

Mayor
MICHAEL KOURIANOS

City Attorney
ERIC JOHNSON

City Recorder
JACI ADAMS

City Treasurer
SHARI MADRID

Finance Director
LISA RICHENS



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PRICE CITY COUNCIL

City Council

JOE CHRISTMAN

RICK DAVIS

AMY KNOTT-JESPERSEN

BOYD MARSING

LAYNE MILLER

PUBLIC NOTICE OF MEETING

Public notice is hereby given that the City Council of Price City, Utah, will hold a Special Meeting in the Council Chambers, 185 East Main, Price, Utah, at 10:30 AM on 11/18/2022. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SAFETY SECONDS
4. PUBLIC COMMENT

CONSENT AGENDA

5. MINUTES for 11-09-2022 CC Workshop & CC Meeting
6. RESOLUTION. Resolution appointing UAMPS member representative for Price City. Mike Kourianos to be appointed member representative and Rick Davis to be appointed alternate member representative.
7. GRANT SUBMISSION APPROVAL. Consideration and possible approval of a submission of a grant application to the State of Utah Rural Communities Grant Program for roof replacement at the Business Technical Assistance Center building.
8. PRICE CITY PLANNING AND ZONING COMMISSION DESIGNATION. Designation of the Price City Planning and Zoning Commission by the Price City Council as its Economic Opportunity Advisory Board.
9. OUTSIDE WATER USER AGREEMENT: HOWELL- Consideration and possible approval of an Outside Water User Agreement with Levi J. Howell for the property located outside the Price City Limits at 1369 N. Carbonville Road. The agreement is conditional upon the property owners providing Price City with one (1) Scofield Reservoir Water Share and the payment of the applicable connection fees.
10. OUTSIDE WATER USER AGREEMENT: ALONSO - Consideration and possible approval of an Outside Water User Agreement with Antonio Mendoza Alonso for the property located outside the Price City Limits at 1267 N. Carbonville Road. The agreement is conditional upon the property owners providing one (1) Scofield Water Share to Price City and the payment of the applicable connection fees.
11. TRAVEL REQUESTS: Price City Customer Services is requesting authorization for Bret Cammans to attend the monthly UAMPS Board of Directors meeting December 12-14 in Salt Lake City, UT
12. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Records Office at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

Minutes of the Price City Council Workshop
Conference Room 106
November 9, 2022 – 4:00 p.m.

Present:

Mayor Kourianos

Councilmembers:

Joe Christman

Rick Davis

Amy Knott-Jespersen

Boyd Marsing

Layne Miller

Present: See Public Meeting Sign-In Sheet

Items discussed:

1. Safety Seconds/Household chemicals/keep out of reach of children/do not mix
2. Personal Risk Exposure and Management
Price City Attorney Eric Johnson
3. City Councilmembers and Directors update

Adjourned: 5:25 p.m.

APPROVED:

ATTEST:

Michael Kourianos, Mayor

Jaci Adams, City Recorder

Minutes of the City Council Meeting
City Hall
Price, Utah
November 9, 2022

Present:

Mayor Kourianos

Councilmembers:

Joe Christman

Rick Davis

Amy Knott-Jespersen

Boyd Marsing

Layne Miller

Jaci Adams, City Recorder

Nick Tatton, Community/Human Resources Director

Miles Nelson, Public Works Director

Staff/Others: See Public Meeting Sign-In Sheet

Pastor Andrew Lasslo with New Life Ministries said a word.

1. PLEDGE OF ALLEGIANCE

Mayor Kourianos called the regular meeting to order at 5:31 p.m. Mayor Kourianos led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Councilmembers and staff in attendance.

3. SAFETY SECONDS

Councilmember Davis reminded everyone to be prepared for winter weather. Keep water, food and blankets in your vehicle in case of an emergency.

4. PUBLIC COMMENT

David Jelin with the American Legion talked about American Legion scholarships that are available and Boys and Girls State.

MOTION.

Councilmember Davis moved to recess the regular City Council meeting from the Council Chambers to the Price City Auditorium at 5:42 p.m. Councilmember Knott-Jespersen seconded and motion carried.

Councilmember Miler moved to reconvene the regular City Council meeting in the Price City Auditorium at 5:43 p.m. Councilmember Marsing seconded and motion carried.

5. PRICE CITY YOUTH COUNCIL OATH OF OFFICE.

The Honorable George Harmond, Carbon County Seventh District Court Judge, will administer the Oath of Office in the Price City Hall Auditorium.

Mayor Kourianos welcomed the new Youth Council members and encouraged their partnership with Price City.

The Honorable George Harmond, Carbon County Seventh District Court Judge administered the Oath of Office to the new members of the Price City Youth Council.

Madeline Criddle /Mayor, Ambree Jones/Pro Temp, Makenna Loranca/Treasurer, Emma Holm/ Public Relations, Landrie Anderson/ Public Relations Lanie Anderson/Website Jared Saccomanno/Social Media, Sophie Taylor/Photographer, Andrus Daniel/Council Member, Kora Stockdale/Council Member, Cooper Innes/Council Member, Tage Noyes/Council Member, Braxton Ware/Council Member, Not in attendance: Lindsie Fausett/Council Member and Elizabeth Blackburn/Secretary.

MOTION.

Councilmember Davis moved to recess the regular City Council meeting from the Price City Auditorium to the Council Chambers at 5:54 p.m. Councilmember Knott-Jespersen seconded and motion carried.

Councilmember Marsing moved to reconvene the regular City Council meeting in the Council Chambers at 5:57 p.m. Councilmember Christman seconded and motion carried.

6. PUBLIC HEARING

Public hearing to receive to review and evaluate the proposed Capital Improvement Project: Price City Culinary Water System Planning.

MOTION.

Mayor Kourianos asked for a motion to open the Public Hearing. Councilmember Knott-Jespersen moved to open the Public Hearing at 6:03 p.m. Councilmember Christman seconded and motion carried.

MOTION.

Acknowledging no public comment was offered or reported, Councilmember Miller moved to close the Public Hearing at 6:04 p.m. Councilmember Christman seconded and the motion carried.

7. PRICE CITY CULINARY WATER SYSTEM PLANNING SCOPE.

Consideration and possible approval of the proposed scope and estimated budget for the planning study of the City's culinary water system.

Miles Nelson, Public Works Director informed everyone of some major upgrades needed to the Price City drinking water system. Upgrades are needed on the transmission lines from Colton Wells to the Water Treatment Plant and upgrades are needed at the Water Treatment Plant.

MOTION.

Councilmember Marsing moved to approve the proposed scope and estimated budget for the planning study of the City's culinary system. Councilmember Miller seconded and motion carried.

CONSENT AGENDA

MOTION.

Councilmember Davis moved to strike item 9 from consent agenda. Councilmember Christman seconded and motion carried.

Councilmember Davis moved to approve consent agenda items 8 and 10. Councilmember Miller seconded and motion carried.

8. MINUTES for 10-26-2022

9. ALTERNATE PUBLIC DEFENDER CONTRACT AGREEMENT. Consideration and possible approval of an amendment to the Price City Alternate Public Defender Agreement between Price City and Mark Tanner.

10. TRAVEL REQUEST. Price City Police Department requesting authorization for Garrett Safely and Colton Greener to Incident Response to Terroist Bombings in Socorro, New Mexico, November 6th – 10th, 2022.

11. UNFINISHED BUSINESS

No unfinished business was discussed.

Mayor Kourianos asked for a motion to close the regular City Council meeting.

Councilmember Marsing moved to closed the regular City Council meeting. Councilmember Christman seconded and motion carried.

The regular City Council meeting was adjourned at 6:07 p.m.

APPROVED:

ATTEST:

Michael Kourianos, Mayor

Jaci Adams, City Recorder

**RESOLUTION
APPOINTING UAMPS MEMBER REPRESENTATIVE**

BE IT RESOLVED by the City Council of the Price City , Utah:

1. That MICHAEL KORINAKOS is hereby appointed as its Representative to Utah Associated Municipal Power Systems ("UAMPS") effective 11-18-22, together with such alternate or alternates as the Mayor shall appoint.

2. That the Mayor hereby appoints RICK DAVIS as its alternate.

3. That this resolution shall remain in effect until repealed by another resolution appointing a different Representative to UAMPS.

APPROVED AND ADOPTED this 18th day of NOVEMBER, 2022.

Mayor

ATTEST:

City Recorder

RURAL OPPORTUNITY PROGRAM

Introduction

State of Utah Code 63N-4-802 establishes the Rural Opportunity Program. The Utah Governor's Office of Economic Opportunity (Go Utah), through the Center for Rural Development (CRD), administers the Rural Opportunity Program. The Rural Opportunity Advisory Committee, as created in Section 63N-4-804, oversees the funding opportunities. The Rural Communities Opportunity Grant is one of the offerings of the program.

Rural Communities Opportunity Grant

For this grant, a "rural community" means a rural county or municipality as defined in Section 63N-4-801. Rural communities eligible for the Rural Communities Opportunity Grant (RCOG) include counties of the third, fourth, fifth, and sixth class; cities, towns, and metro townships located in counties of the third, fourth, fifth, and sixth class; and municipalities with a population of 10,000 or less in counties of the second class (*see Attachment A*).

Grant funding is competitive and requires matching funds from the rural community. Grant funds from the RCOG may exceed the \$200,000 distributed to counties under the Rural County Grant (RCG), up to an overall amount not to exceed \$800,000 per state fiscal year. A municipality, city, town, or metro township may receive up to \$600,000.

GRANT PURPOSE

The RCOG empowers rural communities to take responsibility for economic development planning, projects, and activities, and to manage their unique opportunities. The grant addresses the economic development needs of rural communities, which needs may include:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure and capital facilities improvements for business development

QUALIFYING REQUIREMENTS

1. A rural county must form and have a functioning County Economic Opportunity Advisory Board (CEO Board). A rural municipality must have a functioning planning and zoning commission or a duly organized municipal economic opportunity advisory board or commission that will act under the same advisory requirements as a CEO Board* (*see Attachment B*).
2. A formal application must be submitted by the community legislative body through the Governor's Office of Economic Opportunity (GO Utah).
3. The application must include a description of anticipated economic development projects and activities approved by the legislative body, based upon recommendations of the CEO Board, or for a municipality, the planning and zoning commission or a duly organized municipal economic opportunity advisory board or commission to include:
 - a. Scope of work
 - b. Project and activities budget
 - c. Timeline
 - d. Deliverables and outcomes

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4. The applying community must demonstrate a funding match, which may be provided by any combination of:

- A community reinvestment agency
- Redevelopment agency
- Community development and renewal agency
- Private-sector entity
- Nonprofit entity
- Federal matching grant
- County or municipality general fund match

And that total:

- 10% match for a county of the sixth class
- 20% match for a county of the fifth class
- 30% match for a county of the fourth class
- 40% match for a county of the third class

Or, for a municipality in any rural county classification — including within the second class — that total:

- 10% match for a town
- 20% match for a municipality of the fifth class
- 30% match for a municipality of the fourth class
- 40% match for a municipality of the third class

5. The applying community must verify compliance with the reporting requirements of the Rural Opportunity Advisory Committee and verification of reporting requirements for all previous years the community has received a grant.

APPLICATION

A community may apply for the RCOG during a designated time period in a fiscal year. If the applicant is a county, it is encouraged to design new economic development projects and activities, and budget grant funding based on the economic development needs of the county, including the needs of cities and towns within its boundaries; or, if the applicant is a rural municipality, it will be encouraged to design new economic development projects and activities, and budget grant funding based on its economic development needs. The basic elements of an RCOG application can be found in *Attachment E*.

An online portal application will be open to qualified rural communities. The RCOG is competitive and applications are scored based on the quality of the application, the proposed budget, the economic development projects and activities descriptions, and the purposes, goals, and measurable outcomes related to improving the overall community economy. Applicants are required to justify the economic development need for the grant and the dollar amount requested.

The application review time frame will take into account verification of a county's compliance with the reporting requirements of the Rural County Grant (RCG), which is due on or before Sept. 1 of each year. Rural county applicants who do not comply with the Rural County Grant reporting requirements are not eligible to apply for the RCOG. A rural municipality will be eligible to apply for the RCOG only upon agreement to annual reporting requirements and the fulfillment of annual

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reporting through the term years of a contracted grant agreement.

Applications will be reviewed and scored by the Go Utah Center for Rural Development and the Rural Opportunity Advisory Committee (for information regarding the Advisory Committee, see *Attachment D*). Limited funds and the number of quality applications may factor into the overall number of grants awarded and the dollar amounts allocated. Due to these limitations, an applicant may:

1. Receive a full award of the grant funds requested
2. Be asked to accept a lower funding amount than is requested, and adjust its proposed plan accordingly, or
3. Not be awarded a grant. (The application alone does not guarantee funding.)

Prioritization

The Advisory Committee may prioritize applications that demonstrate any combination of the following:

1. The community has or is actively pursuing the creation of an effective strategic economic development plan
2. Consistency with local economic development priorities
3. Economic need
4. Utilization of local financial resources in combination with a grant
5. Evidence that the grant will help create jobs
6. Evidence that there will be a positive return on investment

HOW TO SUBMIT AN APPLICATION

An RCOG application may be accessed by visiting business.utah.gov/rural. Open the Initiatives tab and select the Center for Rural Development. In the Rural Communities Opportunity Grant tab open the link titled FY 2022 Rural Communities Opportunity Grant Application. All instructions to successfully apply for the grant will be found in the Rural Communities Opportunity Grant tab and will be included within the application.

CONTRACTS AND TERMS

When the application is approved, the State of Utah and the applying rural community will enter into a contract for the RCOG. The contract terms are set for two years from the time of approval. For example, if approval is given on Nov. 1, 2022, the term of the grant will be from Nov. 1, 2022 to Nov. 1, 2024. All projects and activities under the grant must be completed within the 24-month period of the contract. No community may have more than one RCOG contract open at a time. A community must complete the projects and activities of an initial grant, and meet all reporting requirements before applying for another grant.

Because the RCOG is subject to competitive review against other rural community applications and because applications will require significant planning and budgeting, amending an awarded contract to altogether different projects or activities is highly discouraged. An attempt to amend a contract and change a project or activity design once a contract has been made will require an appeal to and review by the staff of the Go Utah Center for Rural Development and the Rural Opportunity Advisory Committee. Final approval of a contract amendment will ultimately be given at the discretion of the

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Go Utah Executive Director. In the event of hardship or other unforeseen economic circumstances, an extension to a contract beyond the 24-month period of this grant may be requested by appeal to the Rural Opportunity Advisory Committee, with final approval given by the Go Utah executive director.

GRANT FUND DISTRIBUTION

Grant funds under the RCOG will be distributed to each qualified rural community after the application approval. Funds will be distributed on a 90/10 basis, meaning 90% of grant funds will be delivered upon application approval, and a contract between the community and the State of Utah has been entered into. The remaining 10% of funds will be delivered upon satisfactory evidence of completion of economic development projects and activities as proposed by the applicant and recorded in the grant contract.

An online portal will be available to request the final reimbursement of the remaining 10% of grant funds. The Go Utah compliance team will identify key benchmarks from a contract to determine evidence of completion of economic development projects and activities. The key elements to determine benchmarks will come from the applicant's submitted scope of work, budget, timeline, deliverables, and outcomes as recorded in the grant contract, and annual reporting. Proof of grant fund and matching fund expenditure will be required.

REPORTING REQUIREMENTS

Each CEO board within a county, a planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission in the case of a municipality shall assist and advise the community legislative body on preparing reporting requirements for grant money received under the program, and as required by the Rural Opportunity Advisory Committee (*see Attachment C*).

RURAL OPPORTUNITY PROGRAM

Attachment A

Qualified Rural Communities

Rural Counties in the State of Utah of the third, fourth, fifth, or sixth class that have created and have an active County Economic Opportunity Advisory Board (CEO Board); or, a city, town, or metro township located within the boundaries of a rural county; or, a municipality with a population of 10,000 or less in a county of the second class with an active planning and zoning commission or a duly organized municipal economic opportunity advisory board or commission are eligible to apply for the Rural Communities Opportunity Grant (RCOG). Rural Counties, by classification (State Code 17-50-501), are:

Counties of the Third Class (Population of 40,000 or more, but less than 175,000):

- Box Elder County
- Cache County
- Iron County
- Summit County
- Tooele County

Counties of the Fourth Class (Population of 11,000 or more, but less than 40,000):

- Carbon County
- Duchesne County
- Juab County
- Millard County
- Morgan County
- San Juan County
- Sanpete County
- Sevier County
- Uintah County
- Wasatch County

Counties of the Fifth Class (Population of 4,000 or more, but less than 11,000):

- Beaver County
- Emery County
- Garfield County
- Grand County
- Kane County

Counties of the Sixth Class (Population less than 4,000):

- Daggett County
- Piute County
- Rich County
- Wayne County

Qualified rural municipalities (incorporated municipalities within a county of the third, fourth, fifth, or sixth class) by classification (State code 10-2-301), are:

- A municipality with a population of 30,000 or more but less than 65,000 is a city of the third class
- A municipality with a population of 10,000 or more but less than 30,000 is a city of the fourth class

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- A municipality with a population of 1,000 or more but less than 10,000 is a city of the fifth class
- A municipality with a population under 1,000 is a town

Qualified incorporated municipalities in a county of the second class with populations of less than 10,000 are:

- A municipality with a population of 1,000 or more but less than 10,000 is a city of the fifth class
- A municipality with a population under 1,000 is a town

Cities/Town with populations less than 10,000 in Counties of the Second Class (2022)

Utah County:

- Benjamin
- Cedar Fort
- Elk Ridge
- Genola
- Goshen
- Salem
- Vineyard
- Woodland Hills

Davis County:

- Fruit Heights
- South Weber
- Sunset City
- West Bountiful

Weber County:

- Farr West
- Harrisville
- Hooper
- Huntsville
- Marriott-Slaterville
- Plain City
- Riverdale
- Uintah
- Washington Terrace

Washington County:

- Apple Valley
- Hilldale
- Ivins
- LaVerkin
- Leeds
- New Harmony
- Rockville
- Santa Clara
- Springdale
- Toquerville
- Virgin

RURAL OPPORTUNITY PROGRAM

Attachment B

County Economic Opportunity Advisory Board (CEO Board)

"CEO board" means a County Economic Opportunity Advisory Board as described in Utah Code Section 63N-4-803.

**Note: For a municipality to qualify for a Rural Communities Opportunity Grant it must have a functioning planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission, that will act under the same advisory requirements as a CEO Board.*

Each rural county that seeks to obtain a Rural Communities Opportunity Grant shall create a CEO board composed of at least the following members appointed by the county legislative body:

- A county representative
- A representative of a municipality in the county
- A workforce development representative
- A private-sector representative
- a member of the public who lives in the county

The county legislative body may also appoint additional members with experience or expertise in economic development matters. In appointing members of the CEO board, the county legislative body may consider gender and socioeconomic diversity.

Each CEO board shall assist and advise the county legislative body on:

1. Applying for a Rural Communities Opportunity Grant
2. What projects should be funded by grant money provided to a rural county under the program
3. Preparing reporting requirements for grant money received by a rural county under the program

CEO Boards are subject to the Utah Open and Public Meetings Act (52-4-101-104, 201-210, 301-304), and are expected to abide by ethics in governance, and conflict of interest practices.

Appointment and Terms of CEO Board Members

1. Appointment and Terms:
 - a. The county legislative body shall appoint each new member or reappointed member to a four-year term. It is encouraged that an appointed member of the CEO Board is limited to serving two (2) consecutive terms.
 - b. The county legislative body shall, at the time of appointment or reappointment, adjust the length of terms to ensure that the terms of advisory committee members appointed by the county legislative body are staggered so that approximately half of the appointed advisory committee members are appointed every two years.
2. The CEO Board shall elect a chair of the advisory board. It is encouraged that a CEO Board Chair serves for no more than two (2) consecutive years.
3. The CEO Board shall elect annually a vice chair from the advisory board's members.
4. When a vacancy occurs in the membership for any reason, the county legislative body shall appoint the replacement for the unexpired term.

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5. A majority of the CEO Board constitutes a quorum for the purpose of conducting advisory board business and the action of a majority of a quorum constitutes the action of the advisory committee.

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Attachment C

Rural Communities Opportunity Grant Reporting Requirements

Required by the Rural Opportunity Advisory Committee

On or before Sept,1 of each year, a community that has received a grant under this program in the previous 12 months shall provide a written report to the Advisory Committee that describes:

1. The amount of grant money the community has received
2. How grant money has been distributed by the community, including
 - a. Which companies or entities have utilized grant money
 - b. How much grant money each company or entity has received
 - c. How each company or entity has used the money
3. An evaluation of the effectiveness of awarded grants in improving economic development in the community, including
 - a. The number of jobs created
 - b. Infrastructure that has been created
 - c. Capital improvements in the community
 - d. How much matching money has been utilized by the community and what entities or sources have provided the matching money; and
 - e. Any other reporting, auditing, or post-performance requirements established by the Center for Rural Development in collaboration with the Advisory Committee.

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Attachment D

Responsibilities of the Rural Opportunity Advisory Committee

"Advisory Committee" means the Rural Opportunity Advisory Committee created in Section 63N-4-804.

Rural Communities Opportunity Grant (RCOG)

Grant Oversight

The grant program shall be overseen by the Rural Opportunity Advisory Committee and administered by the Center for Rural Development. In overseeing the grant program, the Advisory Committee shall advise and make recommendations to the office regarding the awarding of grants. The Advisory Committee shall recommend the awarding of grants to rural communities to address the economic development needs, which needs may include:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure, industrial building development, and capital facilities improvements for business development

Rules and Reporting Criteria

The Advisory Committee shall collaborate with the Center for Rural Development to make rules establishing the eligibility and reporting criteria for the rural communities to receive grant money, including:

- The form and process for a community to submit an application
- The method of scoring and prioritizing grant program applications from rural communities
- The reporting, auditing, and post-performance requirements for a rural community that receives grant money
- Any deadlines that shall be met by a rural community when applying for a grant

Application Review, Scoring, and Fund Distribution

In determining the award of grant money under RCOG: the Advisory Committee may not recommend the awarding of more than \$600,000 annually to a rural community. The Advisory Committee may prioritize applications that demonstrate any combination of the following:

1. The community has or is actively pursuing the creation of an effective strategic economic development plan
2. Consistency with local economic development priorities
3. Economic need
4. Utilization of local financial resources in combination with a grant
5. Evidence that the grant will help create jobs
6. Evidence that there will be a positive return on investment

Additionally, the Advisory Committee will verify that an applying community:

7. Has complied with the reporting requirements required by the Advisory Committee
8. The reporting requirements for all previous years that the community has received a grant

After reviewing the recommendations of the Advisory Committee, the executive director of Go Utah shall award grants to rural communities in accordance with the provisions of the state statute and governing rules.

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Attachment E

Basic Elements of the Rural Communities Opportunity Grant Application

Organizational Information

1. Date submitted
2. Name of applying community
3. Full mailing address and telephone number of applying community
4. Tax ID Name of Fiscal Agent
5. Key organizational contacts
6. Email addresses and telephone numbers of responsible contacts
7. Minutes from the legislative body council meeting detailing the official establishment of a CEO Board
8. List of CEO Board members, including names, titles (chair, vice chair, etc.), organizations each member represents, and contact information
9. Amount of grant funding request for up to \$600,000

Supporting Documentation

1. Letter of support from the County Economic Opportunity Advisory Board (CEO), planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission if the applicant is a municipality
2. The entity's W9 form, or the applicant's State of Utah vendor number if the applicant is currently a state vendor
3. The applying community must provide verification of compliance with the reporting requirements of the Rural Opportunity Advisory Committee, and
4. Verification of reporting requirements for all previous years the community has received a grant

Scope of Work

To be written into the appropriate field in the application:

1. A detailed description of what the proposed Rural Communities Opportunity Grant projects and activities are, such as:
 - a. What type of work will be completed
 - b. A description of how projects and activities will be completed
 - c. A description of the economic development goals and benchmarks of the projects and activities

Budget

To be written into the appropriate field in the application, and spreadsheet to be provided:

1. Explain the funding requirements of the project
2. Include calculated project bids
3. Provide estimated cost to administer the grant
4. Submit a proposed budget in spreadsheet format

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Timeline

To be written into the appropriate field in the application, and spreadsheet to be provided:

1. Explain the timeline for completion of projects and activities including important dates, goals, benchmarks, etc.
2. Submit a proposed timeline in spreadsheet format

Deliverables and Outcomes

To be written into the appropriate field in the application:

1. What will the completed economic development projects and activities look like? For example,
 - a. What populations or industry sectors will the project affect?
 - b. Will business opportunities be enhanced by this project?
 - c. How many projected new jobs will be realized as a result of this project?
2. Show metrics of project success (e.g., how it will be measured, tracked, and recorded against goals and benchmarks), and how the project will affect:
 - a. Business recruitment, development, and expansion
 - b. Workforce training and development
 - c. Infrastructure and capital facilities improvements for business development

Price City
RCOG - FY2023 - Working Document

Funding Amount Request:

\$225,000	Grant Request
\$45,000	Required Match (20%)
\$270,000	Total Grant

Attachments-

Letter of Support (P&Z) _____

W-9 _____

Letter from Price about P&Z being economic development body

List of P&Z Members, etc. _____

Budget - [Link](#) _____

Scope of Work

Describe proposed Rural County Grant projects and activities

What type of work will be done?

How will projects and activities be completed?

Describe the economic development goals and benchmarks.

The Entrepreneurial Ecosystem Building (EEB) is owned by Price City and is critical to the development of an entrepreneurial ecosystem and the Southeastern Utah Business and Technical Assistance Center (BTAC) to increase capacity for small business incubation through renovation and improvement to the existing BTAC building. The EEB project increases space for programming to support entrepreneurs in the region who are trained, not to become job seekers but job creators. The EEB facility will provide space, training, and other resources for entrepreneurs to develop their business and contribute to the entrepreneurial ecosystem of a coal dependent region. As the economy needs to diversify, the EEB will serve as a resource to help these businesses pivot. The EEB will be instrumental in supporting new and existing businesses in this region to ensure economic diversity and adaptability.

The purpose of the EEB project is to provide space and increase capacity to support entrepreneurship that diversifies opportunities in Southeastern Utah. EEB's purpose results in the goal of renovating an existing space owned by Price City and operated by the BTAC. The renovation in this phase includes the replacement of the roof on the 100+ year old building.

The project goal guides all milestones, activities, and deliverables as Price City executes the scope of work for the project. The main activities that rely heavily on the renovation and improvement of the current facility.

Milestone 1.0 - Renovate Current BTAC Building

Milestone 1.0 Deliverables - Building upgrades, new roof, minor interior improvements

Milestone 1.0 Timeline - Design, Procurement & Permitting - 3 months.

Construction - 6 months. Closeout - 1 month.

Budget Narrative ([link to budget](#))

Explain the funding requirements of the project

Include calculated project bids

Provide estimated cost to administer the grant

Submit a proposed budget in spreadsheet format

The costs associated with replacing the roof of the building located at 375 South Carbon Avenue, Price, Utah were attained by a Price City engineer. The total cost to replace the roof is \$225,000. This would include the replacement of approximately 19,400 square feet of roofing material including; removal of tar and gravel roofing material; spot repair sections of damaged substrate; installation of new thermoplastic polyolefin roofing cover; removal and replacement of rain gutters and downspouts; clean and repair existing roof drains; replacement of water-damaged ceiling tiles in offices.

Additionally, Price City would replace two existing exterior doors to be more amenable to entrepreneurs accessing the entrepreneurial ecosystem center. Both sets of doors would need to either be replaced or adapted to include remote access to lock/unlock for entrepreneurs to access the building. The estimated cost to replace each door is \$12,500 (\$25,000 total).

The remaining \$20,000 would be a contingency for unexpected and/or increased pricing for materials during construction.

Timeline

Explain the timeline for completion of projects and activities including important dates, goals, benchmarks, etc.

Submit a proposed timeline in spreadsheet format

[LINK TO TIMELINE](#)

The timeline for this project would be as projected:

Months 1-3: Design, Procurement & Permitting

Months 4-9: Construction
Months 10-12: Closeout of contracts

Deliverables and Outcomes

1. *What will the completed economic development projects and activities look like? For example,
What populations or industry sectors will the project affect?
Will business opportunities be enhanced by this project?
How many projected new jobs will be realized as a result of this project?*
2. *Show metrics of project success, e.g., how it will be measured, tracked and recorded against goals and benchmarks, and how the projects and activities will affect:
Business recruitment, development, and expansion;
Workforce training and development; and/or,
Infrastructure and capital facilities improvements for business development.*

Incubator facilities are an important element of supporting fragile new businesses by making available affordable office support and the current. The Southeastern Utah Business and Technical Assistance Center (BTAC) is a small business incubator created to foster entrepreneurial activities and to provide leased space and technological and business assistance to new emerging companies in an effort to create jobs and diversify the local economic base. The current BTAC facility is not large enough to support the growth of service that Carbon and Emery Counties are encountering.

There are currently 15 businesses renting BTAC office space. In the ensuing months, 18 additional offices for companies will be made available. More space for the EEC is key because there are businesses that can't afford the cost of doing business at a "Main St." type of space. Replacing the roof and investing in the building will ensure the entrepreneurial ecosystem is successful.

Growth rates for startups vary widely by industry, county, and stage of development of the venture, but available resources and industry partners set new companies up for successful growth and revenue streams. The success of Business Incubators: The National Business Incubator Association reported through Business News Daily that 87% of incubator-supported startups survive after five years. In contrast, it has been reported by Forbes that the success rate of businesses that don't participate in incubators hovers around 44%. This demonstrates the need for entrepreneurial support in this region. The EEB will allow the BTAC the ability to give companies a combination of services, which could include:

- Appropriate and affordable space: Incubator will provide space with access to various facilities for effective operations. This shall be done in cooperation with the lease agreement.

- Appropriate and affordable support services: Incubator will provide services such as access to office, operational space and laboratories, fabrication of prototypes, legal and finance services, IPR, market research, hiring of human resource, business management advice, seed fund (where applicable), logistics, storage, distributions, networking, secretarial, monitoring, etc.
- Mentoring Support: Incubator will assign designated mentors to each participant.
- Effective professional networking: Incubator will provide access to startup network platforms, financier introductions, business professional introductions, and other related groups.
- Entrepreneurship Education: Incubator will provide access to learning opportunities both virtually and onsite, which will be curated by BTAC staff. This continuing education format shall assist clients in acquiring knowledge, skills and practices that will support them in running their companies sustainably and successfully. The education format will also include funding, training, and deal structuring.
- Staffing plan that details the talent and resources that will be dedicated to supporting the start-up companies accepted into the incubator

The renovation and improvement of the Entrepreneurial Ecosystem Building includes extensive plans to consolidate and streamline assets, develop programs, and wrap-around services for entrepreneurs. Furthermore, the focus will remain on small business owners and underserved populations with an emphasis on equity and inclusion of women, indigenous, aging, and persistently impoverished people in the region is a central focus. Removing barriers is vital to the success of this project. The EEB project will allow the entrepreneurial ecosystem to connect housing, transportation, community, and human service programs and the offered economic development planning services. These relationships will ensure all small businesses owners, entrepreneurs, and workers have access to ample educational and job opportunities.

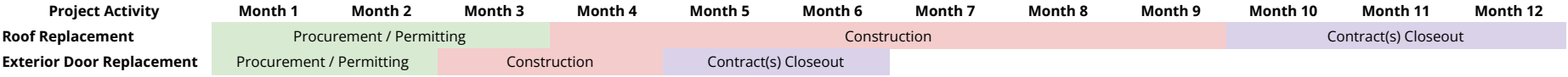
State of Utah
Governor's Office of Economic Opportunity
Rural Communities Opportunity Grant

Entity: Price City
Fiscal Year: 2023

Count	Economic Development Project or Activity	Estimated Grant Request	Estimated Match
1	Roof Replacement	\$ 190,000.00	\$ 35,000.00
2	Door Replacement/Repair	\$ 15,000.00	\$ 5,000.00
3	Construction Contingency	\$ 20,000.00	\$ 5,000.00
		\$ 225,000.00	\$ 45,000.00

		\$	-
Total Estimated Cost		Quantity of Grant Funds to be Used	
\$ 225,000.00			
\$ 20,000.00			
\$ 25,000.00			
\$ 270,000.00	\$		-

Timeline





Memorandum

Date: November 15, 2022
To: Price City Council & Mayor
From: Jade Powell, SEUALG | SEUEDD Deputy Director
CC: Nick Tatton, City Director

RE: Rural Communities Opportunity Grant

Southeastern Utah Association of Local Governments | Southeastern Utah Economic Development District (SEUALG | SEUEDD) is committed to seeing small businesses thrive in Price City. SEUALG | SEUEDD has a management agreement with Price City and the Southeastern Utah Business & Technical Assistance Center (BTAC) to manage the incubator space located at 375 South Carbon Avenue, Price, Utah 84501, which is owned by Price City. The building has housed the BTAC and SEUALG | SEUEDD since the late 1990s. SEUALG | SEUEDD will be exiting the building in the late summer of 2023 and the BTAC will assume the whole footprint as a business incubator.

The building is in need of repairs as the oldest part of the building is 100+ years old. These repairs are 1) a leaking roof and 2) double doors in the main hallway and atrium room that need to be replaced to prevent security breaches. These repairs are in excess of \$270,000. The Rural Communities Opportunity Grant (RCOG) through the Governor's Office of Economic Opportunity (GO Utah) can be applied for and cover 80% of the repair costs. The other 20% will be provided as a match from the BTAC's fund balance.

SEUALG | SEUEDD is committed to carrying out the RCOG such as following Price City's procurement and purchasing policies, gaining proper approvals, reporting to GO Utah, and ensuring a compliant grant closeout and success of Price City's end. SEUALG | SEUEDD will provide Jade Powell as the project manager overseeing the grant project. This will be in conjunction with the BTAC manager and management agreement.

One of the requirements of the RCOG is to have an active economic opportunity advisory board (see "Qualifying Requirements" #1 on page 1 of the enclosed document). It is allowed through RCOG to have Price City designate a functioning planning and zoning commission to be the economic opportunity advisory committee. It is SEUALG | SEUEDD's recommendation that Price City Council authorizes Price City Planning and Zoning Commission to be the economic opportunity advisory committee for the time being. Price City Planning and Zoning Commission is well qualified to provide advisory economic development solutions to Price City and meets the requirements of an economic opportunity advisory board per State of Utah statute Section 63N-4-803.

Enclosures:

Rural Communities Opportunity Grant Information and Instructions (PDF)

RURAL OPPORTUNITY PROGRAM

Introduction

State of Utah Code 63N-4-802 establishes the Rural Opportunity Program. The Utah Governor's Office of Economic Opportunity (Go Utah), through the Center for Rural Development (CRD), administers the Rural Opportunity Program. The Rural Opportunity Advisory Committee, as created in Section 63N-4-804, oversees the funding opportunities. The Rural Communities Opportunity Grant is one of the offerings of the program.

Rural Communities Opportunity Grant

For this grant, a "rural community" means a rural county or municipality as defined in Section 63N-4-801. Rural communities eligible for the Rural Communities Opportunity Grant (RCOG) include counties of the third, fourth, fifth, and sixth class; cities, towns, and metro townships located in counties of the third, fourth, fifth, and sixth class; and municipalities with a population of 10,000 or less in counties of the second class (*see Attachment A*).

Grant funding is competitive and requires matching funds from the rural community. Grant funds from the RCOG may exceed the \$200,000 distributed to counties under the Rural County Grant (RCG), up to an overall amount not to exceed \$800,000 per state fiscal year. A municipality, city, town, or metro township may receive up to \$600,000.

GRANT PURPOSE

The RCOG empowers rural communities to take responsibility for economic development planning, projects, and activities, and to manage their unique opportunities. The grant addresses the economic development needs of rural communities, which needs may include:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure and capital facilities improvements for business development

QUALIFYING REQUIREMENTS

1. A rural county must form and have a functioning County Economic Opportunity Advisory Board (CEO Board). A rural municipality must have a functioning planning and zoning commission or a duly organized municipal economic opportunity advisory board or commission that will act under the same advisory requirements as a CEO Board* (*see Attachment B*).
2. A formal application must be submitted by the community legislative body through the Governor's Office of Economic Opportunity (GO Utah).
3. The application must include a description of anticipated economic development projects and activities approved by the legislative body, based upon recommendations of the CEO Board, or for a municipality, the planning and zoning commission or a duly organized municipal economic opportunity advisory board or commission to include:
 - a. Scope of work
 - b. Project and activities budget
 - c. Timeline
 - d. Deliverables and outcomes

RURAL OPPORTUNITY PROGRAM

4. The applying community must demonstrate a funding match, which may be provided by any combination of:

- A community reinvestment agency
- Redevelopment agency
- Community development and renewal agency
- Private-sector entity
- Nonprofit entity
- Federal matching grant
- County or municipality general fund match

And that total:

- 10% match for a county of the sixth class
- 20% match for a county of the fifth class
- 30% match for a county of the fourth class
- 40% match for a county of the third class

Or, for a municipality in any rural county classification — including within the second class — that total:

- 10% match for a town
- 20% match for a municipality of the fifth class
- 30% match for a municipality of the fourth class
- 40% match for a municipality of the third class

5. The applying community must verify compliance with the reporting requirements of the Rural Opportunity Advisory Committee and verification of reporting requirements for all previous years the community has received a grant.

APPLICATION

A community may apply for the RCOG during a designated time period in a fiscal year. If the applicant is a county, it is encouraged to design new economic development projects and activities, and budget grant funding based on the economic development needs of the county, including the needs of cities and towns within its boundaries; or, if the applicant is a rural municipality, it will be encouraged to design new economic development projects and activities, and budget grant funding based on its economic development needs. The basic elements of an RCOG application can be found in *Attachment E*.

An online portal application will be open to qualified rural communities. The RCOG is competitive and applications are scored based on the quality of the application, the proposed budget, the economic development projects and activities descriptions, and the purposes, goals, and measurable outcomes related to improving the overall community economy. Applicants are required to justify the economic development need for the grant and the dollar amount requested.

The application review time frame will take into account verification of a county's compliance with the reporting requirements of the Rural County Grant (RCG), which is due on or before Sept. 1 of each year. Rural county applicants who do not comply with the Rural County Grant reporting requirements are not eligible to apply for the RCOG. A rural municipality will be eligible to apply for the RCOG only upon agreement to annual reporting requirements and the fulfillment of annual

RURAL OPPORTUNITY PROGRAM

reporting through the term years of a contracted grant agreement.

Applications will be reviewed and scored by the Go Utah Center for Rural Development and the Rural Opportunity Advisory Committee (for information regarding the Advisory Committee, see *Attachment D*). Limited funds and the number of quality applications may factor into the overall number of grants awarded and the dollar amounts allocated. Due to these limitations, an applicant may:

1. Receive a full award of the grant funds requested
2. Be asked to accept a lower funding amount than is requested, and adjust its proposed plan accordingly, or
3. Not be awarded a grant. (The application alone does not guarantee funding.)

Prioritization

The Advisory Committee may prioritize applications that demonstrate any combination of the following:

1. The community has or is actively pursuing the creation of an effective strategic economic development plan
2. Consistency with local economic development priorities
3. Economic need
4. Utilization of local financial resources in combination with a grant
5. Evidence that the grant will help create jobs
6. Evidence that there will be a positive return on investment

HOW TO SUBMIT AN APPLICATION

An RCOG application may be accessed by visiting business.utah.gov/rural. Open the Initiatives tab and select the Center for Rural Development. In the Rural Communities Opportunity Grant tab open the link titled FY 2022 Rural Communities Opportunity Grant Application. All instructions to successfully apply for the grant will be found in the Rural Communities Opportunity Grant tab and will be included within the application.

CONTRACTS AND TERMS

When the application is approved, the State of Utah and the applying rural community will enter into a contract for the RCOG. The contract terms are set for two years from the time of approval. For example, if approval is given on Nov. 1, 2022, the term of the grant will be from Nov. 1, 2022 to Nov. 1, 2024. All projects and activities under the grant must be completed within the 24-month period of the contract. No community may have more than one RCOG contract open at a time. A community must complete the projects and activities of an initial grant, and meet all reporting requirements before applying for another grant.

Because the RCOG is subject to competitive review against other rural community applications and because applications will require significant planning and budgeting, amending an awarded contract to altogether different projects or activities is highly discouraged. An attempt to amend a contract and change a project or activity design once a contract has been made will require an appeal to and review by the staff of the Go Utah Center for Rural Development and the Rural Opportunity Advisory Committee. Final approval of a contract amendment will ultimately be given at the discretion of the

RURAL OPPORTUNITY PROGRAM

Go Utah Executive Director. In the event of hardship or other unforeseen economic circumstances, an extension to a contract beyond the 24-month period of this grant may be requested by appeal to the Rural Opportunity Advisory Committee, with final approval given by the Go Utah executive director.

GRANT FUND DISTRIBUTION

Grant funds under the RCOG will be distributed to each qualified rural community after the application approval. Funds will be distributed on a 90/10 basis, meaning 90% of grant funds will be delivered upon application approval, and a contract between the community and the State of Utah has been entered into. The remaining 10% of funds will be delivered upon satisfactory evidence of completion of economic development projects and activities as proposed by the applicant and recorded in the grant contract.

An online portal will be available to request the final reimbursement of the remaining 10% of grant funds. The Go Utah compliance team will identify key benchmarks from a contract to determine evidence of completion of economic development projects and activities. The key elements to determine benchmarks will come from the applicant's submitted scope of work, budget, timeline, deliverables, and outcomes as recorded in the grant contract, and annual reporting. Proof of grant fund and matching fund expenditure will be required.

REPORTING REQUIREMENTS

Each CEO board within a county, a planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission in the case of a municipality shall assist and advise the community legislative body on preparing reporting requirements for grant money received under the program, and as required by the Rural Opportunity Advisory Committee (*see Attachment C*).

RURAL OPPORTUNITY PROGRAM

Attachment A

Qualified Rural Communities

Rural Counties in the State of Utah of the third, fourth, fifth, or sixth class that have created and have an active County Economic Opportunity Advisory Board (CEO Board); or, a city, town, or metro township located within the boundaries of a rural county; or, a municipality with a population of 10,000 or less in a county of the second class with an active planning and zoning commission or a duly organized municipal economic opportunity advisory board or commission are eligible to apply for the Rural Communities Opportunity Grant (RCOG). Rural Counties, by classification (State Code 17-50-501), are:

Counties of the Third Class (Population of 40,000 or more, but less than 175,000):

- Box Elder County
- Cache County
- Iron County
- Summit County
- Tooele County

Counties of the Fourth Class (Population of 11,000 or more, but less than 40,000):

- Carbon County
- Duchesne County
- Juab County
- Millard County
- Morgan County
- San Juan County
- Sanpete County
- Sevier County
- Uintah County
- Wasatch County

Counties of the Fifth Class (Population of 4,000 or more, but less than 11,000):

- Beaver County
- Emery County
- Garfield County
- Grand County
- Kane County

Counties of the Sixth Class (Population less than 4,000):

- Daggett County
- Piute County
- Rich County
- Wayne County

Qualified rural municipalities (incorporated municipalities within a county of the third, fourth, fifth, or sixth class) by classification (State code 10-2-301), are:

- A municipality with a population of 30,000 or more but less than 65,000 is a city of the third class
- A municipality with a population of 10,000 or more but less than 30,000 is a city of the fourth class

RURAL OPPORTUNITY PROGRAM

- A municipality with a population of 1,000 or more but less than 10,000 is a city of the fifth class
- A municipality with a population under 1,000 is a town

Qualified incorporated municipalities in a county of the second class with populations of less than 10,000 are:

- A municipality with a population of 1,000 or more but less than 10,000 is a city of the fifth class
- A municipality with a population under 1,000 is a town

Cities/Town with populations less than 10,000 in Counties of the Second Class (2022)

Utah County:

- Benjamin
- Cedar Fort
- Elk Ridge
- Genola
- Goshen
- Salem
- Vineyard
- Woodland Hills

Davis County:

- Fruit Heights
- South Weber
- Sunset City
- West Bountiful

Weber County:

- Farr West
- Harrisville
- Hooper
- Huntsville
- Marriott-Slaterville
- Plain City
- Riverdale
- Uintah
- Washington Terrace

Washington County:

- Apple Valley
- Hilldale
- Ivins
- LaVerkin
- Leeds
- New Harmony
- Rockville
- Santa Clara
- Springdale
- Toquerville
- Virgin

RURAL OPPORTUNITY PROGRAM

Attachment B

County Economic Opportunity Advisory Board (CEO Board)

"CEO board" means a County Economic Opportunity Advisory Board as described in Utah Code Section 63N-4-803.

**Note: For a municipality to qualify for a Rural Communities Opportunity Grant it must have a functioning planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission, that will act under the same advisory requirements as a CEO Board.*

Each rural county that seeks to obtain a Rural Communities Opportunity Grant shall create a CEO board composed of at least the following members appointed by the county legislative body:

- A county representative
- A representative of a municipality in the county
- A workforce development representative
- A private-sector representative
- a member of the public who lives in the county

The county legislative body may also appoint additional members with experience or expertise in economic development matters. In appointing members of the CEO board, the county legislative body may consider gender and socioeconomic diversity.

Each CEO board shall assist and advise the county legislative body on:

1. Applying for a Rural Communities Opportunity Grant
2. What projects should be funded by grant money provided to a rural county under the program
3. Preparing reporting requirements for grant money received by a rural county under the program

CEO Boards are subject to the Utah Open and Public Meetings Act (52-4-101-104, 201-210, 301-304), and are expected to abide by ethics in governance, and conflict of interest practices.

Appointment and Terms of CEO Board Members

1. Appointment and Terms:
 - a. The county legislative body shall appoint each new member or reappointed member to a four-year term. It is encouraged that an appointed member of the CEO Board is limited to serving two (2) consecutive terms.
 - b. The county legislative body shall, at the time of appointment or reappointment, adjust the length of terms to ensure that the terms of advisory committee members appointed by the county legislative body are staggered so that approximately half of the appointed advisory committee members are appointed every two years.
2. The CEO Board shall elect a chair of the advisory board. It is encouraged that a CEO Board Chair serves for no more than two (2) consecutive years.
3. The CEO Board shall elect annually a vice chair from the advisory board's members.
4. When a vacancy occurs in the membership for any reason, the county legislative body shall appoint the replacement for the unexpired term.

RURAL OPPORTUNITY PROGRAM

5. A majority of the CEO Board constitutes a quorum for the purpose of conducting advisory board business and the action of a majority of a quorum constitutes the action of the advisory committee.

RURAL OPPORTUNITY PROGRAM

Attachment C

Rural Communities Opportunity Grant Reporting Requirements

Required by the Rural Opportunity Advisory Committee

On or before Sept,1 of each year, a community that has received a grant under this program in the previous 12 months shall provide a written report to the Advisory Committee that describes:

1. The amount of grant money the community has received
2. How grant money has been distributed by the community, including
 - a. Which companies or entities have utilized grant money
 - b. How much grant money each company or entity has received
 - c. How each company or entity has used the money
3. An evaluation of the effectiveness of awarded grants in improving economic development in the community, including
 - a. The number of jobs created
 - b. Infrastructure that has been created
 - c. Capital improvements in the community
 - d. How much matching money has been utilized by the community and what entities or sources have provided the matching money; and
 - e. Any other reporting, auditing, or post-performance requirements established by the Center for Rural Development in collaboration with the Advisory Committee.

RURAL OPPORTUNITY PROGRAM

Attachment D

Responsibilities of the Rural Opportunity Advisory Committee

"Advisory Committee" means the Rural Opportunity Advisory Committee created in Section 63N-4-804.

Rural Communities Opportunity Grant (RCOG)

Grant Oversight

The grant program shall be overseen by the Rural Opportunity Advisory Committee and administered by the Center for Rural Development. In overseeing the grant program, the Advisory Committee shall advise and make recommendations to the office regarding the awarding of grants. The Advisory Committee shall recommend the awarding of grants to rural communities to address the economic development needs, which needs may include:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure, industrial building development, and capital facilities improvements for business development

Rules and Reporting Criteria

The Advisory Committee shall collaborate with the Center for Rural Development to make rules establishing the eligibility and reporting criteria for the rural communities to receive grant money, including:

- The form and process for a community to submit an application
- The method of scoring and prioritizing grant program applications from rural communities
- The reporting, auditing, and post-performance requirements for a rural community that receives grant money
- Any deadlines that shall be met by a rural community when applying for a grant

Application Review, Scoring, and Fund Distribution

In determining the award of grant money under RCOG: the Advisory Committee may not recommend the awarding of more than \$600,000 annually to a rural community. The Advisory Committee may prioritize applications that demonstrate any combination of the following:

1. The community has or is actively pursuing the creation of an effective strategic economic development plan
2. Consistency with local economic development priorities
3. Economic need
4. Utilization of local financial resources in combination with a grant
5. Evidence that the grant will help create jobs
6. Evidence that there will be a positive return on investment

Additionally, the Advisory Committee will verify that an applying community:

7. Has complied with the reporting requirements required by the Advisory Committee
8. The reporting requirements for all previous years that the community has received a grant

After reviewing the recommendations of the Advisory Committee, the executive director of Go Utah shall award grants to rural communities in accordance with the provisions of the state statute and governing rules.

RURAL OPPORTUNITY PROGRAM

Attachment E

Basic Elements of the Rural Communities Opportunity Grant Application

Organizational Information

1. Date submitted
2. Name of applying community
3. Full mailing address and telephone number of applying community
4. Tax ID Name of Fiscal Agent
5. Key organizational contacts
6. Email addresses and telephone numbers of responsible contacts
7. Minutes from the legislative body council meeting detailing the official establishment of a CEO Board
8. List of CEO Board members, including names, titles (chair, vice chair, etc.), organizations each member represents, and contact information
9. Amount of grant funding request for up to \$600,000

Supporting Documentation

1. Letter of support from the County Economic Opportunity Advisory Board (CEO), planning and zoning commission, or a duly organized municipal economic opportunity advisory board or commission if the applicant is a municipality
2. The entity's W9 form, or the applicant's State of Utah vendor number if the applicant is currently a state vendor
3. The applying community must provide verification of compliance with the reporting requirements of the Rural Opportunity Advisory Committee, and
4. Verification of reporting requirements for all previous years the community has received a grant

Scope of Work

To be written into the appropriate field in the application:

1. A detailed description of what the proposed Rural Communities Opportunity Grant projects and activities are, such as:
 - a. What type of work will be completed
 - b. A description of how projects and activities will be completed
 - c. A description of the economic development goals and benchmarks of the projects and activities

Budget

To be written into the appropriate field in the application, and spreadsheet to be provided:

1. Explain the funding requirements of the project
2. Include calculated project bids
3. Provide estimated cost to administer the grant
4. Submit a proposed budget in spreadsheet format

RURAL OPPORTUNITY PROGRAM

Timeline

To be written into the appropriate field in the application, and spreadsheet to be provided:

1. Explain the timeline for completion of projects and activities including important dates, goals, benchmarks, etc.
2. Submit a proposed timeline in spreadsheet format

Deliverables and Outcomes

To be written into the appropriate field in the application:

1. What will the completed economic development projects and activities look like? For example,
 - a. What populations or industry sectors will the project affect?
 - b. Will business opportunities be enhanced by this project?
 - c. How many projected new jobs will be realized as a result of this project?
2. Show metrics of project success (e.g., how it will be measured, tracked, and recorded against goals and benchmarks), and how the project will affect:
 - a. Business recruitment, development, and expansion
 - b. Workforce training and development
 - c. Infrastructure and capital facilities improvements for business development



PRICE MUNICIPAL CORPORATION
185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435)637-5010 • FAX (435)637-2905

Mayor

MICHAEL KOURIANOS

City Council

RICK DAVIS
AMY KNOTT-JESPERSEN
BOYD MARSING
LAYNE MILLER
Joe Christman

November 15, 2022

Governor's Office of Economic Opportunity
60 East South Temple, Suite 300
Salt Lake City, Utah 84111

RE: Authorization of Price City Planning and Zoning as Economic Opportunity Advisory Board

To Whom It May Concern,

On November 18, 2022, through a special city council meeting, Price City Council authorized the Price City Planning and Zoning Commission to act as Price City's economic opportunity advisory board. The Price City Planning and Zoning Commission has the skills, expertise, and knowledge to aid Price City in achieving successful economic opportunities such as the project listed in the submitted Rural Communities Opportunity Grant and many other business opportunities that come before the Commission.

Price City Planning and Zoning Commission is a diverse group that brings many perspectives to help Price City with many economic and community development issues and solutions. This ranges from new business development and expansion efforts to housing developments, and many that Price City Planning and Zoning has recommended to Price City Council have been very successful.

Best Regards,

Michael Kourianos
Price City Mayor

mikek@priceutah.net
(435)636-3185

PRICE CITY OUTSIDE WATER USER AGREEMENT (Sept 2022)

This Agreement is made and entered into this ____ day of November, 2022 by and between Price City, P.O. Box 893, a Municipal Corporation of the State of Utah, and hereinafter referred to as "City", and Levi J. Howell
_____, for the Property Located at:
1369 N Carbonville Road

WITNESSETH: hereinafter individually, jointly or severally referred to as "Outside Water User".

WHEREAS, City presently owns and operates a drinking water system that is capable of delivering water from its water treatment plant to its residents and businesses within and outside of the corporate limits of City; and

WHEREAS, there are some residents living outside the corporate limits of the City along its water distribution system commonly known as Outside Water Users, whose needs for drinking water cannot presently be met by the Price River Water Improvement District or any other water supplier; and

WHEREAS, City is willing to deliver drinking water to those residents and businesses whose properties are situated outside of City and whose water needs cannot be otherwise accommodated at this time; and

WHEREAS, the City has determined that execution of an Agreement by the City and Outside Water Users is necessary to facilitate water delivery to them.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. City hereby agrees to furnish drinking water to the undersigned Outside Water User whose property is situated adjacent to a City water distribution pipeline outside the corporate boundaries of City in Carbon County, Utah. The undersigned Outside Water User hereby expressly acknowledges that City is not obligated to furnish drinking water to users outside of its corporate boundaries and is doing so as a voluntary accommodation for the benefit of Outside Water User.
2. The undersigned Outside Water User is hereby entitled to one (1) drinking water connection to serve one residence or business. Any additional connections will require separate approval from the City. No extensions whatsoever shall be made on any main lines or service lines without City approval. Any tampering or abuse of meters, connections or pipelines, and any failure or refusal to repair or prevent loss of water, may result in cancellation of this Agreement and discontinuance of service, as determined by the City.
3. Water pipelines and appurtenances shall include the water pipelines, service laterals, valves, metering, backflow prevention, fire hydrants and other incidentals necessary to complete an operable installation from the City's water distribution pipeline. All water pipelines and appurtenances, whether on private

property, in an easement, or in the public right of way shall be constructed to City Standards and be inspected by the City Engineer and/or City Water Supervisor or their designees.

4. Water pipelines and appurtenances, including the lateral from the water main to the meter, as well as beyond the meter, whether located within the public right of way, public utility easement, on private property, or within a private easement shall be owned, operated, repaired and maintained by the Outside Water User.
5. If a structure is more than 250 feet from a fire hydrant, it is recommended that an 8 inch water main be installed by Outside Water User followed by a 6 inch water lateral to a fire hydrant. The service lateral may be taken from the 8 or 6 inch pipeline.
6. All water use at all service connections shall be metered to account for all water used through those connections. Selection of a meter location will be at the discretion of the City. Every effort will be made to place the meter within the public right of way or public utility easement for ease of access and meter reading. The meter will remain the property of the City.
7. Outside Water User shall use water wisely and avoid waste, taking steps to promote conservation and prevention of water loss.
8. Delivery of water to Outside Water User is subject to and contingent upon the availability of water not otherwise required by water users within the City limits. The City shall not be liable for any damage resulting from its inability, for any cause whatsoever, to furnish water to the Outside Water User, for domestic use, agricultural use or fire protection, or in the event that City shuts off any water delivery, without notice, for repairs or otherwise.
9. All water service connections approved and installed for Outside Water User under the provisions of this Agreement shall establish Outside Water User as a customer of the City. All payments assessed by the City for such water use must be paid by the undersigned Outside Water User directly to City. Payments for such water use delivered through connections to separate private water company lines shall be made directly to that private water company, who will then pay the City.
10. The City will charge the undersigned Outside Water User the same rate for monthly water use as the City charges other Outside Water Users as per the Ordinances or Resolutions of City. The parties hereto further agree that the City reserves the right to change said water rates at any time should the City determine such course of action to be necessary.
11. It is further understood and agreed that the City Water Supervisor shall have access to the undersigned Outside Water User's property served hereby for the purpose of inspection or any other purpose pertaining to the said water use.
12. The parties hereto further understand and agree that the undersigned Outside Water User shall provide the City one (1) Scofield Water Share for each connection, and shall pay to the City all the necessary fees according to current City Resolutions/Ordinances prior to installation of meters and activation of each connection.

13. This Agreement shall remain in full force and effect unless and until it is terminated by either party hereto and shall remain binding upon the parties and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

PRICE CITY

By: _____
Michael Kourianos
Its: Mayor

ATTEST:

City Recorder

STATE OF UTAH)
: ss.
COUNTY OF CARBON)

On this _____ day of _____, 20____, personally appeared before me MICHAEL KOURIANOS and JACI ADAMS, who being by me duly sworn did say that they are the Mayor and City Recorder of Price City, respectively, and that the within and foregoing Outside Water Users Agreement was signed on behalf of Price City by authority of resolution of its City Council.

Notary Public

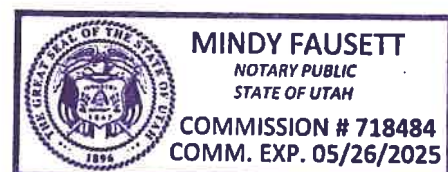
OUTSIDE WATER USER

By: _____
(Signature)

STATE OF UTAH)
: ss.
COUNTY OF CARBON)

On this 15 day of November 22, 2022, personally appeared before me Levi J. Howell personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing Outside Water Users Agreement and acknowledged to me that he/she executed the same.

Notary Public Mindy Fausett



PRICE CITY OUTSIDE WATER USER AGREEMENT (November 2022)

This Agreement is made and entered into this _____ day of _____, 20____, by and between Price City, P.O. Box 893, a Municipal Corporation of the State of Utah, and hereinafter referred to as "City", and Antonio Mendoza Alonso

_____, for the Property Located at:

1267 N Carbonville Rd. Price, UT 84501

WITNESSETH: hereinafter individually, jointly or severally referred to as "Outside Water User".

WHEREAS, City presently owns and operates a drinking water system that is capable of delivering water from its water treatment plant to its residents and businesses within and outside of the corporate limits of City; and

WHEREAS, there are some residents living outside the corporate limits of the City along its water distribution system commonly known as Outside Water Users, whose needs for drinking water cannot presently be met by the Price River Water Improvement District or any other water supplier; and

WHEREAS, City is willing to deliver drinking water to those residents and businesses whose properties are situated outside of City and whose water needs cannot be otherwise accommodated at this time; and

WHEREAS, the City has determined that execution of an Agreement by the City and Outside Water Users is necessary to facilitate water delivery to them.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. City hereby agrees to furnish drinking water to the undersigned Outside Water User whose property is situated adjacent to a City water distribution pipeline outside the corporate boundaries of City in Carbon County, Utah. The undersigned Outside Water User hereby expressly acknowledges that City is not obligated to furnish drinking water to users outside of its corporate boundaries and is doing so as a voluntary accommodation for the benefit of Outside Water User.
2. The undersigned Outside Water User is hereby entitled to one (1) drinking water connection to serve one residence or business. Any additional connections will require separate approval from the City. No extensions whatsoever shall be made on any main lines or service lines without City approval. Any tampering or abuse of meters, connections or pipelines, and any failure or refusal to repair or prevent loss of water, may result in cancellation of this Agreement and discontinuance of service, as determined by the City.
3. Water pipelines and appurtenances shall include the water pipelines, service laterals, valves, metering, backflow prevention, fire hydrants and other incidentals necessary to complete an operable installation from the City's water distribution pipeline. All water pipelines and appurtenances, whether on private

property, in an easement, or in the public right of way shall be constructed to City Standards and be inspected by the Public Works Director and/or City Water Maintenance Manager or their designees.

4. Water pipelines and appurtenances, including the lateral from the water main to the meter, as well as beyond the meter, whether located within the public right of away, public utility easement, on private property, or within a private easement shall be owned, operated, repaired and maintained by the Outside Water User.
5. If a structure is more than 250 feet from a fire hydrant, it is recommended that an 8 inch water main be installed by Outside Water User followed by a 6 inch water lateral to a fire hydrant. The service lateral may be taken from the 8 or 6 inch pipeline.
6. All water use at all service connections shall be metered to account for all water used through those connections. Selection of a meter location will be at the discretion of the City. Every effort will be made to place the meter within the public right of way or public utility easement for ease of access and meter reading. The meter will remain the property of the City.
7. Outside Water User shall use water wisely and avoid waste, taking steps to promote conservation and prevention of water loss.
8. Delivery of water to Outside Water User is subject to and contingent upon the availability of water not otherwise required by water users within the City limits. The City shall not be liable for any damage resulting from its inability, for any cause whatsoever, to furnish water to the Outside Water User, for domestic use, agricultural use or fire protection, or in the event that City shuts off any water delivery, without notice, for repairs or otherwise.
9. All water service connections approved and installed for Outside Water User under the provisions of this Agreement shall establish Outside Water User as a customer of the City. All payments assessed by the City for such water use must be paid by the undersigned Outside Water User directly to City. Payments for such water use delivered through connections to separate private water company lines shall be made directly to that private water company, who will then pay the City.
10. The City will charge the undersigned Outside Water User the same rate for monthly water use as the City charges other Outside Water Users as per the Ordinances or Resolutions of City. The parties hereto further agree that the City reserves the right to change said water rates at any time should the City determine such course of action to be necessary.
11. It is further understood and agreed that the City Water Maintenance Manager shall have access to the undersigned Outside Water User's property served hereby for the purpose of inspection or any other purpose pertaining to the said water use.
12. The parties hereto further understand and agree that the undersigned Outside Water User shall provide the City one (1) Scofield Water Share for each connection, and shall pay to the City all the necessary fees according to current City Resolutions/Ordinances prior to installation of meters and activation of each connection.

13. This Agreement shall remain in full force and effect unless and until it is terminated by either party hereto and shall remain binding upon the parties and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

PRICE CITY

By: _____
Michael Kourianos
Its: Mayor

ATTEST:

City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF CARBON)

On this _____ day of _____, 20____, personally appeared before me MICHAEL KOURIANOS and JACI ADAMS, who being by me duly sworn did say that they are the Mayor and City Recorder of Price City, respectively, and that the within and foregoing Outside Water Users Agreement was signed on behalf of Price City by authority of resolution of its City Council.

Notary Public

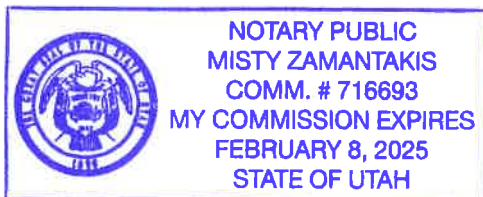
OUTSIDE WATER USER

By: _____
(Signature)

STATE OF UTAH)
 : ss.
COUNTY OF CARBON)

On this 15 day of November, 2022, personally appeared before me Misty Zamantakis personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing Outside Water Users Agreement and acknowledged to me that he/she executed the same.

Misty Zamantakis
Notary Public



Mayor
MICHAEL KOURINOS

City Attorney
ERIC JOHNSON

City Recorder
JACI ADAMS

City Treasurer
SHARI MADRID

Finance Director
LISA RICHENS



City Council

JOE CHRISTMAN

RICK DAVIS

AMY KNOTT-JESPERSEN

BOYD MARSING

LAYNE MILLER

185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905

Travel Request: UAMPS Member Meeting December 12-14, 2022

Person: Bret Cammans

Date: December 12-14, 2022

Location: Salt Lake City, Utah

Purpose: Annual December Board of Directors Mtg

Cost:	Class	\$0
	Travel	\$140 approximately
	Lodging	\$300 approximately (2 Night)
	Meals	\$ 26 other meals included
	Total	\$466

UAMPS reimburses the costs of the trip as well as daily compensation that is reimbursed to Price City.

UAMPS Monthly meeting.

Thank You
Bret Cammans