Department of Workforce Services
Housing & Community Development Division

PERMANENT COMMUNITY IMPACT FUND BOARD

PROGRAM DESCRIPTION
&
APPLICATION FORM
(Revised December 2014)

Permanent Community Impact Fund Board
1385 South State ~ 4th Floor
Salt Lake City, Utah 84115
Office: 801-468-0043
Fax: 801-468-0211

PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION FORM

(Revised December 2014)

PART A. GENERAL INFORMATION

Project Title Comprehensive Impact Fee Facility Plan and Impact Fee Analysis Update

1. Applicant Agency

Name: Ivins City

Mailing Address: 55 N. Main Street

City: Ivins County: Washington . Utah Zip: 84738

Contact Person (***Must be with the applicant agency and registered in WebGrants, see page 6)***

Name: Wally Ritchie

Phone: 435-628-0606 Fax: 435-674-5486

Email: writchie@ivins.com

Federal Tax Identification Number: 87-0292376

2. Presiding Official

Name and Title: Mayor Chris Hart

Email: chart@ivins.com

3. Clerk/Recorder

Name and Title: Kari Jimenez

Email: kjimenez@ivins.com

4. Engineer/Architect

Name: N/A

Mailing Address:

City: Zip: Phone: Fax:

Email:

5. Bond Counsel

Name: Ballard, Spahr, Andrews & Ingersol, LLP

Mailing Address: 201 South Main Street, 8th Floor

City: Salt Lake City Zip: 84111 Phone: 801-531-3088 Fax: 801-531-3001

Email:

6. Financial Consultant – (optional)

Name:

Mailing Address:

City: Zip: Phone: Fax:

Email:

PART B. PROPOSED FUNDING – Project Title: *Comprehensive Impact Fee Facility Plan and Impact Fee Analysis Update*

1. Cost Sharing

Funding Source	Cost Share
a. Applicant Cash	125,000
b. Applicant In-kind (specify)**	_____
c. Other Local Cash (specify)	_____
d. Other Local In-kind (specify)**	_____
e. Federal Grant (specify)	_____
f. Federal Loan (specify)	_____
g. State Grant (specify)	_____
h. State Loan (specify)	_____
I. Total CIB Funds (total of lines 2a & 2b below)	125,000
Total Project Cost	**250,000**

Note: The CIB may limit its total participation in any given project to a maximum of $5,000,000 regardless of grant/loan mix.

2. Type of CIB Funds Requested - (Loans should be rounded to the nearest $1000)

a. Loan Amount: $ _____% Rate: _____ Years: _____ 1st Payment Due: _____

Security for Loan: (circle one)

1. General Obligation Bond
2. Revenue Bond (specify revenue source): _____
3. Building Authority Lease Revenue Bond (specify lessee): _____
4. Class B & C Road Fund Revenue Bond: _____
5. Other (specify): _____

b. Grant Amount: $ 125,000

3. Cost Over-runs

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

Cost over-runs will be covered by reducing other areas of the budget and potentially postponing other projects.

****In-kind funds cannot be included as part of the local contribution, unless the in-kind has a demonstrable value, such as real property. Donated labor or staff time cannot be counted as either cash or in-kind contribution.**

PART C. PROJECT BUDGET – Project Title: *Comprehensive Impact Fee Facility Plan and Impact Fee Analysis Update*

DATE COST ESTIMATES FOR PROJECT WERE PREPARED _____

INDIVIDUAL OR FIRM RESPONSIBLE FOR COST ESTIMATES _____

1. Construction – (This refers to the prepared estimate included with application)

(specify quantity & unit price below or refer to estimate)

1. _____	$_____	
2. _____	$_____	
3. _____	$_____	
4. _____	$_____	
5. _____	$_____	
6. _____	$_____	
7. Construction Contingency _____	$_____	
Construction Sub-Total		**$_____**

2. Engineering Services

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

Engineering Services Sub-total: $ _____

ALTERNATE ENGINEERING OPINION _____

3. Planning or Feasibility Studies

Planning or Feasibility Studies Sub-total $ 250,000

4. Land/Easements/Water Rights

Land/Easements/Water Rights Sub-total $ _____

5. Equipment & Facilities

Equipment & Facilities Sub-total $ _____

6. Administration

Legal: $ _____
Financial Consultant: $ _____

Administration Sub-total $ _____

TOTAL PROJECT COST $ 250,000

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

1. Current Year Total Budget: $ 11,959,492

2. Current Year General Fund Budget $ 5,381,089

3. Current and Prior Four Years Property Tax: $ _____

Year	Property Tax Rate	$ Collected
2014	.001862	1,266,966
2013	.001981	1,200,586
2012	.002125	1,171,802
2011	.001990	1,158,301
2010	.001736	1,102,494

4. General Obligation (G.O.) Debt Structure

a. Assessed Valuation: $ 642,656,760

b. G.O. Debt Capacity:* $ 25,706,270

c. Outstanding G.O. Debt: $ _____

d. Remaining G.O. Debt Capacity (b-c=d): $ 25,706,270

*County G.O. debt limit is 2.0% of assessed value. City, town and school district G.O. debt limit is 4.0% of assessed value. Cities of the first and second class may incur an additional 4.0% in G.O. debt for water, artificial lights or sewers. Cities of the third class and towns may incur an additional 8.0% in G.O. debt for water, artificial lights or sewers.

5. Bonded Debt Summary

Bonded debt information must be submitted in the format shown on Page 5. 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 on Page 5 to list all bonded debt issues.

Bonded Debt Summary *(attach additional sheets as necessary*

	BOND ISSUE	BOND ISSUE	BOND ISSUE
PURPOSE:	Road, Curb & Gutter	Unity Park	Roads
$ Issued:	3,500,000	2,500,000	2,047,000
Interest Rate:	3.2%	3.0%	2.5%
Date Issued:	12-2010	04-2005	01-2012
Due Date:	12-2030	04-2031	01-2022
Bond Holder:	Zion's Bank	Utah CIB	Wells Fargo Bank

	Annual Debt Service (P+I)		Annual Debt Service (P+I)		Annual Debt Service (P+I)
Year	$ Amount	Year	$ Amount	Year	$ Amount
current	236,804	current	143,700	current	231,950
+1	237,648	+1	143,090	+1	232,081
+2	238,028	+2	143,420	+2	232,081
+3	237,825	+3	143,660	+3	231,950
+4	236,926	+4	143,810	+4	231,713
+5	235,307	+5	143,870	+5	231,344
+6	237,910	+6	143,840	+6	232,825
+7	236,269	+7	143,720	+7	174,156
+8	240,635	+8	143,510	+8	
+9	237,767	+9	143,210	+9	
+10	238,741	+10	143,820	+10	
+11	237,560	+11	143,310	+11	
+12	236,221	+12	143,710	+12	
+13	227,048	+13	143,990	+13	
+14	237,841	+14	143,150	+14	
+15	235,876	+15	143,220	+15	
+16	238,677	+16	143,170	+16	
+17		+17		+17	
+18		+18		+18	
+19		+19		+19	
+20		+20		+20	

Bonded Debt Summary *(attach additional sheets as necessary*

	BOND ISSUE	BOND ISSUE	BOND ISSUE
PURPOSE:	Storm Drain System	PURPOSE:	PURPOSE:
$ Issued:	3,970,000	$ Issued:	$ Issued:
Interest Rate:	4.375%	Interest Rate:	Interest Rate:
Date Issued:	04-2007	Date Issued:	Date Issued:
Due Date:	04-2008	Due Date:	Due Date:
Bond Holder:	US Bank	Bond Holder:	Bond Holder:

Annual Debt Service (P+I)		Annual Debt Service (P+I)		Annual Debt Service (P+I)	
Year	$ Amount	Year	$ Amount	Year	$ Amount
current	290,516	current		current	
+1	288,625	+1		+1	
+2	286,516	+2		+2	
+3	289,078	+3		+3	
+4	286,313	+4		+4	
+5	288,219	+5		+5	
+6	289,688	+6		+6	
+7	285,828	+7		+7	
+8	286,641	+8		+8	
+9	287,016	+9		+9	
+10	286,953	+10		+10	
+11	286,453	+11		+11	
+12	290,406	+12		+12	
+13		+13		+13	
+14		+14		+14	
+15		+15		+15	
+16		+16		+16	
+17		+17		+17	
+18		+18		+18	
+19		+19		+19	
+20		+20		+20	

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: *Applicants must meet ALL of the requirements listed below.*
Incomplete applications will be held pending completion of the PART E. requirements.

1. Registration
To be eligible for funding, the applicant **must** be registered through WebGrants (http://webgrants.community.utah.gov) Once approved, the applicant will receive an email with their login ID and password. ***Note: Please register one time only. If applicant has submitted an application previously they may already have a login and password. Do not register again.***

2. Project Description
Attach as Attachment #1. This description should cover the following areas:

WHO – 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.

WHAT – 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**

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.

3. Consolidated Local Capital Improvement List – Permanent Community Impact Fund Board
Attach the current consolidated capital improvement list as **Attachment #3**. 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 or health emergency, or for other compelling reasons.

4. Public Hearing
Attach a copy of the public notice *and* a copy of public hearing minutes as **Attachment #4.**

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

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**.

7. Water & 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 project funding **MUST COMPLETE AND SUBMIT** the Drinking Water & Waste Water Project Supplement ***to DEQ***. *(DEQ Supplemental form and Street and Road Addendum are located on CIB website:* ***http://jobs.utah.gov/housing/cib/cib.html***

8. Street & Road Applications
Street and Road addendum must be completed and submitted to the CIB with all road/street applications.

9. Construction & Excavation Applications & SHPO
Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation shall include photograph, address and map of the proposed project.

.PART F. PRESIDING OFFICIAL SIGNATURE

I, Chris Hart _____ **, the Mayor** _____
(typed name) *(typed title)*

Of Ivins City _____
*(typed name of applicant agency)***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**

Chris Hart _____ 5/22/2015 _____
(signature) *(date)*

PERMANENT COMMUNITY IMPACT FUND BOARD

Exhibit #1	Background and Needs Analysis
Exhibit #2	Scope of Work
Exhibit #3	Capital Improvements List
Exhibit #4	Public Hearing for the grant application has not been held at this time but will be scheduled prior to meeting with the board.
Exhibit #5	Association of Governments Notification
Exhibit #6	Affordable Housing Plan
Exhibit #7	N/A
Exhibit #8	N/A
Exhibit #9	N/A

EXHIBIT #1

Ivins City collects impact fees for water, secondary water, storm water, sewer, streets, parks, and public safety. Each of these fees is based upon and Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA). These plans and analyses should be updated every 5 years to remain current and accurate. The Water Impact Fee and associated plan was updated and adopted in 2013. The Street IFFP and Storm Water IFFP updates are currently in progress. The remaining impact fees and plans were last updated between 2006 and 2008.

The city has found that the information contained in the IFFPs and corresponding IFAs is outdated and inaccurate in light of changes in growth and the economy since the impact fees were last adopted. The city needs to update the IFFPs for secondary water, sewer, parks, and public safety. The IFAs need to be updated for the above mentioned areas as well as streets and storm water.

These studies will affect the total land area of Ivins City and all the current and future residents of the city. The impact fees insure that new growth and development pay for their own way and not rely on the current residents to pay for the needed infrastructure. Up to date and accurate studies are needed to adopt the appropriate fees.

We believe that without this grant we will not be able to update all of our plans and fees in a timely manner. The current IFFP's do not include necessary projects for the city because of the significant changes in the economy and growth patterns since the plans were last updated. There are many projects included in the plans that are no longer needed or viable.

We therefore request that the Permanent Community Impact Board Fund grant to the Ivins City $125,000 to match the Ivins City amount of $125,000 to update the city's Impact Fee Facilities Plans and Impact Fee Analyses.



Ivins City Municipal Boundary

5/22/2015

EXHIBIT #2

The city is currently developing the RFP's for the Impact Fee Facilities Plans and the Impact Fee Analyses that need updating.

EXHIBIT #3
CAPITAL FACILITIES LIST

WASHINGTON COUNTY

COMMUNITY IMPACT BOARD (PCIFB) FY2016 CONSOLIDATED LOCAL CAPITAL IMPROVEMENT LIST 1 YEAR
Prioritized on 03/03/2015.

Washington County 1 Year List

Applicant Priority	County Area Priority	Entity	Project Description	Estimated Total Cost	Revenue Sources/Shares		CIB Request				CIB Submission Date
H	1	Apple Valley Town	Gateway Road and Bridge Project	$1,500,000	City	PCIFB $1,500,000	Loan	$1,000,000	Grant	$500,000	Jun-15
H	2	Leeds Area SSD	Fire Station Expansion	$195,000	SSD	PCIFB $195,000	Loan	$100,000	Grant	$95,000	Jun-15
H	3	Rockville/Springdale Fire Protection District	Feasibility & Capital Facilities Plan	$40,000	SSD $20,000	PCIFB $20,000	Loan		Grant	$20,000	Jun-15
H	4	Hildale City	General Plan/Land Use Ordinane Codified	$50,000	City $25,000	PCIFB $25,000	Loan		Grant	$25,000	Jun-15
H	5	Ivins City	Comprehensive Master Plans, Impact Fee Facilities Plan and Analysis	$250,000	City $125,000	PCIFB $125,000	Loan		Grant	$125,000	Jun-15
H	6	Hurricane City	Coral Canyon Fire Station	$1,250,000	City	PCIFB $1,250,000	Loan	$1,250,000	Grant		Oct-15
H	7	Ivins City	Fire Station Expansion & Remodel	$250,000	City	PCIFB $250,000	Loan	$250,000	Grant		Oct-15
H	8	Ivins City	Two Million Gallon Water Tank and System Improvements	$2,200,000	City	PCIFB $2,200,000	Loan	$2,200,000	Grant		Feb-16
H	9	Apple Valley Town	Fire Engine	$280,000	Town	PCIFB $280,000	Loan	$140,000	Grant	$140,000	Feb-16
H	10	Springdale Town	Street Lighting Replacement	$439,500	Town	PCIFB $439,500	Loan		Grant	$439,500	Oct-15

EXHIBIT #4
PUBLIC HEARING NOTICE

Public Hearing for the grant application has not been held at this time but will be held at the June 18, 2015 city council meeting. A copy of the notice will be provided at that time.

EXHIBIT #5
ASSOCIATION OF GOVERNMENTS NOTIFICATION

The Steering Committee for the Five County Association of Governments meets on June 10th and will be reviewing this application at the meeting. They will provide comments directly to the PCIFB after their meeting.

EXHIBIT #6
AFFORDABLE HOUSING PLAN

The Ivins City Moderate Income and Affordable Housing Plan was adopted on June 6, 2013 by the city council. The plan addresses the needs of households within the various income groups, provides a thorough assessment of the current housing stock and its affordability, and establishes goals intended to promote the development of affordable housing. It was received and reviewed by the Utah division of Housing and Community Development. Ivins City affordable housing plan received a score of 7.5