

**MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES  
LOCAL BUILDING AUTHORITY  
OF THE ZION MOUNTAIN LOCAL SERVICE DISTRICT**

Date: Monday, July 8, 2024

Location: 9065 West Highway 9, Mt. Carmel, UT 84755

Board Members present: Kevin McLaws, Todd McLaws, Steve Neeleman

Board Members absent: None

Others present: Annie Riddle, Randall Rodriguez, and Matt Cauley

1. **Call to order** – Todd called the meeting to order at 5:45 pm. Noted the meeting started 15 min. late due to the prior meeting running longer.
2. **Approval of Meeting Agenda** – Kevin motioned to approve the meeting agenda but in reverse order starting with item d and going back; Todd seconded. Steve voted aye. Kevin voted aye. Todd voted aye.
3. **Legislative Action Items**
  - a. None
4. **Administrative Action Items**
  - a. **Approval of Meeting minutes from June 13, 2024.** Steve motioned to approve the meeting minutes from June 13, 2024. Kevin seconded the motion. Steve voted aye. Kevin voted aye. Todd voted aye.
  - b. **Review and approve the Discovery Center funding request invoices to be included in the CIB Disbursement request #15.** – CM&D presented the funding request for the Visitor Center for services and work completed in June. Kevin motioned to approve the June 2024 funding request for \$411,414.52, holding the payment of \$175,430.85 to Hi-Road at the District level until CM&D can review. Steve seconded the motion. Kevin voted aye. Steve voted aye. Todd voted aye.
  - c. **Approval for ZMLSD direct purchases:**
    - i. **Utilities materials**
    - ii. **Thermal insulation**

CM&D presented supply agreements from Mountainland and L&W to purchase utilities materials and thermal insulation so that the district can order supplies directly to take advantage of their sales tax exempt status. Kevin motioned to agree to the material supply agreements with Mountainland and L&W supply with the intent of saving on sales tax and better prices than other suppliers with similar material. Steve seconded. Kevin voted aye. Steve voted aye. Todd voted aye.
  - d. **Mercer Insurance Approval** – In the previous LBA meeting it was discussed that Mercer couldn't list an additional insurance on their policy. CM&D reached out to Jaron Hunt at the request of the board members for clarification on this issue. Jaron Hunt said that it won't be a risk to the District, but it is possible there is risk to the General Contractor, if for instance an employee is injured on the project site, but that wouldn't carry up to the District. Jaron also said that this is a common situation where an additional

insured isn't listed on a work comp policy. Kevin made a motion to accept the insurance policy that Mercer has provided "as is", based on the context that Jaron Hunt has provided. Todd seconded the motion. Kevin voted aye. Todd voted aye. Steve voted aye.

**5. Administrative Non-Action Items**

a. None

6. **Adjourn** - Kevin motioned to adjourn the meeting at 6:00 pm. Steve seconded. Kevin voted aye, Steve voted aye. Todd voted aye. The duration of the meeting was 15 min.

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**Todd McLaws, Chairperson**