the original 2023 budget (\$26M total).

The County indicated in March of 2024 when the original project was presented, they didn't have plans or an architect. When the plans finally came back, they were over budget. The original plans were for a court building rather than the jail system. They changed the focus to jail and beds where the county could make the money to pay for everything and to generate income for the county. The plans were redone and there is a shortfall.

Commissioner Miles acknowledged that everything concerning corrections is expensive. He further stated this money was given out in 2023; funding should be asked for when it is truly needed. The CIB could have funded a lot of other projects, but this project tied up a lot of revenue. Perhaps there should be funding for planning grants to be done so that an entity knows what it is going to cost.

The applicant stated the original application looked like it was shovel ready. The county has covered the design costs to this point to provide firm numbers. With winter coming, they can't turn any ground until spring but they are shovel ready.

Chairman Wells noted the lack of available grant funding and asked if they could take the supplemental as a loan.

The applicant indicated they could.

Commissioner LeFevre agreed with Commissioner Miles and suggested putting some stipulations on timeframes to avoid setting aside funding for projects that are truly not ready.

Treasurer Slaugh indicated the jail would provide revenues and suggested a revenue bond using a conventional financing source. That would be an available source of additional funding. This project would not need a grant or a subsidized loan; it could be funded with a market rate loan through public financing as there is revenue to repay that loan.

Commissioner Tippets indicated Daggett County they are in the process of trying to determine whether we can reopen the jail that will be paid for in a year; even a paid-for facility with inmates at the state rate is difficult to operate.

Treasurer Slaugh suggested it needs to be presented to the state; jails should not be subsidized everywhere to house Utah inmates. Jails should be self-sustaining and the state needs to pay the rate that that provides sustainability. If the rate is not sufficient it needs to be addressed.

Commissioner Miles stated by statute, counties must have a jail which requires sufficient inmates to make a bond payment but it is not sufficient.

Chairman Wells called for a motion.

Willis LeFevre made and Bill Winfield seconded a motion to fund the supplemental request as a \$8,775,000 for 30 years at 2.0%.

Motion:

Bruce Adams made and Matt Tippets seconded a substitute motion to fund the supplemental request as a \$8,775,000 for 30 years at 1.0%. The motion carried with the chairman abstaining.

New Project Total if funded: \$34,830,695

9. Special Consideration – requires a motion to consider

Bruce Adams made and Matt Tippets seconded a motion to consider the special consideration request from the Town of Emery. The motion carried.

9.1. Town of Emery - \$260,000 grant (Emery) Pioneer Church Revitalization

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 Town of Emery appeared requesting special reconsideration for their Pioneer Church Revitalization project (\$260,000 grant), which had been denied at the September 3 meeting. Melissa Durfee and Mary Ann Wright highlighted the building's 125-year history, structural stabilization has been completed (\$420k previous CIB funding), and over \$1 million in private/community fundraising to restore the Pioneer Church building to function as a civic center.

Commissioner Miles acknowledged the efforts made by the Town of Emery to find funding and complete this

project. This project should be reconsidered to help finish this project.

The applicant thanked the Board for the reconsideration. This church is a focal point for the restoration of the town. It is a place that family members can meet and brides can be photographed and visitors as far away as Japan come to watch the progress.

Treasurer Slaugh asked if they had approached the LDS church for funding to preserve the history.

The applicant indicated the LDS church is willing to help but they do not consider this a church; it belongs to the town as a community center.

Motion:

Bruce Adams made and Danny Van Wagoner seconded a motion to approve this project as a \$260,000 grant citing special consideration. The motion passed with the chairman abstaining.

10. Board Member Discussion and/or Action Items

10.1 Closed Session

Motion to enter closed session pursuant to Section 52-4-205 related to real estate acquisition, potential litigation, professional competency and trade secrets.

Matt Tippetts made and Danny Van Wagoner seconded a motion to enter closed session. Motion passed unanimously by voice vote. 10:39 am

Greg Miles made and Matt Tippetts seconded a motion to go out of closed session. Motion passed unanimously by voice vote.

10.2 CIB Board Review Meeting – January 7, 2027 – Salt Lake City, Utah

Adjourn 12:10 pm.

Submitted by;
Candace Powers