

**MINUTES OF THE
KANE COUNTY MUNICIPAL BUILDING AUTHORITY AND RDA
MEETING HELD TUESDAY September 13, 2022 at 2:00 PM
IN THE KANE COUNTY COMMISSION CHAMBERS
IMMEDIATELY FOLLOWING COMMISSION MEETING**

CALL MEETING TO ORDER & WELCOME: Chairman Brent Chamberlain
PRESENT: Chairman Brent Chamberlain, Member Wade Heaton (Excused), Member Andy Gant, County Attorney Rob Van Dyke, Sheriff Tracy Glover, Clerk/Auditor Karla Johnson, Deputy Clerk/Auditor Candice Brown, Kresta Blomquist,

CONSENT AGENDA: Approval of the February 8, 2022 MBA Minutes

Motion to approve MBA Minutes for February 8, 2022 made by Member Gant and motion carried with all members present voting in favor.

REGULAR AGENDA:

- 1. Public Hearing Regarding Application for Funding from the Utah Permanent Community Impact Fund Board (CIB) to Construct a Multipurpose Facility to Serve as the Kane County Care and Share Pantry, Space for the Drug Court Program, and Kane County Storage Facility**

Motion to go into public hearing at the call of the chair made by Member Gant and motion carried with all Members present voting in favor.

Sheriff Glover said that this project started with a need to move the Care & Share from its current location, which is owned by Kanab City. They have been using it for Care & Share for many years. They moved the Senior Citizen Center out of that area and the Care & Share has remained there, but it needs to move. He said that we also have an issue with our events equipment being down at the airport. Another use of this building will be to provide some storage space, centrally located in the City of Kanab for the Events people to be able to access their equipment easily. Sheriff Glover said that recently they have been looking at finding a way to solve a problem with the needs of our community treatment programs. One portion of this building would serve as an area to do treatment, testing, individual treatment and group treatment as well as hold individual interviews for those that monitor the programs. These will be the three primary uses. He said that the Buildings and Grounds people

would also have some space in the building to keep a little bit of equipment that will service this building, the Kanab Center, the administrative offices and the Information Center. Sheriff Glover said that they are still working on what the exact square footage should be. This will be located where the old bus yard was, behind the Kanab Center, adjacent to the church owned property that used to be a seminary building back in the early days. It fits nicely in the corner where the driveway for the current parking lot, once extended would clear the building nicely.

Member Chamberlain said that this land is owned by the County. It is a small portion of the piece of land that is where the Kanab Center was built using CIB funding. The CIB funding did not contribute to the purchase of the land. The county already owned the land. This is in the same area, so it is a very convenient location close to amenities that are already owned and controlled by the County.

Jerica Bauer, Senior Center Director, mentioned that this would smooth out their process a lot.

Matt Henke with Iron Rock Engineering gave a presentation. He said that Iron Rock is working with the County on the preliminary conceptual design. This is the phase that they are at right now. The total square footage is going to end up somewhere between 8,000-10,000. He noted that on this property all necessary setbacks can be in full compliance. There are two residential properties that this will be next to. There will not be any issues with proximity, they can still achieve this square footages and be within everything.

Sheriff Glover showed on the map that there is a Kanab City easement. He is going to ask Kanab City if they will abandon the easements.

Matt said that in conversations with the county they want to approach this building as an extension and the first steps in creating a "county campus". He said that as far as style and form it would be in line with the other buildings. It is not going to end up looking like an eyesore, industrial building. Matt said that with the introduction of the drug court the next steps over the next week are going to be schematic design. They will be finalizing the layout and determining building elevations, which is the necessary minimum required for the CIB funding.

Member Chamberlain mentioned that within the next week we will need some kind of rough number.

Matt said that the number would be based on the schematic design. They can't conduct an engineering estimate until they have an approved layout.

Sheriff Glover said that the Care and Share would need to have significant refrigeration space and vertical shelving so that they would be able to stack food. This will be a lot more efficient than what they are dealing with now.

Jerica said that this will smooth the process and hours that they are using from taking food off a truck, into a container, directly into a warehouse and sorting it and seeing everything in one place.

Member Chamberlain stated that currently their process is taking it off, storing it in conex trailer, and then moving it into the old building when it comes to distribution. It is also not a good layout as far as space for vehicles coming and going, it is a tight setup there.

Sheriff Glover mentioned that John with the Event Center has need for vertical shelving for items that they use for events. He said that we are going to purchase a forklift to have onsite that they can share.

Jerica stated that how they are operating now is that Kanab is the “hub” it’s the warehouse for the three distribution points in Kane County. They distribute in Big Water, Orderville, and Kanab. With all three of those places, they are distributing around 7,500 pounds of food monthly. They serve an average of 150 households or 300 individuals in Kane County every month.

Member Chamberlain said that it will be far easier to maintain the food in a sanitary and proper storage. With it being scattered all over the place it is hard to maintain all the requirements that they need to. He said that there are several different sources to service the debt or bonds on this. They include some TRT money for the Event Center, MBA money for the Care & Share, and then for the drug court, they have the opioid settlement money coming in on a regular basis that would help service the amount for the drug court.

Attorney Van Dyke said that they are in their 10th year of the drug court program and that they have enjoyed having a lot of County support for the program. He said that they have also done a community recovery program, and now they are working really hard on their pre-trial services program. The County has been good to support them over the years and they have been good to work within the facilities that they have. Attorney Van Dyke thinks that putting these buildings together is going to be a big cost savings overall and in the long run for the County.

Sheriff Glover said that several steps need to be taken to create space in this building for other functions. It is all dependent on this project moving forward so that we can move drug court to its permanent location so we can then occupy the space that drug court is currently using and then someone else can move into that space. He said that there is a lot of things depending on this project.

Member Chamberlain stated that Kane County and Kanab rely heavily on events to bring people to the community in a County that more than 40% of its economy is tourism related. These events are very successful and require major setup and most of the equipment is out to the former Search & Rescue building.

John said that they also have five enclosed trailers filled with equipment because they don't have quite enough space to put everything in. He said that the biggest challenge they have is that they are averaging around nine events a month. Some are very small events and some they use just about all the equipment they have. John said that they do service a lot of equipment. They have a lot of equipment needs and storage needs. This new building will facilitate the space that they need and also centralize it better.

Sheriff Glover said that have a lot of equipment sitting out in the sun that they would put back into the enclosed space that events is currently using if we can get this project done.

Member Chamberlain said that we have 20-30 thousand dollars coming in from the opioid settlement per year and that the revenue coming into the MBA is around a quarter of a million every year, which would adequately cover that portion of it. They are also distributing a portion of the monies from the TRT and TRCC, which is maybe 3-4 million dollars a year so some portion of that could go toward this. He said that we have adequate money to cover this building. When we get some numbers, we will be able to finalize where the sources will come from.

Jerica said that she went to the "How to apply CIB" conference. She said that Gary suggested that we do try for a grant for the Care & Share portion.

No other comments were made.

Member Chamberlain called us out of public hearing.

2. Approval of the CIB Application to Construct a Multipurpose Facility to Serve as the Kane County Care and Share Pantry, Space for the Drug Court Program, and Kane County Storage Facility

Motion to approve the CIB application with a cap of \$3 million made by Member Gant and motion carried with all Members present voting in favor.

3. Review/Discuss the Status of the Renovation Project of the County Building and Building B of the Kanab Center

Sheriff Glover said that they have been working with Matt getting prepared to renovate this building and Kanab Center Building B space. He said that they ended up getting one bid. A couple years ago when the project went to CIB for funding they anticipated the cost being around \$2.2 million, the most recent bid came in at \$3.8 million total for both projects. Sheriff Glover said that he knew they were a little low on their estimate at the CIB. They had planned to use some of the ARPA funds or COVID funds that the county had brought in, because one of the functions of the renovations was to increase the space for the public to meet in, which was a problem during COVID. He said that the \$3.8 million is a fairly substantial construction cost increase, so he thinks they need to address the possibility of going back to CIB with the project to ask them for some additional money.

Mark Anderson said that he talked to Candice Powers and she said that she would want to have an application submitted by the end of this week if the County wanted to seek additional money because the project came in higher than expected.

Member Chamberlain said that we have the availability of some ARPA funds that could be justifiably used for renovations of this space at the courthouse but it would come up substantially short of the \$3.8 million.

Sheriff Glover said that they have requested a meeting with the architect and contractors to look at some value engineering options to try and get the cost down a little. They do think that there are a couple of areas that we can shave some money off.

Mark said that when we adopted the parameters resolution last year, we anticipated that if it did come in over budget then the ARPA money would make up the shortfall. We only adopted a parameters resolution for \$2 million, so if the intent was to go back to CIB and request more than \$2 million then we would have to adopt a new parameters resolution and start the process over again. This would take around 45-50 days to be in a position to close. This is once you adopt a new parameters resolution.

Sheriff Glover said that we are scheduled for construction to begin around March/April.

Matt clarified that it would be February/March of next year.

Member Chamberlain recommends that we submit a supplemental application for an additional \$1.4 million. He said that we could adjust the parameters resolution over the next 45 days.

Motion to approve a supplemental application to CIB for \$1.4 million with the existing grant to loan ratios if acceptable by CIB made by Member Gant and motion carried with all Members present voting in favor.

Motion to adjourn made by Member Gant and motion carried with all members present voting in favor.

WHEREUPON MEETING ADJOURNED


Chairman Brent Chamberlain


Secretary Karla Johnson