

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

Date: Thursday, August 8, 2024

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

Board Members present: Kevin McLaws and Todd McLaws

Board Members absent: Steve Neeleman

Others present: Annie Riddle, Randall Rodriguez, Matt Cauley, Patty Kubeja, and Broc Richardson

1. **Call to order** – Todd called the meeting to order at 5:50 pm. Noted the meeting started 20 min. late due to the prior meeting running longer.
2. **Approval of Meeting Agenda** – Kevin motioned to approve the meeting agenda. Todd seconded. Kevin voted aye. Todd voted aye.
3. **Legislative Action Items**
 - a. None
4. **Administrative Action Items**
 - a. **Review and approve Place Collaborative ASA #5 for glazing, ID and fireplace redesign.** – This covers the integration of the glazing system change for the building. This also includes the fireplace redesign. It also includes some miscellaneous items including code clean-up items that they are required to submit to the County. It also includes coordination for the masonry detail on the exterior of the building. They identified a design detail that is more easily built. The glazing and masonry are both details that both affect the envelope of the building and require a lot more coordination. There are details that outline how the envelope is constructed. The amount of the ASA is \$77,000. This is in addition to previously approved amounts. Kevin noted that he felt like the ASA was high, but the district is held a bit hostage to the architect on record. However, the window glaze change will save \$600,000. He feels that this makes it worthwhile to change. Kevin motioned to approve the Place Collaborative ASA #5 for an additional \$77,000. Todd seconded the motion. Kevin voted aye. Todd voted aye.
 - b. **Review and approve the Discovery Center funding request invoices to be included in the CIB Disbursement request #16.** – CM&D presented the funding request for the Visitor Center for services and work completed in June. Kevin motioned to approve the July 2024 funding request for \$781,523.58. Todd seconded the motion. Kevin voted aye. Todd voted aye.
 - c. **Approval for ZMLSD direct purchases, Wastewater Tanks, and associated equipment.** CM&D presented a material supply agreement to procure sewer tanks directly from the supplier instead of going through the building contractors. This is to take advantage of the sales tax-exempt status of the district to save money. Kevin motioned to approve the material supply agreement for the direct purchase of wastewater tanks. Todd seconded. Kevin voted aye. Todd voted aye.

- d. **Approval of Meeting minutes from July 8, 2024.** Kevin motioned to approve the meeting minutes from July 8, 2024. Todd seconded the motion. Kevin voted aye. Todd voted aye.

5. **Administrative Non-Action Items**

- a. None

6. **Adjourn** - Kevin motioned to adjourn the meeting at 6:10 pm. Todd seconded. Kevin voted aye, Todd voted aye. The duration of the meeting was 20 min.

Todd McLaws

Todd McLaws, Chairperson