

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

JUNE 24, 2024

Present at the meeting was Chairman Lynn Sitterud, Board member Keven Jensen, Board member Jordan Leonard.

(1)

DISCUSS/APPROVE/DENY PLAN OF ACTION REGARDING THE HUNTINGTON SENIOR CITIZEN CENTER PROJECT; SPECIFICALLY PERTAINING TO BEGINNING CONSTRUCTION ON THE ORIGINAL PROJECT PLAN OR CHANGING COURSE OF ACTION TO PURCHASE AN EXISTING BUILDING AND DESIGN A REMODEL PROJECT.

Board member Jordan Leonard had some questions he wanted addressed. What does the \$500,000 match include? Chairman Lynn Sitterud explained that it was a combination of the value of the old Sr. Citizen Center and the property by the ballpark that was traded to Huntington City for the proposed site of the new building as well as the water and sewer connection for the new site. This is what we have indicated to CIB will equate to the \$500,000 match. Leonard asked about the need for 3 phase power. Sitterud indicated that 3 phase power is needed to operate a commercial kitchen. Leonard asked about the sewer system at the proposed remodel building. Sitterud indicated that it has a septic tank which will not handle the amount of occupancy that would be used. A sewer line would need to be established at the proposed remodel building. Leonard asked for an explanation of the \$250,000 valued engineering. CIB is asking for valued engineering to which Brian from Jones and DeMille explained that this is an effort to work with the contractor to bring the project down by \$250,000. This is not a surprise to the contractor. The aim is to bring the project down to within budget as much as possible. Things that were discussed were the county supplying the needed fill, removing the landscaping, removing the stage, the county ordering and paying for the kitchen equipment. Board member Jensen expressed his concern that government projects usually go up, never down. He indicated he is skeptical that the cost can be brought down by \$250,000. Brian Barton indicated that the only way to bring down the cost is to change the scope of the work, He indicated that he is confident in the willingness and ability of the contractor to do that based on the experience of other projects. If we can modify the scope of work then we maximize the chance of success. Jensen talked about visiting the proposed remodel building with a contractor and asking him to make an estimate of the cost to remodel. Brian talked about ensuring that the building stays to building codes. The building is fifteen years old. Remodels take a bit more design, planning and work. Sections of building code have to conform to what is already there. Leonard indicated that he was a fan of the remodel idea when it was first talked about. He indicated that his concern would be if CIB would be willing to work with us on a remodel project vs a new building. Wyatt talked about long term costs and maintenance when taking on an existing building.

Chairman Sitterud stepped down to make a motion to continue with the plans for the new building with the bids that have already been approved. Leonard expressed concern for the costs for the remodel project and unforeseen things that will come with a remodel project. The 3 phase power will be an issue due to the location of the nearest 3 phase connection being the preschool below the hill or the Co-Op across the street. Board member Jensen made a motion to continue with a remodel project. Leonard talked about the cost to remodel, possibility of losing CIB funding, the occupancy of the building, the parking lot, possible unforeseen projects, the timeliness of the project and ability to have a place in the county to hold events. Board member Jordan Leonard seconded Chairman Lynn Sitterud's motion to move forward with plans for the new building with the bids that have been approved. The motion passed with Board member Sitterud and Leonard. Board member Jensen voted nay.

AYE: Lynn Sitterud

    Jordan Leonard

NAY: Keven Jensen

(2)

DISCUSS/APPROVE/DENY FINALIZING CONTRACT ON THE HUNTINGTON SENIOR CITIZEN ENTER PROJECT

Motion to issue a Notice to Proceed to TRT was made by Board member Lynn Sitterud, seconded by Board member Jordan Leonard. The motion passed. Board member Keven Jensen voted NAY.

AYE: Lynn Sitterud

    Jordan Leonard

NAY: Keven Jensen

(3)

ANY OTHER BUSINESS WHICH MAY REGULARLY COME BEFORE THE BOARD.

(4)

ADJOURN

Motion to adjourn the 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

ATTEST: \_\_\_\_\_ CHAIRMAN: \_\_\_\_\_.