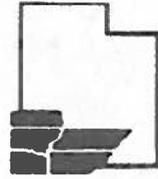


AGENDA ITEM # IX-C.

Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Fax (435) 673-3540



Post Office Box 1550
St. George, Utah 84771

Office (435) 673-3548

**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Garfield County - Garfield Memorial Hospital Nursing Home Renovation Project

Application Reviewed by Five County AOG Steering Committee: February 12, 2014

Applicant Identification, Address:

Garfield County
P.O. Box 77
Panguitch, UT 84759

Funding:

Applicant Cash	\$1,160,000.00
<u>CIB Grant</u>	<u>\$ 500,000.00</u>
TOTAL PROJECT	\$1,660,000.00

Project Description as provided by Applicant:

Garfield Memorial Hospital was built by the County in 1975 and sold to Intermountain Health Care (I.H.C.) in 1986, The proceeds from the sale were placed in an account and used in 1994 to complete the extended care unit of the hospital.

I.H.C. operated the hospital until 2000. The hospital had operated at a loss of approximately \$700,000.00 per year for a number of years and I.H.C. was proposing a reduction of service and staff. The proposal called for the hospital to be operated as an emergency facility only. After negotiations, I.H.C. agreed to return the hospital to Garfield County.

Garfield County has contracted with I.H.C. to manage hospital operations since 2000. At that same time, Garfield County instituted a 1% Rural Health Care Sales Tax to help cover the shortfall in revenues. It has become necessary to convert the hospital to a Critical Access Hospital to further stabilize it's financial position. Medicare provides to Critical Access Hospitals additional reimbursement based on the cost of services for Medicare patients.

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

AGENDA ITEM # IX-C. (Continued)

Garfield County - Garfield Memorial Hospital Nursing Home Renovation Project (continued)

The total project is approximately 5,800 square feet with 640 square feet of remodeled space and 5,460 of new space. The new space will include a 36 foot by 25 foot physical therapy space, an 80 foot by 52 foot recreational therapy and dining room space, 3 private patient rooms and office space. The nursing home has need to improve its space for resident utilization and to better meet nursing home standards. The new Nursing Home will be a 27 bed facility.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments, at its regularly scheduled meeting held on Wednesday, February 12, 2014, reviewed the "Garfield Memorial Hospital Nursing Home Renovation Project" application to the Utah Permanent Community Impact Fund Board and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

12 February 2014
Date

AGENDA ITEM # IX-C. (Continued)

Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Fax (435) 673-3540



SOUTHWEST UTAH

Post Office Box 1550
St. George, Utah 84771

Office (435) 673-3548

**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Escalante City - Escalante Medical Clinic Project

Application Reviewed by Five County AOG Steering Committee: February 12, 2014

Applicant Identification, Address:

Escalante City
P.O. Box 189
Escalante, UT 84726

Funding:

Applicant Cash	\$ 300,000.00
Applicant In-kind (citizen donate)	\$ 5,000.00
Federal (Rural Health Services)	\$ 150,000.00
CIB Grant	\$ 475,000.00
<u>CIB Loan (30 Years @ 1½%)</u>	<u>\$ 475,000.00</u>
TOTAL PROJECT	\$1,405,000.00

Project Description as provided by Applicant:

Purpose of the Project: The City of Escalante (City) is located in Garfield County along Utah State Route 12, seventy miles east of Panguitch, where the nearest hospital is located. In partnership with the Wayne Community Healthcare Center (WCHC), Intermountain Healthcare (IHC), and the Town of Boulder, the City proposes to construct a new facility that will provide a full array of healthcare services to the residents of rural central and eastern Garfield County.

In 2011, the City formed a healthcare committee that identified lack of access to healthcare services by lower-income residents, as well as those medical services that are lacking for all residents, as major concerns. Services that are lacking for all residents include day-to-day medical care, dental care, mental health care, pharmaceuticals, and x-ray diagnostics. To correct these deficiencies, the City and WCHC applied for a federal rural health services grant. The \$900,000 grant, awarded in fall 2013, will support medical, dental, mental health, and pharmacy services on a sliding scale for 18 months and is contingent on a facility being built and services initiated within a year. Additionally, the grant includes \$150,000 for medical equipment to be purchased for the facility. The City of Escalante will own the land and facility, with WCHC managing the clinic and IHC providing contract services.

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

AGENDA ITEM # IX-C. (Continued)

Escalante City - Escalante Medical Clinic Project (continued)

Benefits of the project include: (1) healthcare services for 600 to 1,200 individuals who otherwise cannot afford them, (2) expanded medical services for all central and eastern Garfield County residents, and (3) increased availability of healthcare services for tourists. Non-healthcare benefits include 10 to 20 new jobs initially, more children in local schools, and secondary economic benefits that could surpass \$1,000,000 per year.

What is Being Proposed, Alternatives Considered, and Benefits

The City requests CIB funds, to be combined with existing funds, to construct a new medical facility with a full range of services, including telemedicine capabilities. The new 4,700 square foot facility will be located on 1.5 acres of land immediately east of downtown Escalante and adjacent to SR 12. The site will have adequate parking, ambulance access to the urgent care area, a helipad, and there will be room for potential future building expansion. The building must be completed and operations initiated by the end of this year in order to meet requirements of the federal rural health services grant. Additionally, in order to meet grant requirements to provide dental services, the existing City owned 2,300 square foot Kazan Medical clinic building will be converted to a dental clinic.

Other alternatives considered included enlarging the existing Kazan Clinic (not possible due to site constraints and lack of parking), building a larger facility for both medical and dental clinics and using the Kazan Clinic building for other purposes (too expensive), and retrofitting existing buildings (too small, not feasible, and/or too expensive). Four properties were assessed as viable sites for a new clinic. The selected site was chosen for its low cost, its visibility and access from SR-12, and existing infrastructure.

Why CIB Funds are Being Requested

A total of \$455,000 in funding for the clinic is currently available. In addition, the WCHC is providing \$100,000 to convert the existing Kazan Clinic into a dental clinic. The City has estimated that it can afford a maximum of \$500,000 in loan at 1.5% interest. To complete the new medical facility the City is requesting a CIB grant of \$475,000 and a 30 year 1.5% loan of \$475,000, to be paid back from revenues generated by the healthcare program. Other funding avenues, such as a commercial loan, would require the project scope to be reduced to make it affordable. This could result in a smaller facility that would not provide space for all of the services mandated by the federal grant. In turn, this could lead to the reduction or cancellation of federal funding, whereas CIB funding could be leveraged to provide an estimated \$10,000,000 to \$15,000,000 in federal grants and revenues over the next ten years.

Over 20 years, the direct economic effects would reach between \$25,000,000 and \$30,000,000, all of which will be used to improve and provide medical services for residents of rural Southern Utah. The above figures do not include indirect economic benefits, which would be upwards of \$15,000,000 over 20 years.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments, at its regularly scheduled meeting held on Wednesday, February 12, 2014, reviewed the "Escalante City - Escalante Medical Clinic Project" application to the Utah Permanent Community Impact Fund Board and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

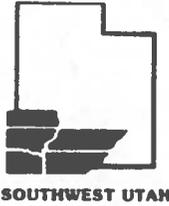
12 February 2014
Date

AGENDA ITEM # IX-C. (Continued)

Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Fax (435) 673-3540



Post Office Box 1550
St. George, Utah 84771

Office (435) 673-3548

**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Boulder Town - Town Park Restrooms Project

Application Reviewed by Five County AOG Steering Committee: February 12, 2014

Applicant Identification, Address:

Boulder Town
P.O. Box 1329
Boulder, UT 84716

Funding:

Applicant Cash	\$ 5,000.00
CIB Grant	\$ 84,000.00
TOTAL PROJECT	\$ 89,000.00

Project Description as provided by Applicant:

In 1998 Boulder Town entered into a lease agreement with the Bureau of Land Management under their Recreation or Public Purposes program to lease a property identified as Tract 37, Boulder Town Site, consisting of 7.95 acres. According to the agreement, the Town is to use the premises for the development of a community park.

Preserving the open space that identifies our town and providing community recreational opportunities are stated goals in the Town's General Plan. Developing this site will enable Boulder to maintain the character of its town center, while at the same time providing a place for quiet recreation for its citizens and visitors. The town lot to the north of the BLM Tract is the site of the firehouse, post office, a playground area, and the newly remodeled Community Center. With the intent of connecting the two properties, a pathway has been constructed which leads from the building to the Tract and ties the two properties together.

With funding from a \$39,616 UDOT Scenic Byways grant matched with \$6,000 of Town money, we hired a planner to create a master plan for the property and have begun park development. We have completed a footbridge spanning the canal which runs along the north edge of the property, installed a sandstone sign identifying the park, and planted trees.

We have also finished the first section of a gravel path that will wind the length of the park. This path not only takes pedestrians off the highway and gives them a safe place to walk between the commercial area at the north end of the park and the businesses at the south end, but also provides an opportunity for enjoyment of the flora and fauna of the park.

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

AGENDA ITEM # IX-C. (Continued)

Boulder Town - Town Park Restrooms Project (continued)

We have excavated a space for a pavilion, had an engineer design the pad, and bought the pre-fabricated structure. We have also upgraded an old building on the site for use as a maintenance shed and have purchased a riding mower and edge trimmer for maintenance purposes. Money has been budgeted to develop a children's play area and to reroute a stream which is used for irrigation. In addition to a grant for the master plan, we have spent approximately \$42,550 to purchase an adjoining piece of property and irrigation and culinary water shares. We have spent an additional \$37,116 on the improvements listed above and have had hundreds of hours of labor donated.

The plan for the project also includes a parking area, an amphitheater, and space for rest rooms, all to be located on the northern end of the park. The remainder of the tract is designed to have additional footpaths and an overlook area with benches as needed for quiet recreation. The Town has purchased a 1.9 acre parcel immediately adjoining the south end of the Tract in order to provide access to a large pond which is a natural refuge for a variety of bird species.

In the park design, a place was set aside for restrooms to be built in a later phase of development, so when our Community Center was remodeled, we had it designed so the restrooms could be open while the rest of the building is locked. We anticipated that, with the flow of pedestrian traffic between the town grounds and the park area, people using the park could use the restrooms at the Community Center. With this in mind, we committed money we had available to the developments listed above.

While the restrooms at the Community Center work well for the adjacent playground area, it is now quite evident that the distance between the park and the Community Center is great enough that the existing restrooms cannot reasonably meet the sanitation needs of people recreating at the park and that there is a need to build them immediately in order to provide for the sanitary needs of the public.

Because development of the park is new and ongoing, public use has not yet been great, but we anticipate that when the pavilion is finished this spring and people discover the safety of the off-highway walkways, use of the park will increase dramatically. We have already been approached by a group who want to use the park for weekly volleyball games. We want to be proactive and have restrooms available before the situation becomes a public health hazard. The workers and volunteers who have spent many hours on site have already realized the very real need for sanitary facilities.

We are diligently working toward proving the patent on our R&PP lease and are committed to use our own resources and donated labor to do so, but the restrooms are critically needed and are beyond our immediate financial capacity to fund. We are in need of your help at this time to help us provide sanitation facilities before use of the park increases, rather than trying to solve an undesirable situation after it occurs, which it certainly will.

We had committed the funds we have available for the projects listed above and spent a portion of them before we realized the urgent need for restrooms. Without the assistance of CIB funding provided by the Board, we will not be able to build them until we can save enough money, during which time the lack of sanitation facilities at the park will become a health hazard. The restrooms at the Community Center will still be available, but the reality is that it is highly unlikely that people will walk the considerable distance to use them. We are grateful to the Permanent Community Impact Fund Board for your assistance to our small town in the past and ask for your serious consideration of this unanticipated but very critical need.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments, at its regularly scheduled meeting held on Wednesday, February 12, 2014, reviewed the "Boulder Town - Town Park Restrooms Project" application to the Utah Permanent Community Impact Fund Board and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

AGENDA ITEM # IX-C. (Continued)

Boulder Town - Town Park Restrooms Project (continued)

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thriot, Executive Director

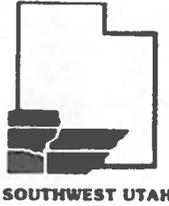
12 February 2014
Date

AGENDA ITEM # IX-C. (Continued)

Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Fax (435) 673-3540



Post Office Box 1550
St. George, Utah 84771

Office (435) 673-3548

**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

Northwestern SSD - New Fire Station in Gunlock, Utah

Application Reviewed by Five County AOG Steering Committee: February 12, 2014

Applicant Identification, Address:

Northwestern SSD
P.O. Box 911957
St. George, UT 84791-1957

Funding:

Applicant Cash	\$ 20,525.00
Federal Garant (CDBG applied for)	\$ 150,000.00
<u>CIB Grant</u>	<u>\$ 148,035.00</u>
TOTAL PROJECT	\$ 318,560.00

Project Description as provided by Applicant:

WHO: The Northwestern Special Service District (NWSSD) is proposing construction of a new fire station in the town of Gunlock. Gunlock is a rural unincorporated community in western Washington County, Utah. Its estimated population is 194 residents. Gunlock's proximity to other fire stations is 10.5 miles from the City of Ivins and 12 miles from the unincorporated town of Veyo. The average response time from either fire station is 20 to 30 minutes. The mountainous winding roads and remote location isolates Gunlock's residents from a rapid response by either station in case of a fire.

Gunlock is located in a wild land urban interface (WUI) situation that has experienced extreme drought conditions. Within the past 5 years, Washington County has had a high rate of wild land fires which consumed record amounts of acreage. This is attributed to the dry conditions that prevail in our area. Our state also experienced a dramatic cut in funding for fire protection. We can no longer rely upon the Bureau of Land Management and the Forest Service fire crews to assist in firefighting activities, except in most extreme cases. Gunlock is vulnerable to wild fires because of its remote location and lack of proximity to local fire assistance. A new fire station in Gunlock will give this small community a better chance to protect themselves and lessen their property damage and losses due to a fire.

The Gunlock Fire Department is an all-volunteer station administered by the Northwestern Special Service District. The NWSSD was formed in 1997 by the Washington County Commission. It is one of the largest districts in the state serving more than 63 square miles of private, BLM and State lands. The NWSSD has four stations within its boundaries. It is funded by standby fees that are assessed annually. The district's long term financial position is adequate to provide the necessary maintenance and monthly support to the Gunlock Fire Department.

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

AGENDA ITEM # IX-C. (Continued)

Northwestern SSD - New Fire Station in Gunlock, Utah (continued)

WHAT: The Town of Gunlock's existing fire station was acquired in 1975. It was a single car garage that was converted into a single bay fire station. The building is inoperable due to age related deterioration such as a partially collapsed ceiling and a leaky shake shingle roof. The building is not insulated, has no heat, no running water and no bathroom facilities. There is no secure place for storing firefighter's gear, no space for class work and training and no office space to safely keep records and supplies. The Town of Gunlock is serviced by two fire trucks. The main engine is too big to fit into the station. It is out of service in the winter months because it is parked outside year round. The fire engine is drained and winterized; therefore it cannot be used for fire suppression activities in the colder temperatures. This situation causes substantial risk to the Gunlock residents plus adds higher maintenance costs for the district. Gunlock needs a functioning fire station that gives their firefighters the tools necessary to adequately provide fire protection to its residents within a reasonable response time. In 2010, Gunlock was evaluated by the Insurance Service Office (ISO), which rates fire protection entities for the insurance industry. Unfortunately for the residents, their current fire station and fire protection abilities generated an unfavorable public protection classification rating from ISO. This action translates into higher homeowner's insurance rates for Gunlock property owners.

The Gunlock Fire Station property is located at 411 N. Main Street (County Road 3184). The lot is 200 feet by 200 feet and is shared with the town's community center building. The fire station's area measures approximately 90 feet wide by 98 feet deep. The lot is owned by the Gunlock Town Hall Association, c/o 1636 S. Stone Cliff Drive, St. George, Utah 84790. The NWSSD has a current long term lease on the property with the Gunlock Town Hall Association. The proposed Gunlock fire station is designed to meet the current and future needs of the community. At the request of the Gunlock residents the new building is designed to complement the existing Gunlock Community Center and incorporate low-maintenance landscaping to help reduce excess watering.

WHY: Gunlock is vulnerable to wild fires because of its remote location and lack of proximity to local fire assistance. A new fire station in Gunlock will give this small community a better chance to protect themselves and lessen their property damage and losses due to a fire. The Gunlock residents have voiced their concerns to the Northwestern Special Service District numerous times about their fear of having a structure fire. Statistically, a house could be considered a total loss within 3 to 7 minutes of discovery. The residents are well aware, that in this situation, they will lose that first home completely to a fire because of the long response time. A new fire station in Gunlock would also be an additional benefit to the NWSSD and other public service entities. The district firefighters respond not only to private property fires but also as first responders to wild land fires on BLM lands and State lands. They are also first responders to motor vehicle accidents and assist local and state law enforcement and ambulance services. The firefighters provide valuable services such as traffic control, first aid, extrication, search and rescue, flood assistance, mitigation, public safety and education. The volunteer firefighters train twice each month. The district started an active Junior Firefighter Program in 2011 for the youth in our service areas that are between the ages of 15 and 18 years old. This program promotes public service and instills leadership skills that are invaluable assets for our young citizens. NWSSD is an all-volunteer fire protection district, and have a very dedicated group of men and women on our rosters who commit many hours to training and service to their communities.

The administrative control board for the Northwestern Special Service District has had a long term plan in place to build a fire station in Gunlock since 2007. Unfortunately, the conditions of the economy and lack of grants and state and federal funding has been a challenge. The recent rapid decline of the existing Gunlock fire station building and fire truck has caused the district to make

AGENDA ITEM # IX-C. (Continued)

Northwestern SSD - New Fire Station in Gunlock, Utah (continued)

this project a priority. Without assistance the Northwestern Special Service District will not be able to complete this project in the timely manner that is required to provide the fire protection the residents of Gunlock desperately need.

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments, at its regularly scheduled meeting held on Wednesday, February 12, 2014, reviewed the "Northwestern SSD - New Fire Station in Gunlock, Utah" application to the Utah Permanent Community Impact Fund Board and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thriot, Executive Director

12 February 2014

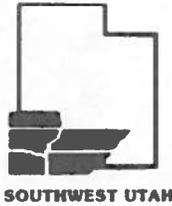
Date

AGENDA ITEM # IX-C. (Continued)

Five County Association of Governments

1070 West 1600 South, Building B
St. George, Utah 84770

Fax (435) 673-3540



Post Office Box 1550
St. George, Utah 84771

Office (435) 673-3548

**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION
STEERING COMMITTEE REVIEW**

Project Title:

East Zion SSD Wastewater Disposal System Improvements

Application Reviewed by Five County AOG Steering Committee: February 12, 2014

Applicant Identification, Address:

East Zion Special Service District
P.O. Box 5547
Mt. Carmel, UT 84755-5547

Funding:

Applicant Cash	\$ 16,000.00
<u>CIB Loan (30 Years @ 1½%)</u>	<u>\$ 113,000.00</u>
TOTAL PROJECT	\$ 119,000.00

Project Description as provided by Applicant:

The East Zion Special Service District serves the Zion Ponderosa Resort and the Zion Ridge Subdivision. This area is just east of Zion National Park and is a growing resort and recreational area. Growth in the Zion Ridge and increased visitation at the Zion Ponderosa Resort has reached the evaporative capacity of the current Lagoon System.

The existing Small Lagoon System has reached its evaporative capacity and needs expanded evaporative capacity. Wastewater Disposal Project will use sprinkler irrigation on a fenced pasture to evaporate water generated beyond the lagoon evaporative ability. The pasture area will give a much greater surface area to evaporate water over the existing lagoon surface area. The State of Utah Division of Environmental Quality has approved a construction permit for this project. The in detail plans are in Attachment 2 to the application.

The funds are needed to finance the project over a reasonable time so that the financial impact on the individual owners in the service area is reasonable. We will raise the existing wastewater fee from \$25 to \$33. These funds will enable a maintenance fund to be accrued then pay off the bond at an accelerated rate.

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

AGENDA ITEM # IX-C. (Continued)

East Zion SSD Wastewater Disposal System Improvements (Continued)

APPLICATION REVIEW

The Steering Committee of the Five County Association of Governments, at its regularly scheduled meeting held on Wednesday, February 12, 2014, reviewed the "East Zion SSD Wastewater Disposal System Improvements" application to the Utah Permanent Community Impact Fund Board and voted to:

- SUPPORT THIS APPLICATION.
- REMAIN NEUTRAL REGARDING THIS APPLICATION.
- NOT SUPPORT THIS APPLICATION.

The project described above does does not conform with the policy or planning of the multi-jurisdictional area it directly impacts.

Additional information is is not needed.

Bryan D. Thiriot, Executive Director

12 February 2014
Date