

MINUTES OF S SPECIAL MEETING OF THE
LOCAL BUILDING AUTHORITY OF EMERY COUNTY

MAY 7, 2024

Present at the meeting was Chairman Lynn Sitterud, Board member Keven Jensen, Board member Jordan Leonard, Deputy Clerk/Auditor Carol Cox, elected officials and citizens.

(1)

DISCUSS/APPROVE/DENY MEETING MINUTES FROM APRIL 11, 2024 SPECIAL LBA MEETING.

Motion to approve the minutes of the April 11, 2024 LBA meeting was made by Board member Jordan Leonard, seconded by Board member Keven Jensen, and the motion passed.

AYE: Jordan Leonard

Keven Jensen

Lynn Sitterud

NAY: none

(2)

APPROVAL OF ANY BILLS TO BE PAID THROUGH THE LOCAL BUILDING AUTHORITY.

Motion to approve any bills to be paid through the LBA was made by Board member Jordan Leonard, seconded by Board member Keven Jensen, and the motion passed.

AYE: Jordan Leonard

Keven Jensen

Lynn Sitterud

NAY: none

(3)

DISCUSS/APPROVE/DENY SUPPLEMENTAL FUNDING PLAN FOR THE HUNTINGTON SENIOR CITIZEN CENTER PROJECT.

Discussion ensued regarding a supplemental funding plan for the Huntington Senior Citizen Center Project. Board Chairman Lynn Sitterud indicated that when we got the bids for the project we were \$800,000.00 short of the project Engineers estimate. Commissioner Sitterud contacted CIB Staff to see if there was a possibility that if we put up \$350,000 of Biden money, we could get a matching grant of \$350,000 to add additional funds to the project. Any more than that and it would possibly be in the form of a loan. CIB indicated that could possibly be approved. The project engineers have identified nine possible areas to cut the cost of the project. Items 2,3,4,and 8 we could cut now and possibly incorporate them back into the project at the end if there is money left to do so Board member Keven Jensen wants to go back out to bid to see if the cost would go down. He expressed concern as the conversations with the

project engineers estimated the bids for the project to come in around \$350.00 to \$400.00 a square foot. Instead they came in at \$500.00 a square foot. If CIB is willing to give us the time to go back out to bid he would like the chance to do that. Board Chairman Lynn Sitterud expressed concern that re-bidding the project could produce a higher bid or we could lose the contractor altogether. Re-bidding would push the project out and we would miss the June CIB funding opportunity. Board member Lynn Sitterud stated he would like to award the contract to the low bidder and reduce the cost by the engineers suggestions, use \$350,000 to get a matching \$350,000 grant from CIB and incorporate the cut items at the end of the project as we can fund them. The project cost soared when it was discovered that the soil is not good at the location. GeoTech bored holes to evaluate the soil and found several layers of fill on top of the alkali base. They estimated the cost to bring in structural fill to build up the ground to be \$300,000. A cost savings of possibly \$100,000.00 could be used here as Emery County has access to structural fill which could be used and included in the grant match. Also the kitchen is a commercial kitchen and was expanded by 750 feet causing the cost to be approximately \$250,000. By having Emery County purchase the kitchen equipment directly there could be a savings as the contractor would have marked it up. Additionally, the facility will need three phase power. Board member Jordan Leonard commented that it would be good to move forward with the project. He was also concerned that we could potentially lose CIB funding if we push the project timeline much further by rebidding the project. The next funding phase for CIB would be in August. Board member Keven Jensen indicated he did not want to put in the additional funding for the project. After substantial discussion, Board Chairman Lynn Sitterud made a motion to award the bid to the low bidder, utilizing the engineers cost reduction items 2-8 and adding them back in if there is additional funding at the end of the project, and making application to CIB using \$350,000 (Biden \$) and \$100,000 worth of structural fill asking for a \$350,00(possibly more) matching grant to complete the project. Board member Jordan Leonard seconded the motion. Board member Keven Jensen abstained from voting. The motion passed

AYE: Lynn Sitterud

Jordan Leonard

Abstained: Keven Jensen

(4)

ANY OTHER BUSINESS WHICH MAY REGULARLY COME BEFORE THE BOARD.

The board talked about starting the building process for the Gasification Building. A Change order for the Gasification Project in the amount of \$372,000 to actually begin work on the building was discussed. Board member Jordan Leonard made a motion to allow the contractor to start on the project. The motion was seconded by Board member Keven Jensen. The motion passed.

AYE: Jordan Leonard

Keven Jensen

Lynn Sitterud

NAY: none

(5)

ADJOURN

Motion to adjourn the meeting was made by Board member Keven Jensen, seconded by Board member Jordan Leonard, and the motion passed.

ATTEST: _____CHAIRMAN: _____