

PUBLIC HEARING & TOWN MEETING

August 17, 2021

7:30 pm

M.L.A. Building

MINUTES: Approval of July's Minutes

VISITORS: Johnson, Patterson and Yellowhorse – Bond Counsel for CIB Grant

NEW BUSINESS:

1. **Public Hearing – BUDGET AMENDMENT; add Building Dept. – Presentation given by ZipFlow (Lane Allred)**
2. **Public Hearing – CIB PROJECT – Application for Town Hall – discussion on potential outcomes and financial ramifications**
3. **Public Hearing – INCREASE OF MAILBOX FEES – Proposal given by Andy Allred, Rocky Ridge Treasurer, Rachel Bronson and Town Clerk, Marilyn Bronson**
4. **Resignation – Sarah Allred (Library)**
5. **Clarify Purchasing Policy**

UNFINISHED BUSINESS:

1. **Decision regarding Town Office trailer**

DEPARTMENTAL UPDATES:

1. **EMS/CERT: *****
2. **Water: *****
3. **Road: *****
4. **P & Z: *****
5. **Admin:** Follow up: Implementation of new street signs, Grants regarding crosswalks along some of the major roads.
6. **Library: *****

***OPEN FLOOR:**

1. Citizen Items:
2. Town Council Items:

/s/ Marilyn Bronson

Town Clerk Posted: 8/16/2022

* Please contact Mayor Ronald Allred or Town Clerk Marilyn Bronson to place items on the agenda.

*Supported documentation for this Agenda is posted on the Town's Website at rockyridgetown.com

* The Open Floor session of Town Meeting is an open forum for our Citizens to present concerns or ideas to the Town Council. This session is limited to the time available. No formal action can be taken on these items

* All Town Meetings are recorded according to State statute and are available to any Citizen requesting a copy.

* In compliance with the Americans with Disabilities Act, Rocky Ridge Town will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the Town Clerk Marilyn Bronson at (435) 610-0395 at least 48 hours in advance of the meeting.

*A closed session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.

*The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.

**PUBLIC HEARING NOTICE
FOR THE TOWN OF ROCKY RIDGE**

CIB Project for a Town Hall

The Rocky Ridge Town Council will be holding a Public Hearing for the purpose of hearing citizen comments or objections regarding applying for a CIB Grant for a new Town Hall. Discussion will be held on the application process, potential outcomes as well as the financial ramifications in applying for said grant. The hearing will be held on **Wednesday, August 17, 2022 at 7:30 p.m.** at the MLA Building at 151 North Eastridge Road, Rocky Ridge, in the room in front of the Library. All members of the public are invited to participate.

**PUBLIC HEARING NOTICE
FOR THE TOWN OF ROCKY RIDGE**

Increase of Fees for Mail Boxes

The Rocky Ridge Town Council will be holding a Public Hearing for the purpose of hearing citizen comments or objections regarding the amendment of the current scheduled fees for the mail boxes and the adoption of proposed fees for the future. The hearing will be held on **Wednesday, August 17, 2022 at 7:30 p.m.** at the MLA Building at 151 North Eastridge Road, Rocky Ridge, in the room in front of the Library. All members of the public are invited to participate.

**PUBLIC HEARING NOTICE
FOR THE TOWN OF ROCKY RIDGE**

Amendments to the Building Department Budget

The Rocky Ridge Town Council will be holding a Public Hearing for the purpose of hearing citizen comments or objections regarding an amendment in the Building Department budget in order to implement a digital building permit and inspection processing program. At said Public Hearing, a demonstration will be given by the company Zipflow. The hearing will be held on **Wednesday, August 17, 2022 at 7:30 p.m.** at the MLA Building at 151 North Eastridge Road, Rocky Ridge, in the room in front of the Library. All members of the public are invited to participate.

Posted this 1st day of August, 2022

/s/Marilyn Bronson, Town Clerk



PERMANENT COMMUNITY IMPACT FUND NEW APPLICATION

Revised January 2022

PERMANENT COMMUNITY IMPACT FUND
140 East Broadway ~ 1st Floor
SALT LAKE CITY, UTAH 84111
O: 801-707-0965

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

APPLICATION DEADLINES
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

PART A. GENERAL INFORMATION (PLEASE USE THE **TAB** KEY)

PROJECT TITLE: **TOWN HALL**

PROJECT LOCATION: **199 E. MOUNTAIN RIDGE RD
ROCKY RIDGE, UT 84645**

POPULATION: **940**

APPLICANT ATTENDED TUTORIAL: Y N

APPLICATION PROVIDED TO SHPO: Y N N/A

APPLICANT AGENCY:

NAME: **TOWN OF ROCKY RIDGE**

FEDERAL TAX ID NUMBER: **84-1372305**

ADDRESS: **280 N. LARKRIDGE DR. HC 60 BOX 217**

CITY: **ROCKY RIDGE**

COUNTY: **JUAB**

ZIP: **84645**

CONTACT NAME: **MARILYN BRONSON**

Must be with the applicant agency and registered in webgrants

PHONE: **435-623-1249**

EMAIL: **clerk@rockyridgetown.com**

CELL: **435-610-0395**

PRESIDING OFFICIAL // NAME: **RONALD ALLRED**

This person shall sign application

TITLE: **MAYOR**

PHONE: **435-623-1219**

EMAIL:

MAYOR@ROCKYRIDGETOWN.COM

CLERK / RECORDER // NAME: **MARILYN BRONSON**

PHONE: **435-623-1249**

EMAIL:

CLERK@ROCKYRIDGETOWN.COM

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: **Project Team: Sunrise
Engineering, CKR Engineers, Royal Engineering**

COMPANY: **WPA Architecture**

MAILING ADDRESS: **475 N. FREEDOM BOULEVARD**

CITY: **PROVO**

STATE: **UT**

ZIP: **84601**

PHONE: **801-374-0800**

CELL: **801-374-0800**

EMAIL: **INFO@WPA-
ARCHITECTURE.COM**

BOND COUNSEL // NAME: **Eric Johnson**

COMPANY: **Johnson, Patterson & Yellowhorse**

MAILING ADDRESS: **P.O. Box 831**

CITY: **Pleasant Grove**

STATE: **UT**

ZIP: **84062**

PHONE: **801-895-4364**

CELL: **[REDACTED]**

EMAIL:

jeanette@publicprivatelaw.com

FINANCIAL CONSULTANT // NAME: **GREG OGDEN**
(OPTIONAL)

COMPANY: **GREG OGDEN, CPA**

MAILING ADDRESS: **1761 ANDERSON AVENUE**

CITY: **SPRINGVILLE**

STATE: **UT**

ZIP: **84663**

PHONE: **801-489-8408**

CELL: **[REDACTED]**

EMAIL: **OGDENCPA@COMCAST.NET**

PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of \$5,000,000.

TOTAL CIB FUNDS REQUESTED

One Lump Sum - Round to the nearest \$1000

\$1,831,332

APPLICANT'S GRANT/LOAN PACKAGE REQUEST

\$1,098,800 Grant \$732,532 Loan @ 1/2% for 30 Years

SECURITY FOR LOAN

GENERAL OBLIGATION BOND

REVENUE BOND

BUILDING AUTHORITY LEASE REVENUE BOND

X Town of Rocky Ridge plans to create a Building Authority as Lessee

CLASS B & C ROAD FUND REVENUE BOND

MINERAL LEASE REVENUE

OTHER (SPECIFY):

SOURCE/LESSEE

TOTAL PROJECT FUNDING

SPECIFY

AMOUNT

APPLICANT CASH

\$0

APPLICANT IN-KIND**

VALUE OF PROPERTY, PRELIMINARY DRAWINGS, SURVEYING, ANALYSIS/ARCHITECTURE

\$96,600

OTHER LOCAL CASH

\$0

OTHER LOCAL IN-KIND**

\$0

FEDERAL GRANT

\$0

FEDERAL LOAN

\$0

STATE GRANT (DDW, DWQ, - NOT CIB)

\$0

STATE LOAN (DDW, DWQ, - NOT CIB)

\$0

TOTAL REQUESTED CIB FUNDS

\$1,831,332

TOTAL PROJECT COST

MUST MATCH PROJECT TOTAL (PG. 3)

PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE.

\$1,927,932

ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.

WE WOULD NEED TO BUDGET ANY OVER-RUNS IN THE TOWN EITHER THROUGH FUNDRAISING OR PRIVATE DONATIONS

Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y N
Who?

Will the proposed facility be leased? Y N If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.)

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **There are no mineral revenue development impacts in regards to federal land. However, there are public infrastructure, public finance, employment and safety impacts.**

Public Infrastructure: Having a Town Hall would not only get us into an ADA Compliance Building, it would also put all of our offices and records into one building and would save the Town from leasing other buildings for Town Meetings.

Public Finance: A Town Hall would provide us with the ability to take care of our own needs instead of relying on other entities to fulfill them.

Employment: A Town Hall would benefit the Town in implementing a regular work hour schedule. This in turn. would be better for the residents.

Safety: The building that we are currently in is not ADA Compliant. It does not allow for sufficient employee parking and does not allow for any customer parking. There are consistent parking issues with access and egress; we are in a bottleneck of the industrial area. The area is blocked by semi-truck unloading regularly.

Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. The ways in which the project of building a Town Hall alleviates impacts are: The building that we are currently in is being leased. It is undersized for the Town's needs. The leaser is requiring that we relocate, which is forcing the Town into a temporary unit with less desirable conditions than we were in previously. The Town is in need of its own building as we have grown tremendously through the years. Having a Town Hall allows the Town to meet the needs of the public in the way that they can come to a centrally located area for Town meetings and Town business. A Senior Center section in the Town Hall allows for additional programs and events – programs and events that have not been available through the Town before. This will also move the Town into a fully ADA compliant building to better serve the public and those with special needs. This includes parking for the public and employees alike. Having a Town Hall would help employees to better fulfill their respective jobs in a building designed around the workings of a Town Hall.

What is the percentage of federal land in the county? 72.2%

Who are the prime beneficiaries of this project? The prime beneficiaries of this project are the general public and residents of the Town of Rocky Ridge.

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
\$1,820,332

DATE OF ESTIMATE
1/7/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION **\$1,522,076**

BONDS, INSURANCE & CONTRACTOR MARK-UP (*w/Bond Counsel - add \$11,000 to price) **\$98,157**

VALUE OF PROPERTY **\$51,000**

CONTINGENCY **\$200,099**

CONSTRUCTION SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$1,871,332**

PRE-CONSTRUCTION ENGINEERING **\$1,500**
Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents

SPECIAL ENGINEERING SERVICES **\$600**
Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations

CONSTRUCTION ENGINEERING SERVICES **\$43,500**
Representation during construction, special inspections, materials testing and construction phase services

ENGINEERING SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$45,600**

PLANNING AND STUDIES SUBTOTAL
NEPA, EA, EIS, FEASIBILITY

LAND/EASEMENTS/WATER RIGHT SUBTOTAL

EQUIPMENT & FACILITIES SUBTOTAL

ADMIN // LEGAL / BONDING ONLY **\$11,000**

ADMIN // FINANCIAL CONSULTANT

ADMIN SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$11,000**

PROJECT TOTAL - MUST MATCH TOTAL PROJECT COST (PG.2) = \$0 (THIS SHOULD BE \$0 IF PAGE 2=PAGE 3) **\$1,927,932**
PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE.

ANNUAL PLANNED BUDGET FOR COMPLETED PROJECT

ESTIMATED START DATE **6/1/2023**

OPERATIONS & MAINTENANCE **\$6,000**

REPLACEMENT FUND **N/A**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2022
ANNUAL BUDGET \$1,052,635

GENERAL FUND BUDGET \$721,135

PROPERTY TAX YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2021	0.001622	\$40,589
2020	0.001812	\$36,116
2019	0.002635	\$33,348
2018	0.002680	\$37,125
2017	0.002679	\$28,579

CURRENT DEBT STRUCTURE

ASSESSED VALUATION \$31,449,410

G.O. DEBT CAPACITY* \$1,257,976

OUTSTANDING G.O. DEBT █

REMAINING G.O. DEBT CAPACITY
(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY) \$1,257,976

*G.O. DEBT LIMITS: COUNTIES 2% of ASSESSED VALUE
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT \$852,762

TOTAL CURRENT ANNUAL DEBT SERVICE \$41,670

USER FEES (IF APPLICABLE)

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.
NOT APPLICABLE

POPULATION.
#

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
\$

NUMBER OF USERS (OR ESTIMATE)
█

Bonded Debt Summary

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	Well	Well					
\$ ISSUED	\$606,000	\$405,000					
INTEREST RATE	2.49%	0.00%					
DATE ISSUED	2018	2019					
DATE DUE	2048	2045					
BOND HOLDER	State of Utah Drinking Water Board	State of Utah Drinking Water Board					

ANNUAL DEBT SERVICE

2022	\$29,044	\$13,000					
2023	\$28,670	\$13,000					
2024	\$29,297	\$13,000					
2025	\$28,898	\$13,000					
2026	\$28,500	\$13,000					
2027	\$29,101	\$13,000					
2028	\$28,678	\$13,000					
2029	\$29,255	\$13,000					
2030	\$28,807	\$13,000					
2031	\$29,358	\$13,000					
2032	\$28,835	\$13,000					
2033	\$29,412	\$14,000					
2034	\$28,914	\$14,000					
2035	\$28,416	\$14,000					
2036	\$28,918	\$14,000					
2037	\$29,395	\$14,000					
2038	\$28,848	\$14,000					
2039	\$29,300	\$14,000					
2040	\$28,727	\$14,000					
2041	\$29,154	\$14,000					
2042	\$28,557	\$14,000					
2043	\$28,959	\$14,000					
2044	\$28,337	\$14,000					
2045	\$28,714	\$6,762					
2046	\$29,067						
2047	\$29,394						
2048	\$28,697						
2049							
2050							
2051							
2052							

Those who have put together this proposal contacted Santaquin City regarding the fees they charge and received the following:

\$33 each month for 6 months

\$12-\$15 key deposit fee that is refundable when the keys are returned

Proposal to Increase Mailbox Fees

Current fee to open an account for a Mailbox: \$35

Proposed fee to open account: \$40

Current Annual Fee \$10

Proposed Annual Fee \$30