

CITY OF DELTA, UTAH
LOCAL BUILDING AUTHORITY REGULAR MEETING
MARCH 7, 2013

PRESENT

Gayle Bunker	President
Robert Banks	Board Member
John Niles	Board Member
Steven Pratt	Board Member
Betty Jo Western	Board Member

ABSENT

Tom Stephenson	Board Member
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ALSO PRESENT

Gregory Jay Schafer	Secretary
James Pierson	City Resident
Dean Draper	Millard County Chronicle/Progress

President Bunker called the meeting to order at 8:43 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building, on the Utah Public Notice website, on the Delta City website, and provided to the Millard County Chronicle/Progress and to each member of the Board at least forty-eight hours prior to the meeting.

MINUTES

The proposed minutes of a Local Building Authority Meeting held February 21, 2013 were presented for consideration and approval. Following review, Board Member Robert Banks MOVED to approve the minutes of the Local Building Authority meeting held February 21, 2013, as presented. The motion was SECONDED by Board Member Betty Jo Western. President Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Board Members Robert Banks, John Niles, Steven Pratt and Betty Jo Western voting in favor and Board Member Tom Stephenson being absent.

BUSINESS

PRESIDENT GAYLE BUNKER: APPROVAL OF FLOOR PLANS, ELEVATIONS, ETC.

President Bunker noted we have approximately 1,800 concrete blocks, similar to the block used on the exterior of the City Building, which we may be able to use these blocks on the exterior of the Community Center. There will also be some stucco on the exterior and the building will have a metal roof. President Bunker asked for comments regarding the proposed exterior building plans. There

were no comments on the exterior building plans. President Bunker provided a preliminary estimate of \$1,097,805 for the community center building, which is approximately \$140,000 more than was budgeted for the building. In reviewing the plans, President Bunker has found several items for which the estimates are high, such as the earth work, which Westland has estimated at \$48,000. He felt the earth work would be substantially less than that amount. The brick veneer is estimated higher than necessary, as well as roofing. We have also reserved some other funds to pay for flooring, cabinets, chairs and appliances, so those costs should not be included in the construction estimate.

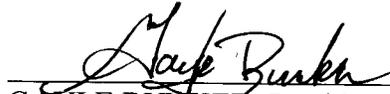
President Bunker advised Board Members that, according to our ordinance, there is not a designation for the number of parking spaces required for a community center. We are asking the Planning & Zoning Commission to determine the number of parking spaces required. The ordinance designates one parking space per each four seats required for theaters, and one parking space per each three persons required for clubs/lodges. Topaz Museum will be leasing parking spaces on the east side of our parking area, on a long term lease, and they will pay for improvements and maintenance of twenty parking spaces.

Board Members discussed what type of sign, or signs, to place at the community center. Board Members were asked to notice the types of signs on different businesses and buildings as they travel around. A decision on signs will be made at a later time.

President Bunker felt that it would be June 1st before construction can begin on the community center and construction should last approximately five months.

President Bunker asked if there were any comments, questions or other items to be discussed. There being none, Board Member Robert Banks MOVED to adjourn the meeting. The motion was SECONDED by Board Member John Niles. President Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Board Members Robert Banks, John Niles, Steven Pratt and Betty Jo Western voting in favor and Board Member Tom Stephenson being absent.

President Bunker declared the meeting adjourned at 9:22 p.m.



GAYLE BUNKER, President



GREGORY JAY SCHAFFER, MMC, City Recorder

MINUTES APPROVED: LBA 03-21-13