



PERMANENT COMMUNITY IMPACT FUND NEW APPLICATION

Revised November 2020

PERMANENT COMMUNITY IMPACT FUND
1385 SOUTH STATE, SUITE 400
SALT LAKE CITY, UTAH 84115
O: 801-468-0175

EMAIL COMPLETE APPLICATIONS TO:
BPBROWN@UTAH.GOV



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

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

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION

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

PROJECT TITLE: **Hildale City Water Systems Infrastructure**

PROJECT LOCATION: **Hildale, Utah**

POPULATION: **2910**

APPLICANT ATTENDED TUTORIAL: Y N

APPLICATION PROVIDED TO SHPO: Y N N/A

APPLICANT AGENCY:

NAME: **Hildale City**

FEDERAL TAX ID NUMBER: **86-026640**

ADDRESS: **320 E. Newel P.O. Box 840490**

CITY: **Hildale**

COUNTY: **Washington**

ZIP: **84784**

CONTACT NAME: **Eric Duthie**

Must be with the applicant agency and registered in webgrants

PHONE: **435-874-2323**

EMAIL: **ericd@hildalecity.com**

CELL: **435-592-5346**

PRESIDING OFFICIAL // NAME: **Donia Jessop**

This person shall sign application

TITLE: **Mayor**

PHONE: **435-874-2323**

EMAIL: **mayor@hildalecity.com**

CLERK / RECORDER // NAME: **Athena Cawley**

PHONE: **435-874-2323**

EMAIL: **athenac@hildalecity.com**

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: **Blaine Worrell**

COMPANY: **Sunrise Engineering**

MAILING ADDRESS: **11 North 300 West**

CITY: **Washington**

STATE: **UT**

ZIP: **84780**

PHONE: **435-215-1754**

EMAIL: **bworrell@sunrise-eng.com**

CELL: **435-230-5902**

BOND COUNSEL // NAME: **Randall Larsen**

MAILING ADDRESS: **15 West South Temple | Suite 1450**

CITY: **Salt Lake City**

STATE: **UT**

ZIP: **84101**

COMPANY: **Gilmore & Bell, P.C.**

PHONE: **8012582731**

EMAIL: **rlarsen@gilmorebell.com**

CELL:

FINANCIAL CONSULTANT // NAME: **Pat Walker**

(OPTIONAL)

COMPANY: **Walker Consulting**

MAILING ADDRESS: **2404 W Harrison St**

CITY: **Chandler**

STATE: **AZ**

ZIP: **85224**

PHONE: **480-821-2176**

EMAIL: **pwalkerconsulting@aol.com**

CELL: **480-694-7179**

PART B. PROPOSED FUNDING

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

TOTAL CIB FUNDS REQUESTED	APPLICANT'S GRANT/LOAN PACKAGE REQUEST		
<i>One Lump Sum - Round to the nearest \$1000</i>			
\$18,705,000	\$18,705,000 Grant	Loan @	% for Years

SECURITY FOR LOAN	SOURCE/LESSEE
GENERAL OBLIGATION BOND	
REVENUE BOND	
BUILDING AUTHORITY LEASE REVENUE BOND	
CLASS B & C ROAD FUND REVENUE BOND	
MINERAL LEASE REVENUE	
OTHER (SPECIFY):	

TOTAL PROJECT FUNDING	SPECIFY	AMOUNT
APPLICANT CASH		\$100,000
APPLICANT IN-KIND**		\$400,000
OTHER LOCAL CASH		
OTHER LOCAL IN-KIND**		
FEDERAL GRANT		
FEDERAL LOAN		
STATE GRANT (DDW, DWQ, - NOT CIB)		
STATE LOAN (DDW, DWQ, - NOT CIB)		
TOTAL REQUESTED CIB FUNDS		\$18,205,000
TOTAL PROJECT COST <i>MUST MATCH PROJECT TOTAL (PG. 3)</i>	PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE.	\$18,705,000

ADDITIONAL QUESTIONS

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

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

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

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **NO**
 Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **Improvements in source, quality, and quantity of culinary water will improve health and safety of residents who are challenged with radium contaminants in the current water supplies. Additionally, resolving the quality and quantity of culinary water will enhance the community for residential, and commercial appeal. The community is historically, and continues to be excellent stewards of the environment and lands, both public and private. This will continue to be a priority as growth will occur with, or without additional water.**
 What is the percentage of federal land in the county? **74.71**
 Who are the prime beneficiaries of this project? **Hildale residents**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Sunrise Engineering

DATE OF ESTIMATE
8/25/2021

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION \$14,261,000

CONTINGENCY \$2,139,000

CONSTRUCTION SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE **\$16,400,000**

PRE-CONSTRUCTION ENGINEERING \$1,092,000
Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents

SPECIAL ENGINEERING SERVICES \$135,000
Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations

CONSTRUCTION ENGINEERING SERVICES \$983,000
Representation during construction, special inspections, materials testing and construction phase services

ENGINEERING SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$2,210,000**

PLANNING AND STUDIES SUBTOTAL \$0
NEPA, EA, EIS, FEASIBILITY

LAND/EASEMENTS/WATER RIGHT SUBTOTAL \$0

EQUIPMENT & FACILITIES SUBTOTAL \$0

ADMIN // LEGAL / BONDING ONLY \$95,000

ADMIN // FINANCIAL CONSULTANT \$0

ADMIN SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$95,000**

PROJECT TOTAL - MUST MATCH TOTAL PROJECT COST (PG.2) = \$0 (THIS SHOULD BE \$0 IF PAGE 2=PAGE 3) **\$18,705,000**

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

ANNUAL PLANNED BUDGET FOR
COMPLETED PROJECT

ESTIMATED START DATE JULY 2022

OPERATIONS & MAINTENANCE **\$60,000**

REPLACEMENT FUND **\$10,000**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2020
ANNUAL BUDGET **\$13,890,808**

GENERAL FUND BUDGET **\$2,652,750**

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2019	0.003689	\$95,980
2018	0.005049	\$95,955
2017	0.006200	\$94,188
2016	0.006577	\$91,599
2015	0.007466	\$89,642

CURRENT DEBT STRUCTURE

ASSESSED VALUATION **\$78,619,891**

G.O. DEBT CAPACITY* **3144795**

OUTSTANDING G.O. DEBT 1701000

REMAINING G.O. DEBT CAPACITY **\$1,443,795**
(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)

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

TOTAL OUTSTANDING DEBT **\$1,701,000**

TOTAL CURRENT ANNUAL DEBT SERVICE **\$149,000**

USER FEES (IF APPLICABLE)

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.

Water Rates and Fees

	Current Rate	Proposed Rate	Difference	Date Reviewed	Description
Customers	300.00		300.00	\$ -	06/30/17 Water - 3/4" Meter Install Fee for New
Customers	360.00		360.00	\$ -	06/30/17 Water - 1" Meter Install Fee for New
New Customers	650.00		650.00	\$ -	06/30/17 Water - 1-1/2" Meter Install Fee for
Customers	850.00		850.00	\$ -	06/30/17 Water - 2" Meter Install Fee for New
Service Location	50.00		50.00	\$ -	06/30/17 Water - Application Fee for New
Due at time of Completed Application	28.50		28.50	\$ -	06/30/17 Water - Base Rate 3/4" Meter/month
	54.00		54.00	\$ -	06/30/17 Water - Base Rate 1" Meter/month
	80.00		80.00	\$ -	06/30/17 Water - Base Rate 1 1/2" Meter/month
	105.00		105.00	\$ -	06/30/17 Water - Base Rate 2" Meter/month
Costs	At Cost	At Cost	\$ -		06/30/17 Water - Construction Costs Including Engineering
	As Determined between Parties Involved	As Determined between Parties Involved	\$ -		06/30/17 Water - Construction on Private/Owner/Developer Property (Including Engineering Costs)

	75.00	75.00	\$	-	06/30/17Water - Existing Meter Testing Rate
Deposit	700.00	700.00	\$	-	06/30/17Water - Fire Hydrant Meter Refundable
2x Fees	2x Fees \$				06/30/17Water - Illegal Connection to Water Main
(one time fee)	12,000.00	12,000.00	\$	-	06/30/17Water - Impact Fee per 3/4" connection
(one time fee)	23,000.00	23,000.00	\$	-	06/30/17Water - Impact Fee per 1" connection
connection (one time fee)	34,000.00	34,000.00	\$	-	06/30/17Water - Impact Fee per 1-1/2"
(one time fee)	45,000.00	45,000.00	\$	-	06/30/17Water - Impact Fee per 2" connection
5%	5%	\$			06/30/17Water - Late payment charge of delinquent amount
	90.00	90.00	\$	-	06/30/17Water - Meter Connect Fee at Service
Locations with an Existing Meter During non-working hours	75.00	75.00	\$	-	06/30/17Water - Meter Connect Fee at Service
Locations with an Existing Meter During Working Hours					

Water Rates and Fees (cont'd)

Current Rate	Proposed Rate	Difference	Date Reviewed	Description
110.00		110.00	\$	- 06/30/17Water - Monthly Fire Hydrant Meter Fee
20.00		20.00	\$	- 06/30/17Water - Monthly private fire protection demand charge. (A fire sprinkler connection shall have its own dedicated service.)
200.00		200.00	\$	- 06/30/17Water - New Account Security Deposit
Due Upon Application and refundable after twelve months from application or last delinquency. (Represents Two months Average Usage.)				
\$100 per month until equal to two months of Water Usage \$100 per month until equal to two months of Water Usage				
				06/30/17Water - Security Deposit (Additional Requirement for Accounts that have been shut off for non-payment and reconnected)
5.00		5.00	\$	- 06/30/17Water - Standpipe, fire hydrant rate per thousand gallons
1.20		1.20	\$	- 06/30/17Water - Usage Rate 3/4" Meter 0 – 20,000 gallons/month
1.50		1.50	\$	- 06/30/17Water - Usage Rate 3/4" Meter 20,000-60,000 gallons/month
1.80		1.80	\$	- 06/30/17Water - Usage Rate 3/4" Meter 60,000 & over gallons/month
1.20		1.20	\$	- 06/30/17Water - Usage Rate 1" Meter 0 – 20,000 gallons/month
1.50		1.50	\$	- 06/30/17Water - Usage Rate 1" Meter 20,000-60,000 gallons/month
1.80		1.80	\$	- 06/30/17Water - Usage Rate 1" Meter 60,000 & over gallons/month
1.20		1.20	\$	- 06/30/17Water - Usage Rate 1-1/2" Meter 0 – 20,000 gallons/month
1.50		1.50	\$	- 06/30/17Water - Usage Rate 1-1/2" Meter 20,000-60,000 gallons/month
1.80		1.80	\$	- 06/30/17Water - Usage Rate 1-1/2" Meter 60,000 & over gallons/month
1.20		1.20	\$	- 06/30/17Water - Usage Rate 2" Meter 0 – 20,000 gallons/month
1.50		1.50	\$	- 06/30/17Water - Usage Rate 2" Meter 20,000-60,000 gallons/month
1.80		1.80	\$	- 06/30/17Water - Usage Rate 2" Meter 60,000 & over gallons/month
-		-	\$	- 06/30/17Water Conservation Violations

Wastewater Rates and Fees

Current Rate	Proposed Rate	Difference	Date Reviewed	Description
64.00		64.00	\$ -	06/30/17 Wastewater - Sewer Base Rate -
Charge per first 10,000 Gallons Water Use (Based on Usage December, January, and February)				
1.20		1.20	\$ -	06/30/17 Tier 1 Rate Wastewater - Sewer Rate
Charge per each 1,000 Gallons 10,001 to 30,000 Gallons Water Use (Based on Usage December, January, February)				
1.25		1.25	\$ -	06/30/17 Tier 2 Rate Wastewater - Sewer Rate
Charge per each 1,000 Gallons 30,001 to 60,000 Gallons Water Use (Based on Usage December, January, February)				
1.30		1.30	\$ -	06/30/17 Tier 3 Rate Wastewater - Sewer Rate
Charge per each 1,000 Gallons 60,001 and up Gallons Water Use (Based on Usage December, January, February)				
6,000.00		6,000.00	\$ -	06/30/17 Zone A Impact Fee
3,000.00		3,000.00	\$ -	06/30/17 Zone B Impact Fee
2,500.00		2,500.00	\$ -	06/30/17 Zone C Impact Fee
As Determined between Parties Involved As Determined between Parties Involved \$ - 06/30/17				
Wastewater - Construction on Private/Owner/Developer Property (Including Engineering Costs)				
As Determined between Parties Involved As Determined between Parties Involved \$ - 06/30/17				
Wastewater - Construction of New Mainlines Serving Properties (Including Engineering Costs) Chargeable to the Properties Served				
150.00		150.00	\$ -	06/30/17 Wastewater - Hook up or Tap-in or Connection Fee - Residential and Commercial

POPULATION.
2,910

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
\$ 6,427

NUMBER OF USERS (OR ESTIMATE)
402

Bonded Debt Summary

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

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	Sewer Revenue Bond						
\$ ISSUED	\$1,701,000						
INTEREST RATE	2.854						
DATE ISSUED	06/21/2021						
DATE DUE	06/25/2035						
BOND HOLDER	State Bank of Southern Utah						

ANNUAL DEBT SERVICE

2021							
2022	\$149,110						
2023	\$149,145						
2024	\$148,326						
2025	\$149,328						
2026	\$149,053						
2027	\$148,567						
2028	\$148,807						
2029	\$148,798						
2030	\$148,531						
2031	\$149,059						
2032	\$148,347						
2033	\$148,417						
2034	\$149,232						
2035	\$148,752						
2036							
2037							
2038							
2039							
2040							
2041							
2042							
2043							
2044							
2045							
2046							
2047							
2048							
2049							
2050							
2051							

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (jobs.utah.gov/housing/cib/index.html). Incomplete applications will be held pending completion of all requirements.

REGISTRATION (*one time only)

To be eligible for funding, the applicant must be registered in **WebGrants 3** (<https://webgrants.utah.gov/home.do>). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. **DO NOT REGISTER AGAIN.** Contact Brenda Brown 801-707-0965.

PROJECT DESCRIPTION

WHO - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

SCOPE OF WORK- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

WHY – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

CAPITAL IMPROVEMENT LIST

The 'Project' must be on the current consolidated county Capital Improvement List of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

WATER & SEWER APPLICATIONS

ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW
Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding **MUST COMPLETE AND SUBMIT** the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: <https://jobs.utah.gov/housing/community/cib/index.html>

STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc

PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx

CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). **DO NOT SUBMIT THE ENTIRE HOUSING PLAN.**

PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold **AT LEAST** one formal public hearing to solicit comments concerning the size, scope, nature of any funding request **PRIOR** to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and its financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.)

CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

PRESIDING OFFICIAL SIGNATURE

I, Donia Jessop, the Mayor of Hildale City, Utah
(TYPED NAME) (TYPED TITLE) (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

ORIGINAL SIGNATURE

DATE



☎ 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

Hildale City Council Public Hearing
September 1, 2021
Summarized draft minutes

Public Notice issued in compliance with Statute, Ordinance, and guidelines.

Page | 1

Virtual copies can be viewed at:

<https://www.facebook.com/hildalecity/videos/437347384251143>

Public Hearing transmission begins at 1:42:45 until the Public Hearing ends at 2:30:44.
City Council action item begins at 2:35:50 and ends with a vote of approval at 2:37:10.

Presenters:

Eric Duthie, Hildale City Manager
Jerry Postema, contract consultant to Hildale City
Christian Kesselring, Hildale City Attorney

City Council:

Mayor Donia Jessop
Council member Lawrence Barlow
Council member JVar Dutson
Council member Jared Nicol
Council member Stacy Seay

City Manager Eric Duthie introduced the purpose of the public hearing and identified the detailed nature of a presentation and encouragement of public participation. Additionally, he identified the application process, submission process, review process a, and estimated timeline for additional actions after submission of the application by September 30, 2021. He then introduced Consultant Jerry Postema who continued the presentation from a series of slides displayed in the screens in the Council Chamber (2), as well as on the Zoom and Facebook video transmission.

Jerry presented the proposed Community Impact Board (CIB) funding of work involving the project, including the scope, location of where the work will be done, and the potential impact it may have. There were five priority projects presented:

1. The Water Treatment Plant at a total cost of \$4.1 million (M) involving construction cost of \$3.7M and engineering cost of \$0.4M. Engineering includes design, inspections, permitting, etc.
2. Wells to be located at the Water Treatment Plant at a total cost of \$1.3M. Two additional wells will be constructed at a cost of \$1.1M and engineering cost of \$0.2M.
3. Maxwell Canyon culinary water line replacements at a total cost of \$1.7M, of which \$1.4 M will consist of construction and \$.03M for engineering.

Mayor: Donia Jessop
City Council: Maha Layton, Lawrence Barlow
Stacy Seay, JVar Dutson, Jared Nicol

320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784

4. Water System improvements from the Utility Board priority list and the Water Master Plan at a total cost of \$9 M of which \$8.1M is construction and \$0.9M is engineering.
5. Water Canyon Vertical Well (planned as a pilot well for quantity and quality analysis) at a total cost of \$2.6M with \$2.1M construction and \$0.5M engineering.

Jerry explained the program is a Grant, Loan, or Grant/Loan combination as identified by the Five County Association of Governments on behalf of the Utah Permanent Community Impact Fund Board (CIB). Ultimately, if accepted, the CIB will determine whether it will be 100% grant or a combination of grant/loan or 100% loan. Hildale City will not know what the options are until it is set by the CIB.

Jerry displayed a presentation to the Council, Public and on the virtual transmission of the current Water Treatment Plant (WTP), with the potential well site locations identified. The planned upgrades to the WTP include a new building or addition to the existing building and drilling two (2) wells, one shallow and one deep. Both wells will feed into the WTP which brings more water sources to the system. The WTP would be enhanced for treatment with the clear well which would give additional water, a buffer, and give more consistency to the water before it goes out into the system.

Jerry provided pictures of a well drilling and additional pictures of a well drilling operation. The current interior of the Water Treatment Plant has three (3) white cylinders behind blue pipe, which is called a treatment vessel, that holds the filtration of the media that the water goes through and takes out the constituents such as iron, manganese, and radium. It is proposed to add more vessels to the existing treatment facilities, which would then have four (4) vessels, and an additional four (4) vessels to gain more water production and redundancy to better filter out the constituents. The goal is to enhance water treatment, redundancy, and improve operations and maintenance throughout the year.

A picture of the Maxwell Canyon Pipe that was exposed and broken during a recent storm with flooding was shown. The plan is to replace all the current PVC pipe with a high-density polyethylene pipe, which is much more flexible, stronger, durable, and easy to install.

The Current Distribution System Map and the Recommended Improvements Map from the Water Master Plan was displayed and explained. Improvements would be to upsize existing lines for current and future needs, add a recommended tank site with a new 300,000-gallon storage tank to the South, and a new 1M gallon storage tank on the Western side. This will help feed the installation of 78 new fire hydrants for improved fire protection.

Explanations were given of what typical construction work can look like in the street with the new construction work for these projects. There could be some inconvenience to travel when the work is underway. Detours could happen during trenching that goes for 1,000ft, backfill, put in plates, compaction, and restoration of asphalt.

New construction work involves noise, heavy equipment, short interruptions in water service, street and road repairs, and short-term inconvenience.

The long-term benefits that come with this new construction work are safe and reliable drinking water, adequate water system pressure, improved water quality, new water sources for the future, and increased public safety (fire hydrants).

Page | 3

Engineer opinion of cost from Sunrise Engineering was shown from the presentation on all 5 projects:

Maxwell Canyon, Water Treatment Plant, New Wells, Water System Improvements. Water Canyon Vertical Wells, and all engineering work such as design, geotechnical, surveys, inspections, etc. for a total projected estimated cost of \$18.7 M.

To emphasize all project work, Jerry defined the projects further:

The Water Treatment Plant Site project includes **two (2) new wells**, six (6) treatment vessels, two (2) generators, a new clear well (bigger than 50,000 gallons), five hundred (500) feet of 12" pipe, two hundred fifty (250) feet of 16" pipe, addition to existing building or a separate building, electrical upgrades, and controls which gives ability to access remotely.

The Maxwell Canyon project includes 15,840 feet of 6" High Density Polyethylene Pipe, One (1) air release valve, and restoration of the ground and pavement.

The Water System Improvements include a One million (1M) gallon storage tank, one (1) 300,000 gallon storage tank, 78 new fire hydrants, 107 new valves, 2,211 feet of 6" main, 2,930 feet of 8" main, 3,300 feet of 10" main, 2,500 feet of 12" main, two (2) blowoffs (blowoffs help with dead end spots or where air is trapped to relieve air off for better water quality), two (2) pressure reducing valves (PRV) (these help re-boost pressure to areas that are under pressure to increase pressure throughout the system).

The Water Canyon Vertical Well project includes one (1) 18" diameter deep well, 7,500 feet of 8" main to tie into the existing system, one (1) generator to run the pump and motor and gives emergency power backup, one (1) pump (goes into the well), site plumbing and electrical, paving (both at site and tying in at the main system from ripping up the road a little bit), one (1) air release valve (for high point in the main to release caught air), water quality sampling (required), test pumping (to see how many gallons per minute). The professional services and permitting include Engineer design, survey, geotechnical reports, sections, bonding/ insurance, bill review, coordination with funding agency permitting and testing.

CIB funding options allow for a Grant, Loan, or Grant/Loan combination. Standard CIB loan terms (2.5% over 30 Years), median household income (\$53,472), population (2910), service connections (402), average monthly water bill per household (\$58.00), annual average water bill per households (\$696.06), and percent of annual income to annual water bill (1.54%) are all considerations in the decision for funding options. These numbers are based on information gathered for Hildale City residents reflecting water bills on what they were billed for water and base rate only.

Eric Duthie explained that CIB has a calculation that determines grant funding and loan funding. As related by the Five County AOG staff, 1.75% of median household income going toward water bills is a determining point for a grant, and below that is more seriously looked at as a loan. U.S. Census numbers for the year 2020 have not been received, so the numbers being given here are based off 2019. The Utility Board has expressed a desire to complete a study on water rates, because the rate has not been adjusted for some time. This may also impact what the percentage is, as time moves forward.

Page | 4

City Attorney Christian Kesselring presented a spreadsheet calculator of financing costs for CIB programs provided by Division of Housing and Community Development at the State level. CIB regulations identify the importance of disclosing all financial potential impacts of the projects that have been presented, including those the CIB may award funding that requires repayment of a loan even up to 100%. The city would not be required to undertake the obligation, but if they did, it is important to understand what the costs would entail. He projected a chart onto the screen for Council, public and virtual watchers to review. The chart detailed his explanation that the standard amortization on a CIB loan is 2.5% (can go as low as 0 and high as 5%), the benchmark rate 2.5%, standard term 30, repayment term 2.5%, total projected payment of 18.7M, and water connections spread across with monthly increase to water bills of about \$249 per month under loan terms.

City Manager Duthie asked for any closing staff comments then concluded the presentation summarizing the overall CIB projects identified would entail a cost of \$18.7M including engineer opinion of cost.

Public Comments received:

In-person attendees:

Terrill Musser begins at 2:29:15 and ends at 2:30:04.

Mr. Musser expresses support for the application submittal, stating it is “well laid out” cites the impact of “clean water” on the current residents, as well as for future growth. He also identifies the need to keep “utility rates down” as a main concern for residents.

Electronic comments received through the Facebook comment section of the transmission:

Chuck Hammon at the 1:55:59 meeting time

“I would like to express my support for these infrastructure projects. Water quantity and quality is a critical issue in our area. It should be one of our highest priorities. Thank you.”

Jessica Richards Martinez at the 3:10:05 meeting time

“Regarding water in Hildale: I would love to see us be proactive and encourage water conservation now. Being originally from Phoenix, this is something I was made aware of as a kid in school. Our costs can go down and we are saving water for our children and their children.

I am aware of grants available now to roll out in our community.

Great meeting and you all are greatly appreciated. If no one has told you today, each of you make a difference.”



☎ 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

Copies of the presentation and attachments accompany these draft minutes, which are:

Council Presentation Power Point

Council Presentation power Point (in PDF format)

City Attorney draft analysis (estimates) of loan impacts (Excel spreadsheet)

Page | 5

Mayor: Donia Jessop
City Council: Maha Layton, Lawrence Barlow
Stacy Seay, JVar Dutson, Jared Nicol

320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784