

**PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

Department of Workforce Services

Housing and Community Development Division, Salt Lake City, Utah

**MINUTES**

February 3, 2022

**Members Present**

Keith Heaton	Chairman
Bruce Adams	Southeastern Utah Association of Local Governments
Naghi Zeenati	State Transportation Commission
Jack Lytle	Uintah Basin Association of Governments
Dean Baker	Uintah County
Garth "Tooter" Ogden	Sevier County
Marlo Oaks	State Treasurer
Jerry Taylor	Five County Association of Governments
Glade Nielson	Six County Association of Governments
Kyle Stephens	State Board of Water Resources
Jim Webb	State Board of Water Quality

**Staff and Visitors**

Candace Powers	Housing and Community Development
Brenda Brown	Housing and Community Development
Paul Moberly	Housing and Community Development
Zach Leavitt	Housing and Community Development
Aaron Waite	Attorney General's Office
Shea Walker	Moab Valley Fire Protection Service
Dale Pollock	Town of Henrieville
Brittany Hardy	Department of Workforce Services – Finance
Jon Maxwell	Salina City
Jesse Ralphs	Sunrise Engineering
Jed Maxwell	Salina City
Mario Gonzalez	Sunrise Engineering
Bill Prater	Bill Prater LLC – CIB Bond Counsel
Mary Ann Wright	Emery Town Heritage Council
Jack Funk	Town of Emery
Bart Jensen	Jones and DeMille Engineering
Scott Bartholomew	Sanpete County – CIB
Lorraine Behling	Town of Scofield
Jim Levanger	Town of Scofield
Will Wright	Uintah Basin Association of Governments
David Rust	Uintah Basin Association of Governments
Cheryl Meier	Uintah Transportation Special Service District
Jacob Sharp	Castle Valley Special Service District
Mark Coombs	Fountain Green City
Roger Aagard	Fountain Green City
Skyler Davies	Division of Water Quality
Jeff McCarty	Sunrise Engineering
Alex Buxton	Zions Bank Public Finance
Devan Shields	Sunrise Engineering
Kevin Orton	Fillmore City
John Breakfield	Town of Tabiona

Casey Hopes  
 Jordan Katcher  
 Kaylee Beck

Carbon County / Eastern Utah Television  
 Community Development Office (HCD)  
 Department of Workforce Services - Finance

Via Zoom

Skye Sieber  
 Mark Anderson  
 Darlene Reilley  
 Steve Anderson  
 Christina Oliver  
 H.H. Franco  
 Amber Banfill  
 Michael Bryant  
 Vicki Bell  
 Aaron Averett  
 Stan Holmes  
 Kevin Yack  
 Justin Atkinson  
 Heather Pattee  
 Pam Leach  
 Brian Barton  
 Mike Hawley

Division of Drinking Water  
 Zions Public Finance  
 UB Media  
 Town of Mayfield  
 Housing and Community Development  
 Town of Big Water  
 Southeastern Utah Association of Local Governments  
 Town of Rockville  
 Sunrise Engineering  
 Utah Clean Infrastructure Coalition / Sierra Club  
 Uintah Basin Association of Governments  
 Sunrise Engineering  
 Division of Drinking Water  
 Town of Rockville  
 Jones and DeMille Engineering  
 Jones and DeMille Engineering

**WELCOME**

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, February 3, 2022 at 1385 South State, Room 157, Salt Lake City, Utah and was called to order at 8:30 a.m. by Chairman Keith Heaton.

**I. ADMINISTRATIVE ITEMS**

***Briefing [3:00]***

***1. Upcoming Meeting dates and Locations***

April 7, 2022 – Salt Lake City  
 June 2, 2022 – Kanab, Utah

***2. Financial Review***

Candace Powers reviewed the statutory purpose regarding mineral lease funds and the funds for today's meeting.

***3. Review of Agenda Items: [5:54]***

There is 1 new application, 14 priority projects for final funding consideration, 1 pending project and 1 special consideration request. A briefing of the new project on today's agenda was provided, the priority projects were noted wherein 3 have requested reconsideration and the pending project and special consideration projects were referenced.

**II. WELCOME AND INTRODUCTIONS [1:04.6] *prior to review of agenda items.***

Chairman Heaton welcomed everyone and requested that the Board introduce themselves. Jim Webb and Jack Lytle are attending virtually. Aaron Waite is legal counsel to the Permanent Community Impact Fund Board.

Bill Prater, bond counsel to the Permanent Community Impact Fund Board was invited to discuss the issues concerning revenue sources for applicants on today's agenda. Mr. Prater noted there are three

applications which need clarification before the Board acts. The revenue source needs to be clarified on the fire truck projects. Options include accommodation through a building authority for Moab Valley, Apple Valley and Big Water with a lease revenue bond directly to their building authority. Another option is through the County Building Authority; the loan would go to the County Building Authority and subleased to the fire district. If the Board approves the loans, it could be subject to engaging bond counsel, identifying a revenue source and notifying CIB staff.

Chairman Heaton indicated the funding will be authorized to the applicant entity listed on the Agenda.

Aaron Waite, Assistant Attorney General indicated if the entity through which the funding is authorized is also eligible for CIB funding, those contingencies are valid, with Mr. Prater verifying the revenue source.

Mr. Prater noted the ultimate ownership of the project will be the entity approved for funding. A county cannot turn the title over to a fire district when the loan is paid off; no governmental entity can transfer assets without getting full consideration back. If the County or the County MBA is the funding recipient for funding a project, the fire district would be required to pay market value to subsequently own the vehicle.

Chairman Heaton thanked Mr. Prater. He referred to some discussion for a change in the start time of the CIB meetings. A change was not feasible for this meeting, but at the end of this meeting, a time change will be discussed.

### **III. APPROVAL OF MINUTES** [17:45]

Chairman Heaton requested a motion to approve the minutes from the January 7, 2022 meeting.

**Jerry Taylor made and Dean Baker seconded a motion to approve the minutes of the January 7, 2022 meeting to include corrected time called to order. The motion carried unanimously through roll call vote.**

### **IV. NEW PROJECTS** [20:10]

#### **4.1 Town of Scofield [20:45]**

The Town of Scofield presented a funding assistance request for a \$315,000 grant and a \$110,000 loan for 30 years at 0.0% (total \$425,000) for the installation of water meters and SCADA. This project consists of installing 90 residential water meters and 2 commercial water meters to each existing service connection in the system and installing a SCADA system. The applicant is contributing \$175,000 cash.

The applicant confirmed the scope of the project to be what the Board has at this meeting.

Chairman Heaton referred to the map included with this project and asked if this was for permanent residents or seasonal properties.

The applicant stated the project is for the Town of Scofield itself. The well site is within the town limits. The springs are 2 miles south in Greens Canyon where some of the equipment will be installed.

Mr. Zeenati asked about the USDA funding and the date of the town's water master plan. What is the current rate for water

The applicant stated the USDA funding is pending and is to drill the well and pump house. If the metering system is installed, the town can implement a tier grade on water rates for appropriate costs for larger amounts of water. It has been a while since they have done a water master plan. They do not have meters and the water rate is \$15.00. The rates will be adjusted when the meters are installed.

Mr. Stephens clarified that this project is for culinary meters not secondary water meters. HB242 is a bill in the legislature for secondary metering. It will require that all water is metered by 2030. There is ARPA funding as a 70/30 cost share available to meter secondary water.

The applicant indicated Scofield does not have secondary water.

**Bruce Adams made and Jerry Taylor seconded a motion to fund this project as a \$315,000 grant and a \$110,000 loan for 30 years at 0.0% (total \$425,000) special circumstances as the exemption.**

Commissioner Lytle asked how many primary residences and secondary residences are within this project.

The applicant indicated there are 21 permanent residences; 20% of the total connections.

Mayor Baker suggested working on a revised fee schedule to cover the costs of this project and future maintenance.

The applicant stated the base rate would be increased very soon with increases annually to reach the MAGI.

**Tooter Ogden made and Naghi Zeenati seconded a substitute motion to fund this project as a \$315,000 grant and a \$110,000 loan for 30 years at 0.5% (total \$425,000).**

Treasurer Oaks noted that many of the residences are recreational.

**Marlo Oaks made a second substitute motion to fund this project as a \$276,000 grant and a \$149,000 loan for 30 years at 1.0% (total \$425,000). The motion failed due to lack of a second.**

The Chairman called the question on the substitute motion.

**Tooter Ogden made and Naghi Zeenati seconded a substitute motion to fund this project as a \$315,000 grant and a \$110,000 loan for 30 years at 0.5% (total \$425,000). The motion carried unanimously through roll-call vote.**

*All projects advanced to the Priority List were reviewed by the Board at previous meetings. The information below is a summary of the requests as advanced to the Priority List. Multiple projects may be funded within one motion of the Board if there are no changes to the funding package.*

## **V. PRIORITIZED PROJECTS** [31:50]

### **5.1 Town of Sigurd (Sevier County)**

The Town of Sigurd's funding request for a new fire station was advanced to the Priority List as a \$411,000 loan for 30 years at 0.0% and a \$914,000 grant (total \$1,325,000). This project consists of the construction of a new steel fire station building to include foundation, framing, electrical, plumbing, HVAC, finish, cabinetry, septic system, sidewalk and paving, kitchen appliances, bathroom appurtenances, signage and engineering.

**Prioritized Funding: \$1,325,000 (a \$411,000 loan for 30 years at 0.0% and a \$914,000 grant) The prioritized funding is within the approved range.**

*The applicant requested to be placed on the pending list.*

**Naghi Zeenati made and Dean Baker seconded a motion to place this project on the pending list per the applicant's request. The motion carried unanimously through roll-call vote.**

**5.2 Moab Valley Fire Protection Service (Grand County)**

Moab Valley Fire Protection Service's funding request for a pumper tanker fire truck was advanced to the Priority List as a \$3,850,000 loan for 30 years at 0.5% and a \$600,000 grant (total \$4,450,000) This project consists of the purchase of a new Pierce-Custom Enforcer 3000-gallon Pumper/Tanker fire truck. The applicant is contributing \$200,000 cash. Project total \$800,000.

**Prioritized Funding: \$600,000 (a \$276,000 loan for 15 years at 0.5% interest and a \$324,000 grant) The prioritized funding is within the approved range.**

*The funding recipient was verified*

**Jerry Taylor made and Kyle Stephens seconded a motion to fund this project as a \$324,000 grant and a \$276,000 loan for 15 years at 0.5% (total \$600,000). The motion carried unanimously through roll-call vote.**

**5.3 Fillmore City (Millard County) [34:28]**

Fillmore City's funding request for a New Fire Station was advanced to the Priority List as a \$2,988,000 loan for 30 years at 1.0% and a \$612,000 grant (total \$3,600,000). This project consists of the construction of an 80' X 180', 14,400 square foot fire station with sitework to include building lot, 200 North Street Access Road, pavement, signage, sidewalks, concrete driveway, curb & gutter, detention pond, sewer, back-up generator, radiant floor heating, power line relocation and engineering.

**Prioritized Funding: \$3,600,000 (a \$2,988,000 loan for 30 years at 1.0% interest and a \$612,000 grant) The prioritized funding is within the approved range.**

*The applicant requests reconsideration of funding as a 50/50 loan grant split.*

The applicant noted concern about HB303 requiring the city to provide rescue services not previously provided. The City will need to purchase a rescue truck. ARPA funds are not eligible to make that purchase.

The Chairman noted that if funding is approved as a 50/50 loan grant, it would be outside the recommended funding and would need an exemption.

**Dean Baker made and Marlo Oaks seconded a motion to fund this project as a \$612,000 grant and a \$2,988,000 loan for 30 years at 1.0% (total \$3,600,000).**

Mr. Zeenati stated that as Fillmore has come back to the Board indicates the funding is not feasible with the new mandate of rescue services indicating this is a hardship.

Chairman Heaton asked if HB303 is proposed legislation or enacted law.

The applicant stated it is enacted law.

Commissioner Lytle indicated it is proposed legislation and has not been signed into law. The motion is to fund as prioritized. Can Fillmore City accept the funding package? This project might be placed on the pending list to verify the enacted law.

The applicant stated they could be placed on the pending list to verify the law and funding.

**Dean Baker made and Marlo Oaks seconded an amended motion to place this project on the pending list as a \$612,000 grant and a \$2,988,000 loan for 30 years at 1.0% (total \$3,600,000) to verify HB303 and funding affordability. The motion carried unanimously through roll-call vote.**

Chairman Heaton entertained a motion to fund projects **4-9** as placed on the Priority List.

**5.4 Town of Rockville Local Building Authority (Washington County)**

The Town of Rockville's Local Building Authority funding request for a New Maintenance Facility was advanced to the Priority List as a \$159,000 loan for 30 years at 0.5% and a \$54,000 grant (total \$213,000). This project consists of purchasing a 60' x 30' steel building to be placed on 1/3-acre of newly purchased property located behind the Town Park at 43 East Main Street to include a small office/storage room and three bays for storage of the Town equipment, CERT trailer and miscellaneous materials, rock retaining walls, concrete drive entrance off of DeMille Road, concrete building slab and footings, 16' livestock gate, electrical, water and sewer connections and Grease/Sand Interceptor. The applicant is contributing \$20,000 cash.

**Prioritized Funding: \$213,000 (a \$159,000 loan for 30 years at 0.5% interest and a \$54,000 grant)** *The prioritized funding is NOT within the approved range and financial hardship was stated as the exemption.*

4-9 As Prioritized.

**5.5 Uintah Transportation Special Service District (Uintah County)**

The Uintah Transportation Special Service District's funding request for Road Maintenance and Repair was advanced to the Priority List as a \$1,945,000 loan for 15 years at 0.5% and a \$3,042,000 grant (total \$4,987,000). This project consists of road improvements to include crack sealing, chip sealing and line striping on 7.4 miles of Dry Fork Canyon Road from 1500 North to Dry Fork Settlement Road, 1.5 miles of Deep Creek Road from Dry Fork Settlement Road to the end of pavement, 28.8 miles of Glen Bench Road, 3.1 miles of 3750 South from 1500 East to 4500 East, 1.6 miles of 5500 East from US 40 to Independence Road, 2.6 miles of Independence Road from 5500 East to 4500 East, 0.8 miles of 4500 East from Independence Road to 3750 South and HMA overlay, chip sealing and lane striping on 6.25 miles of Fidlar Road from Glen Bench Road to end of pavement.

**Prioritized Funding: \$4,987,000 (a \$1,945,000 loan for 15 years at 0.5% interest and a \$3,042,000 grant)** *The prioritized funding is within the approved range.*

4-9 As Prioritized.

**5.6 Eastern Utah Television Association (Carbon County)**

Eastern Utah Television Association's funding request for Microwave Transmission Dish Units was advanced to the Priority List as a \$ 144,000 Grant. This project consists of the purchase, replacement and installation of microwave links and network equipment in Carbon, Emery, Duchesne, Uintah and Daggett. Benefitting counties may also include Grand and San Juan. Improvements include the Ford Ridge to Cedar Mountain Link, the Ford Ridge to Tabby Mountain Link, the Tabby Mountain to Blue Mountain Link, the Blue Mountain to Grizzly Ridge Link and the Grizzly Ridge to Dutch John Link with backup microwave radio and associated network equipment.

**Prioritized Funding: \$144,000 grant.** *The prioritized funding is NOT within the approved range and emergency response was stated as the exemption.*

4-9 As Prioritized.

### 5.7 Town of Emery (Emery County)

The Town of Emery's funding request for the Pioneer Church Revitalization was advanced to the Priority List as a \$420,000 grant. This project consists of renovations to the circa 1898 Pioneer Church to include foundation stabilization with Helical piers, concrete and footing work, drainage, waterproofing/damp proofing the foundation, shiplap board repair and painting to weatherize the exterior envelope for future use as a Welcome Center and Event Center. Applicant Cash \$1,000; Eccles Foundation \$50,000; In-Kind Labor \$5,000; Utah Economic Assistance Grant \$199,000. Project Total \$605,000.

**Prioritized Funding: \$420,000 grant.** *The prioritized funding is NOT within the approved range and financial hardship, emergency response and special circumstances were stated as the exemptions.*

4-9 As Prioritized.

### 5.8 Fountain Green City (Sanpete County)

Fountain Green City's funding request for a used Road Grader was advanced to the Priority List as a \$70,000 grant. This project consists of the purchase of a used grader with a floating blade system and all-wheel drive for roads, sewer lagoons, snow removal and various maintenance issues. The old grader will be sold. The applicant is contributing \$15,000 cash. Project total \$85,000.

**Prioritized Funding: \$70,000 grant.** *The prioritized funding is NOT within the approved range and special circumstances was stated as the exemption.*

4-9 As Prioritized.

### 5.9 Town of Henrievile (Garfield County)

The Town of Henrievile's funding request for Well Fencing and a Well Head Building was advanced to the Priority List as a \$117,500. This project consists of a new wellhouse, fencing, gate and concrete retaining wall to house and protect the new property and water source purchased this year by the Town and will include construction staking and associated engineering.

**Prioritized Funding: \$117,500 grant.** *The prioritized funding is NOT within the approved range and administrative was stated as the exemption.*

4-9 As Prioritized.

**Dean Baker made and Kyle Stephens seconded a motion to fund projects 4 – 9 as placed on the Priority List. The motion carried unanimously through roll-call vote**

### 5.10 Town of Apple Valley (Washington County)

The Town of Apple Valley's funding request for an Urban Type 2 Fire Vehicle was advanced to the Priority List as a \$432,000 Loan 15y @ 1.0% and a \$ 168,000 Grant (total \$600,000). This project consists of the purchase of a trio-purpose Type 2 Urban Fire Vehicle that meets NFPA 1901 and 1906 standards with a water cannon, 1000-gallon water tank, 1500 GPM pump and associated equipment.

**Prioritized Funding: \$600,000 (a \$432,000 loan for 15 years at 1.0% interest and a \$168,000 grant)** *The prioritized funding is within the approved range.*

*The applicant requested to place on the pending list to allow the new elected officials to review the request.*

**Naghi Zeenati made and Tooter Ogden seconded a motion to place this project on the pending list per the applicant's request. The motion carried unanimously through roll-call vote.**

The Chairman requested a motion to fund projects 11-12 as placed on the Priority List.

**5.11 Castle Valley Special Service District (Emery County)**

Castle Valley Special Service District's funding request for the 2022 Consolidated Capital Projects was advanced to the Priority List as a \$1,000,000 loan for 6 years at 1.5% and a \$ 1,000,000 Grant (total \$2,000,000). This project consists of drainage construction in Elmo, Cleveland, Huntington, Castle Dale, Clawson and Ferron; street improvements in Elmo, Cleveland, Huntington, Castle Dale, Orangeville, Clawson, Ferron and Emery; secondary water improvements in Castle Dale; culinary water system improvements in Orangeville and Ferron; a middle water settling pond construction in Emery.

**Prioritized Funding: \$2,000,000 (a \$1,000,000 loan for 6 years at 1.5% interest and a \$1,000,000 grant) The prioritized funding is within the approved range.**

11-12 As Prioritized.

**5.12 Town of Mayfield (Sanpete County)**

The Town of Mayfield's funding request for the 2021 Water System Improvements was placed on the Priority List as a \$125,000 loan for 30 years at 0.0% and a \$375,000 Grant (total \$500,000). This project consists of constructing the Lower 12 Mile pump house and power connections, Park Well building improvements, town well soft start system and improvements, SCADA upgrades, transmission line flushing, 6-inch PVC pipe installation, fittings, trenching, 6-inch ductile iron pipe, gate valve, 150 linear feet of HDPE culvert, catch basin, fencing, concrete flatwork, construction staking and associated engineering.

**Prioritized Funding: \$500,000 (a \$125,000 loan for 30 years at 0.0% interest and a \$375,000 grant) The prioritized funding is NOT within the approved range.**

11-12 As Prioritized.

**Naghi Zeenati made and Tooter Ogden seconded a motion to fund projects 11 – 12 as placed on the Priority List. The motion carried unanimously through roll-call vote**

**5.13 Heber City (Wasatch County) [1:16:44]**

Heber City's funding request for Sewer and Pressurized Irrigation Improvements was placed on the Priority List as a \$ 20,509,000 loan for 30 years at 2.5%. This project consists of **sewer system improvements** to include 27,884 linear feet of 8-inch sewer pipe, 489 linear feet of 10-inch sewer pipe, 470 linear feet of 12-inch sewer pipe, 487 linear feet of 18-inch sewer pipe, 59 concrete manholes, concrete sidewalk, curb and gutter replacement, pavement restoration and associated appurtenances. The project also consists of **secondary irrigation** to included 27,884 linear feet of 8-inch irrigation pipe, 489 linear feet of 10-inch irrigation pipe, 470 linear feet of 12" irrigation pipe, granular fill, 450 service connections, 8000 linear feet of  $\frac{3}{4}$ " lateral line, 450 curb stop valves, 10 drain assemblies and associated appurtenances and engineering. The applicant is contributing \$1,295,000 cash. Total \$21,804,000.

**Prioritized Funding: \$20,509,000 loan for 30 years at 2.5% interest. The prioritized funding is above the approved range and an administrative exemption is cited.**

*The applicant requests reconsideration of the interest rate.*

The applicant indicated this is an important project. Heber has experienced substantial growth. This is the largest capital project that Heber City has done which will replace severely deteriorated water and sewer lines around Main Street. There is a 3-phase project over the next few years. This is Phase I and is a large expense to the residents so the request is to change the interest rate on this funding to 1.5% or less.

Commissioner Lytle asked for the justification for a rate change due to hooking into the Heber Valley system.

The applicant noted the cost of this project will be born by only Heber City residents; not added to the District rates. Heber City is to provide the infrastructure for the District to treat the sewage and the sewer lines.

**Jack Lytle made and Marlo Oaks seconded a motion to fund this project as a \$20,509,000 loan for 30 years at 1.5% interest citing an administrative exemption.**

Commissioner Adams noted the Division of Drinking Water authorized a 2.2% interest rate for a \$12,000,000 project.

Mayor Baker asked if Heber City had researched other interest rates from other sources.

The applicant indicated they felt CIB was the best source of funding for this project. Interest rates were lower in October and November but market rates have increased.

Mr. Zeenati stated Heber City is impacted by the truck traffic flowing through the City according to 35a-8-305 – impacted directly or indirectly by mineral lease development. Though an entity does not produce revenue, they may be impacted.

Mr. Stephens noted that part of this project involves secondary irrigation and asked if they were aware of HB242 which will require metering of all secondary systems. Are meters part of this project? As the ground is being torn up, installation should be considered.

The applicant indicated they are installing services; meters for those services will come from another project. There is a five-phase project to meter all the existing irrigation connections. The meters will be installed as the ground is torn up.

The applicant noted Heber City has been proactive to install meters before the State mandate.

Chairman Heaton called the question noting an exemption is required for funding outside the funding tool.

**Jack Lytle made and Marlo Oaks seconded a motion to fund this project as a \$20,509,000 loan for 30 years at 1.5% interest citing an administrative exemption. The motion carried with Dean Baker opposed.**

#### **5.14 Big Water Municipal (Kane County) [58:00]**

Big Water Municipal's funding request for 2 Refurbished Fire Trucks was placed on the Priority List as a \$189,000 loan for 15 years at 0.5% and a \$271,000 grant (total \$460,000). The revised project consists of the purchase of two DOT Compliant used firetrucks: a 2012 Pierce Impel PUC Rescue Pumper for

\$295,000 and a 2008 E-One/International Pumper for \$165,000. The applicant is contributing \$20,000 cash.

**Prioritized Funding: \$460,000 (a \$189,000 loan for 15 years at 0.5% interest and a \$271,000 grant)** *The prioritized funding is within the approved range.*

Naghi Zeenati made and Jerry Taylor seconded a motion to fund this project as a \$189,000 loan for 15 years at 0.5% interest and a \$271,000 grant (total \$460,000) subject to identifying the revenue source. The motion carried unanimously through roll-call vote

## **VI. PENDING PROJECTS** [59:27]

### **6.1 Salina City (Sevier County)**

At the January 6, 2022 CIB Meeting Salina City's presented a funding request for Wastewater Improvements as a \$6,981,000 loan for 30 years at 0.5% and a \$6,981,000 grant (total \$13,962,000) was placed on the Pending List to allow time to provide clarification of funding and consideration of phasing the project. This project consists of sewer improvements including replacing backup generator and upgrading instrumentation at the existing lift station, constructing a new lift station, 4000 linear feet of 6-inch PVC force main, 3900 linear feet of 10-inch PVC gravity line, replacing 44,100 feet of sewer mains, 191 manholes, 344 service connections and cleanouts, replacing affected sewer laterals from the property line to the sewer main, a new headworks building, screens, metering, instrumentation and wash station and culinary water service line to the new headworks building. The applicant is contributing \$200,000. DWQ Design Advance \$400,000. Project Total \$14,562,000.

*Placed on Pending List to clarify funding sources and/or phasing the project.*

The applicant indicated that the bulk of the funding for this project is as a request to CIB with Salina committing \$200,000 in applicant cash. A request has been made for \$400,000 to the Division of Water Quality for a design advance. The status of the DWQ is that it was authorized by their Board as a planning and advance loan in anticipation of more of the project going to DWQ. It would be best if CIB could fund the request for the construction of the project and DWQ would reconsider the \$400,000 as a planning grant. As to phasing the project, this project will commence as soon as funding is authorized. Phasing would increase costs, time and scheduling. They have done water, sewer and rate studies. Rates have been raised each year for the last 5 years in anticipation of this system.

Chairman Heaton referred comment to the DWQ Board Member Jim Webb.

Mr. Webb noted they have not discussed this project with the DWQ Board. The Board may authorize the \$400,000 funding as a grant when it is discussed.

Mayor Baker asked where the funding would be allocated.

Chairman Heaton noted the funding would come from the Bonus Fund with adequate funding for the project.

Mayor Nielson noted that Salina City is impacted.

**Glade Nielson made and Naghi Zeenati seconded a motion to fund this project as requested; a \$6,981,000 loan for 30 years at 0.5% and a \$6,981,000 grant (total \$13,962,000). The motion carried unanimously through roll-call vote.**

Chairman Heaton requested a motion to consider the Request for Special Consideration.

**Naghi Zeenati made and Jack Lytle seconded a motion to hear the Request for Special Consideration. The motion carried unanimously through roll-call vote.**

**VIII. SPECIAL CONSIDERATION** 1:06:20]

**8.1 Town of Tabiona City (Duchesne County)**

The Town of Tabiona received funding for water system improvements to include a new tank and spring rehabilitation on February 2, 2020 as a \$783,000 loan for 30 years at 1.0% and a \$1,825,000 grant (total \$2,608,000). This original project consists of constructing a new 150,000 gallon culinary concrete storage tank; installation of 3,300 feet 10" water line, gate valves and appurtenances from new tank to 4050 N and North Tabby Lane; replacing 3,300 feet 6" water line with 10" water line, gate valves and appurtenances from existing tank to 4050 N and North Tabby Lane; redeveloping the spring located new 1100 Mt. Tabby Road, water rights and rights of way negotiation and acquisition and installing 8,400 feet of 6" transmission line and gate valves to connect to existing storage tank.

*The Town of Tabiona is requesting an expanded scope to allow negotiations with the Ute Indian Tribe for easements for the existing system and for future growth.*

The applicant indicated there are lines in tribal land out of town in regard to this project. The approved project included replacing water lines outside of town which are undersized and aging. The scope of work now requires going through the BIA process to get easements for the new waterlines. Prior to funding and in conversations with the Tribe there were no issues; that the easements would be accepted in the County road rights of way. Now the BIA is requiring Tabiona to go through the easement process and Tabiona's request to the Board is to authorize this new development in the scope of the project.

Commissioner Lytle confirmed this is a change of scope only and not a request for additional funding. He asked about the cost of acquiring the easements.

The applicant indicated the cost would be approximately \$200,000.

**Jack Lytle made and Jerry Taylor seconded a motion to approve the Town of Tabiona's request for a change of scope.**

Mr. Zeenati asked about their confidence that the easements would be approved and if they had the EIS.

The applicant indicated there is an environmental aspect (EIS) of the process which will affect the cost. They will go through the BIA process, but the Tribe itself owns a large percentage of the parcel and have verbally indicated they will approve the easements.

Commissioner Lytle asked if there were tribal homes receiving service through this project.

The applicant indicated this project will not provide water service to tribal homes.

The Chairman called the question on the motion.

**Jack Lytle made and Jerry Taylor seconded a motion to approve the Town of Tabiona's request for a change of scope. The motion carried unanimously through roll-call vote.**

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

### **9.1 CIB Board Meetings – April 7, 2022 – Salt Lake City**

Chairman Heaton indicated that the number of applications received for the third trimester can be discussed in two meetings. It is proposed that there be a meeting in April and a meeting in June which is also the retreat. No meetings in March or May.

Chairman Heaton also noted a request from the Board to start the meetings at 9:00 am. The Board typically starts the meeting at 8:00 am with the Board Briefing at 8:30 to facilitate a breakfast. A 9:00 am start time will prohibit a provisional breakfast. There will be a morning break/snack.

Dean Baker affirmed that all meetings should be at 9:00 am and so stated a 'motion' with Marlo Oaks seconding the unofficial motion to approve the change of meeting time to 9:00 am.

Bruce Adams made a motion to have the meeting start at 9:00 am but still provide breakfast with many seconds to his 'motion'.

Jack Lytle 'moved' that the meeting start at 8:00 am and the discussion start at 9:00 am.  
...Mayor Baker noted the motion died for lack of a second.

Chairman Heaton stated the time will be adjusted to 9:00 am and recommended the Board eat breakfast prior to the meeting. There will be break food provided.

Mayor Baker requested a discussion of the funding tool at the June policy retreat.

Chairman Heaton commended Mayor Glade Nielson for his great service representing Six County Association of Governments on the Permanent Community Impact Fund Board as this will be his last meeting as a Board member in that capacity. The Board and staff acknowledged his service.

#### **ADJOURNMENT** [1:22:10]

The next meeting of the Permanent Community Impact Board will be April 7, 2022 to be held in Salt Lake City, Utah starting at 9:00 am.

The meeting adjourned at 9:53 am.

Submitted by:  
Candace Powers