



GRAND COUNTY MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING

Held virtually on Zoom and on YouTube
Moab, Utah

Watch on YouTube - search for: "GRAND COUNTY UTAH GOVERNMENT"

Zoom by phone: Dial: (669) 900 - 6833 Meeting ID: 851 7082 0571 # Password (if needed): 214317 Unmute: *6

Zoom Link: <https://us02web.zoom.us/j/85170820571?pwd=M24yQjRldElCejUxTUlFeXFoZHNQQT09>

AGENDA

Tuesday, January 18, 2022

4:05 p.m. or later

- Call to Order**
- Approval of Minutes** (Quinn Hall, Secretary)
 - A. February 2, 2021 (Municipal Building Authority Special Meeting)
- Presentations**
- Discussion Items**
- Action Items- Discussion and Consideration of:**
 - B. Electing President, Vice President, and Secretary (currently McGann, Woytek, and Clapper, respectively)
- Public Hearing**
 - C. Public hearing to receive public comment regarding the Jackson Street storm drain phase 2 CIB application (Bill Jackson, Roads & Bridges Supervisor)
- Future Considerations**
- Closed Session(s) (if necessary)**
- Adjourn**

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend County Commission meetings are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of Grand County Commission may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Commission meetings/hearings any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Wednesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting. Information relative to these meetings/hearings may be obtained at the Grand County Commission's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.



**GRAND COUNTY
MUNICIPAL BUILDING AUTHORITY
REGULAR MEETING**

**Held virtually on Zoom and YouTube
Moab, Utah**

WATCH ON YOUTUBE - search for: "GRAND COUNTY UTAH GOVERNMENT"

**MINUTES
2 FEBRUARY 2021**

The Grand County Municipal Building Authority met in a regular meeting on 2 February, 2021. The meeting was streamed/attended electronically. It was also broadcast and saved on YouTube. Building Authority Board members in attendance were President Mary McGann, Secretary Evan Clapper, Vice President Gabriel Woytek, and members Kevin Walker, Trish Hedin, Jacques Hadler and Sarah Stock. Also present were County Commission Administrator Chris Baird, Associate County Commission Administrator Mallory Nassau, County Attorney Christina Sloan, and Clerk/Auditor Quinn Hall.

Call to Order

President Mary McGann called the meeting to order at 4:00

Approval of Minutes (Quinn Hall, Secretary)

- A. January 5, 2021 (Municipal Building Authority Special Meeting)

Motion by Jacques Hadler to approve the minutes from 5 January, 2021.

Motion seconded by Trish Hedin

Motion passes 7-0

Action Items- Discussion and Consideration of:

- B. Approving Access Easement Agreement for 540 E 100 N, Moab UT (Chris Baird, Commission Administrator)

Presentation

Chris Baird discussed the easement – the MBA will approve County recording of the easement prior to the County taking action.

Motion by Gabriel Woytek to approve the Access Easement across County property known as 580 E. 100 N. to provide deeded access to County property known as 540 E. 100 N.

Motion seconded by Kevin Walker

Discussion (none at this time)

Motion passes 7-0

Future Considerations (none)

Closed Session(s) (if necessary)

Adjourn

President McGann adjourned the meeting at 4:05 pm.

DRAFT

AGENDA SUMMARY
GRAND COUNTY
MUNICIPAL BUILDING AUTHORITY
JANUARY 18, 2022

Agenda Item: C

TITLE:	Public hearing to receive public comment regarding the Jackson Street Storm Drain Phase 2 CIB application
FISCAL IMPACT:	\$1,356,000 in Grant(CIB) - \$265,000 from the Transportation Special Service District - \$1,090,943 from Grand County (Storm Water Mitigation Fund) - Total estimated Project costs- \$2,711,943
PRESENTER(S):	Bill Jackson, Road Supervisor & Chris Baird, Strategic Dev. Director

Prepared By:

Chris Baird &
 Bill Jackson

FOR OFFICE USE ONLY:

Attorney Review:

N/A

BACKGROUND:

The 2011 Spanish Valley Storm Drain Master Plan identifies Jackson Street detention basin and conveyance system as one of the identified and high priority projects contain in the Master Plan.

The phase I detention system is complete. This public hearing is to accept comments on a grant request from the Permanent Community Impact Fund Board (CIB) for \$1,356,000 to assist in financing the phase II conveyance component of the Jackson St. Stormwater system. The total project cost is estimated at \$2,711,943. Grand County will commit \$1,090,943 from its Stormwater Mitigation Fund, and the Transportation Special Service District may contribute \$265,000. The financing package as above is within budget for 2022.

Should the CIB offer a loan instead of a Grant, the County would need to commit to a new annual debt obligation for a \$1,356,000 over a maximum of 30 years and at an interest rate as offered by the CIB (often 2.5%). There would be no required increase in property taxes or fees to commit to a new annual debt obligation.

See attached for a more detailed scope of work.

ATTACHMENT(S):

1. CIB Application
2. Attachments w/ scope of work
3. Cost Estimate Detail
4. Approved 2021 CIB Priority List



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: Jackson Street Drainage Mitigation Project Phase 2

PROJECT LOCATION: Grand County, UT

POPULATION: 9,640

APPLICANT ATTENDED TUTORIAL: Y N

APPLICATION PROVIDED TO SHPO: Y N N/A

APPLICANT AGENCY:

NAME: Grand County Municipal Building Authority

FEDERAL TAX ID NUMBER: 87-6000304

ADDRESS: 125 E Center Street

CITY: Moab

COUNTY: Grand

ZIP: 84532

CONTACT NAME: Chris Baird

Must be with the applicant agency and registered in webgrants

PHONE: 435-259-1347

EMAIL: cbaird@grandcountyutah.net

CELL: 435-260-1431

PRESIDING OFFICIAL // NAME: Gabriel Woytek

This person shall sign application

TITLE: Commision Chair

PHONE: 435-259-1346

EMAIL: gwoytek@grandcountyutah.net

CLERK / RECORDER // NAME: Quinn Hall

PHONE: 435-259-1322

EMAIL: qhall@grandcountyutah.net

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: Dave Dillman

COMPANY: Horrocks Engineers

MAILING ADDRESS: 2162 W Grove Parkway

PHONE: 801-763-5100

EMAIL: dave@horrocks.com

CITY: Pleasant Grove

STATE: UT

ZIP: 84062

CELL: 801-376-7330

BOND COUNSEL // NAME: Randy Larsen

COMPANY: Gilmore Bell

MAILING ADDRESS: 15 West South Temple - Suite 1450

PHONE: 801-258-2731

EMAIL: rlarsen@gilmorebell.com

CITY: Salt Lake City

STATE: UT

ZIP: 84101

CELL: [REDACTED]

FINANCIAL CONSULTANT // NAME: N/A

(OPTIONAL)

COMPANY: [REDACTED]

MAILING ADDRESS: [REDACTED]

PHONE: [REDACTED]

EMAIL: [REDACTED]

CITY: [REDACTED]

STATE: [REDACTED] ZIP: [REDACTED]

CELL: [REDACTED]

PART B. PROPOSED FUNDING

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

TOTAL CIB FUNDS REQUESTED

One Lump Sum - Round to the nearest \$1000

\$1,356,000

APPLICANT'S GRANT/LOAN PACKAGE REQUEST

Grant Loan @ % for Years

SECURITY FOR LOAN

GENERAL OBLIGATION BOND

REVENUE BOND

BUILDING AUTHORITY LEASE REVENUE BOND

CLASS B & C ROAD FUND REVENUE BOND

MINERAL LEASE REVENUE

OTHER (SPECIFY):

SOURCE/LESSEE

TOTAL PROJECT FUNDING

SPECIFY

AMOUNT

APPLICANT CASH

\$1,090,943

APPLICANT IN-KIND**

OTHER LOCAL CASH

Grand County Transportation Special Service District

\$265,000

OTHER LOCAL IN-KIND**

FEDERAL GRANT

FEDERAL LOAN

STATE GRANT (DDW, DWQ, - NOT CIB)

STATE LOAN (DDW, DWQ, - NOT CIB)

TOTAL REQUESTED CIB FUNDS

\$1,356,000

TOTAL PROJECT COST

MUST MATCH PROJECT TOTAL (PG. 3)

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

\$2,711,943

ADDITIONAL QUESTIONS

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

Funds for minor cost overruns can be utilized from the Grand County Storm Drain Mitigation Fund or Grand County Transportation District funds.

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: **Yes, This project provides major stormwater mitigation for US Highway 191, which is used extensively for a wide variety of mineral industry transportation and hauling needs. Localized storm events commonly cause major mud and water flows that affect local roads as well as US 191. Additionally, Grand County expends substantial resources every year maintaining essential roads and infrastructure for the mineral and oil and gas industries including but not limited to Big Flats, Cisco and Yellow Cat, and Bookcliffs area oil/gas operations. The provision of service to the oil/gas/mining industry requires the expenditure of Grand County's public resources.**

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*. **This project will provide culverted storm water from the Jackson detention basin to the Pack Creek channel. This project will help with the on going clean up of Jackson street as well as US Highway 191. This project will provide construction jobs as well as jobs for the county for on going maintainance on the conveyance**

system. This project will provide a safer environment for vehicle, bikes and pedestrians by providing a system to keep storm water and debris off the roadways.

What is the percentage of federal land in the county? **87**

Who are the prime beneficiaries of this project? **The prime beneficiaries are the local residents, business's immediately below the Jackson Storm water detention basin as well as those traveling on Jackson street, Forth East and US HWY-191 (including and through hauling and trucking operations) . This conveyance system will also provide opportunities to connect other near by areas into the system as per Grand County's Stormwater Masterplan.**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
Horrocks Engineers

DATE OF ESTIMATE
1/12/2022

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION

See Attached Detail **\$2,219,951**

CONTINGENCY **\$332,992**

CONSTRUCTION SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE **\$2,552,943**

PRE-CONSTRUCTION ENGINEERING

Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents

SPECIAL ENGINEERING SERVICES

Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations

CONSTRUCTION ENGINEERING SERVICES

Representation during construction, special inspections, materials testing and construction phase services

\$159,000

ENGINEERING SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE **\$159,000**

PLANNING AND STUDIES SUBTOTAL

NEPA, EA, EIS, FEASIBILITY

LAND/EASEMENTS/WATER RIGHT SUBTOTAL

EQUIPMENT & FACILITIES SUBTOTAL

ADMIN // LEGAL / BONDING ONLY

ADMIN // FINANCIAL CONSULTANT

ADMIN SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE **\$0**

PROJECT TOTAL - MUST MATCH TOTAL PROJECT COST (PG.2) = \$0 (THIS SHOULD BE \$0 IF PAGE 2=PAGE 3) **\$2,711,943**

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

ANNUAL PLANNED BUDGET FOR
COMPLETED PROJECT

ESTIMATED START DATE **OCTOBER
1,2022**

OPERATIONS & MAINTENANCE **ESTIMATED \$1000 PER YEAR FOR FIRST 3 YEARS THEN 2000.00 YEAR FOR LIFE OF
INFRASTRUCTUE.**

REPLACEMENT FUND **STORM WATER MITIGATION FUND**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2020
ANNUAL BUDGET **\$78,899,482**

GENERAL FUND BUDGET **\$21,088,597**

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2019	.002816	\$6,335,534
2018	.003079	\$6,138,491
2017	.002444	\$4,606,492
2016	.002478	\$4,514,927
2015	.002932	\$4,358,311

CURRENT DEBT STRUCTURE

ASSESSED VALUATION **\$2,259,385,502**

G.O. DEBT CAPACITY* **\$45,187,710**

OUTSTANDING G.O. DEBT **\$3,418,000**

REMAINING G.O. DEBT CAPACITY
(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY) **\$41,769,710**

*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 **\$8,953,542**

TOTAL CURRENT ANNUAL DEBT SERVICE **\$729,600**

USER FEES (IF APPLICABLE)

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.

N/A

POPULATION.
9,640

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
\$ 281

NUMBER OF USERS (OR ESTIMATE)

Bonded Debt Summary

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

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	Courthouse Remodel	Jail Remodel	Airport Runway	Airport Taxiway	Airport Terminal	Grand Center MAPS #1	Grand Center MAPS #2
\$ ISSUED	\$1,461,000	\$2,328,000	\$700,000	\$265,000	\$490,000	\$900,000	\$1,162,300
INTEREST RATE	1.9	2.5	2.5	2.5	2.5	0	2.5
DATE ISSUED	2014	2016	2017	2019	2017	2004	2004
DATE DUE	2022	2036	2038	2049	2037	2035	2035
BOND HOLDER	Chase	Zions	CIB	CIB	CIB	CIB	CIB
ANNUAL DEBT SERVICE							
2021	\$197,866	\$149,750	\$38,825	\$6,000	\$31,775	\$30,000	\$55,725
2022	\$197,856	\$149,225	\$38,200	\$6,000	\$31,250	\$30,000	\$55,725
2023		\$149,650	\$38,575	\$6,000	\$31,725	\$30,000	\$55,725
2024		\$149,000	\$38,925	\$7,000	\$31,175	\$30,000	\$55,725
2025		\$149,300	\$38,250	\$7,000	\$31,625	\$30,000	\$55,725
2026		\$149,525	\$38,575	\$7,000	\$31,050	\$30,000	\$55,725
2027		\$149,675	\$38,875	\$7,000	\$31,475	\$30,000	\$55,725
2028		\$149,750	\$38,150	\$7,000	\$31,875	\$30,000	\$55,725
2029		\$149,750	\$38,425	\$8,000	\$31,250	\$30,000	\$55,725
2030		\$149,675	\$38,675	\$8,000	\$31,625	\$30,000	\$55,725
2031		\$149,525	\$38,900	\$8,000	\$30,975	\$30,000	\$55,725
2032		\$149,300	\$38,100	\$8,000	\$31,325	\$30,000	\$55,725
2033		\$149,000	\$38,300	\$8,000	\$31,650	\$30,000	\$55,725
2034		\$149,625	\$38,475	\$9,000	\$30,950	\$30,000	\$55,725
2035		\$149,150	\$38,625	\$9,000	\$31,250		
2036		\$147,600	\$38,750	\$9,000	\$31,525		
2037			\$38,850	\$9,000	\$31,775		
2038			\$37,925	\$9,000			
2039				\$10,000			
2040				\$10,000			
2041				\$10,000			
2042				\$10,000			
2043				\$11,000			
2044				\$11,000			
2045				\$11,000			
2046				\$11,000			
2047				\$12,000			
2048				\$12,000			
2049				\$13,000			
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 it's 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, _____, the _____ of _____
(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

Attachment 1

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

ATTACHMENT #1

Item 2: Project Description

Jackson Street Mitigation Project Phase 2

BACKGROUND

Grand County is proposing construction of major storm drain trunk line from the recently completed Jackson Street Debris Basin down Jackson Street across US-191 along Moab 400 East and discharging into Pack Creek. This project is the second phase of the Jackson Street Drainage Mitigation Project, which is part of Grand County's adopted Storm Drain Master Plan for Spanish Valley (Horrocks Engineers, 2009) and is categorized as an "A" priority, the highest priority rating in the study. The master plan was developed to address flooding issues that have repeatedly occurred in the area. The Jackson Street Debris Basin (Phase I of the Jackson Street Drainage Mitigation Project) was completed March 2019.

The drainage in question experiences frequent flooding, with runoff flowing onto county roads, US-191 and into Moab City with no defined channel or drainage system. Many of the homes below the drainage have built up berms in order to keep storm water out of their properties and running down Jackson Street to minimize property damage. The drainage path remains unpredictable and can spread in multiple directions. The flows in the recent past have run down Jackson Street, across US-191 and down Moab 400 East until it intersects and drains into Pack Creek, a distance of approximately half a mile. Approximately 78 residences and 15 businesses have all or part of their properties lying within the potential flood zone of the drainage.

PROJECT BENEFITS

Construction of the project will minimize risk and costs for the county and Moab City. The cost of cleanup within the community for repeat flood events will be eliminated, replaced by minimal maintenance costs of periodic debris removal and pipe cleaning. The outfall pipe from the debris basin will prevent flooding and potential hazards to life and property of the downstream homeowners and business properties, and public streets. Liability risks are also reduced for the county. Quality of life is enhanced, as occupants will not be in fear of damage or injury every time a significant rainfall event occurs.

PROJECT DESCRIPTION

The proposed project consists of approximately 2470 feet of 66 – inch diameter pipe located below the overflow spillway of the debris basin running down Jackson Street, across US-191 and down Moab 400 East discharging into Pack Creek, manholes, and catch basins. UDOT has been consulted and a jack and bore operation will be required to cross US-191. The pipeline is designed to convey the 100 year 24-hour storm event. The trunk line will be constructed so that contributory areas will be allowed to discharge into the line as future development occurs. The line will include catch basins to allow for

future connections, concrete headwalls, and outlet protection. All dimensions, lengths and sizes are subject to change during final design as more detailed data is collected and hydraulic analysis is complete.

ALTERNATIVES

The conceivable alternatives include the “Do Nothing” option.

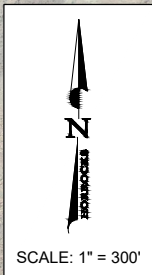
The “Do Nothing” alternative leaves residences, businesses, and public streets subject to periodic flooding with damage likely occurring to properties along the drainage channel. Life and safety risks will continue as long as potential liabilities for the county. The monetary costs, reoccurring damage to property, continued clean up, risks to life, and liability risk outweigh the financial savings benefits of not doing the project.

PROJECT FUNDING AND FINANCIAL ASSISTANCE

The project has been included in the Grand County Storm Drain Master Plan Update (2009) for the Spanish Valley area, and thus impact fees are available for use on the project, but insufficient impact fees are available at this time to cover the entire cost of the mitigation project. Due to the drainage’s history of flooding and tin continued high flooding risk, delaying the project until sufficient impact fees are available is likely to result in additional costs to the County for cleanup from flooding and continued risk to downstream residents and businesses. There, for additional funding sources are needed to complete the project before further losses are incurred. This project also benefits the City of Moab and the city has committed some funds for the project. The county has drawn upon several sources to dedicate as much funding as possible to the project. One of the most common sources of funding for the flood mitigation are the NRCS watershed funds. Upon investigation, it was found that the proposed project does not qualify due to restriction on the use of those funds, despite the manifest need for the project. CIB funds are not subject to the same restriction, and therefore were determined to be the most appropriate source from which to seek assistance.

Attachment 2

- A description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits and alternatives considered. **Attach 8½ X 11 maps, floor plans, site plans and prepared estimate etc. as Attachment #2**



SCALE: 1" = 300'

PROJECT: Jackson Street Storm Drain Project

ITEM NO.	NATURE OF WORK	Qty	Units	Unit Price	Bid Amt.
1	Traffic Control	1	LS	\$ 20,000.00	\$ 20,000.00
2	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
3	66-inch RCP	2470	LF	\$ 290.00	\$ 716,300.00
4	66-inch Head Wall Section	2	EA	\$ 7,500.00	\$ 15,000.00
5	96-inch Dia. Storm Drain Manhole	6	EA	\$ 14,000.00	\$ 84,000.00
6	3" Hot Mix Asphalt	4120	SY	\$ 30.00	\$ 123,600.00
7	150-foot Bore Across Hwy 191	150	LF	\$ 750.00	\$ 112,500.00
8	Import Backfill Material	3500	TON	\$ 12.00	\$ 42,000.00
9	24-inch Rip Rap Apron	200	SF	\$ 15.00	\$ 3,000.00
10	Catch Basin Inlet Box	6	EA	\$ 1,200.00	\$ 7,200.00
11	15-inch RCP	200	LF	\$ 50.00	\$ 10,000.00
12	Storm Water Pollution Prevention Plan	1	LS	\$ 3,000.00	\$ 3,000.00
	Sub Total				\$ 1,186,600.00
13	10% Contingency				\$ 118,660.00
14	Engineering Fees				\$ 144,750.00
	Total				\$ 1,450,010.00

Attachment 3

- The current consolidated capital improvement list. Projects not identified on the CIB Capital Improvement List of the Housing & Community Development Division, will NOT be funded by the CIB, unless they address a bona fide public safety of health emergency, or for other compelling reasons.

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) LOCAL CAPITAL IMPROVEMENT LIST
FISCAL YEAR 2020
GRAND COUNTY

GRAND COUNTY: SHORT TERM LIST				FISCAL YEAR 2020					
Applicant Priority	County Priority	Entity	Project Description	Estimated Total	Revenue Sources/Shares		CIB Request		CIB Submission
				Cost			Grant	Loan	Date
A	#1	Grand County MBA	New EMS Facility	\$2,800,000	Local	\$250,000	\$2,000,000	\$550,000	Jul-19
					CIB	\$2,550,000			
A	#2	Grand County for Canyonlands Airport	New Taxi-way And Commercial Jet Parking Infrastructure	\$7,800,000	CIB	\$154,000	\$154,000		2019
					FAA	\$7,646,000			
A	#3	Moab City	Stewart Canyon/Hwy 191 drainage improvements	\$5,000,000	Other	\$4,000,000			2020
					CIB	\$1,000,000			
A	#4	Grand County for Road Dept	Jackson Street Drainage Mitigation Project Phase 2	\$950,000	CIB	TBD			2019
					Local	TBD			
A	#5	Grand County MBA	Spanish Valley Drive Multi Use Pathway	\$2,850,000	UDOT	\$2,137,500			2019
					CIB	\$712,500			
A	#6	Grand County MBA	Re-align Spanish Valley Drive and Millcreek Drive	\$1,500,000	UDOT	\$1,000,000			2019
					CIB	\$500,000			
A	#7	Grand County MBA	Replace existing irrigation well	\$180,000	Other	\$90,000	\$90,000		Jun-19
					CIB	\$90,000			
A	#8	Solid Waste Special Service District #1	Improvements for Recycling Center and Above Ground Truck Scale	\$250,000	CIB	\$125,000	\$62,500	\$62,500	2020
					Local	\$125,000			
A	#9	Solid Waste Special Service District #1	Land Fill Improvements	\$1,500,000					2020
A	#10	Solid Waste Special Service District #1	Access Road to Klondike Landfill	\$500,000	CIB	\$175,000			2020
A	#11	Castle Valley Fire District	Fire Protection Water	\$175,000	CIB	\$175,000	\$175,000		2020
A	#12	Spanish Valley Water & Sewer	Phase 2 Culinary Water System Improvements	\$4,200,000	CIB				Jul-19
					Other				
A	#13	Canyonlands Healthcare SSD	Parking & Landscaping for Long Term Care Center Extension	\$1,500,000	SSD	\$250,000	\$1,250,000		2019
					CIB	\$1,250,000			
A	#14	Castle Valley Town	Utah Geological Survey Isotope Water Study	\$55,000	CIB	\$12,500	\$12,500		2020
					Other	\$42,500			
A	#15	Castle Valley Town	Ingress/Egress Improvement Project	\$230,000	CIB	\$130,000	\$130,000		2020
					Other	\$100,000			
A	#16	Thompson Springs Water District	Phase 1 Engineering study for all water options	\$100,000	local	\$50,000	\$50,000		Jul-19
					CIB	\$50,000			
A	#17	Grand County MBA	New Office Building	\$12,000,000					2020
County Project Totals				\$41,590,000			\$3,924,000	\$612,500	

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) LOCAL CAPITAL IMPROVEMENT LIST
FISCAL YEAR 2020
GRAND COUNTY

GRAND COUNTY: SHORT TERM LIST					FISCAL YEAR 2020				
Applicant	County	Entity	Project Description	Estimated Total	Revenue Sources/Shares		CIB Request		CIB Submission
Priority	Priority			Cost			Grant	Loan	Date
A		SEUALG	Spanish Valley Transportation Study	\$300,000	Grand County				
					San Juan County				
					CIB				
Regional & County Project Totals				\$41,890,000			\$3,924,000	\$612,500	

Attachment 4

- *(Per CIB Program Summary: Discuss size, scope and nature of any funding request to be submitted to the CIB.) Attach a copy of the public notice and a copy of public hearing minutes as **Attachment #4**.*

Attachment 5

- Provide a copy of the application to the AOG & attach required AOG review & comments as **Attachment #5**.

Attachment 6

- Affordable Housing Plan, Attach a **brief summary** of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties) as **Attachment #6**.

ATTACHMENT #6

Item 6: Executive Summary

Moab Housing Plan

OVERVIEW

Recognizing that housing affordability had continued to decline since the adoption of its first moderate income housing plan, Grand County adopted a new housing plan in 2017. The updated plan includes a comprehensive assessment of the housing market, causes of market failure, a projection of future needs, various recommendations for improving housing affordability, and a series of action items to effectuate the plan's vision, goals, and objectives. Grand County's housing plan has received multiple awards for its content, quality, and effectiveness, including a "Your Utah Your Future" award from the Governor's Quality Growth Commission and an Achievement Award from the Utah chapter of the American Planning Association. Since its adoption in 2017, Grand County and its relevant partners have been steadily implementing the action items, which range from amending the land use code to supporting the development of land owned by the Housing Authority and Moab Area Community Land Trust. Notably, the Grand County Council has recently adopted two ordinances that aim to significantly expand the supply of moderate income and workforce housing. The first is an assured housing ordinance, which ties workforce housing requirements to some commercial development approvals. The second is a high density housing overlay that ties density and other development incentives to the creation of housing for households that live and work in Grand County. Interested individuals may review the Moab Area Housing Plan by visiting www.moabhousingplan.com.

AFFORDABLE HOUSING: VISION, GOALS AND OBJECTIVES

Vision

A community that includes an affordable housing opportunity available to each resident of the Moab area.

Goals

1. Achieve the housing vision by 2050.
2. Create and protect enough affordable housing in the Moab Area so that it is not a limiting factor for the community's evolution.
3. Upgrade and improve existing low-quality housing.
4. Construct a wider range of housing and development types, especially attached dwellings and apartments.
5. Provide a mix of ownership, rental, and seasonal housing opportunities.
6. Become a model community in the way of implementing successful housing solutions.
7. Create senior housing and housing for individuals with special needs and mental or behavioral health issues.
8. Expand the housing stock through the development of compact, walkable neighborhoods served by reliable infrastructure.
9. Encourage the development of a public transportation system.
10. Promote housing that is energy efficient and minimizes environmental impact.

Objectives

1. Analyze the housing needs of very low-, low-, and moderate-income households, and develop a mix of strategies to meet the needs of each income group.
2. Set annual affordable housing targets and report performance to the public.
3. Coordinate with and involve multiple community and outside agencies in developing affordable housing solutions.
4. Adopt or amend local land use regulations to provide more opportunities for affordable housing development.
5. Facilitate public-private partnerships that lead to affordable housing construction and economic development.

GRAND COUNTY: SHORT TERM – 2021-22 / MEDIUM TERM 2022-2039

Commission Ranked Rating	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission	
				Sources	Shares	Grant	Loan		
8.14	S	Grand County Municipal Building Authority	New Grand County Office Building	\$12,000,000					2021/2022
3.14	S	Grand County Municipal Building Authority for Old Spanish Trail Arena or Grand County Recreation SSD	Replace Existing Well with Larger One for Ballfield Irrigation	\$200,000	Rec Board	\$100,000	\$100,000		2022
					CIB	\$100,000			
4.57	M	Grand County for Road Department	Boulder Avenue Conveyance System	\$800,000	TBD				TBD
4.00	M	Grand County for Road Department	Rim Village Conveyance System	\$2,800,000	TBD				TBD
7.54		Thompson Springs Water District	Capital Infrastructure and Improvements	\$500,000					2021
5.86		Castle Valley Town	Update 1988 Drainage Study & Recommendations	\$35,000	Local		\$35,000		TBD
					CIB	\$35,000			
8.07	S	Grand County for Community Development and Road Department	Spanish Valley Drive Multi-use Pathway	\$4,196,000	CIB	\$3,500,000 Grant & Loan			2022
					Grand County Impact Fees	TBD			
					Local Option Sales & TRT	TBD			
5.14	M	Grand County for Road Dept.	Re-Alignment Improvements to Spanish Valley Drive and Millcreek Drive Intersection (including Storm Drainage)	\$1,500,000	B Road Funds	33%	\$500,000		TBD
					CIB	66%	\$1,000,000		
7.29		City of Moab	Culinary Water Storage Tank (1.5 million gallon)	\$3,000,000	Division of Drinking Water	\$2,000,000	\$500,000 (grant)		8/2021
					City Impact Fees	\$500,000			
					CIB	\$500,000			
3.43	M	Grand County	Half-Mile Gap of Colorado River Pathway (Phase A, paved path & high retaining wall)	\$2,510,000	Local	TBD	TBD		TBD
					FLAP	TBD			
					CIB	TBD			
					UDOT	TBD			

3.43	M	Grand County	Half-Mile Gap of Colorado River Pathway (Phase B, elevated paved path/bridge)	\$4,334,000	CIB	TBD	TBD		TBD
6.64		Castle Valley Fire District	Castle Valley Fire Station and Interagency Regional Center	\$750,000	CIB	\$750,000	\$750,000		TBD
6.29		Solid Waste District	Klondike Landfill Capital Equipment Upgrades	\$1,500,000					2021
6.14		Solid Waste District	Moab Landfill Above Ground Truck Scale(s) and Water Installation	\$150,000	Local	\$75,000	\$37,500	\$37,500	2022
					CIB	\$75,000			
5.86		Solid Waste District	Infrastructure Improvements to Recycling Center	\$250,000	Local	\$125,000	\$62,500	\$62,500	2022
					CIB	\$125,000			
6.20		Solid Waste District	Improvements to Access Road to Klondike Landfill	\$250,000					2022
6.81		GWSSA	Irrigation system Upgrades	\$500,000	Local	\$250,000	TBD		2022
					CIB	\$250,000			
5.76		Town of Castle Valley	Ingress/Egress Improvement Project (Note: Culvert under Castle Valley Drive)	\$230,000	Local	\$30-50,000	\$130,000		TBD
					USDA	\$50,000			
					CIB	TBD			
9.53		City of Moab, Grand Co., San Juan Co., Grand Water & Sewer Service Agency, USGS & UGS	Ground Water Studies, Monitoring and Modeling	\$300,000	City of Moab	TBD	TBD		TBD
					Grand County	TBD			
					San Juan	TBD			
					GWSSA	TBD			
					UGS	TBD			
					USGS	TBD			
					CIB	TBD			
7.91	S	Grand County	Jackson Street Drainage Mitigation Project Phase II – Conveyance System to Pack Creek	\$1,450,000	GC Storm Drain Fund	TBD 400,000	\$725,000 TBD		2021/2022
					TSSD	\$265,000			
					CIB	\$725,000			
					Moab City	\$60,000			
5.01		Canyonlands Health Care SSD	Parking and Landscaping for Extension of the Long Term Care	\$1,500,000	SSD	\$250,000	\$1,250,000		TBD
					CIB	\$1,250,000			
6.06		USU- Moab & Grand County School District	Votech Center for Adults and College, Combined with the High	\$5,000,000	GCSD Land	TBD		\$5,000,000	TBD
					CIB	\$5,000,000			
0.64	L	Grand County Municipal Building Authority for Canyonlands Field Airport	New Airport Terminal	\$12,000,000	TBD	TBD	TBD		2039
					TBD	TBD			
					TBD	TBD			
7.56		Castle Valley	Utah Geological Survey Isotope Water Study	\$55,000	UGS	\$27,500	\$12,500		2022
					Castle Valley	\$5,000			
					DWR	\$5,000			
					DWQ	\$5,000			

					CIB	\$12,500			
6.94		City of Moab	Wastewater Reclamation Plant Outfall Line Replacement and Realignment	\$1,500,000	City Sewer Enterprise Fund	\$500,000	\$500,000	\$500,000	2022
					CIB	\$1,000,000			
6.79		City of Moab	Kane Creek Boulevard Construction to 500 West	\$2,500,000	City General Fund	\$400,000	\$1,000,000		2022
					Class C Road Fund	\$600,000			
					City Sewer Enterprise Fund	\$300,000			
					City Water Enterprise Fund	\$200,000			
2.24		City of Moab	Moab Golf Course Irrigation System Improvements	\$1,500,000			\$1,500,000		2023
5.54		City of Moab	USU, Mill Creek Drive and Spanish Valley Intersection Improvements (Phase 2) (Pedestrian Underpass)	\$3,000,000	City	\$300,000	\$1,500,000		2022
					County	\$300,000			
					USU	\$400,000			
					UDOT	\$500,000			
5.07		City of Moab	Public Works Administration Building	\$1,000,000	City General Fund	\$200,000	\$750,000		2023
					City Enterprise Fund	\$50,000			
3.29		City of Moab	Moab City Hall Renovations	\$1,000,000	City General Fund	\$200,000	\$800,000		2024
5.31		City of Moab	Center Street Gym Renovations	\$600,000	City General Fund	\$100,000	\$500,000		2025
6.43		Moab Valley Fire Protection District	New Pumper	\$800,000	CIB	\$400,000	\$400,000		2022
					MVFD/ Local	\$400,000 (match)			
5.56	S	Grand County Airport	Snow Removal Equipment Building	\$500,000	FAA AIP	\$475,000	\$25,000		2021/2022
					CIB	\$25,000			
5.67	S	Grand County Airport	Snow Removal Equipment (Loader and Broom)	\$300,000	FAA	\$285,000	\$15,000		2021/2022
					CIB	\$15,000			
5.09	S	Grand County	Pickleball Courts	\$450,000	CIB	\$225,000	\$225,000		2022
					Local	\$225,000			